

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 14 September 2026 13:00
To: Planning Scanning
Subject: FW: WA/85/26/DOC – Conditions 8, 12 and 13 – local observations and receptor assessment



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 12:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/85/26/DOC – Conditions 8, 12 and 13 – local observations and receptor assessment

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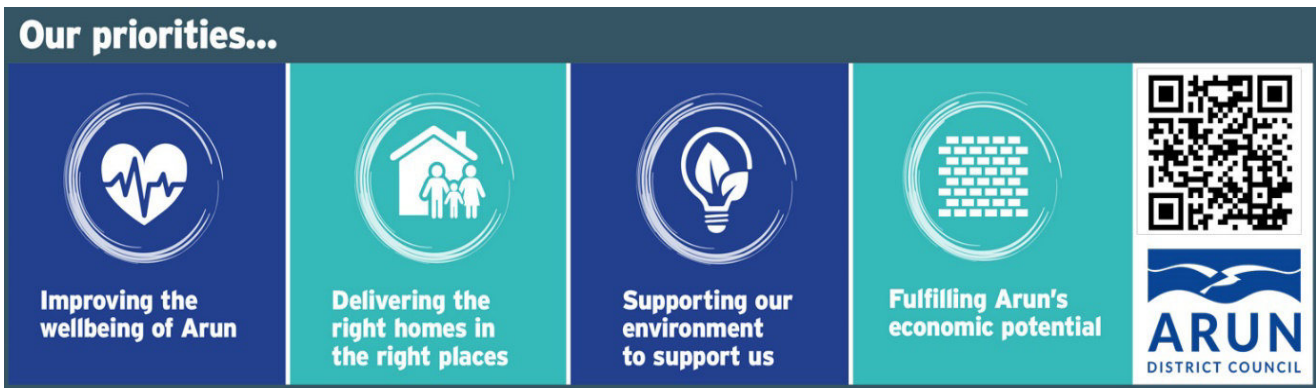
Amber Willard MRTPI
Principal Planning Officer, Planning Department

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

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Littlehampton, West Sussex, BN17 5LF
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From: Residents of Walberton - RoW <[REDACTED]>
Sent: 14 September 2026 12:47
To: Amber Willard [REDACTED] Cllr. Mel Penycate [REDACTED]
Cllr. Sue Wallsgrove [REDACTED]
Subject: WA/85/26/DOC – Conditions 8, 12 and 13 – local observations and receptor assessment

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Dear Officer Willard,

Further to my earlier comments regarding Conditions 8, 12 and 13, I wanted to raise one additional issue from the perspective of somebody who lives locally and is very familiar with the way DM Chainsaws actually operates.

For the avoidance of doubt, I am **not seeking to reopen the merits of the layout approved under WA/52/24/RES**. I refer to that approved layout because it establishes the location and geometry of the receptors against which the present DOC submission must demonstrate compliance with the outstanding acoustic conditions.

Indeed, the WA/52/24/RES officer report expressly records that the noise conditions still required separate discharge and that sufficient information would still need to be submitted to demonstrate acceptable internal and external noise levels.

Having compared the approved layout with the acoustic material, I am concerned about two related matters.

The May 2024 assessment identifies the rear machinery-testing area at DM Chainsaws as the relevant source and describes the nearest proposed dwelling façade as approximately 20 metres away. Its acoustic-screening calculation assumes machinery operating approximately 0.5–1 metre from the proposed barrier.

On the approved layout, the end façade of the building containing Flats 11–16 appears from the site drawing to be only approximately **3.5 metres behind the acoustic boundary treatment**.

The published BS4142 calculation refers specifically to the **“Ground Floor Façade of Nearest Dwelling”**. My concern is therefore not the approved position of the building itself, but whether the

current submission demonstrates the required acoustic environment for the rooms actually contained within the approved buildings.

Could Environmental Health therefore please identify where the assessment demonstrates the commercial-noise exposure and effectiveness of the proposed mitigation at **first-floor and other upper-storey habitable-room façades throughout the development**, particularly those closest to DM Chainsaws?

This concern is not limited to Flats 11–16. Conditions 8 and 12 apply to the proposed dwellings and residential units generally and are not confined to ground-floor receptors.

I am also concerned about the assumption that the nominated rear testing area represents the worst-case source location.

From living locally, I do not recognise DM Chainsaws as an operation where machinery is only tested in one fixed position immediately adjacent to the proposed acoustic barrier. Machinery is operated at different locations around the premises. Strimmers and similar equipment are used along the access/driveway, and ride-on equipment is driven around the site. The acoustic report itself acknowledges that some machinery, including woodchippers, may be tested around the car park or central courtyard rather than the nominated rear testing area.

The August 2026 report nevertheless states that the rear testing area represents the worst-case scenario and that activity elsewhere is less onerous because of increased distance and screening.

I would therefore be grateful if Environmental Health could confirm what analysis demonstrates that conclusion, and in particular whether alternative machinery locations around the driveway, courtyard and car park have actually been assessed against the most exposed ground-floor **and upper-floor** receptors.

I appreciate that my own observations are not acoustic measurements. However, I live approximately 150 metres north of DM Chainsaws and can readily distinguish when machinery is being tested. In calm conditions sound travels remarkably well across the care-home access and adjoining land; ordinary speech can also be audible over considerable distances. I mention this only as local context as to why I believe source location and local propagation conditions warrant careful consideration.

There is also another approved receptor which appears to have received very little attention in the current assessment: the **dental/doctors' surgery**.

The surgery remains part of the approved Reserved Matters development and is situated in the same northern area adjoining DM Chainsaws. The approved development also includes an **electrical substation associated with this part of the layout**, while the 2026 proposal introduces an additional underground pumping station nearby. The current acoustic report itself assesses the pumping station and refers to potential noise, odour and nuisance, but identifies Plots 1–4 as the closest noise-sensitive receptor.

I appreciate that Conditions 8, 12 and 13 are expressly framed around residential receptors, so I am not suggesting that the surgery falls directly within every limb of those conditions. Nevertheless, it remains an approved occupied healthcare use and part of the development being assessed.

Could Environmental Health therefore also confirm:

1. whether the dental/doctors' surgery has been considered as a potentially noise-sensitive occupied use in the assessment of DM Chainsaws and the additional pumping station;
2. whether the approved electrical substation has been considered as a potentially relevant fixed noise source for the surgery and nearby residential units; and
3. whether any cumulative consideration has been given to the acoustic environment created by **DM Chainsaws, the substation and the additional pumping station** in this northern part of the site.

The RES officer report expressly describes the dental surgery as a prominent feature building at the entrance to the development, rather than an incidental or temporary element of the scheme.

Before Conditions 8, 12 and 13 are discharged, I would therefore respectfully ask ADC to satisfy itself that the acoustic assessment addresses the **actual approved receptors, at the relevant storeys, against the realistic range of noise-source locations**, rather than relying upon a single ground-floor receptor and a single assumed machinery-testing position.

I would be grateful if these comments could be passed to Environmental Health and placed on the application file before Conditions 8, 12 or 13 are determined.

Kind regards,

Martin Downes