

Environmental Health Consultation Response

To	Harry Chalk
Date	11-10-2025
Planning Ref	P/124/25/PL
Site Description	Commonmead Barn Pagham Road Pagham Bognor Regis West Sussex PO21 3PY
Date of Application	2025-10-03 00:00:00
Category	Application
Recommendation	<p>No Objection</p> <p>No Objection – with conditions</p> <p>Objection</p> <p>Holding Objection</p>

EH Comments:

I have reviewed the above application and while I have no objections in principle, I would recommend the following conditions should consent be granted.

Conditions Recommended:

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.

EHN23 : Building services plant (BS4142:2014+A1:2019)**EH - see notes**

No internally or externally located plant, machinery equipment 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 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=docm93ijjm4n19846.pdf&ver=24686>.

Reason:

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

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).

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 10:52
To: Planning Scanning
Subject: FW: Planning Response P-124-25-PL - Commonmead Barn, Pagham Road, Pagham, Bognor Regis, West Sussex, PO21 3PY
Attachments: communication.pdf

Environmental Health response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 11 October 2025 19:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response P-124-25-PL - Commonmead Barn, Pagham Road, Pagham, Bognor Regis, West Sussex, PO21 3PY

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Hi Harry,

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

Kind Regards

Chris White
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Arun District Council

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Council Information:

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