



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

<b>TO:</b>	Arun District Council Case Officer: Jessica Riches		
<b>DATE:</b>	12 February 2025		
<b>LOCATION:</b>	Ford Airfield, Ford		
<b>SUBJECT:</b>	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.		
<b>RECOMMENDATION:</b>	<input checked="" type="checkbox"/> Advice	<input type="checkbox"/> Objection	
	<input type="checkbox"/> Modification	<input type="checkbox"/> No Objection	
	<input type="checkbox"/> More Information	<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-R04D). 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 Biffa MRF (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).

Nonetheless, the submitted WITN sets out that noise levels arising from the Biffa MRF at the nearest residential receptors, in isolation, would result in noise levels of 6dB below (day) and 10dB below (night) background sound levels. Although somewhat surprising (noting noise levels predicted at the outline stage), provided that EHOs are satisfied that these findings can be relied upon, the MWPA consider it unlikely that the proposals would prevent or prejudice the operation of the existing MRF.



However, given the MRF would remain 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 would also re-iterate that whilst users of amenity spaces and allotments are less-sensitive receptors than occupiers of private residential dwellings, the LPA must be satisfied that any noise experienced (resulting from waste operations) would not be so adverse as to unacceptably impact on their amenity value.

#### Landscaping/Screening

No further comments.

#### Odour

The submitted WITN demonstrates that none of the proposed properties would fall within the buffer area identified by Condition 35 of F/4/20/OUT (wherein further odour assessment is required). As a result, the MWPA consider it unlikely that the proposals would prevent or prejudice the operation of existing Wastewater Treatment Works.

#### **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 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.

James Neave, Principal Planner



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**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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