

Environmental Health Consultation Response

To	Amber Willard
Date	05-06-2025
Planning Ref	BR/67/25/PL
Site Description	57 Queensway Bognor Regis West Sussex PO21 1QN
Date of Application	2025-05-07 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application, and it raises several areas of concern if not properly considered, therefore if consent were to be granted, I would recommend the following conditions.

Conditions Recommended:

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a)

identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b)

show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

PCEHN27 : New residential development affected by transportation noise sources (this condition is specific to transportation noise)

Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB Lamax no more than 12 times per night (bedrooms windows open).
- c) garden/external amenity spaces should not exceed 50 dB LAeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened and to prevent overheating. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority.

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

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

PCCONSTR1 : Construction Management Plan**including WSCC and hours provisions**

No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

DELETE THE FOLLOWING AS APPROPRIATE

- the phased programme of construction works

- the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable)

- the preferred road routing for all construction traffic associated with the development

- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders

- details of street sweeping

- details of suppression of dust and dirt arising from the site

- a scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted)

- details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination

- details of areas for the unloading, loading, parking and turning of vehicles on site

- details of areas to be used for the storage of plant and materials associated with the development

- details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate

- contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details

- details of the arrangements for public engagement/consultation prior to and during the development

- details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage

- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration shall be submitted to and approved in writing by the local planning authority.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties. No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason:

In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

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:

a verification report demonstrating completion of all the works set out in the approved report by Geo-Environmental ref: GE22978/RSVP/MAR25 dated 03/03/2025 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 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). 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=docm93jjm4n19846.pdf&ver=24686>.

Reason:

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

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 June 2025 12:03
To: Planning Scanning
Subject: FW: Planning Response BR-67-25-PL - 57 Queensway, Bognor Regis, West Sussex, PO21 1QN
Attachments: communication.pdf

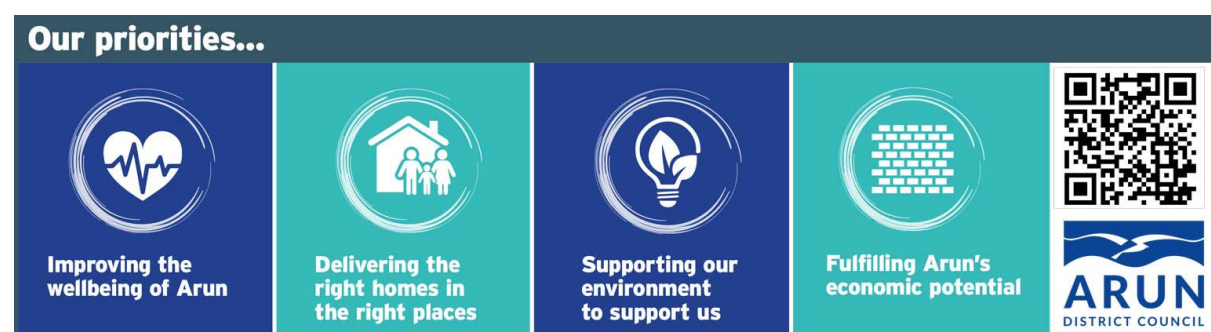
Environmental Health response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 05 June 2025 12:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-67-25-PL - 57 Queensway, Bognor Regis, West Sussex, PO21 1QN

Planning Response BR-67-25-PL - 57 Queensway, Bognor Regis, West Sussex, PO21 1QN

Hi Amber,

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

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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Council Information:

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