

Environmental Health Consultation Response

To	Amber Willard
Date	23-09-2026
Planning Ref	EP/92/26/DOC
Site Description	19 - 21 Sea Road East Preston Littlehampton West Sussex BN16 1JN
Date of Application	2026-09-17 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, 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 and 6 can be discharged. However, I maintain my objection to the discharge of Condition 4, as the information submitted remains insufficient to address the requirements of the condition.

Condition 3 – Grease Trap/Separator

The applicant has submitted details of the proposed grease trap/separator. I therefore have no objection to the discharge of Condition 3.

Condition 4 – Control of Fumes, Odours and Cooking Smells

My previous comments on Condition 4 remain unchanged. The information submitted in support of this condition comprises only a very basic maintenance schedule and does not address the full 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 being 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, I would expect the applicant to undertake an odour impact assessment in accordance with the current EMAQ Control of odour and noise from commercial kitchen exhaust systems - Version 3 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 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.

I have reviewed the Acoustic Report prepared by Acoustic Southeast, project reference J4199-1, dated 28 August 2026. The report demonstrates that the proposal complies with the requirements of Condition 6. I therefore have no objection to the discharge of Condition 6.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Hi Amber,

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

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