

From: John.Griffiths
Sent: 14 January 2026 11:26
To: Planning
Subject: Your Ref: DC/25/2011; RE: Rowhook Hill Farm Bognor Road Broadbridge Heath

Categories: Consultations

Dear Planning,

I write further to the above consultation and comment on behalf of HDC Environmental Health & Licensing Commercial Team.

The premises is located in an primarily rural area of the district, as part of a mixed commercial and domestic development. Domestic dwellings are sited around 35 metres to both the north and west of the premises; and as close as 12 metres to the southwest.

Given the close proximity of sensitive domestic dwellings to the application site and the potential for impact wrenches and other tools to be used during MOT assessments and related processes, this Service recommends – particularly noting that no hours-of-operation have been proposed in the application – that the decision is supported by a noise assessment, undertaken in accordance with BS 4142, to demonstrate no adverse impact or loss of amenity to neighbouring domestic properties from the development.

Specifically, noise from any newly permitted use, for the life of the development, shall not exceed background levels as measured at a position on the southern boundary of the application site. Daytime and night-time noise measurements are to be based on a 1 hour L_{Aeq} and a 15 Minute L_{Aeq} respectively, in line with BS 4142: 2014+A1:2019 (or subsequent superseding equivalent).

The noise assessment shall be submitted to and approved in writing by the local planning authority and details as approved shall thereafter be permanently retained as Condition, should the Application be permitted.

In addition, this Service makes the following recommendations for Conditions to minimise disturbance during the undertaking of works at the premises, should the Application be Permitted:

Demolition and/or Construction Phase

- a) Suitable assessments should be made to identify any asbestos contained within the building and controls put in place to ensure safe removal and disposal where necessary.
- b) A licensed waste removal contractor should remove all clearance debris and construction waste from site.
- c) No burning of materials should take place on site.
- d) Hours of construction activities (including deliveries and dispatch) should be limited to 08.00 – 18.00 Monday until Friday, 09.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.

If there is anything in this email that you do not understand, or if you have any other questions or queries, please do not hesitate to contact this Service or myself directly.

Kind regards.

John Griffiths
Area Environmental Health Officer

Telephone: [REDACTED]
Email: [REDACTED]

