

Environmental Health Consultation Response

To	Mr S Davis
Date	30-09-2025
Planning Ref	Y/57/25/PL
Site Description	Sunnymead North End Road Yapton Arundel West Sussex BN18 0DL
Date of Application	2025-08-28 00:00:00
Category	Application
Recommendation	No Objection ~~No Objection — with conditions~~ ~~Objection~~ Holding Objection

EH Comments:

I have considered the above application and while I have no objections in principle, I do not believe that the noise climate has been properly assessed. The noise report submitted by RF Environmental ref: RFE-0653-25-01-02 dated August 2025 has used noise data collected on site from nearly 8 years ago, which may not be representative of the current noise climate. The report also states that internal levels will be met with windows shut, but there is no discussion around what happens in the warmer weather when windows are normally open to prevent overheating.

If an updated acoustic report/overheating assessment is submitted and accepted, I would still recommend the following conditions should consent be granted.

Conditions Recommended:

LIGHT01 : Lighting scheme

combined EH and Ecology

Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted

illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

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

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.

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 written consent from the Local Planning Authority.

Reason:

In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

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.

TOUR7 : Number of caravans permitted on site

No more than

3

caravans shall be stationed on the land at any time.

Reason:

In order to protect the visual amenity of the local area and in accordance with Arun Local Plan policies D DM1 and TOU DM1.

CONSHOUR : Hours of working - no CMP

Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays.

In addition to these hours of working, the Local Planning Authority may approve in

writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason:

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

INFORMEH3 : Caravan and/or camping site licensing

Prior to first occupation, the site owner may need to have a camping/caravan site licence in place. The land must have the relevant planning permission in place before a site licence can be granted. Please contact the Environmental Health Team for advice or apply online:

pollution@arun.gov.uk

01903 757555

www.arun.gov.uk/camping-and-caravan-sites

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 dwellings 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.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, 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).

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Subject: Planning Response Y-57-25-PL - Sunnymead, North End Road, Yapton, Arundel, West Sussex, BN18 0DL

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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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Council Information:

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