

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

TO:	Arun District Council Case Officer: Jessica Riches
DATE:	22 October 2024
LOCATION:	Ford Airfield, Ford
SUBJECT:	F/16/24/RES: Approval of reserved matters following outline permission F/4/20/OUT for phase reserved matters 4 (south), for the erection of 357 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works.
RECOMMENDATION:	<div> <input type="checkbox"/> Advice <input checked="" type="checkbox"/> Objection </div> <div> <input type="checkbox"/> Modification <input type="checkbox"/> No Objection </div> <div> <input checked="" type="checkbox"/> More Information <input type="checkbox"/> Refusal </div>

This reserved matters application relates to Condition 1 of F/4/20/OUT (requiring the submission of details relating to layout, scale, appearance and landscaping for each phase as defined within the Phasing Strategy under Condition 5). Whilst Condition 5 has yet to be discharged (and thus phases are yet to be approved), it relates to the southern area of the site referred to as RM4 (South).

The submission also seeks to address Conditions 18 (Ecological Protection and Enhancement Plan), 20 (Layout, Scale, Appearance and Landscaping Details), 21 (Landscape Details), 25 (Noise Impacts) and 26 (decentralised and renewable or Low-Carbon Energy).

With regard to these conditions, it is assumed this submission only seeks their part discharge for the RM4-South area only. Our comments are made on that basis.

The LPAs attention is drawn to our previous comments made in respect of the Outline application F/4/20/OUT. They should be read in conjunction with those, in particular the latest comments of 20 August 2021.

Waste Policy Background

It is essential that existing waste facilities and allocated sites are safeguarded as they make an important contribution to the management of waste arising in West Sussex.

National Planning Policy for Waste (2014), paragraph 8, sets out the role of local planning authorities when determining planning applications for non-waste development, namely to ensure that the likely impact upon existing waste facilities and allocations are acceptable, and do not prejudice the implementation and operation of such facilities. This is reflected in Policies W2 and W10(d) of the West Sussex Waste Local Plan (2014)(the

WLP), which requires that before granting permission for a non-waste development, the Local Planning Authority (LPA) must be satisfied that the proposed development would not prevent or prejudice the use of both existing and allocated waste management sites adjacent to the application site.

This is also echoed in Policy WM DM1 of the adopted Arun Local Plan, which sets out a general presumption against any development which may harm or prejudice the operation of existing and allocated waste facilities, and Policy EE3 of the Ford Neighbourhood Plan, which sets out the need for new development to ensure no conflict with existing uses and appropriate mitigation to minimise potential effects to identified to future occupants.

More generally, paragraph 182 of the NPPF notes that:

"existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."

Waste Infrastructure Statement

F/4/20/OUT was supported by a Waste Infrastructure Statement (WIS) the final version of which was dated July 2021. It is noted that no WIS has been submitted as part of this reserved matters planning application.

A proportionate WIS should be provided for this phase (building on that provided at the outline stage) which specifically addresses potential odour, landscape screening, and noise matters relevant to the key existing waste sites/strategic waste allocations in the vicinity.

As part of this, assurances are sought that the applicant and LPA have engaged with relevant neighbouring waste infrastructure operators, and that they have been offered the opportunity to comment.

Detailed comments

Notwithstanding the above, the submitted information includes a noise and vibration assessment and details of proposed landscaping, both of which are highly relevant to waste infrastructure safeguarding matters.

Based on assessments provided at the outline stage, for this proposed phase of the development, the key proximate safeguarded waste facilities requiring consideration are the Ford Materials Recycling Facility (MRF), and the Southern Water Wastewater Treatment Works (WWTW).

The following set out our observations/comments on the submissions relevant to waste infrastructure safeguarding matters.

Noise

It is noted that the submission also seeks to discharge condition 25 (Noise Impacts).

EHOs technical review of the noise assessment will be crucial to aid in determining whether the submitted assessments and proposed mitigation are adequate/sufficient to ensure that there would be no prejudice to the operation of existing waste sites, and to ensure new development is safeguarded from the impacts of incompatible land uses. **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 is unclear the extent to which the noise assessment has considered a likely worst-case scenario for noise generated by the MRF (or whether this is based on monitored levels over a limited survey period)? It is crucial that any assessment of noise arising from the MRF is representative of full extent of permitted activities.

Paragraph 4.22 of the noise assessment suggests noise level predictions have included the provision of 4m acoustic screening around Ford Airfield industrial Estate, however, this is part of a separate application. It is imperative, therefore, that this is secured.

Table 4-1 and Paragraph 4.32 of the noise assessment suggest an increase in noise levels of 6dB above background, and thus predicts an adverse impact for residential dwellings closest to the MRF at night. This is a substantial increase over that originally predicted at the outline stage, and thus of concern.

To address this, the noise assessment suggests that façade treatments will be required for the easternmost properties (Figure 6.1). Such mitigation seemingly represents narrower measures than were predicted to be necessary in Section 4 of the WIS (as referenced in condition 25) considered at the outline stage. The reasons for this should be explained.

Crucially, it remains unclear what level of noise reduction the proposed mitigation measures would achieve at those properties, and how/if the submission provides sufficient certainty of their delivery (noting paragraph 6.6 states mitigation would be developed at the detailed design stage). Further clarification is required that demonstrates mitigation measures would (1) reduce noise levels below levels where an adverse effect would be likely; and (2) the mechanisms to ensure they would be delivered.

Whilst it is accepted that users of amenity spaces and allotments would likely be less sensitive receptors than occupiers of private residential dwellings, they would nonetheless have some sensitivity to noise. As a result, the LPA and EHO must be satisfied that any noise they might be expected to experience (resulting from waste operations) would not be so adverse as to unacceptably impact on the amenity value of those areas.

Landscaping/Screening

The submitted 'Composite Landscape Masterplan' indicates the provision of woodland structure planting to the eastern and southern boundaries of this phase, to complement existing boundary vegetation/trees. This is welcomed and will aid in further screening existing waste facilities. It is essential that the LPA secures the delivery and ongoing maintenance of the proposed landscape features.

Odour

It is unclear from the submission whether any of the proposed properties would fall within the area identified by Condition 35 of F/4/20/OUT, wherein further odour assessment to demonstrate no conflict with the operation of the existing Wastewater Treatment Works is required. This should be clarified.

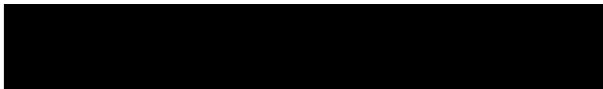
Conclusion

As required by Policy W2 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 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 applicant has not demonstrated that the proposed layout and noise mitigation measures would not prevent or prejudice the operation of existing waste management sites.

Therefore, WSCC request **further information** be provided to address the matters raised above. Until such time as further information has been provided, we have a **holding objection** to the to the approval of this reserved matter and the (part) discharge of condition 25.

James Neave, Principal Planner



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WSSC Minerals and Waste response

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