



TJ Waste & Recycling Ltd
Charity Farm
127 Wickham Road
Fareham
Hampshire
PO17 5BP

www.tj-waste.co.uk

By email: amber.willard@arun.gov.uk

Arun District Council
Civic Centre
Maltreavers Road
Littlehampton
West Sussex
BN17 5LF

20/08/2026

Dear Sir/Madam,

OBJECTION TO PLANNING APPLICATION REFERENCE F/36/26/OUT

Site Address: Paynters Croft, Burndell Road, Yapton, West Sussex, BN18 0HR

Proposal: "Development of 40 residential units with vehicular access from Burndell Road. Provision of associated open space, alongside landscaping, drainage infrastructure, and associated works"

We write on behalf of TJ Waste & Recycling Ltd ("TJ Waste"), the operator of the waste management and recycling facility, located at Northwood Farm, Burndell Road, Yapton, West Sussex, BN18 0HR, to formally object to the above planning application in the strongest terms. TJ Waste has a direct and substantial interest in this application as the operator of an established, safeguarded waste management facility situated in close proximity to the application site.

For the reasons set out below, we respectfully request that Arun District Council refuse this application.

Ground 1: Incompatibility with the safeguarded TJ Waste & Recycling facility (WSCC/018/25) and the West Sussex Waste Local Plan (April 2014)

The TJ Waste facility operating at Northwood Farm, Burndell Road, Yapton benefits from an extant planning permission under County Matter Waste application WSCC/018/25, and is a safeguarded waste site identified under the West Sussex Waste Local Plan, April 2014 ("the WLP"). Safeguarding of this nature exists precisely to protect strategically important waste infrastructure from encroachment by incompatible land uses, in accordance with national planning policy (including the National Planning Policy for Waste and the National Planning Policy Framework's "agent of change" principle) and the policies of the WLP concerning the protection of existing waste sites.

The introduction of residential development in close proximity to an operational waste management facility of this kind is fundamentally incompatible with the continued lawful operation of that facility. Locating new sensitive residential receptors so close to the facility introduces a wholly new source of complaint and constraint that did not previously exist, and which is capable of directly prejudicing TJ Waste's ability to continue operating in the manner presently authorised.

It is a matter of established planning principle, reflected in the "agent of change" approach now embedded in the NPPF, that the party bringing forward a new, sensitive use close to an existing lawful and established use should bear the responsibility of ensuring that the new use can be delivered without placing unreasonable restrictions on the continued operation of the existing use. On the evidence available, the applicant has not demonstrated that this development can proceed without such prejudice. On the contrary, the practical effect of granting this permission would be to place new and unwarranted operational constraints on a facility that is not only lawfully established but is expressly identified as being of strategic importance and safeguarded for waste management purposes within the WLP.

We submit that approval of this application is highly likely to prevent and/or prejudice the continued operation of the TJ Waste facility, whether through direct complaint-driven enforcement pressure, informal operational restriction, or future constraint on any further consents sought by TJ Waste (including renewals, variations or expansions). This would run directly contrary to the purpose of the safeguarding designation and to the strategic waste management objectives of the WLP and West Sussex County Council as waste planning authority.

Ground 2: The noise assessment fails to have regard to County Matter Waste applications WSCC/018/25 and WSCC/009/26

The noise assessment submitted in support of the application is, in our submission, fundamentally flawed and cannot be relied upon by the Local Planning Authority in the determination of this application.

The assessment fails to have any, or any adequate, regard to the operating parameters permitted under County Matter Waste (Section 73) application WSCC/018/25, which authorises the TJ Waste facility's principal operations, or to WSCC/009/26 (valid from 10 February 2026 and approved on 6 August 2026), which permits TJ Waste to operate on Bank Holidays. By omitting these lawfully permitted operating hours and activities from its baseline and assessment scenarios, the noise assessment materially understates the noise environment that future residential occupiers of the proposed development would actually experience, including on days (Bank Holidays) when residential amenity expectations are typically highest and background ambient noise levels are typically lower.

A noise assessment which does not model the full lawful operating envelope of an adjoining safeguarded waste facility, including its permitted Bank Holiday operation, cannot be regarded as a robust or complete assessment of likely noise impact on the proposed development, nor of the practical implications for the continued operation of the existing facility. This is a significant omission which goes to the heart of the compatibility of the proposed residential use with the established waste use, and it should be given considerable weight in the determination of this application.

