

Environmental Health Consultation Response

To	Amber Willard
Date	07-11-2025
Planning Ref	P/118/25/PL
Site Description	Dawn Cottage, 44 Pagham Road Pagham Bognor Regis West Sussex PO21 4NP
Date of Application	2025-11-04 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the above application and I would recommend the following conditions should consent be granted.

Conditions Recommended:

EHN23 : Building services plant (BS4142:2014+A1:2019)

EH - see notes

No externally located plant, machinery equipment or building services plant including ground or air source heat pumps shall be operated on the site until an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90) or show compliance with the current MCS 020 a) Guidance. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

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

November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM1.

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.

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).

Hi Amber,

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

Kind Regards


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