

From: **Michael Lavender** <michael.lavender@adur-worthing.gov.uk>

Date: Wed, 10 Dec 2025 at 11:31

Subject: AWDM/1329/25: Car Park Adjacent Sandell House, Railway Approach, Worthing

To: Louise Prew <louise.prew@adur-worthing.gov.uk>

Hi Louise,

there are no EH objections in principle.

The acoustic design of the building is very good with mainly corridors and bathrooms overlooking the railway. However there are a few bedrooms on the NW corner that overlook the railway and some bedrooms on the SE corner that overlook Morrisons delivery yard. Therefore I would recommend ProPG noise assessment for the whole development to ensure good internal noise standards can be achieved and a BS4142 noise assessment to ensure that the delivery yard does not cause any adverse impact on the new development. The noise assessment shall also consider ventilation and overheating where windows need to be kept closed to achieve the internal noise objectives set out in BS8233.

Given the proximity of the Northern facade of the development to the railway line we will also need to ascertain whether vibration from the railway line is likely to impact on the development. This will need to be done before any permission is decided. This being the case I would recommend that all the noise assessments be provided up front and considered before any permission is given.

Once permission is decided I would recommend a condition for the hours of construction and a construction management plan condition.

The site does not show up on our historic maps but given the proximity to the railway line I would recommend the precautionary contaminated land condition be attached to any permission.

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 at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and 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.

Nadeem is looking at the air quality report and will get back to you separately on this matter.

Regards

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Michael Lavender MCIEH AMIOA

Senior Environmental Health Officer