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Arun District Council, Civic Centre, Maltravers Rd
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Sent: 11 October 2025 19:32
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application AB/116/25/HH Objection 38 Maltravers Street

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From: C. Jackson , 2 Tower House Gardens, Arundel

Planning Application AB/116/25/HH

Re: Objection to Retrospective Planning Application for Irrigation Tank in 38 Maltravers Street Garden

We are writing to object to the retrospective planning application for the installation of an irrigation tank in 38 Maltravers Street Garden.

Grounds for Objection – Noise, Health, and Suitability

1. Development carried out without planning consent

The irrigation tank has already been installed prior to gaining planning permission. This undermines the integrity of the planning system and places unfair pressure on the council to approve development retrospectively.

2. Inaccurate and incomplete application drawings.

a) The make of the tank has not been specified, simply a drawing of an “*example*” of a tank has been submitted. Given that the tank is in situ, why has the make of the tank not been provided or any further information about it?

The vent on the top of the tank and associated pipework has not been shown on the drawings. This omission misrepresents the total dimensions of the structure. Please see photo below.

Planning legislation requires accurate and complete plans to enable proper public consultation, which has not been met in this case.

3. Lack of justification and supporting information

No supporting documentation has been provided to explain:

- a. The need for a tank of this size, which would be more suited to an industrial setting than a residential garden in a conservation area. It measures 1200 mm diameter x 1665 height excluding the valve and pipework, which seems incredibly large for a relatively small domestic garden
- b. The intended use and frequency of operation
- c. Noise from pumps, pipework or associated machinery

4. Precedent for harmful development

Approving this retrospective application would set a damaging precedent for others to build first and apply later, avoiding proper scrutiny.

5. Noise disturbance, possibly from vent

A low steady hum. Also, on occasion, high-pitched whistling noises, as well as gurgling noises.

6. Noise risk if not regularly maintained.

The noise appears to be mechanical in nature, consistent with air pressure release through a vent. Without regular professional maintenance and noise control measures, this system has a high risk of recurring nuisance.

7. Proximity to habitable rooms

Given the depth of the garden, the tank has been positioned unacceptably close to our property, in fact right on the boundary, very close to habitable rooms, when it could have been situated halfway down the garden. Given the height of the tank and the fact that the vent is on the top of the tank, the noise travels more. This is contrary to Planning Policy on residential amenity including NPPF Paragraph 185 which requires planning decisions to prevent unacceptable noise pollution

8. Insufficient Acoustic Information

The application provides no noise assessment, no sound specifications, no acoustic mitigation and no operational information (hours of use, pump operation noise, vent noise).

Without this, the planning officer - and the public- cannot accurately assess the real impact of the development.

Policy Considerations

This objection is supported by the following planning policies:

- Arun Local Plan 2011–2031
 - o Policy QE DM2 – Noise Pollution: Development must not result in unacceptable noise affecting neighbouring properties.
 - o Policy QE SP1 – Quality of the Environment and Policy D DM1 – Aspects of Form and Design Quality: Protect residential amenity and prevent development causing harm.
- National Planning Policy Framework (NPPF)
 - o Paragraph 174: Planning decisions should prevent new development from contributing to or being adversely affected by noise and other environmental hazards.
 - o Paragraph 185(a): Planning decisions should avoid noise giving rise to significant adverse impacts on health and quality of life.

Conclusion and Requested Outcome

For the reasons set out above, I respectfully request that the application be refused, due to:

- Noise nuisance potential
- Incomplete and misleading plans
- Installation prior to obtaining planning consent

It seems most unfair, given the depth of the garden, to position the tank as far away from the applicant's house as possible, and directly adjacent to the neighbour's house. Given the depth of the applicant's garden, the tank could be situated halfway down, where any noise emitted by it would not travel into neighbouring houses. This would be fairer.

Should the council consider approval, we request the imposition of strict planning conditions, including:

1. Submission of a professional noise impact assessment
2. Installation of acoustic screening/enclosure around the tank and vent, and garden room
3. Noise limits measured at the nearest residential boundary
4. Restricted hours of operation to prevent sleep disturbance
5. A maintenance schedule to prevent recurrence of noise or health risks
6. Relocation of the tank if mitigation fails to prevent unacceptable noise impacts

I would be grateful if the council could acknowledge receipt of this objection and keep me informed of any amendments, conditions, or decisions relating to this application.

Yours faithfully,
C Jackson

