

Environmental Health Consultation Response

To	Amber Willard
Date	04-02-2026
Planning Ref	EP/121/25/PL
Site Description	19 - 21 Sea Road East Preston Littlehampton West Sussex BN16 1JN
Date of Application	
Category	Application
Recommendation	~~No Objection~~ No Objection – with conditions ~~Objection~~ ~~Holding Objection~~

EH Comments:

I have reviewed the above application for the change of use to a restaurant, and it raises concerns about both noise and odour.

The proposed development is situated very close to residential properties to the east of the site, and it also appears to have residential accommodation directly above the site.

The application does show some detail about the proposed extract plant that may be used but has not submitted a noise report or an odour assessment. If the development is not properly considered it will likely have a negative impact on the local amenity. Therefore if consent were to be granted I would recommend the following conditions.

Conditions Recommended:

EHAIR3 : Installation of grease traps in new, commercial hot food premises
EH - see notes

The drainage serving the kitchen(s) at the proposed commercial hot food business shall be fitted with a grease trap/separator of a proportionate capacity to effectively contain grease residue arising from the estimated numbers of hot meals served and

wastewater flow rate. Prior to the first operation of the premises hereby approved, the applicant shall provide the Local Planning Authority with details of their proposed grease trap/separator for approval in writing in order to demonstrate that the design and installation will be compliant with BS EN 1825-1:2004 and BS EN 1825-2:2002 or other effective means of grease removal. The approved system shall be implemented in accordance with the agreed details and maintained and retained in perpetuity.

Reason:

To protect the amenity of nearby local residents in accordance Arun Local Plan policy QE SP1.

PCEHN12 : Proposed commercial unit below/adjacent to existing noise sensitive dwelling

The change of use hereby permitted shall not begin until a scheme for protecting the existing noise sensitive residential dwellings above and adjacent to the proposed commercial unit has been prepared by a competent person and submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the development opens for business and retained and maintained in perpetuity. The scheme shall be designed to achieve a minimum airborne sound insulation value of 55dB (DnT, w + Ctr) for floors/ceilings and 48dB (DnT, w + Ctr) for walls.

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 SP1. This must be a pre-commencement condition because it is necessary to have such measures in place before the development is occupied.

EHAIR4 : Control of fumes, odours, and cooking smells

Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to, and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and shall thereafter be operated and retained in compliance with the approved scheme.

The applicant should refer to the following document:

<https://www.ricardo.com/en/resources/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems>

Reason:

To protect the amenity of nearby local residents in accordance with Arun Local Plan policy QE SP1.

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.

EHAIR2 : Maintenance of extraction equipment

The extraction equipment installed in pursuance to the use hereby permitted shall be regularly maintained to ensure its continued satisfactory operation. The cooking process shall cease to operate if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.

Reason: That the use does not result in excessive cooking odours outside the premises and that the amenity of occupiers of nearby properties is protected and in accordance with Arun Local Plan policy QE SP1.

PCEHN25 : Industrial/commercial noise (everything except plant/machinery

No construction work shall commence until an impact assessment of noise from the development on nearby residential properties has been submitted to and approved in writing to the Local Planning Authority. The impact assessment shall conform to the requirements of BS4142:2014+A1:2019 and include noise from deliveries and operation of the development and where necessary, it shall include a noise mitigation scheme.

A test to demonstrate compliance with the noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority before the use commences.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:
<https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the 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 construction phase commences.

PL- Consultation-Environmental Health response

Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>

Sent: 04 February 2026 10:32

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

Subject: Planning Response EP-121-25-PL - 19 - 21 Sea Road, East Preston, Littlehampton, West Sussex, BN16 1JN

Planning Response EP-121-25-PL - 19 - 21 Sea Road, East Preston, Littlehampton, West Sussex, BN16 1JN

Hi Amber,

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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