

From: Nicola Spencer on behalf of Planning.Responses
Sent: 18 December 2025 10:29
To: Planning Scanning
Subject: FW: F/14/24/RES, F/15/24/RES, F/16/24/RES

Please can this be uploaded against all 3 applications

PL- Consultation- Environmental Health response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

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

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Our priorities...



From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Sent: 16 December 2025 15:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>; Neil Williamson <Neil.Williamson@arun.gov.uk>
Subject: F/14/24/RES, F/15/24/RES, F/16/24/RES

Dear Planning,

Environmental Health **object** to these applications on the basis of noise.

With regard to odour, Environmental Health have no further comments, and no objection. All proposed dwellings are outside of the odour zone as specified under Condition 35, therefore Environmental Health understands no further odour assessments are required.

Rudford Industrial Estate

- The last noise complaint received by Environmental Health was in 2022. This was investigated, and determined not to constitute a Statutory Nuisance and therefore no further action was taken.
- The BS4142 assessment (method for rating and assessing industrial and commercial sound) undertaken by the applicant indicates that the noise impact on the closest dwellings to Rudford Industrial Estate will be of low impact.
- Environmental Health understands that the 2m bund now proposed adjacent to Rudford Industrial Estate has been provided as a visual buffer, but has been taken into account during the assessment process.
- In light of this, Environmental Health does not have ongoing concerns regarding noise from Rudford Industrial Estate.

Spine Road

Ref: Reports 2205771 – R42A and 2205771 – R41A

These two reports detail that the mitigation of requiring closed windows and alternative ventilation is to control noise from the surrounding road network and site access roads.

Environmental Health remain concerned about the number of dwellings in both these reports which require closed windows and alternative ventilation to achieve acceptable internal noise environments, particularly 2205771-R42A. It is also noted that there is significant disparity between the areas where closed windows and alternative ventilation will be required in Figures 5.1 and 5.2 of the Reserved Matters IRM Noise Assessment (Ref: 2205771 – R40A and that suggested in Figure 1 of 2205771 – R41A and Figure 1 of 2205771 – R42A. Even allowing for the 5dB relaxation allowed in BS8233, some dwellings would still not achieve acceptable internal sound level criteria as noted in the main acoustic reports submitted for these applications.

Whilst the site is mixed commercial/industrial and residential in nature, the reports state that the mitigation is to control noise from the surrounding road network and site access roads. Arun is a predominantly rural area and Environmental Health do not consider that a good standard of amenity will be achieved should future residents need to keep windows closed to achieve an acceptable acoustic environment.

The issue therefore is whether an acceptable living environment can be achieved with regards to the acoustic environment. As a predominantly rural district, Environmental Health do not consider that dwellings which have to have their windows closed in order to achieve an acceptable noise environment is desirable.

Regards

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health



T: 01903 737674
E: fiona.fitzgerald@arun.gov.uk

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

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