

Environmental Health Consultation Response

To	Mr S Davis
Date	28-08-2025
Planning Ref	LU/141/25/PL
Site Description	Land East Of No 47 River Road Littlehampton West Sussex
Date of Application	2025-08-15 00:00:00
Category	
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application, and I have no objections in principle however looking at the location and the history of the site, there are several areas of concerns so if consent were to be granted, I would recommend the following conditions.

Conditions Recommended:

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 site investigation scheme, based on the report by EnviroSmart ref 83247R1 dated October 2024 to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
2. based on (1), 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.

3. a verification report demonstrating completion of the works set out in the approved submission (2) 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.

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

a)

identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging

b)

show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage

outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

PCEHN27 : New residential development affected by noise sources

Prior to the commencement of the development, a noise assessment shall be undertaken to show the proposed development can achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB L_{max} no more than 12 times per night (bedrooms windows open).
- c) garden/external amenity spaces should not exceed 50 dB LAeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with 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 buildings are occupied.

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).

From: Daun Johnson on behalf of Planning.Responses
Sent: 29 August 2025 14:51
To: Planning Scanning
Subject: FW: Planning Response LU-141-25-PL - Land East Of No 47, River Road, Littlehampton, West Sussex
Attachments: communication.pdf

Please upload email to LU/141/25/PL, planning, consultee response, environmental health

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<https://www1.arun.gov.uk/planning-application-finder>



From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 28 August 2025 19:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response LU-141-25-PL - Land East Of No 47, River Road, Littlehampton, West Sussex

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Hi Simon,

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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Council Information:

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