

Environmental Health Consultation Response

To	Mr S Davis
Date	22-04-2026
Planning Ref	WA/18/26/PL
Site Description	Land Between Arundel Road And Dappers Lane Angmering 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 application. The submitted acoustic report by Acoustic South East project J3799 dated 09/03/2026 clearly indicates that noise from the A27 is a concern for the proposed development. The report sets out what mitigation would be required to protect the future occupants and if all recommendations and mitigation are implemented, along with all recommendations in the overheating assessment by Ecolytik, I would have no objections on noise or ventilation grounds.

Bearing in mind the location, if consent was to be granted, I would recommend the following conditions.

Conditions Recommended:

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.

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.

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.

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

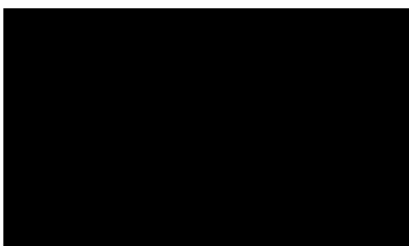
accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

******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

WA/18/26/PL



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
---	--	--	--	---	--

Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>

Sent: 22 April 2026 12:08

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Chris White <Chris.White@arun.gov.uk>

Subject: Planning Response WA-18-26-PL - Land Between Arundel Road And, Dappers Lane, Angmering, West Sussex

Planning Response WA-18-26-PL - Land Between Arundel Road And, Dappers Lane, Angmering, West Sussex

Hi Simon,

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

Council Information:

Environmental Health, Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF

T: 01903 737500 - E: 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.