

## Environmental Health Consultation Response

<b>To</b>	Kathryn Welch
<b>Date</b>	15-02-2026
<b>Planning Ref</b>	LU/29/26/PL
<b>Site Description</b>	25 River Road Littlehampton West Sussex BN17 5BZ
<b>Date of Application</b>	2026-02-06 00:00:00
<b>Category</b>	Application
<b>Recommendation</b>	<del>No Objection</del> <b>No Objection – with conditions</b>  <del>Objection</del>  <del>Holding Objection</del>

### EH Comments:

I have considered the above application, and while I have no objections in principle, looking at the previous use of the site, I must recommend the following condition to protect the future occupants from any potential land contamination.

### 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 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.

**From:** Elaine Walby on behalf of Planning.Responses  
**Sent:** 16 February 2026 10:25  
**To:** Planning Scanning  
**Subject:** FW: Planning Response LU-29-26-PL - 25 River Road, Littlehampton, West Sussex, BN17 5BZ  
**Attachments:** communication.pdf

PL- Consultation- Environmental Health response

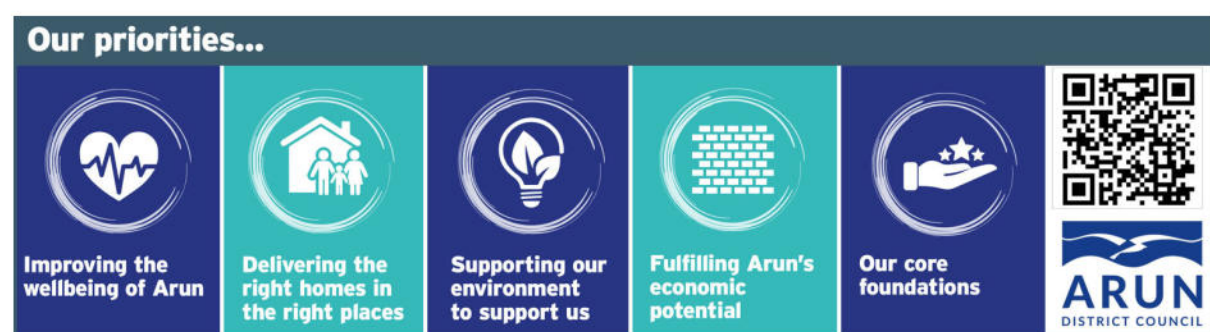
LU/29/26/PL

**Elaine Walby**  
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**Planning Services**

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**From:** chris.white@arun.gov.uk <chris.white@arun.gov.uk>  
**Sent:** 15 February 2026 12:35  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Chris White <Chris.White@arun.gov.uk>  
**Subject:** Planning Response LU-29-26-PL - 25 River Road, Littlehampton, West Sussex, BN17 5BZ

## Planning Response LU-29-26-PL - 25 River Road, Littlehampton, West Sussex, BN17 5BZ

Hi Kathryn,

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](mailto:chris.white@arun.gov.uk)

### Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,  
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