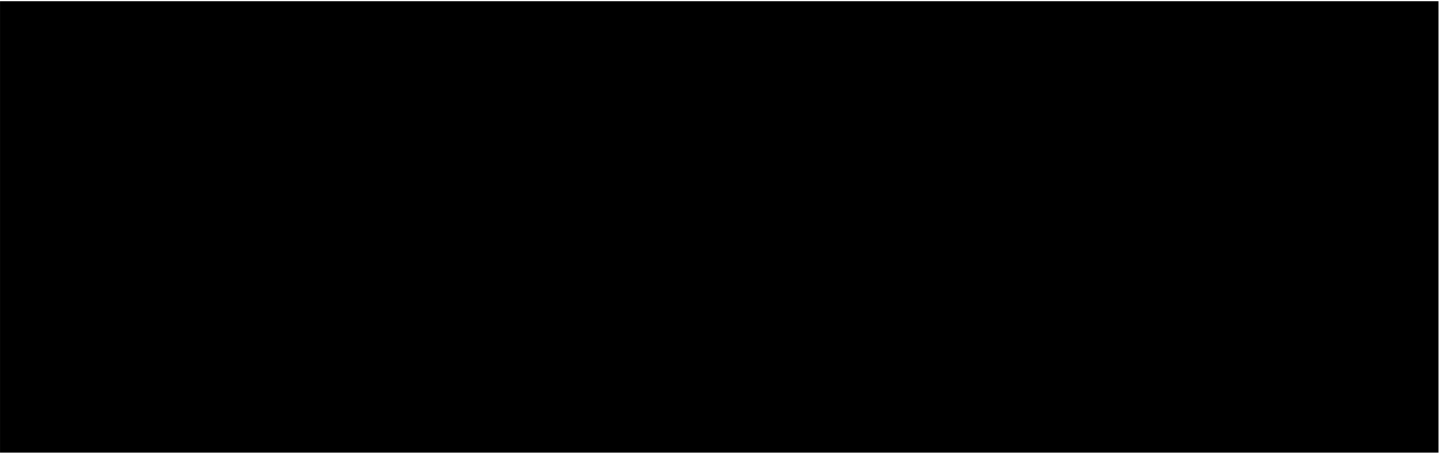




From: Fiona Fitzgerald
Sent: 20 July 2018 10:11
To: Anita Gardner; 
Cc: Claire Potts; Nicki Faulkner
Subject: RE: Ford Circular Tech Park - Planning Application WSCC/027/18/F - JN chase District - 18 07 18

Dear Anita and James,

The following are ADC Environmental Health comments, comments from ADC Planning Department will follow shortly:

Noise

The residents to the west of the site, at Rollaston Park will undoubtedly benefit from this proposal with a reduction in HGV movements and therefore a reduction in noise levels. However, the proposed access road directly bisects one of the Council's Strategic Development Sites (SD8) which is designated for residential purposes and is shown in the Arun Local Plan adopted on 18th July 2018. Therefore EH have concerns that although the land directly adjacent to the application area is currently not residential, it will be in the future, and application has not taken account of this, or of any impacts that the proposal may have on future residents.

Air Quality

In principle the AQ info is reasonably comprehensive and could be let through as it stands. However, the application was submitted in June this year and relies on an EIA some 12 months prior to this date. The non-technical summary also alludes to the findings of the AQ Assessment carried out in 2013, so probably five/six years out of date by now. There has been a sea-change in the national AQ regime in the last 12 months as the health impacts of Particulate and NOx air pollutants has come to light. The reliance on diesel fuelled vehicles has also been shown to have exacerbated these factors, albeit focussing on Carbon reduction targets.

They reference the Sussex Air Guidance in their EIA, which was right and proper at the time, but this document is being revised as it too dates back to 2013 and the mitigation measures it espouses are now recognised as woefully

inadequate. Their EIA shows that restricting the site access to the new route will benefit residents to the west of the facility. This is achieved by (before even accounting for their proposed increase in vehicle movements and timings) by doubling the movements through Ford, thus adversely impacting residents there.

A proposal of this nature cannot easily second-guess shifts in this rapidly moving field and, as mentioned, is reliant on old information. In recognition of this I recommend that the minimum measures that could additionally be undertaken would be to maximise the site's potential for alternatively fuelled vehicles – both during the construction phase and in the operational phase. When operating, this would include transport plans to promote and encourage the use of electric or similar vehicles by the fleet as well as staff, and the provision of on-site EV suitable charging facilities.

If possible there should conditions attached:

- restricting all vehicular access to and egress from the the facility to the new road only
- Requiring a Transport Plan from the facility operator that identifies their (phased over the medium-term if necessary) approach to replacing their fleet with low to zero emission vehicles
- The said plan will also identify their short-term approach to encouraging staff to switch to low-or zero-emission vehicles, together with provision for suitable, on-site electric vehicle charging

Regards

Fiona Fitzgerald

[REDACTED]

From: James Neave [REDACTED]
Sent: 18 July 2018 08:45
To: Planning; Anita Gardner; Anna Appleton; Nat Slade; Claire Potts
Subject: RE: Ford Circular Tech Park - Planning Application WSCC/027/18/F - JN chase District - 18 07 18

Anita,

Your comments were requested by 4th July, which I chased on the 10th July. You will appreciate, that if any points of clarification required, I need to go back to the applicant as a matter of urgency. Your comments are important in this regard.

As previously noted, I urgently request the comments of your EHO regarding noise/vibration and air quality impacts (which is an issue been raised by third parties and covered in detail in the ES). I appreciate that no concerns were raised with the a similar withdrawn application (your ref F/24/17/WS), however, the latest provides clarification of HGV movements and potential impacts, for which I would appreciate your review.

I look forward to hearing from you,

Regards,

James Neave

James Neave | Principal Planner, Planning Services, Economy Planning and Place Directorate West Sussex County Council |
Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

[REDACTED]

From: James Neave
Sent: 10 July 2018 14:16

Subject: Ford Circular Tech Park - Planning Application WSCC/027/18/F - JN chase District - 10 07 18

Anita,

You will be aware the deadline for comments has now passed. I would be grateful if you could provide comments regarding the above as a matter of urgency. In particular, I would be grateful for any comments from your EHO regarding the potential for noise/air quality impacts.

Regards,

James Neave

James Neave | Principal Planner, Planning Services, Economy Planning and Place Directorate West Sussex County Council |
Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH

From: Benjamin J Marshall **On Behalf Of** PL Planning Applications
Sent: 13 June 2018 09:34
To: 'Arun District Council'
Subject: Ford Circular Tech Park - Planning Application WSCC/027/18/F - District

Please see attached letter and link for the above planning application. To view application on line click on this [Link](#)

Many thanks

Benjamin Marshall

County Planning, West Sussex County Council | Location: Northleigh, County Hall, Chichester, West Sussex PO19 1RH

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