

## Environmental Health Consultation Response

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

### 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=docm93jijm4n19846.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

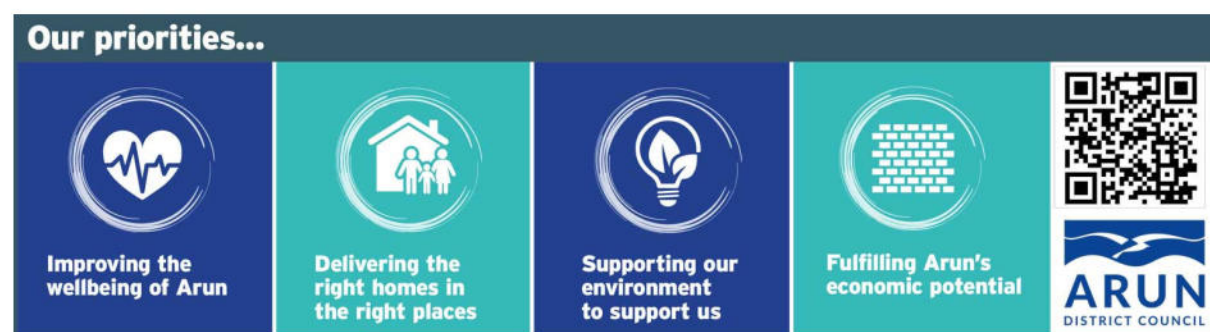
Environmental Health response

**Nikki Oktay**  
**Planning Receptionist**, Planning Department

**T:** 01903 737965  
**E:** Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



---

**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

## Planning Response P-124-25-PL - Commonmead Barn, Pagham Road, Pagham, Bognor Regis, West Sussex, PO21 3PY

Hi Harry,

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,  
Littlehampton, West Sussex, BN17 5LF

**T:** 01903 737500 - **E:** [EHPlanningConsultations@arun.gov.uk](mailto:EHPlanningConsultations@arun.gov.uk)

<http://www.arun.gov.uk>  
NLPG UPRN 100062237016  
DX 57406 Littlehampton  
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice: This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

