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24th November 2021

Mark Stephenson
Frome Regional Office, Edwin Sims House
Vallis Road
Frome
Somerset
BA11 3EG

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: F/22/21/PL
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Description of works: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 23rd November 2021 which has been recorded as an objection with the comments as follows:

OWPC42114

23 November 2021

Dear Sir/Madam

PLANNING APPLICATION F/22/21/PL FOR THE ERECTION OF 23 DWELLINGS ON LAND TO THE REAR OF PAYNTERS CROFT

The Council granted planning permission in 2018 for a ready mixed concrete plant (ref. CM/6/18/PL) on land at Northwood Farm, Yapton and the potential for the impact of noise on existing residential properties was a key consideration. Indeed residents from Paynters Croft wrote in objecting to the development citing noise as one of their objections.

National planning policy states at paragraph 182:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

The information currently provided with this application provides information in respect of the local noise climate and what mitigation may be required by the applicant. For the noise survey and proposed mitigation of a noise reduction barrier, only considers noise from the nearby waste operation and does not consider current or future industrial operations.

We would therefore object to the current application until the applicant has demonstrated that they have properly considered the local noise climate and that any new development will not place unreasonable restrictions upon existing or permitted development in the local area.

Yours Faithfully

Not signed as sent by email

Mark Stephenson
Estates Manager

AGGREGATE INDUSTRIES UK LIMITED
Frome Regional Office, Edwin Sims House, Vallis Road, Frome, Somerset, BA11 3EG

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>