

Environmental Health Consultation Response

To	Amber Willard
Date	22-09-2026
Planning Ref	WA/85/26/DOC
Site Description	Land West Of Yapton Lane Walberton West Sussex
Date of Application	2026-09-02 00:00:00
Category	
Recommendation	No Objection ~~No Objection — with conditions~~ ~~Objection~~ ~~Holding Objection~~

EH Comments:

I have reviewed the submitted Noise Impact Assessment prepared by Clarke Saunders Acoustics, report reference AS11980.260706.NIA.2.2, dated 18 August 2026, submitted as part of the above discharge of noise conditions 8, 12 and 13. I have also considered comments by local residents received in relation to the assessment, including the comments regarding DM Chainsaws, upper-floor receptors, alternative machinery testing locations, the proposed acoustic boundary treatment, the dental/doctors' surgery, the electrical substation and the underground pumping station.

The submitted report identifies the adjacent commercial premises, DM Chainsaws Ltd, as the principal existing commercial noise source affecting the northern part of the site. The assessment considers machinery testing activity and proposes mitigation in the form of a 2 metre high acoustic timber barrier to the boundary with DM Chainsaws Ltd, together with building envelope and ventilation measures where required. The report concludes that, with the specified mitigation in place, internal residential noise levels would accord with the relevant BS 8233:2014 guideline values and external amenity noise levels would also meet the relevant BS 8233 external amenity criterion.

I note that the BS 4142 assessment indicates the potential for adverse impact depending on context. However, BS 4142 is a contextual assessment and is not, in itself, the only test for discharge of the conditions. Conditions 12 and 13 specifically require demonstration that the relevant internal and external residential noise levels comply with BS 8233. In this case, the commercial use is an existing feature of the local sound environment, operates during daytime hours only, and the submitted assessment indicates that the specified mitigation is capable of achieving the BS 8233 residential amenity criteria.

In relation to upper-floor receptors, I acknowledge the neighbour's comments that the BS 4142 calculation refers to the ground-floor façade of the nearest dwelling. Given the operational hours of DM Chainsaws Ltd, the relevant commercial noise exposure is during the daytime period. While bedrooms and other upper-floor rooms may still be used during the day, the key planning requirement is that acceptable internal amenity is secured within habitable rooms by reference to BS 8233. On the basis of the report's conclusions, and subject to the specified façade and ventilation measures being implemented where required, I do not consider that the reference to a ground-floor receptor alone provides sufficient reason to object to discharge of the conditions.

The neighbour comments also refer to machinery being operated in locations other than the rear testing area, including the driveway, courtyard and car park. The acoustic report acknowledges that some machinery may be tested elsewhere on the DM Chainsaws site and states that those locations would be less onerous due to increased distance and screening. I have taken this into account. In the absence of evidence that alternative testing locations would result in higher residential exposure than the assessed scenario, and having regard to the proposed acoustic mitigation and reported BS 8233 compliance, I do not consider that this matter warrants an objection.

The dental/doctors' surgery is noted as part of the wider approved development. However, the wording of Conditions 8, 12 and 13 is directed towards residential dwellings/units and residential amenity, and my comments are therefore focused on the discharge of those residential noise conditions. The report has considered the proposed underground pumping station and concludes that no appreciable noise impact is expected, noting separation from the closest residential receptors. The submitted information has also not identified the electrical substation as a material noise source requiring assessment for the purpose of these residential noise condition

Overall, the submitted acoustic report appears to demonstrate that, subject to the specified mitigation being installed, retained and maintained, the development is capable of complying with the internal and external noise levels required by the conditions, including the BS 8233 criteria. If the approved mitigation is not implemented as specified, or if the required BS 8233 internal and external levels are not achieved in practice, then the development would not be operating in accordance with the basis on which discharge of these conditions has been supported, and further investigation and/or additional mitigation may be required.

Talking all matters into account, I raise no objections to the discharge of Conditions 8, 12 and 13, subject to the acoustic barrier, façade/ventilation specifications and any other mitigation measures identified in the submitted acoustic report being implemented prior to occupation and retained and maintained thereafter.

Conditions Recommended:

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

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 22 September 2026 17:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response WA-85-26-DOC - Land West Of, Yapton Lane, Walberton, West Sussex

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Hi Amber,

Please find attached EH planning response for the above application..
Kind Regards

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