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13th December 2021

John Gosling
T J Waste & Recycling Ltd
127 Wickham Road
Fareham
PO17 5BP

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 10th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42534

Dear Sir/Madam,

APP REF F/22/21/PL - Development at Burndell Road, Yapton

'CONCERNS RAISED'

We write in respect to the aforementioned planning application at Burndell Road which is currently pending consideration.

Our business has been operating to the south of the proposed site for over many years and benefits from a permanent planning permission (Ref WSCC/014/09/CM) as is subject to a series of planning conditions to ensure the amenity of neighbouring residential properties are appropriately mitigated for. A snap-shot (courtesy of google earth) is detailed below:

I draw your attention to condition 30 of our consent which states:

"All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise does not, at any time, increase the background noise levels as measured according to British Standard 4142:1997 at any adjoining or nearby residential

property." Reason: To protect residential amenity.

We took on this site because of its separation away from residential properties and its excellent location to the strategic road network and the origins of waste in the area, however over recent years we are seeing more and more encroachment to the natural buffer (especially to the north) which is concerning i.e. the Abbotsfield development (45 properties). We are also concerned that if these properties do get built, complaints from neighbours will become more frequent through no fault of our own.

Please could the LPA direct us to the noise attenuation mitigation measures suggested by the applicant and how these will protect residential amenity and what if/any noise assessment has been undertaken to date to justify the positioning of each plot's layout..? We note the pre-app advice received from the Council never requested this which we assume explains why it hasn't been provided?

Our site already benefits from an Acoustic Barrier (condition 17) on our northern boundary and we wouldn't want to be forced into providing further investment in enhancing this if the Council decides to grant permission or be faced with 'noise complaints' arising from future occupiers through no fault of our own.

Indeed, the West Sussex Waste Local Plan Para 6.3.5 states:

"Existing waste sites and infrastructure will be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Accordingly, sensitive uses should not be located adjacent to or within, for example, 150 metres of a landfill site, or 250 metres of an open windrow composting site. However, the actual buffer needed around each site will depend upon the nature of the proposed 'sensitive' use and on the specific impacts of the current waste operation."

In conclusion, whilst we are not in principle against housing being developed at the site, it is important that the developer has undertaken the correct due diligence on understanding the local noise climate and that the EHO are satisfied that the appropriate safeguards and mitigation measures are in place.

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>.

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>