

Environmental Health Consultation Response

To	Mr S Davis
Date	30-04-2026
Planning Ref	BR/51/26/PIP
Site Description	The Pavilion Nursery Hook Lane Bognor Regis West Sussex PO22 8AT
Date of Application	2026-04-17 00:00:00
Category	Permission In Principle
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the above application for permission in principle. Considering the current use and location, I would have no objections in principle, however if a full application is submitted we would expect the following points either to either resolved in the application or conditioned.

Conditions Recommended:

PCENV3 : Full PCL condition

(requires EA input to discharge re. 'protection of the environment' aspect)

Prior to commencement of the development hereby approved, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially

unacceptable risks arising from contamination at the site.

2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.

3. based on (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4. a verification report demonstrating completion of the works set out in the approved submission (3) and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note:

Any changes to these components require the express written consent of the Local Planning Authority.

Reason:

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

EHN23 : Building services plant (BS4142:2014+A1:2019)

EH - see notes

No internally or externally located plant, machinery equipment or building services plant including ground or air source heat pumps shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90) or show compliance with

the current version of the MCS020 a) guidance. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

Electric Vehicle Charging Points

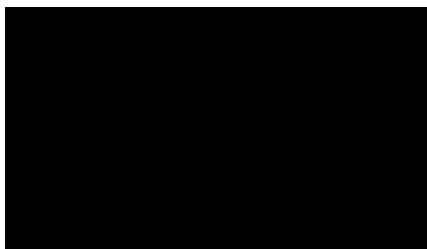
Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

****In accordance with recent government guidance, any new residential dwellings (or existing dwellings undergoing major refurbishment) with dedicated parking must have 1 EVCP per dwelling.**

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

PL- Consultation- Environmental Health response

BR/51/26/PIP



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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>

Sent: 30 April 2026 10:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Chris White <Chris.White@arun.gov.uk>

Subject: Planning Response BR-51-26-PIP - The Pavilion Nursery, Hook Lane, Bognor Regis, West Sussex, PO22 8AT

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Hi Simon,

Please find attached EH planning response for the above application..

Kind Regards

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