Recommendation Report for County Matter Consultation

REF NO: **F/24/17/WS**

LOCATION: New Circular Technology Park, (Former Ford Blockwor
Ford Airfield
Industrial Estate Ford

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for new access road. This application will be determined by the WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. This application is a County Matter which is to be determined by West Sussex County Council. The application seeks permission for a new access road. Plans and assessments relating to drainage, construction details, external works (including surface materials and gates), vehicle tracking and an ecological appraisal have been submitted
SITE AREA	0.74 hectares
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Varied fencing/hedging.
SITE CHARACTERISTICS	Part agricultural land , part existing service road to Southern Water WW'TW and Viridor MRF.
CHARACTER OF LOCALITY	Existing industrial area in the countryside on a former airfield.

RELEVANT SITE HISTORY

None relevant.

REPRESENTATIONS

Representations received:

One Objection- We have HGV's passing our house on Ford lane at all hours of the day and night. This will only add further to the congestion that occurs every day.
I object most strongly to this application. As a postscript the plans state that a bus stop exists in Ford road by Nelson Row. Ford road had never been on a bus route. The applicant needs to get their facts right.

Comments on Representations received:

The Local Planning Authority is a consultee on the application and therefore representations on highway matters and accuracy of plans made by third parties are to be considered by West Sussex County Council who will be determining the application.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health - WSCC/030/17/F - Proposed new access to Ford Circular Technology Park

I would like to make the following comments from Environmental health in respect of the above application:

1. I note that an assessment has been made with regard to the control of dust during the construction phase of the proposed link road. If permission is granted I would request that the mitigation measures detailed in paragraph 6.1 of the Air Quality Assessment produced by Fichtner, dated 15 June 2017 are incorporated into any conditions.

2. The Air Quality Assessment states that any effect from vehicle emissions from the proposed development would be negligible. However, there appears to be some concern raised over the local traffic data used for this application and whether it is up to date given perceived changes in traffic to the local area since the creation of the Bognor Relief Road. I would be grateful if the consultant could confirm whether this is likely to give rise to any changes to the outcome of their assessment. Providing there are no changes to the outcome I would request that if permission is granted the mitigation measures detailed in paragraph 7.6 of the assessment are incorporated into any conditions.

Should you have any queries please do not hesitate to contact me.

Comments on Consultation responses:

Comments are to be passed onto County

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
OUTS BUILT AREA
SPEC CONT ADVTS
OHED ELECT LINE
ART 4 DIRECTION

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN32	Noise Pollution
	GEN33	Light Pollution
	GEN34	Air Pollution
Publication Version of the Local Plan (October 2014):	C SP1	Countryside
	SD SP2	Built-Up Area Boundary
	QE DM1	Noise Pollution
	QE DM2	Light Pollution
	QE DM3	Air Pollution

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There is currently no adopted neighbourhood plan in Ford, though it is approaching adoption. However there are no specific policies relating to this type of development.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

In all applications, the Council must take into account other material considerations. This includes Government Advice in PPG8 of 2001, case law and appeal decisions which have emerged over recent years. By Analysis of these considerations, the following are also relevant:

(i) Health concerns are material planning considerations. Whilst Government advice is that a planning system is not the place for determining health safeguards, Court cases and planning appeals show that public responses on the issue must be weighted in assessing the merits of a site by comparison with alternatives. This must apply to Prior Notification applications as well as applications for planning permission.

(ii) The Planning Inspectorate consider zero health risk (or near zero risk) to be an unreasonable expectation or basis for a decision.
(iii) An ICNIRP Certificate, confirmation compliance with guidelines for the emission of electromagnetic energy, is essential. Sites should be secure by fencing with advisory notes attached.

(iv) Applications must include a thorough examination of alternative sites; this information must be included in the submitted information for public consultation.

(v) Government best practice advice to applicants expects pre-application consultation with organisations such as schools. The Council can look for evidence that this has happened.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This is a County Matter Decision. This Authority is consulted but the application will be determined by the County Council.

The proposed new access road would link the applicants site directly with Ford Road to the east which would provide a long term benefit to the applicant's business. It would also remove heavy goods traffic further away from nearby residential areas.The access route is further from Rollaston Park and Rodney Crescent.

The new access road would be an urbanising addition in appearance however a new landscaping belt and post and rail fence agricultural in nature, would be added adjacent to the industrial units and to the north side of the access road a minimum of 100 metres away from the nearest residential units to the north between the access road and residential units It would be well screened and the development would have no adverse impact on visual amenity or the character of the locality.

The site lies outside the built up area boundary within the countryside. The proposal is not isolated in its location since it is set within other industrial developments at Ford Airfield.adjoins the main complex of farm buildings and it represents a form of diversification utilising agricultural crops. It is considered that such a use is acceptable and would not significantly prejudice agricultural use of the field it would pass through .The proposal would have an acceptable impact on the visual amenities of the locality.

Subject to adequate dust control mitigation and receipt of further satisfactory information, as requested by the Council's Environmental Health division, relating to vehicle emissions the

mitigation measures detailed in paragraph 7.6 of the assessment would be acceptable from a residential amenity aspect if controlled by a suitably worded condition.

It is therefore concluded that this Authority raises no objection subject to 2 suggested conditions.

RECOMMENDATION

NO OBJECTION SUBJECT TO CONDITIONS

1 The development hereby approved shall be carried out in accordance with the mitigation measures detailed in paragraph 6.1 of the Air Quality Assessment produced by Fichtner, dated 15 June 2017.

Reason: in the interests of residential amenity in accordance with policy GEN7 and GEN34 of Arun District Local Plan.

2 Prior to use of the access up to date local traffic data following creation of the Bognor Relief Road. shall be submitted to and approved by the Local Planning Authority to ensure that the there are no changes to the outcome and the development shall proceed in accordance with the mitigation measures detailed in paragraph 7.6 of the assessment.

Reason: in the interests of residential amenity in accordance with policy GEN7 , GEN32 and GEN34 of Arun District Local Plan.