

Environmental Health Consultation Response

To	Mr S Davis
Date	01-10-2026
Planning Ref	F/36/26/OUT
Site Description	Paynters Croft Burndell Road Yapton Arundel West Sussex BN18 0HR
Date of Application	2026-07-08 00:00:00
Category	Outline Planning Permission
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the applicant's response to our consultation comments and acknowledge that subsequent acoustic assessments relating to neighbouring industrial premises have not identified significant adverse impacts at existing residential receptors. On that basis, I accept that changes to industrial operations since the 2024 survey period are unlikely to materially alter the conclusions of the submitted noise assessment.

However, I do not agree with the acoustic consultant's assertion that the assessment demonstrates "headroom" for future industrial expansion. While the submitted assessment may indicate that the proposed residential development can achieve an acceptable level of amenity under current operating conditions, this should not be interpreted as demonstrating capacity for additional industrial noise generation.

The principal concern remains the introduction of new noise-sensitive receptors in close proximity to established industrial and waste management uses. Any future proposal to intensify or expand those uses would require a separate assessment. The presence of the proposed residential development could be a material consideration in that assessment and may increase the potential for land-use conflict or constraints on neighbouring employment uses.

For clarity, my concern regarding the comments on "headroom" does not constitute an objection to the current application. Rather, I do not accept the implication that the

proposed development would have no bearing on the future expansion or intensification of nearby industrial uses.

As per my previous comments, If planning consent was to be granted I would recommend the following conditions.

Conditions Recommended:

EHAIR4 : Control of fumes, odours, and cooking smells

Prior to commencement of the development hereby approved, an assessment of the potential impact of odour, fumes, emissions and/or other airborne pollutants from the adjoining industrial units and any associated activities, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably competent person and shall include details of any mitigation measures necessary to protect the amenity of future occupiers of the proposed residential accommodation. Any mitigation measures approved as part of the assessment shall be fully implemented prior to first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard the amenity of future occupiers and ensure that the proposed residential development is not adversely affected by odour, fumes, emissions or other airborne pollutants arising from nearby industrial or commercial activities, in accordance with Arun Local Plan policies QE DM1 and QE SP1.

Reason:

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

EHN21 : No occupancy until post-completion testing

No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant and the report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures against the noise levels as set in the report by Phlorum ref: 13174 dated May 2026, method statement shall also be submitted to and approved in writing by the Local Planning Authority prior to the survey being undertaken.

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 Arun Local Plan policy QE DM1.

PCAQ2 : Air quality assessment

Prior to any works commencing, an air quality assessment must be submitted to and approved in writing by the Local Planning Authority. The applicant must follow the Air Quality and Emissions Mitigation Guidance for Sussex (2021):
<https://www.sussex-air.net/improving-air-quality/guidance-for-planning/>

The assessment shall include full details of the measures necessary to mitigate the emissions as calculated in the assessment.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policies QE SP1 and QE DM3. It is necessary for this to be a pre-commencement condition because all aspects of the development, from commencement onwards, will impact upon air quality.

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 preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially unacceptable risks arising from contamination at the site.
2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
3. based on (2), 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.
4. a verification report demonstrating completion of the works set out in the approved submission (3) 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.

PCCONSTR1 : Construction Management Plan**including WSCC and hours provisions**

No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the phased programme of construction works
- the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable)
- the preferred road routing for all construction traffic associated with the development
- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders
- details of street sweeping
- details of suppression of dust and dirt arising from the site
- a scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted)

- details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination

- details of areas for the unloading, loading, parking and turning of vehicles on site

- details of areas to be used for the storage of plant and materials associated with the development

- details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate

- contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details

- details of the arrangements for public engagement/consultation prior to and during the development

- details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage

- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

If residential properties are to be completed and occupied prior to the whole development being finished, a scheme to protect those early occupants from noise and vibration shall be submitted to and approved in writing by the local planning authority.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties. No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays.

Reason:

In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

Electric Vehicle Charging Points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be

submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

****In accordance with recent government guidance, any new residential dwellings (or existing dwellings undergoing major refurbishment) with dedicated parking must have 1 EVCP per dwelling.**

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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<https://www1.arun.gov.uk/planning-application-finder>



From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>

Sent: 01 October 2026 12:30

To: Planning.Responses <Planning.Responses@arun.gov.uk>

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

Subject: Planning Response F-36-26-OUT - Paynters Croft, Burndell Road, Yapton, Arundel, West Sussex, BN18 0HR

Planning Response F-36-26-OUT - Paynters Croft, Burndell Road, Yapton, Arundel, West Sussex, BN18 0HR

Hi Simon,

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,
Littlehampton, West Sussex, BN17 5LF

T: 01903 737500 - [REDACTED]

<http://www.arun.gov.uk>

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DX 57406 Littlehampton

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