

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

<b>TO:</b>	Arun District Council Case Officer: Jessica Riches
<b>DATE:</b>	16 July 2025
<b>LOCATION:</b>	Land to the South of Ford Lane, Arundel, BN18 0DF
<b>SUBJECT:</b>	F/19/25/OUT - Outline planning application with some matters reserved (except access) for up to 400 No dwellings, an 8-10 form entry secondary school with associated sports pitches and facilities, a community hub of up to 600 sqm, new pedestrian, cycle and vehicular access point onto from Ford Lane with additional secondary pedestrian/cycle access points will be provided throughout the site, allotments/community growing space, an orchard, country park, a sustainable urban drainage system and other formal public open space, landscaping and associated infrastructure.
<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

West Sussex Joint Minerals Local Plan July 2018 (Partial Review March 2021)

The site is not within a Mineral Safeguarding Areas as identified in the West Sussex Joint Minerals Local Plan.

Waste Policy

National Planning Policy for Waste (2014), paragraph 8, sets out the role of local planning authorities when determining planning applications for non-waste development, 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 of the West Sussex Waste Local Plan (2014)('WLP'), which requires that before granting permission for a non-waste development, the Local Planning Authority (LPA) must be satisfied the proposed development would not prevent or prejudice the use of both existing and future waste management sites or infrastructure in or around the application site.

It is echoed in Policies WM DM1 and QE SP1 of the adopted Arun Local Plan 2011-2031(July 2018)('ALP'), which set out a general presumption against any development which may harm or prejudice the operation of existing/allocated waste facilities, and seek to ensure the amenity of new development is safeguarded from incompatible land uses. Further, Policy EE3 of the Ford Neighbourhood Development Plan 2024-2041 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 200 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."*

In this case, key waste facilities with extant permissions proximate to the proposed development considered relevant for waste safeguarding purposes, include:

- **Recycled Cardboard and Paper Waste Transfer Station** - Wicks Farm, Ford Lane, Arundel, BN18 0DQ (ref. WSCC/009/22).
- **Metal Recycling Facility** - HD White, Ford Industrial Estate, Ford, Arundel, BN18 0HY (ref. WSCC/012/12/F).

#### Recycled Cardboard and Paper Waste Transfer Station

The application is supported by a Waste Infrastructure Statement (WIS) which considers the potential interaction of the development with a safeguarded waste site at Wicks Farm. Whilst the WIS notes a waste use comprising Anaerobic Digestion Plant (AD), it is understood that planning permission WSCC/009/22 has now been part implemented (i.e. *'Proposed change of use of partly implemented anaerobic digestion plant to a recycled cardboard and paper waste transfer station and horticulture distribution facility with alterations to previously consented building, new detached office building with associated infrastructure and works'*). This would likely render the full implementation of previous planning permissions for AD plant physically impossible. It is therefore considered the interaction with the extant permission for the Recycled Cardboard and Paper Waste Transfer Station (WSCC/009/22) is of key relevance, and this forms the basis of the following comments.

The submitted WIS highlights the distance of the application site from the safeguard waste facility (approximately 250m), screening provided by intervening mature vegetation/bunds, and the findings of the submitted acoustic assessment. It concludes that the proposed development would not be incompatible with waste uses nor lead to any prejudice to the operation of the safeguarded waste facility.

Taking into account the separation distances, intervening screening, and noting that extant permissions for waste activities at this site require that all operations must take place within a building /preclude the handling of any odorous waste, it is not considered that the proposed development would be likely to prejudice the operation of the safeguarded waste facility.

It is nonetheless recommended that the LPA gives careful consideration to any comments of WSCC as Highway Authority and considers the potential cumulative impacts of traffic arising from committed development in the locality.

#### Metal Recycling Facility

It is noted that the WIS states *'Arun District Council Planning Officers confirmed that the nearest facility, known as Wicks Farm, is the only one that needs to be considered in connection with the proposed development'*.

Noting the findings of noise assessments submitted as part of the 'landings' outline permission (F/4/20/OUT) and subsequent Reserved matters applications (F/15/24/RES and F/14/24/RES), whilst more distant, the MWPA would highlight that there may be potential for noise arising from the HD White Metal Recycling Site to impact on the southeast area of the application site. It is further highlighted, that reserved matters applications and Condition 25 of attached to F/4/20/OUT (requiring details of noise sources and mitigation to be provided), to date, have not been approved and have attracted objections from Arun Environmental Health Officers (EHO) related to the noise relationship with the safeguarded metal recycling facility.

It is unclear the extent to which the submitted Acoustic Report (Clarke Saunders 19 May 2025) has considered these matters, nor has it been explicitly confirmed that the noise rating level from the waste facility would not be likely to exceed 5dB above background at the nearest proposed sensitive receptor (an operational requirement specified by Condition 7 of WSCC/012/12/F).

However, it is noted that the submitted Acoustic Report concludes that the baseline noise environment for the application site is dominated by noise arising from Ford Lane and that no other major noise sources were apparent. Further, whilst it identifies that the school to located at the southeast of the site may require some noise mitigation measures to achieve suitable noise conditions for occupants (where noise arising from the metal recycling facility may be a contributing factor), it concludes that the area is generally well-suited for use as a school. Further, it is accepted that the proposed development falls outside of the 250m buffer that would typically trigger consultation with the MWPA in respect of safeguarded waste sites.

Taking the above into account, provided that EHOs are satisfied with the findings of the submitted acoustic report, it is not considered that the proposed development would be likely to prejudice the operation of the existing safeguarded waste facility.

The LPA should also be satisfied that the proposals minimise waste generation, maximise opportunities for re-using and recycling waste, and where necessary include waste management facilities of an appropriate type and scale (WLP Policy W23).

### **Conclusion**

As required by Policy W2 of the WLP, Policies WM DM1 and QE SP1 of the ALP, and Policy EE3 of the Ford Neighbourhood Plan, any development 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**, subject to EHOs being satisfied with the findings of the revised submitted Acoustic Report, the proposed development is not considered likely to prevent or prejudice the operation of safeguarded waste management facilities in accordance with National and Local Policy.

James Neave, Principal Planner

[REDACTED]

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**Subject:** MWPA response to F/19/25/OUT - WSCC to ADC 16 07 25

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PI/Ed – Please can you upload to MG and update spreadsheet records as appropriate.

Kind regards,

James

James Neave | Principal Planner, Planning Services, [West Sussex County Council](http://www.westsussex.gov.uk)  
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