We request that, at a minimum, the Council require the applicant to submit a revised noise assessment which properly and expressly accounts for the full range of activities and hours permitted under WSCC/018/25 and WSCC/009/26 before the application is determined.

Ground 3: The noise modelling relies on unsubstantiated assumptions rather than empirical data

Beyond the failure to account for the correct permitted operating parameters (Ground 2 above), the methodology underlying the noise modelling itself is, in our submission, inadequate. The modelling appears to proceed on the basis of assumed source noise levels and assumed operational scenarios, rather than being grounded in empirical noise monitoring data taken at, or representative of, the TJ Waste facility under its actual permitted operating conditions.

Reliance on generic or assumed inputs, rather than site-specific empirical measurement, introduces significant uncertainty into the predicted noise levels at the proposed residential receptors. This is particularly concerning given the sensitivity of the assessment to the facility's permitted (and, per Ground 2, incompletely modelled) hours and activities. Industry good practice and established guidance (including BS 4142 and related professional guidance on assessing sound from industrial and commercial sources) emphasise the importance of representative empirical data in establishing both the specific and residual/background sound levels used in any assessment. Without such data, the conclusions of the noise assessment as to likely impact, and as to the acceptability of the proposed development in noise terms, cannot be relied upon.

We submit that the noise assessment should be rejected as unsound in its present form, and that any future assessment relied upon by the Council should be based on empirical monitoring data obtained with due regard to the operational realities of the TJ Waste facility.

Ground 4: The transport statement fails to have regard to the traffic impact of WSCC/018/25 and WSCC/009/26

The transport statement submitted with the application similarly fails to take proper account of the traffic generated by the TJ Waste facility under its permitted County Matter Waste consents, WSCC/018/25 and WSCC/009/26. In particular, it does not appear to have assessed the cumulative and combined effect of HGV and other operational vehicle movements associated with the facility's permitted operations (including its Bank Holiday operation under WSCC/009/26) alongside the additional vehicle movements that would be generated by the proposed residential development.

The omission of this existing and permitted traffic activity from the baseline understates both the existing highway conditions in the vicinity of the site and the cumulative impact of the proposed development upon them. It also fails to properly consider the practical implications of introducing significant additional light vehicle movements (associated with residential occupation, including school run and commuting patterns) onto roads shared with, or in proximity to, HGV movements associated with the waste facility, with attendant highway safety and residential amenity implications.

A transport assessment which does not account for the traffic implications of adjoining permitted waste operations cannot properly inform the Council's consideration of highway safety, residual cumulative impact, or the compatibility of the proposed use with the established waste use. We request that a revised

transport statement, properly accounting for WSCC/018/25 and WSCC/009/26, be required before determination.

Ground 5: Precedent: a comparable scheme was refused, and its subsequent appeal dismissed, on grounds directly relevant to TJ Waste

The Council's attention is drawn to Appeal Ref APP/C3810/W/22/3304106 (Land rear of Paynters Croft, Burndell Road, Yapton), in which the Planning Inspectorate dismissed an appeal against Arun District Council's refusal of planning permission (application ref F/22/21/PL) for 23 dwellings on a site in the vicinity of the TJ Waste facility. That decision is of direct relevance to the present application and should be given significant weight in its determination.

In dismissing the appeal, the Inspector found that the scheme's compatibility with existing businesses, and in particular potential noise impacts, was a main issue. TJ Waste & Recycling was an interested party in that appeal (represented by Mr John Gosling), and the Inspector's decision expressly considered the compatibility of residential development with the TJ Waste facility (there referenced under planning permission WSCC/037/19).

The Inspector concluded that it had not been demonstrated that the proposal would be compatible with existing businesses having particular regard to noise impacts, and that nearby existing and potential future uses would be likely to adversely affect the living conditions of future occupiers, with the proposal itself capable of curtailing existing and future commercial uses in the area as a result. The Inspector held that this gave rise to conflict with policy QE SP1 of the Arun Local Plan 2011-2031 (2018), policy EE3 of the Ford Neighbourhood Plan 2017-2031 (2018), and paragraph 187 of the National Planning Policy Framework, and, of particular relevance to TJ Waste, conflict with policy W2 of the West Sussex Waste Local Plan (2014), because "the residential scheme could prejudice the waste management facility in combination with other noise sources." This harm was ultimately found to attract substantial weight, and to significantly and demonstrably outweigh the benefits of the scheme (including a substantial housing land supply shortfall), such that the appeal was dismissed notwithstanding the presumption in favour of development under paragraph 11(d)(ii) of the Framework.

