

WASTE INFRASTRUCTURE STATEMENT

Outline planning application with all matters reserved (except for access and layout) for the erection of 40 dwellings with vehicular access from Burndell Road. Provision of associated open space, alongside landscaping, drainage infrastructure, and associated works.



Land off Burndell Road,
Yapton

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INTRODUCTION

This application seeks Outline planning application with all matters reserved (except for access and siting) for *"Development of 40 residential units with vehicular access from Burndell Road. Provision of associated open space, alongside landscaping, drainage infrastructure, and associated works"*.

Immediately to the south of the site there is a large waste recycling centre which is known as Northwood Farm.

The application site is in the waste consultation zone for the permitted waste site at Northwood Farm.

NOISE SOURCE

A part of the application documentation there is a detailed noise assessment report by Phlorum dated May 2026.

This report notes at 1.1 that A previous application on the site (F/22/21/PL) was refused on noise grounds due to comments by the EHO officer at Arun District Council (the Local Planning Authority) particularly in relation to CM/69/21/PL - Flexible generator plant and associated infrastructure, CM/6/18/PL - concrete batching plant, and CM/29/21/PL - grain store to the south of the site. Insufficient noise assessment data was provided with that Application. This current noise report includes a quantitative assessment of noise from each of these sources.

Noise levels over the proposed development site are relatively low, as would be expected from a rural location. However, the residential development will be potentially exposed to industrial noise from the above mentioned noise sources, which are located at Northwood Farm, to the southeast of the development site. In particular, it is requested that an overall cumulative impact be considered for all industrial sources and consideration given to future development at Northwood Farm.

IMPACTS

Background sound levels have been established through unattended noise monitoring at three locations. The noise impacts of the industrial noise sources have been established through noise modelling based on the noise assessments that accompanied the planning applications for the industrial developments.

The submitted noise report presents the results of the assessment. The report concludes that there are no reasons, on noise grounds, why planning permission for the development should not be granted, subject to the proposed noise attenuation measures set out.

On this basis the proposed residential scheme should not adversely affect the operation of the waste site.