



**WSCC CONSULTATION RESPONSE:
County Planning – Minerals & Waste Planning Authority (MWPA)**

TO:	Arun District Council Case Officer: Jessica Riches		
DATE:	12 February 2025		
LOCATION:	Ford Airfield, Ford		
SUBJECT:	F/15/24/RES: Approval of reserved matters (layout, scale, appearance and landscaping) following outline permission F/4/20/OUT for phase reserved matters 1 (North), for the erection of 340 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works.		
RECOMMENDATION:	<input checked="" type="checkbox"/> Advice <input type="checkbox"/> Modification <input type="checkbox"/> More Information	<input type="checkbox"/> Objection <input type="checkbox"/> No Objection <input type="checkbox"/> Refusal	

The MWPA has previously provided comments on this application (dated 22 October 2024). These comments must be read in conjunction with those.

In response to our previous comments the applicant has submitted a Waste Infrastructure Technical Note (dated 17/12/24) and an updated Noise assessment (ref 2205771-R03C). These are welcomed.

Waste Infrastructure Technical Note (WITN)

Noise

As previously noted, EHOs technical review of the noise assessment will be crucial. If EHOs are not satisfied with the information provided, WSCC as MWPA would object to the approval of this reserved matter and the (part) discharge of condition 25.

It remains unclear whether the revised accompanying noise assessment has considered a worst-case scenario for noise generated by the Metal Recycling Facility, and the part implemented Grundon Waste Facility within the Circular Technology Park site (i.e. if it is representative of full extent of permitted activities). Further, little explanation has been provided as to why proposed noise mitigation measures are narrower than envisaged to be necessary as part of WIS considered at the outline stage (Section 4 - as referenced in condition 25).

As raised in our previous response there is a need demonstrate that conditions attached to existing waste sites (which set specified noise limits at the nearest residential receptors) remain operable. Of particular concern for this phase are the Metal Recycling Site



(Condition 7 of WSCC/012/12/F requires the noise rating level from the waste facility at the nearest sensitive residential premises does not exceed 5dB above background) and the Circular Technology Park site currently hosting the part implemented, Grundon Waste Facility (Condition 28 of WSCC/096/13/F requires that the noise rating level from the waste facility at the boundary of the nearest sensitive residential premises does not exceed 35dBA at any time).

The submitted WITN sets out that noise rating levels arising from the Metal Recycling Facility at the nearest residential receptors, in isolation, would result in noise levels of 14dB below background sound levels (significantly within the 5dB above background threshold).

For the Grundon Waste Facility, in isolation, the WITN predicts rating noise levels of 34dB at the nearest residential receptors (1dB below the 35 dB threshold). Further, it also provides predicted noise contours considered as part of WSCC/096/13, that indicate residential properties in RM1 would fall outside of areas where a rating level of 35 dBA would likely be exceeded.

Provided that EHOs are satisfied that these findings can be relied upon, the MWPA consider that existing conditions would remain operable, and as such it is unlikely that the proposals would prevent or prejudice the operation of these existing waste management facilities.

However, given that waste management facilities are a contributing factor toward overall noise levels likely to be experienced by receptors, and that such noise levels require mitigation to provide satisfactory living conditions, securing the proposed noise mitigation measures (as outlined in the noise assessment and WITN) will be vital. The LPA must be satisfied in this regard.

The MWPA remain concerned that the proposed development could impact on the future development of the allocated Circular Technology Park for waste uses (WLP Policy W10). Nonetheless, based on the information provided to date, it is not considered that this would be a preventative or prejudicial conflict sufficient to warrant resisting approval (as per W10(d)).

Landscaping/Screening

No further comments.

Conclusion

As required by Policies W2 and W10(d) of the WLP, Policies WM DM1 and QE SP1 and Policy H SP2c (SD8) of the ADLP, and Policy EE3 of the Ford Neighbourhood Plan, any development of the site must ensure that existing and allocated waste management facilities/sites be safeguarded from inappropriate neighbouring development that could prejudice their operation and/or future development, and ensure new development is safeguarded from the impacts of incompatible land uses.

The MWPA advise that, subject to EHOs being satisfied with the findings of the revised submitted noise assessment and WITN, and the LPA securing all proposed noise mitigation measures and landscaping proposals (including their ongoing retention/maintenance), the



proposed development would not be likely to prevent or prejudice the operation of existing waste management sites.

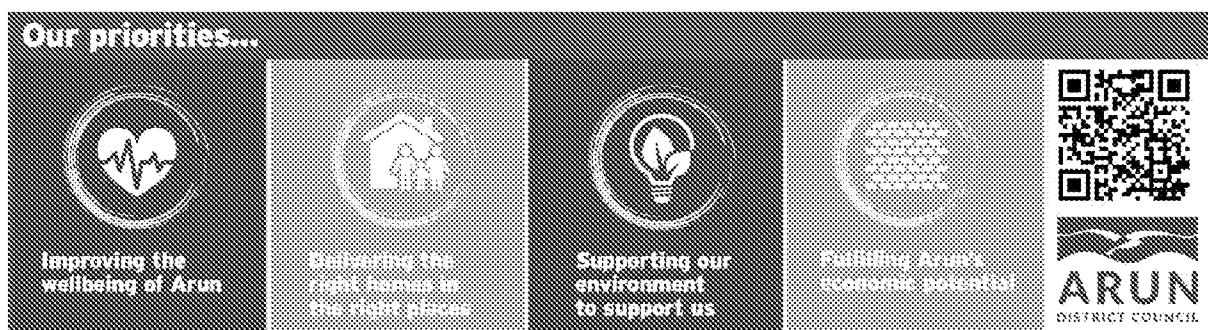
Further, the MWPA would again encourage the applicant and LPA to ensure engagement with relevant neighbouring waste site operators, particularly those which raised concerns at the outline stage.

James Neave, Principal Planner



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From: Edward Anderson [REDACTED]
Sent: 12 February 2025 16:48
To: Planning <Planning@arun.gov.uk>
Cc: Jessica Riches <Jessica.Riches@arun.gov.uk>; PL Planning Applications [REDACTED]
Subject: MWPA Consultation Response F-14-24-RES-IRM F-15-24-RES-RM1 F-16-24-RES-RM4

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Good afternoon,

On behalf of the MWPA, please find the consultation responses attached, for distribution to the relevant case officer.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

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Web:

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