

Environmental Health Consultation Response

To	Mr S Davis
Date	14-06-2025
Planning Ref	BR/97/25/PL
Site Description	Arcade Chambers High Street Bognor Regis West Sussex
Date of Application	2025-06-02 00:00:00
Category	Application
Recommendation	No Objection No Objection — with conditions Objection Holding Objection

EH Comments:

I have considered the above application including the submitted acoustic report by 24 Acoustics: Ref R10363-1 Rev 1 Dated 30th April 2025.

The report indicates that if the proposed mitigation is fully implemented then the development should comply with the current guideline levels with the windows shut.

One area that we need further information on is the ventilation strategy. The acoustic report does discuss ventilation, but in relation to background ventilation only and does not discuss overheating.

It is expected that if a good acoustic design of the development does not allow acceptable internal noise levels with windows open, then an assessment of overheating, such as a TM59 assessment, in particular taking account of solar gain, shall be undertaken. This shall take account of any design features that mitigate overheating, including orientation and location, and shall include details of ventilation arrangements that adequately mitigate overheating.

If no assessment of overheating is submitted, then, to prevent overheating, the ventilation shall equate to open windows, deemed to be 4 air changes per hour on demand and unrestricted, if necessary using mechanical ventilation. This shall be in all habitable rooms where windows must be closed to maintain acceptable internal noise levels. Windows shall not be sealed closed.

While we are happy for this to be as a condition, this may impact on the appearance or height of the property.

Conditions Recommended:

From: Nicola Oktay on behalf of Planning.Responses
Sent: 16 June 2025 12:13
To: Planning Scanning
Subject: FW: Planning Response BR-97-25-PL - Arcade Chambers, High Street, Bognor Regis, West Sussex
Attachments: communication.pdf

Environmental Health response

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 14 June 2025 12:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response BR-97-25-PL - Arcade Chambers, High Street, Bognor Regis, West Sussex

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Hi Simon,

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

Chris White
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Arun District Council

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Council Information:

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