

Environmental Health Consultation Response

To	Mr S Davis
Date	30-05-2025
Planning Ref	LU/72/25/OUT
Site Description	Land East Of New Courtwick Lane Littlehampton West Sussex
Date of Application	2025-04-29 00:00:00
Category	Outline Planning Permission
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application including the air quality report by Ardent ref 2300390-ACE-XX-00-RP-C-0801A dated March 2025, the acoustic report also by Ardent ref. 2300390-R06A March 2025 and the preliminary ground contamination risk assessment report by Ashdown Site Investigation Project Reference: P16034 Report Reference: R15693 dated 30th March 2023.

If all recommendations and mitigation in the air quality report is fully implemented, I would have no objections.

With regard to the acoustic report, there is one area that needs amending and that is the target levels from new plant/machinery for the proposed development. The report states target levels of 43 dB LAr,Tr and 33 dB LAr,Tr at the nearest sensitive receptors. Arun District Councils standard plant limited is 5 dB below the existing background noise level, to prevent background noise creep. This means that the plant noise limits need to be 38 dB LAr,Tr and 28 dB LAr,Tr when measured at the nearest sensitive receptors. If all other recommendations and mitigation are fully implemented I would have no further grounds to object.

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 Ashdown preliminary ground contamination risk assessment Project Reference: P16034 Report Reference: R15693 dated 30th March 2023 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.

EHAIR4 : Control of fumes, odours, and cooking smells

Prior to the first operation of the premises, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to, and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first operation of the premises and shall thereafter be operated and retained in compliance with the approved scheme.

The applicant should refer to the following document:

<https://www.ricardo.com/en/resources/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems>

Reason:

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

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.

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: Nicola Spencer on behalf of Planning.Responses
Sent: 02 June 2025 11:48
To: Planning Scanning
Subject: FW: Planning Response LU-72-25-OUT - Land East Of, New Courtwick Lane, Littlehampton, West Sussex
Attachments: communication.pdf

Please upload a redacted and unredacted copy PL- CONSULTATION- EH Response

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Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 30 May 2025 18:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response LU-72-25-OUT - Land East Of, New Courtwick Lane, Littlehampton, West Sussex

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Hi Simon,

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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