

Our ref:12280/MS
Your ref:F/22/21PL

Arun District Council
Maltravers Road
Littlehampton
West Sussex



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

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