The present application raises the same fundamental issue: the introduction of new residential receptors in proximity to the TJ Waste facility, with the attendant risk of noise-related harm to future occupiers and consequential prejudice to the continued operation of the facility. Both the Council and the Planning Inspectorate have already considered and accepted, in relation to a nearby site, that this risk is capable of outweighing significant housing benefits and of justifying refusal. We submit that the Council should adopt a consistent approach and reach the same conclusion in respect of this application, particularly given that, unlike in the Paynters Croft appeal, the applicant's noise assessment in this case has failed to even properly account for the facility's permitted operating parameters (see Grounds 2 and 3 above).

Ground 6: Suitable alternative sites exist which better meet the objectives of the Arun Local Plan 2018

We submit that there are sufficient, better-suited alternative sites and developments already allocated, permitted or in progress which are capable of meeting the housing requirements of the Arun Local Plan 2018 without giving rise to the land use conflicts identified above. Where alternative sites exist that can deliver comparable housing benefits without introducing new sensitive uses adjacent to a safeguarded, strategically important waste management facility, the presumption should be in favour of directing development to those alternative, more appropriate locations.

Sustainable development, as a core principle of the planning system, requires new development to be located where it will not compromise other strategically important land uses, including the waste management infrastructure that the WLP identifies as necessary to meet the County's waste needs. Granting permission for residential development on this site, in preference to available and more appropriate alternative sites, would be contrary to the objectives of both the Arun Local Plan 2018 and the WLP, and would not represent sustainable development in the terms required by the National Planning Policy Framework.

We would ask that the Council have full regard to the housing land supply position and the availability of alternative, unconstrained sites when weighing the harm identified in this letter against the benefits of the proposed development.

Conclusion

For the reasons set out above, TJ Waste & Recycling Ltd objects to planning application F/36/26/OUT and requests that the Local Planning Authority refuse the application. In summary:

1. The proposal is incompatible with the safeguarded TJ Waste facility (WSCC/018/25) and is highly likely to prevent or prejudice its continued operation;
2. The submitted noise assessment is invalid, having failed to consider WSCC/018/25 and WSCC/009/26;
3. The noise modelling relies on unsubstantiated assumptions rather than empirical data;
4. The transport statement is invalid, having failed to consider the traffic impact of WSCC/018/25 and WSCC/009/26;
5. A comparable nearby scheme (application ref F/22/21/PL, Land rear of Paynters Croft, Yapton) was refused by the Council and its subsequent appeal (ref APP/C3810/W/22/3304106) dismissed by the Planning Inspectorate on grounds including conflict with policy W2 of the West Sussex Waste Local Plan (2014) and the risk of prejudice to the TJ Waste facility from noise, in an appeal in which TJ Waste was an interested party; the Council should reach a consistent conclusion here; and



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Hampshire
PO17 5BP



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6. Sufficient, better-suited alternative developments are available or in progress to meet the housing needs of the Arun Local Plan 2018.

