

Yapton Parish Council  
Mr A. Gardiner, Clerk of the Council  
38 Ruskin Avenue  
North Bersted  
Bognor Regis  
PO21 5BW

**Your Ref:** OWPC17959  
**Our Ref:** CM/6/18/PL 28-02-2018  
**Please ask for:**  
Mrs A Gardner

20th April 2018

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking

Land at Northwood Farm Yapton Road Climping

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Thank you for your internet representation made on 19th April 2018 which has been recorded as '**an objection**' with the comments as follows:

*CM/6/18/PL - Land at Northwood Farm, Yapton Road, Climping  
Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking*

*Yapton Parish Council(YPC) after having given the above application full consideration wish to comment as follows:*

**1. Noise**

*YPC have considered the applicant's submission and supporting documents and have concerns with regard to noise.*

*The applicant's supporting noise report inaccurately states that Northwood House is the nearest residential dwelling, in full occupation, to the site. It states that Tithe Barn is purely for holiday/temporary use. The report fails to acknowledge the presence of two further permanent residential dwellings - Meadow Cottage and Paynters Cottage. YPC would expect that the noise report is amended accordingly and duly takes these two dwellings into consideration as part of their amended noise report and recommendations.*

*YPC would question whether sufficient regard has been taken into account regarding the noise emitted by the HGV safety back-up beepers (vehicle motion alarm) which are known to typically produce 1000 Hz pure tone beeps at 97-112 decibels. The applicant states that the HGV noise would be no different to that experienced on the Yapton Road. However, this traffic movement is linear opposed to a turning movement as would be experienced at the batching plant and would trigger the back-up beepers. Operation of the site should therefore be considered carefully in light of its proximity to the residential properties mentioned.*

**2. Traffic**

*YPC note the transport study's finding but would draw attention to the increasing levels of traffic movements along the Yapton Road and those anticipated with the growth of Clymping, Ford and Yapton in terms of new housing (upto a combined total of 2,800 units).*

*All HGV movements must be directed away from any built up residential areas especially Yapton Village Centre. Yapton Village Centre's facilities and car park are physically separated by the Yapon Road/Main Road highway. Increased HGV movement within this zone would significantly diminish this community facility in terms of safety as well as residents' quiet enjoyment of their village facilities and recreational area.*

### 3. Summary

*YPC therefore wish to object to this application until suitable solutions for both noise and HGV movement can be accommodated. Such actions must have a suitable means to be properly enforced thus ensuring that the community is not significantly impacted in a negative manner by this proposal.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther  
Group Head of Planning