

Environmental Health Consultation Response

To	Hebe Smith
Date	08-10-2026
Planning Ref	LU/207/26/PL
Site Description	Burger King Restaurant Worthing Road Littlehampton West Sussex BN17 6LE
Date of Application	2026-09-08 00:00:00
Category	Application
Recommendation	~~No Objection~~ ~~No Objection — with conditions~~ ~~Objection~~ Holding Objection

EH Comments:

I have reviewed the above application, and it raises several concerns. The proposed drive-through lane would extend from the main road towards the rear of the site, along a quiet access track and close to the rear boundaries of residential properties. Insufficient information has been submitted to assess the effects of vehicle movements, queuing and idling on noise and local air quality at the nearest dwellings, or the potential impact of any associated external lighting on residential amenity. These matters should be addressed before the application is determined. A holding objection is therefore raised pending receipt and satisfactory assessment of the necessary information. If it is decided to grant planning permission, the conditions set out below are recommended.

Conditions Recommended:

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays.

In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason:

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

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.

PCEHN25 : Industrial/commercial noise (everything except plant/machinery

No construction work shall commence until an impact assessment of noise from the development on nearby residential properties has been submitted to and approved in writing to the Local Planning Authority. The impact assessment shall conform to the requirements of BS4142:2014+A1:2019 and include noise from deliveries and operation of the development and where necessary, it shall include a noise mitigation scheme.

A test to demonstrate compliance with the noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority before the use commences.

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 the 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 construction phase commences.

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 Interim Air Quality and Emissions Mitigation Guidance for Sussex (2026)

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.

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 09 October 2026 08:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Response LU-207-26-PL - Burger King Restaurant, Worthing Road, Littlehampton, West Sussex, BN17 6LE

Please upload attachment to LU/207/26/PL, planning, consultation response from Environmental Health

Daun Johnson
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 08 October 2026 19:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>

Subject: Planning Response LU-207-26-PL - Burger King Restaurant, Worthing Road, Littlehampton, West Sussex, BN17 6LE

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Hi Hebe,

Sorry for the late reply, please find attached EH planning response for the above application.

Kind Regards

Chris White
Environmental Protection Officer, Environmental Health
Arun District Council

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Council Information:

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