

Environmental Health Consultation Response

To	Simon Brooksbank
Date	21-05-2026
Planning Ref	P/60/26/PIP
Site Description	Kingfisher Manor Pine Marten Close Pagham Bognor Regis West Sussex PO21 3WE
Date of Application	2026-05-08 00:00:00
Category	Permission In Principle
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have reviewed the above application, and I have no objections in principle, however if a full application is received its likely we would recommend the following conditions or ideally these matters would be resolved during the application process.

Conditions Recommended:

PCEHN27 : New residential development affected by transportation noise sources (this condition is specific to transportation noise)

Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:

- a) internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open)
- b) internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB L_{max} no more than 12 times per night (bedrooms windows open).

c) garden/external amenity spaces should not exceed 50 dB Laeq, 16hr.

If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority.

The applicant should review the Planning Noise Advice Document – Sussex, November 2023:

<https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

PCAQ2 : Air quality assessment - major development

EH - see notes

Prior to any works commencing, an air quality assessment must be submitted to and approved in writing by the Local Planning Authority. The applicant must follow the Air Quality and Emissions Mitigation Guidance for Sussex (2020):

www.sussex-air.net/Reports/SussexAQGuidanceV.12020.pdf.

The assessment shall include full details of the measures necessary to mitigate the emissions as calculated in the assessment.

Reason:

To protect the amenity of local residents in accordance with Arun Local Plan policies QE SP1 and QE DM3. It is necessary for this to be a pre-commencement condition because all aspects of the development, from commencement onwards, will impact upon air quality.

PCENV3 : Full PCL condition

(requires EA input to discharge re. 'protection of the environment' aspect)

Prior to commencement of the development hereby approved, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially unacceptable risks arising from contamination at the site.
2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
3. based on (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
4. a verification report demonstrating completion of the works set out in the approved submission (3) and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note:

Any changes to these components require the express written consent of the Local Planning Authority.

Reason:

To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

PCEHN2 : Noise-sensitive development near existing noise source

Construction work shall not begin until a scheme for protecting the proposed residential development from noise from the adjacent care home

has been submitted to and approved in writing by the Local Planning Authority. All such works which form part of the scheme shall be completed before

any part

of the residential development is occupied.

Reason:

To safeguard the amenity of residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

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).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 21 May 2026 17:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response P-60-26-PIP - Kingfisher Manor, Pine Marten Close, Pagham, Bognor Regis, West Sussex, PO21 3WE

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Hi Simon,

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

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Arun District Council

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