

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

TO:	Arun District Council Case Officer: Hebe Smith
DATE:	17 June 2026
LOCATION:	Hangar 1, Ford Circular Technology Park, Ford Road, Ford, BN18 0XL
SUBJECT:	F/33/26/PL - Replacement of existing cladding, installation of new roller shutter doors, roof alterations including increase in eaves height and alterations to fenestration. This application is in CIL Zone 2 (Zero Rated) as other development.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Waste Policy

National Planning Policy for Waste (2014) seeks 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 echoed by paragraph 200 of the NPPF which require the 'agent of change' to be considered and reflected in Policies W2 and W10 of the West Sussex Waste Local Plan (2014) ('WLP'), Policy WM DM1 of the adopted Arun Local Plan, and Policy EE3 of the Ford Neighbourhood Development Plan.

In this case, key waste facilities safeguarded by planning policy proximate to the proposed development include:

- **New Circular Technology Park (CTP)**, Ford – Permitted for a thermal treatment plant (WSCC/096/13/F), to date part implemented and operated by Grundon as a Materials Recycling Facility with a limited throughput of waste. A new access road and increase in HGV movements was also approved (ref. WSCC/027/18/F) which routes all HGVs along the shared airfield access to Ford Road. This site is also allocated in the WLP 2014 (Policy W10), known as 'Site North of Wastewater Treatment Works, Ford'.
- **Ford Materials Recycling Facility (MRF)**, Ford Airfield, Ford Road, Yapton – operated by Biffa (WSCC planning permission ref. F/19/05 as varied by WSCC/009/16/F)
- **Ford Wastewater Treatment Works**, Ford Aerodrome – Southern Water (refs. F/7/99 as varied by F/16/05, and WSCC/051/12/F)

It is noted that no 'Waste Infrastructure Statement' has been submitted, in accordance with WSCC Minerals and Waste [Safeguarding Guidance](#).

Nonetheless, it is understood that the LPA has granted planning permissions for similar proposals for external refurbishment and alterations to Hangar 1 and Hangar 2, both of which remain extant (F/1/26/PL and F/9/23/PL). WSCC, as MWPA, provided detailed comments in respect of those applications, the content of which is similarly relevant to this development.

In summary, the MWPA continues to have concerns that the proposed development could facilitate re-establishment/intensification of B2 uses on the site that could prejudice the full delivery and operation of permitted waste management facilities within the New Circular Technology Park, and/or the future development of the strategic site allocation in the WLP (Site north of Wastewater Treatment Works, Ford), contrary to the aims of WLP Policies W2 and W10.

However, it is acknowledged that Hangar 1 is separate/excluded from the red line boundary of the adjacent, part implemented, waste development (within the wider CTP), and benefits from a Certificate of Lawfulness (F/11/13/CLP) for general industrial purposes (Use Class B2). Considering this fallback position and noting that the development subject to this planning application largely seeks permission for changes to the external appearance of Hangar 1, WSCC do not consider an objection on waste safeguarding grounds is warranted.

For clarity, the applicant should be reminded that extant legal agreements (as part of WSCC/096/13/F and WSCC/027/18/F) require all vehicular access to the CTP via the access to the southeast corner of the site, and prescribe the hours, routing and maximum number of HGVs entering/exiting the CTP as a whole (i.e. inclusive of Hangar 1, the subject of the current application). Appropriate mechanisms will therefore need to be in place to ensure total HGV numbers are recorded, and specified HGV routing adhered to.

Further, as recommended in WSCC safeguarding guidance, the applicant is advised to directly consult the operators of nearby safeguarded waste management sites identified above (and which share a private access onto Ford Road), to establish, discuss, and minimise any potential areas of conflict with their operations (including during construction).

Conclusion

Existing and allocated waste management facilities/sites must be protected from inappropriate neighbouring development that could prevent or prejudice their efficient operation.

WSCC, as MWPA, note that the proposed development could facilitate the re-establishment/intensification of B2 uses on the site and thus have the potential to prejudice existing and future waste management facilities in conflict with WLP policies W2 and W10. However, noting extant permissions provide for general industrial use of the hangar, and that the proposed development largely seeks changes to the external appearance of the building, **no objection** is warranted on waste safeguarding grounds.



West Sussex Joint Minerals Local Plan (July 2018)

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

James Neave, Principal Planner

[REDACTED]

[REDACTED]

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Sent: 17 June 2026 15:29
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Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: MWPA Response F-33-26-PL - Ford CTP Hangar 1

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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Edward Anderson [REDACTED]

Sent: 17 June 2026 11:08

To: Planning <Planning@arun.gov.uk>

Cc: PL Planning Applications [REDACTED]

Subject: MWPA Response F-33-26-PL - Ford CTP Hangar 1

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Good morning,

On behalf of the MWPA, please find the consultation response attached, for distribution to the allocated case officer (Hebe Smith).

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ

[REDACTED] | Web: www.westsussex.gov.uk

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