

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 14 September 2026 10:22
To: Planning Scanning
Subject: FW: WA/85/26/DOC – Conditions 8, 12 and 13 – request that acoustic conditions are not discharged on current information



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 14 September 2026 10:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/85/26/DOC – Conditions 8, 12 and 13 – request that acoustic conditions are not discharged on current information

Please upload as objection to WA/85/26/DOC

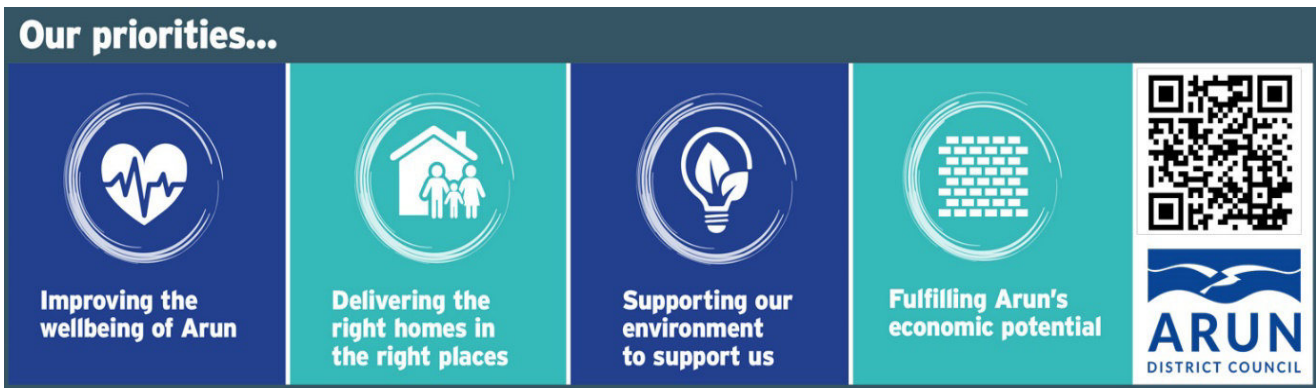
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From: Residents of Walberton - RoW [REDACTED]
Sent: 14 September 2026 10:13
To: Amber Willard [REDACTED] Cllr. Mel Penycate <[REDACTED]>
Cllr. Sue Wallsgrove [REDACTED]
Subject: WA/85/26/DOC – Conditions 8, 12 and 13 – request that acoustic conditions are not discharged on current information

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Dear Officer Willard,

I am writing in objection to WA/85/26/DOC, specifically in relation to Conditions 8, 12 and 13.

Having now reviewed the acoustic history from WA/2/22/OUT through WA/52/24/RES and compared it with the August 2026 Clarke Saunders Noise Impact Assessment, I am concerned that ADC cannot presently be satisfied that the requirements of these conditions have been met.

My concern is not simply that I disagree with the consultant's acoustic conclusions. It is that the present submission appears to rely upon a different development and a materially different mitigation scheme from those previously considered by Environmental Health, while significant issues expressly raised during the Reserved Matters process are not addressed in the current report.

1. The submitted acoustic assessment is not assessing the development presently approved under WA/52/24/RES

The August 2026 report expressly states that Doswell's proposed scheme differs from the approved Reserved Matters scheme through the omission of garages, addition of a pumping station to the west and internal alterations to plot layouts.

That NMA has not yet been submitted or approved.

You have previously confirmed to me that if a later NMA changes the layout or alters something already approved through the DOC, the DOC would need to be resubmitted so that the documents accord.

I therefore respectfully ask how Conditions 8, 12 and 13 can presently be discharged against an acoustic assessment which expressly assesses a scheme which is not yet the approved development.

2. The Environmental Health position at Reserved Matters stage was expressly conditional upon the mitigation then proposed

Environmental Health did not simply approve the 2024 acoustic assessment.

In October 2024 Chris White formally objected to the application. Among other matters, he identified that Clarke Saunders' assessment showed commercial noise approximately +8 dB above background in the typical case and up to +21 dB in the more onerous scenario, and considered the potential impact on future residents sufficiently serious to recommend refusal as submitted.

Clarke Saunders' response of 22 November 2024 did not dispute that the more onerous scenario existed. It expressly acknowledged that adverse impact was likely and that significant adverse impact was possible.

Environmental Health remained concerned in December 2024. The final January 2025 response stated:

“While I do not agree with all of the consultants arguments and findings...”

and only withdrew objection on the basis that:

“if all recommendations and mitigation are fully implemented”

the conditioned guideline levels could be achieved.

The relevant mitigation considered at that time included the proposed 2 m masonry/brick acoustic wall adjoining DM Chainsaws.

The current DOC replaces that mitigation with a 2 m timber acoustic barrier. Accordingly, the January 2025 Environmental Health position cannot reasonably be treated as an endorsement of the present mitigation scheme without a fresh assessment of the changed proposal.

3. The previously identified significant-adverse scenario is no longer addressed

The May 2024 assessment included a controlled scenario which produced a rating approximately +21 dB above background at the nearest dwelling after mitigation. Environmental Health specifically relied upon this result when objecting.

The August 2026 report instead presents only the monitored +8 dB assessment and concludes that the impact would fall below that indicative of significant adverse impact.

I cannot identify an explanation within the current report as to why the previously assessed +21 dB scenario, which was expressly raised by Environmental Health and acknowledged by the consultant as representing a possible significant adverse impact, is no longer considered relevant.

Before Condition 8 is discharged, I respectfully suggest that Environmental Health should expressly address this point.

4. Conditions 12 and 13 require demonstrable and enforceable schemes

Condition 12 expressly requires the scheme to take account of the correct number of air changes required for noise-affected rooms. The current assessment carries forward the previous façade specification and assumes a single ventilator per room, with a formula provided should additional vents subsequently be required. It is not clear to me that the actual ventilation/air-change requirements of the dwelling designs presently being assessed have been demonstrated.

Condition 13 requires a scheme demonstrating compliance with the external-noise criterion and requires the approved works thereafter to be implemented and retained.

The current report states that compliance is dependent upon the proposed acoustic screening being realised. However, the replacement timber barrier is presently described by performance requirements rather than a clearly identified construction/product specification, and paragraph 7.10.4 still refers to the “proposed boundary wall”.

Given that the barrier is fundamental to the acoustic conclusions, I would be grateful if Environmental Health could confirm that the submitted details are sufficiently precise to constitute an approvable and enforceable mitigation scheme for the purposes of Conditions 8 and 13.

For these reasons, I respectfully request that **Conditions 8, 12 and 13 are not discharged on the basis of the current submission** until:

- the acoustic assessment is reconciled with the development actually approved under WA/52/24/RES, or the relevant NMA has first been determined;
- Environmental Health has expressly considered the change from masonry wall to timber barrier;
- the previously identified +21 dB scenario has been expressly addressed;
- and ADC is satisfied that the submitted mitigation and ventilation details fulfil the precise requirements of Conditions 8, 12 and 13 and are capable of being implemented and enforced.

This is particularly important because the discharge-of-condition process approves details required by an existing permission; it is not itself a mechanism for authorising alterations to that permission.

I would be grateful if this objection could be placed on the Portal and provided to Environmental Health before any decision is made on Conditions 8, 12 or 13.

Kind regards,

Martin Downes