

Environmental Health Consultation Response

To	Amber Willard
Date	01-08-2026
Planning Ref	EP/65/26/DOC
Site Description	19 - 21 Sea Road East Preston Littlehampton West Sussex BN16 1JN
Date of Application	2026-07-13 00:00:00
Category	Discharge Of Condition
Recommendation	No Objection No Objection — with conditions Objection Holding Objection

EH Comments:

I have reviewed the submitted information provided to for the discharge Conditions 3, 4, 5 and 6 of planning permission Planning Response EP-121-25-PL - 19 - 21 Sea Road, East Preston, Littlehampton, West Sussex, BN16 1JN.

I recommend that Conditions 3, 4 and 6 are not discharged, whilst Condition 5 can be discharged. The original conditions required details of grease management, an odour control scheme, sound insulation measures, and a BS 4142 plant noise assessment respectively.

Condition 3 – Grease Trap/Separator

Condition 3 requires details of a grease trap/separator to be installed and approved prior to the first operation of the premises. No information has been submitted regarding the provision of any grease trap/separator. Therefore, I am unable to recommend discharge of this condition.

Condition 4 – Control of Fumes, Odours and Cooking Smells

The information submitted in support of Condition 4 comprises of only a very basic maintenance schedule and does not address the requirements of the condition.

Condition 4 requires:

“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...”

The condition requires two distinct elements:

Details of the proposed extraction and odour treatment scheme; and A maintenance schedule for that scheme.

The submitted information does not provide sufficient details of the proposed odour control measures and therefore fails to demonstrate how fumes and cooking odours will be effectively treated before discharged to the atmosphere.

This matter is particularly important given that the proposed kitchen extract termination point appears to be directly in line with windows of the flat above the premises. In such circumstances, we would normally expect the applicant to undertake an odour impact assessment in accordance with the current EMAQ guidance to demonstrate that the proposed extraction and filtration system will not adversely affect neighbouring residential amenity.

As this information has not been provided, I cannot recommend the discharge of Condition 4.

Condition 5 – Sound Insulation Scheme

Condition 5 requires the scheme to achieve a minimum airborne sound insulation performance of 50 dB (DnT,w + Ctr) for floors/ceilings and 48 dB (DnT,w + Ctr) between the residential and commercial properties.

The submitted acoustic report demonstrates an achieved sound insulation value of 52 dB (DnT,w + Ctr), which exceeds the standard required by the condition. On this basis, I have no objections to the discharge of Condition 5.

Condition 6 – Building Services Plant Noise

Condition 6 requires a noise assessment to be undertaken in accordance with BS 4142:2014+A1:2019 and requires the rating level of noise emitted from the plant to be at least 5 dB below the prevailing background sound level. This requirement is necessary to protect the amenity of nearby residents and to prevent background noise creep within the area.

The submitted acoustic report indicates that noise from the proposed plant and machinery would exceed the level required by the condition by approximately 7 dB. As such, the proposed plant does not comply with the requirements of Condition 6 and I am unable to recommend its discharge.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
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Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response EP-65-26-DOC - 19 - 21 Sea Road, East Preston, Littlehampton, West Sussex, BN16 1JN

Planning Response EP-65-26-DOC - 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

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