

**SOUTHERN OFFICE**

(Registered Office)

Phlorum Limited
Phlorum House
Unit 12, Hunns Mere Way
Woodingdean
Brighton
East Sussex BN2 6AH

10 September 2026

Mr Stephen Jupp
Planning Solutions
PO Box 839
Chichester
PO19 9XQ

Our ref: PB/13174/JFM

Dear Stephen:

F/36/26/OUT Paynters Croft Burndell Road, Yapton, BN18 0HR – Response to Objections from TJ Waste

This Letter provides a response to the Objections on noise grounds received from TJ Waste & Recycling Ltd (TJ Waste) in a letter dated 20/08/2026, in relation to the above planning application.

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

There are existing residential properties on the development site which will be demolished as part of the proposed development. Some of the new dwellings may be slightly closer to TJ Waste's premises than these existing dwellings, but there is already a precedent for residential use close to the waste recycling facilities.

We disagree that the introduction of residential development in close proximity to an operational waste management facility is fundamentally incompatible with the continued lawful operation of that facility. The proposed development includes a 2.5m high barrier located on a 1m bund in order to screen against noise from adjacent industrial uses. The noise assessment undertaken by Phlorum Limited was based on TJ Waste's own noise assessment. It concluded that, during the hours that TJ Waste operates, industrial noise affecting the development, when assessed using BS 4142+A1:2019 (the Standard for industrial noise), was below the level at which an adverse impact is expected to occur. Moreover, there was headroom of 6dB before a significant adverse impact would occur. The development would not therefore introduce any constraints on TJ Waste's ability to continue operating and would even allow for some future expansion.

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

The noise assessment considered Application WSC/006/25, which was under consideration at the time that the noise assessment was prepared. WSC/006/25 related to



the modification of the type of waste to be processed so that it could be inert (as already consented) or mixed municipal waste, but not both simultaneously. A Technical Note on noise was submitted as part of the Application which concluded that the noise impact for the mixed municipal waste option would be no worse than the inert waste option. However, this Application was subsequently withdrawn.

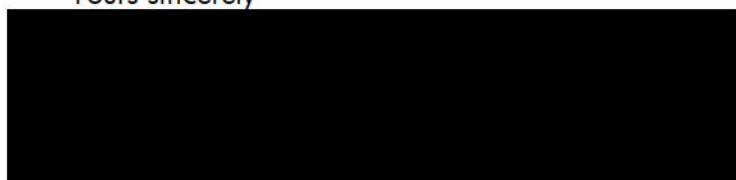
A subsequent Application for modification of the waste type to be processed was made under Application WSCC/018/25. The Technical Note relating to noise submitted as part of this Application was identical to that submitted for WSC/006/25 and has therefore already been addressed in Phlorum's noise assessment.

Application WSCC/009/26 relates to the variation of operating hours to allow the site to receive (and tip) waste on Bank and Public Holidays (except for Christmas Day and New Year's Day). No processing of waste will take place on bank holidays, so the only activities permitted to take place are deliveries and tipping. A Technical Note was attached to the Planning Application, but it is noted that this was the identical Technical Note already submitted with Applications WSC/006/25 and WSCC/018/25 and did not address the additional hours. However, it is noted from Section 2 of the Technical Note that noise from the concrete crusher is the key source of sound associated with the proposed development. This source would not be present on a bank holiday. The background noise surveys undertaken by Phlorum did not include a bank holiday (and it would be unusual to do so), but background noise levels on bank holidays are often similar to Sundays and it is noted that background noise levels (L_{A90} levels) on Sundays are only marginally lower than weekdays. Given that the most significant noise source (the crusher) would not be operating on Bank Holidays, no significant noise impacts would be anticipated on Bank Holidays.

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

This statement is simply untrue. The noise assessment for TJ Waste operations is based on their own noise assessments undertaken for Planning Applications for WSC/006/25, WSCC/018/25 and WSCC/009/26.

Yours sincerely



David Nicholls
Acoustic Consultant