

Environmental Health Consultation Response

To	Harry Chalk
Date	12-08-2026
Planning Ref	CM/19/26/PL
Site Description	Grevatts Lane Climping West Sussex BN17 5RE
Date of Application	2026-07-09 00:00:00
Category	Application
Recommendation	~~No Objection~~ No Objection – with conditions Objection ~~Holding Objection~~

EH Comments:

I have reviewed the above application, including the desk-top study by ST Consult, Project ID: JT0642, dated 10 September 2025, and the acoustic report by Acoustic South East, Project Ref: J4080, dated 06/10/2025.

The acoustic report by Acoustic South East indicates that, due to the distance between the proposed industrial units and the nearest noise-sensitive receptors, predicted noise levels would be 30 dB below the existing background sound level during the day and 12 dB below during the night. This indicates a low or negligible impact. However, as the actual use of the B2 unit(s) is not yet known, the likely impact is difficult to assess accurately, as noise from different B2 uses can vary significantly. As the report is only able to provide a general assessment and prediction of impact, several assumptions have been made, including:

- ⌚ An internal noise level of 85 dB
- ⌚ Windows and doors would remain closed
- ⌚ No details of externally located plant or machinery have been provided
- ⌚ No specific character penalties have been applied

The report discusses the impact of applying a 9 dB character correction and indicates that the rating level would still be 3 dB below the existing background sound level. However, if internal noise levels exceed 85 dB, or if doors and windows are opened, the noise could become more noticeable at night and may have an adverse impact on local amenity.

I have no objection in principle to this development. However, as the actual use is not yet known and its impacts are therefore difficult to assess accurately, I recommend the conditions set out below.

With regard to the desk-top study by ST Consult, the report indicates that there is potential for the land to be contaminated as a result of previous uses, and that further site investigation should be carried out. I therefore also recommend the contaminated land condition set out below.

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 site investigation scheme, based on the desk top study by ST Consult Project ID: JT0642 dated 10 September 2025, to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
2. based on (1), 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.
3. a verification report demonstrating completion of the works set out in the approved submission (2) 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 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.

EHCOM8 : Hours of operation

The premises shall not be used except between the hours of **07.00** and **23.00**

Daily

Reason:

To ensure that the proposed use/development does not prejudice the enjoyment by neighbouring occupiers of their properties in accordance with Arun Local Plan policies QE SP1 and QE DM1.

INFORMEH6 : Permit required

The proposed activity may require a permit under Environmental Permitting (England and Wales) Regulations 2016. For further information, please contact the Environmental Health Team:

pollution@arun.gov.uk

01903 737555

<https://www.arun.gov.uk/industrial-air-pollution/>

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 10:19
To: Planning Scanning
Subject: FW: Planning Response CM-19-26-PL - Grevatts Lane, Climping, West Sussex, BN17 5RE
Attachments: communication.pdf

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>

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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	 Our core foundations	 
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 12 August 2026 11:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response CM-19-26-PL - Grevatts Lane, Climping, West Sussex, BN17 5RE

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Hi Harry,

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

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

T: 01903 737663
E: Chris.white@arun.gov.uk

Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,
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