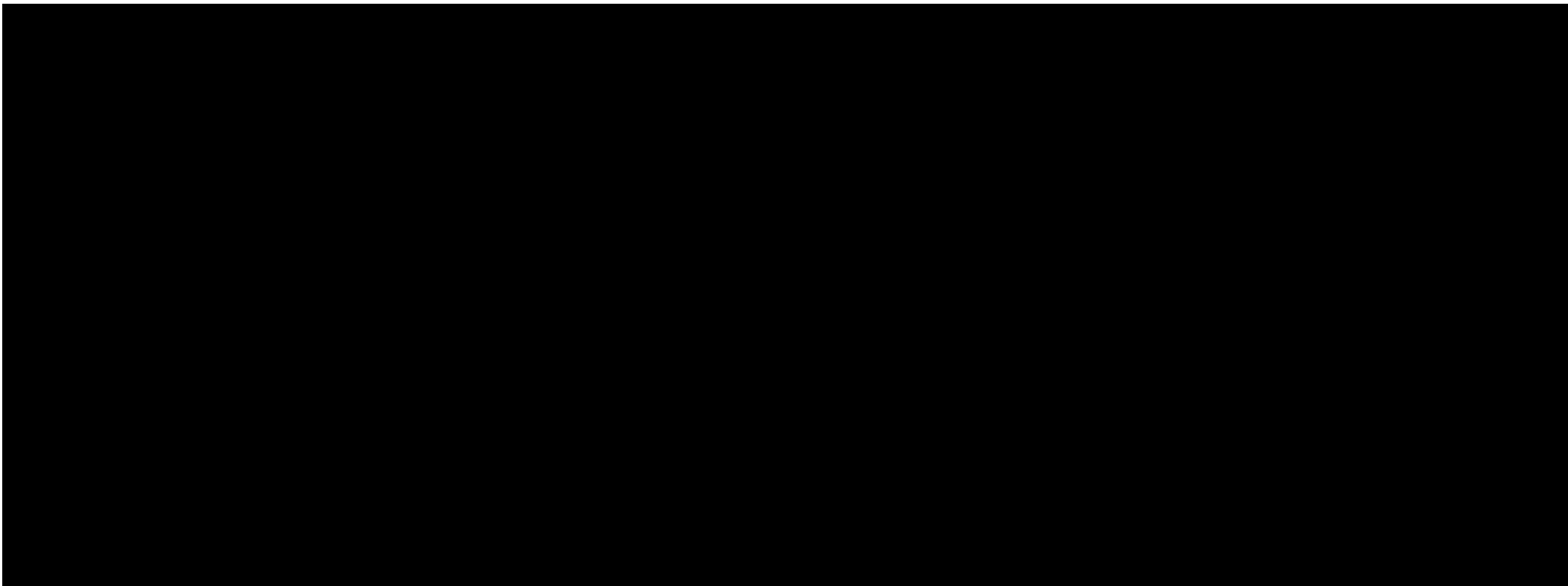
We would be grateful if this letter could be formally registered as an objection to the application and if we could be kept informed of the progress of the application, including notification of any committee date and the decision reached. We would welcome the opportunity to discuss these concerns further with the case officer prior to determination.

Please do not hesitate to contact the undersigned should you require any further information.

Luke Haskell
Director

On behalf of TJ Waste & Recycling Ltd





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Littlehampton, West Sussex, BN17 5LF
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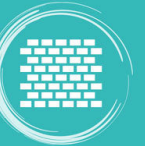
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 August 2026 08:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to Planning Application F/36/26/OUT - TJ Waste & Recycling

Please upload as rep letter for F/36/26/OUT

Thanks

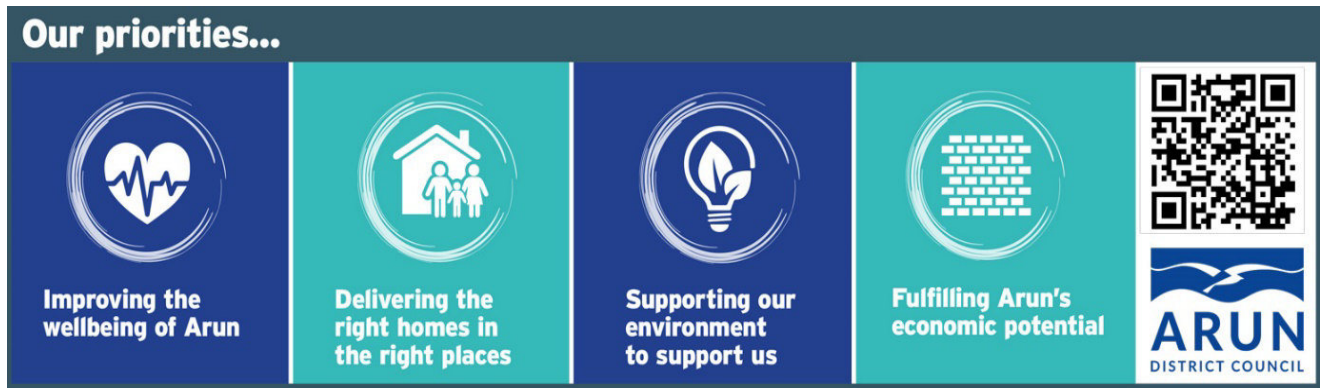
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Luke Haskell [REDACTED]
Sent: 20 August 2026 17:18
To: Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; John Gosling [REDACTED] Jamie Higgins [REDACTED]
Subject: Objection to Planning Application F/36/26/OUT - TJ Waste & Recycling

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Dear Amber,

Hope this email finds you well.

Please see attached our **objection** to planning application F/36/26/OUT.

Would you kindly confirm receipt and keep us updated as requested therein?

Best,



Luke Haskell
Director

[REDACTED]

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