

FW: APP REF F/22/21/PL – Development at Burndell Road, Yapton

Dear Mrs Gardner ,

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 12 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?

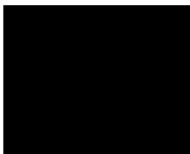
Our site already benefits from an Acoustic Barrier (condition 17) on our northern boundary and we wouldn't want to be forced into providing further investment in enhancing this if the Council decides to grant permission or be faced with 'noise complaints' arising from future occupiers through no fault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

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

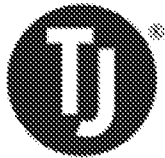
"Existing waste sites and infrastructure will be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Accordingly, sensitive uses should not be located adjacent to or within, for example, 150 metres of a landfill site, or 250 metres of an open 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.

Kind Regards

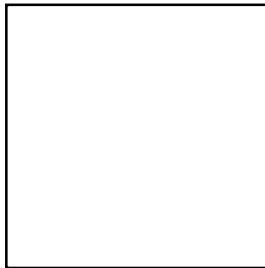


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