

Environmental Health Consultation Response

To	Mr S Davis
Date	30-04-2026
Planning Ref	P/30/26/OUT
Site Description	Land North Of Summer Lane And West Of Pagham Road Pagham West Sussex
Date of Application	2026-03-23 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the submitted documents for the above outline planning application.

The acoustic report by Phlorurm ref 13839 C(NV) and the contaminated land report by Ridge and Partners LLP 5026485-RDG-XX-ST-DOC-C-00DTS01, both indicate that the site is suitable for the proposed development and I have no reason to doubt their findings.

The air quality report by Phlorurm ref 13839.AQ does not raise any major concerns and sets out the value for proposed mitigation.

The odour assessment Phlorurm ref 13839.OD sets out a detailed rationale for the use of the 3 Oue.m-3 threshold for this site including details of other developments where this has been accepted and planning consent has been granted. While I do still have some concerns that the odour from the site will be noticeable and may still have occasional negative impacts for some future occupants, I do not have grounds to object to this development based on the findings of this report.

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.

AQ3 : AQ mitigation

EH - see notes

No part of the development or premises shall be first used until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be equal to a value of £19,937 as identified in the emissions mitigation assessment, contained in the approved Air Quality Impact Assessment/Environmental Statement by Phlorurm 13838 (QA) V2 dated January 2026

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Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policies QE SP1 and QE DM3.

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)

and accompanying site set-up plan

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 phased programme of construction works

- 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.

LIGHT03 : Lighting scheme - major development

Prior to any development above damp-proof course (DPC) level, external lighting details for the site shall be submitted to and approved in writing by the Local Planning Authority. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed luminaire type; mounting height; aiming angles and luminaire profiles and predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors.

Where appropriate, the scheme must also:

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; and

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.

The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2021) and in particular, be assessed against Environmental Zone E2

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 consent from the Local Planning Authority.

Reason:

To protect the amenity of local residents and wildlife species in accordance with Arun Local Plan policies QE DM2 and ENV DM5.

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

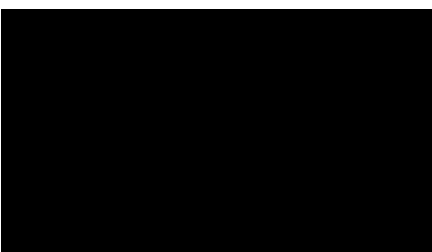
submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

****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).

PL- Consultation- Environmental Health response

P/30/26/OUT



Arun District Council, Civic Centre, Maltravers Rd
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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 30 April 2026 09:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response P-30-26-OUT - Land North Of Summer Lane And West Of, Pagham Road, Pagham, West Sussex

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Hi Simon,

Sorry for the late reply with this application.

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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