

Environmental Health Consultation Response

To	Kathryn Welch
Date	05-06-2025
Planning Ref	LU/93/25/PL
Site Description	Buildings 5 And 6 Watersmead Business Park Worthing Road Littlehampton West Sussex BN17 6LS
Date of Application	2025-05-28 00:00:00
Category	Application
Recommendation	No Objection No Objection — with conditions Objection Holding Objection

EH Comments:

I have reviewed the submitted documents including the acoustic report by Sharps Redmore Dated April 2025 Project No 2422899. The report indicates that during the day and evening the impact from this development should be negligible and I have no reason to doubt their findings.

I am concerned however, about the impact on the nearest noise sensitive receptor (NSR) at night. The noise levels from the report indicate a significant adverse impact with levels approximately 11dB over the nighttime background noise level. The report also indicates L_{Amax} levels of 67dB and L_{Aeq} levels of 51dB at the NSR.

I do understand that BS4142 states that, it is essential to place the sound in context, but this site has been vacant for a long period of time meaning that the local residents are now be used to the current lower background noise levels and this has not been considered.

The report also assumes that the “residential properties would have been designed and built with mitigation measures to take into account noise from the existing use of the warehouse use of the site” however there is no evidence been submitted to support this and from looking at the site most flats seem to use open windows, indicating that they do not have any other form of ventilation to prevent overheating.

Considering the levels set out in the report with a 13dB reduction for an open window the internal levels would be approximately 54dB LAmax and 38dB LAeq both of which clearly exceed the guideline levels set out in the WHO Guidelines and BS8233.

I don't not believe it is acceptable for the residents to have to experience these noise levels, so the site can have 24 hours day when the majority of customers will use the site during the day/evening. Taking this into account I must recommend refusal of this application, however if the hours were restricted to 07.00-23.00 I would have no grounds to object in relation to noise.

If consent were to be granted, I would also recommend the following conditions.

Conditions Recommended:

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 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.

ENV5 : Unexpected contamination (precautionary condition)

If during development, any visible contaminated or odorous material (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present on the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified, independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unexpected contamination shall be dealt with must be submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4.

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.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 June 2025 11:10
To: Planning Scanning
Subject: FW: Planning Response Plannings: LU-93-25-PL - Buildings 5 And 6, Watersmead Business Park, Worthing Road, Littlehampton, West Sussex, BN17 6LS
Attachments: communication.pdf

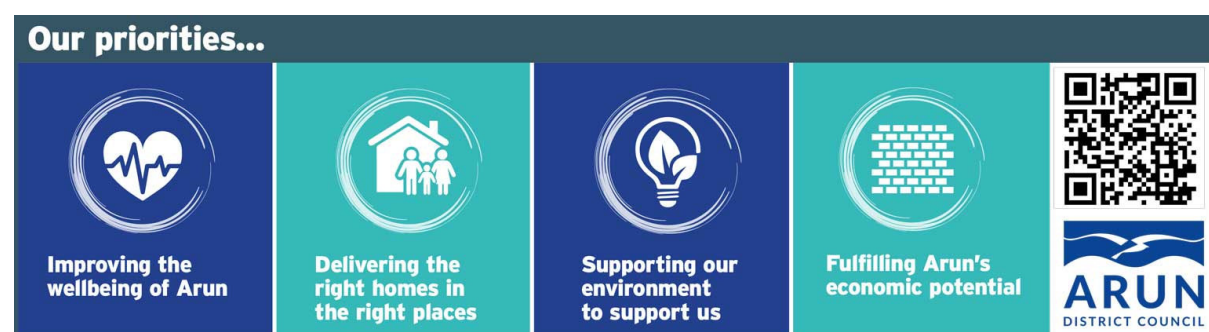
Environmental Health response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 05 June 2025 10:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning Response Plannings: LU-93-25-PL - Buildings 5 And 6, Watersmead Business Park, Worthing Road, Littlehampton, West Sussex, BN17 6LS

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Hi Kathryn,

Please find attached EH planning response for the above application..

Kind Regards

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Arun District Council

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Council Information:

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