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National Planning Casework Unit
5 St Philips Place
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7 September 2020

Your Ref:

Our Ref: F/15/20/WS (WSCC/036/20)

Dear Sir/Madam

Request for a planning application to be called-in under section 77 of the Town & Country Planning Act 1990

An application for planning permission has been submitted to West Sussex County Council for 'Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscape works' on land at Ford Circular Technology Park, Ford Road, Ford, BN18 0XL.

The County Council consulted Arun District Council as a statutory consultee and will need to consider the representations, which are made in response, as material considerations to be taken into account before determining the application.

Officers and Members of the Council's Development Control Committee have considered the application details and the Environmental Statement and not only object to the proposals but request that the application be called-in by the Secretary of State for his own determination.

Having regard to the call-in criteria, it is clear that this case:

- ¿ Will conflict with national policies on important matters;

The scale and height of the proposed development will have a significant adverse landscape and visual impact on the South Downs National Park contrary to paragraph 172 of the National Planning Policy Framework (NPPF).

The proposed Energy Recovery Facility building would be 176.5m long and 134.2m wide. The highest part of the roof would be 51.22m above ground level and there would be an 85m high flue stack at the southern end of the building.

The Waste Sorting and Transfer Facility building would be 150.1m long and 64.5m wide. The highest part of the roof would be 19.67m above ground level.

- ¿ Will have a significant long-term impact on economic growth and meeting housing needs across a wider area than a single local authority;

The proposal will be detrimental to the local planning authority's ability to deliver housing at the adjoining and nearby strategic allocations in the adopted Arun Local Plan 2011-2031 with associated consequences for the wider housing market area. The site is surrounded immediately on all sides by a strategic housing allocation that is planned to provide at least 1,500 dwellings over the plan period.

- ¿ Will have significant effects beyond the immediate locality;

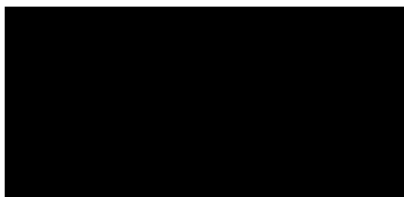
The proposed development would lead to waste being transported to Ford from other parts of the south east region, over greater distances on an inadequate highway network. The proposal fails to maximise the use of rail and water transport and minimise lorry journeys for the movement of waste.

- ¿ Raises significant architectural and urban design issues;

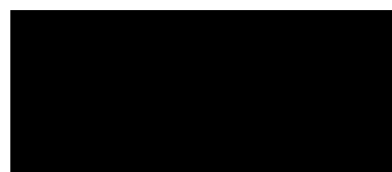
The proposed buildings are not of the highest design quality in terms of their form and appearance, particularly in the context of a sensitive location adjacent to a National Park.

For these reasons, this application raises issues of significantly greater than local importance and, should the local planning authority (in this case West Sussex County Council) resolve to grant planning permission, we formally request that it should be called-in by the Secretary of State for determination.

Yours faithfully



Cllr Jamie Bennett
Development Control Committee Chairman



Cllr Martin Lury
Cabinet Member for Planning