

Michael Lavender [REDACTED]

11 September 2025 at 16:04

To: Stephen Cantwell [REDACTED]

Hi Stephen,

There are no EH objections in principle.

I would recommend the full contaminated land condition. Stage 1 of this condition has been completed and presented with this outline application.

The Air Quality report is ok. The report recommends dust control practices during the demolition and construction phase of the development. These will need to be incorporated into the Construction Management Plan for the site. Please can you add the CMP condition to the permission.

Finally, the noise report is ok, but recommends further assessment when the final details of the development including room orientation etc is finalised. Furthermore, we do not know what the final ventilation and overheating strategy will be. Therefore please can you add the following condition to the permission.

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from external noise has been submitted to and approved by the local planning authority All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of glazing, ventilation and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts.

Again, much of this condition has already been completed, they just need to build on this and provide the final details for agreement.

There is also mention of ASHP's in the AQ mitigation assessment, if these are to be included in the final development, then we will need details of these, where they are to be located and the acoustician should assess any potential noise impact from these.

Kind Regards

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