



W SCC
County Planning – Minerals & Waste Planning Authority

CONSULTATION

RESPONSE:

TO:	Arun District Council Case Officer: Raymond Cole						
DATE:	2 April 2020						
LOCATION:	Ford Airfield, Ford						
SUBJECT:	F/4/20/OUT: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding.						
RECOMMENDATION:	<table><tr><td>☐ Advice</td><td>☒ Objection</td></tr><tr><td>☐ Modification</td><td>☐ No Objection</td></tr><tr><td>☐ More Information</td><td>☐ Refusal</td></tr></table>	☐ Advice	☒ Objection	☐ Modification	☐ No Objection	☐ More Information	☐ Refusal
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☐ Modification	☐ No Objection						
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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 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 future waste management sites or infrastructure in or around the application site.

It 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.”

In this case, key existing facilities which would be safeguarded by planning policy as existing waste sites, proximate to the proposed development include:

- **New Circular Technology Park**, Ford - Permitted for a thermal treatment plant (WSCC/096/13/F), to date part implemented as a Materials Recycling Facility with a limited throughput of waste. Ford EfW has confirmed their intention to further develop the site with a likely change to technology proposed, as per the EIA Scoping Opinion issued on 13 March 2020.

This site is also allocated in the WLP 2014 (Policy W10), known as ‘Site North of Waste Water Treatment Works, Ford’. A new access road and increase in HGV movements was recently approved (ref. WSCC/027/18/F).

- **Ford Materials Recycling Facility**, Ford Airfield, Ford Road, Yapton –operated by Viridor (WSCC planning permission ref. F/19/05)
- **Ford Waste Water Treatment Works**, Ford Aerodrome – Southern Water (refs. F/7/99 and WSCC/051/12/F)
- **Wicks Farm**, Ford Lane, Ford – Anaerobic Digestion plant operated by Biogas Ltd (ref. WSCC/026/16/F)
- **H D White**, Ford Industrial Estate, Ford – Metal recycling site, operated by H D White (ref. WSCC/012/12/F)
- **Northwood Farm**, Burndell Road, Yapton – Waste Transfer Site operated by T J Waste (ref. WSCC/014/09/CM; to be superseded by WSCC/039/19 once S106 agreed (approved by Planning Committee on 9 July 2019)
- **South Coast Skips**, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility (ref. CM/03/04)

In order to demonstrate that the development proposed would not prevent or prejudice the use of both existing and future waste management sites, safeguarding guidance has been prepared which states that, among other things:

For proximate development, consideration will be given to whether it can proceed without compromising the ability of the site to operate effectively or whether mitigation would reduce the sensitivity of the development to an acceptable level, in accordance with the ‘agent of change’ principle. Information that allows the MPA/WPA and LPA to make this assessment, should be submitted with an application and should address matters including:

- *The distance of the proposal from the safeguarded site;*
- *Any existing screening from buildings or vegetation;*

- *Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions;*
- *The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site;*
- *Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions);*
- *Where appropriate, a full assessment of issues such as noise and light;*
- *Statement of the overall compatibility of the development with the minerals or waste infrastructure. (para 3.3)*

It is recommended that this information should be submitted in the form of a Waste Infrastructure Statement. It is noted that no such Statement has been submitted as part of the planning application, and the matters set out above have not otherwise been covered off in the submission.

With reference to previous comments provided by WSCC as Minerals and Waste Planning Authority at the EIA Scoping stage (dated 23/01/19), the EIA submission has failed to robustly take into account the potential impact on, and of, current and future waste management sites, in particular that of the adjacent Circular Technology Park (CTP) site which has extant permission, and is allocated for, a substantially larger facility than is currently the case.

In this regard, the assessment should take into account the potential impact of the approved and emerging use of this strategic waste site, and other waste sites in the vicinity, on the proposed development, to ensure that, as an 'agent of change', suitable mitigation is included before the development is completed (paragraph 182 of the NPPF). Baseline assessments should consider impacts such as HGV movements, visual, noise, odour, dust and air quality, with reference to assessments carried out as part of relevant applications for the above waste management facilities included, and updated where appropriate to take account of changes in baseline conditions and proximity to sensitive receptors now proposed.

Appropriate buffers and mitigation should be built into the proposed development, with suitable separation distances provided between sensitive uses and the waste sites, to ensure that the proposed development would be both compatible with existing waste uses, and not prejudice their ongoing or future development. Consideration should be given to providing further mitigation therein (e.g. comprehensive screening planting, bunds, building design/orientation to minimise impacts). All mitigation relied upon to demonstrate existing waste uses and their future development would not be compromised, must be clearly detailed.

With reference to the submitted Masterplan (RG-M-78 Rev S) and Land Use plan (RM-M-123), of key concern at this stage is the proposed proximity of uses to the CTP including housing, the proposed 'local centre' to the west/north west, and the proposed employment uses immediately adjacent to the east. Given that this site is allocated as a strategic waste site, and planning permission has been granted, and part implemented, for an energy recovery facility, future operations are likely to have a greater impact than



is currently the case. The proposed uses are generally sensitive to the operation of a waste facility, are much closer than any existing receptor, but no details of potential impacts or proposed mitigation has been provided.

In addition to the CTP site, particular concern is also raised regarding the proximity of proposals to Wicks Farm to the north, the HD White metal recycling site within Ford Industrial Estate to the west (primary school proposed nearby), and both the existing Viridor MRF and Ford WWTW. The compatibility of the proposals with these facilities has not been adequately considered.

The applicant is advised to directly consult the operators of the waste management sites identified above to establish any further key areas of concern.

The decision maker also should 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 (Policy W23).

Conclusion

Existing and allocated waste management facilities/sites must be protected from inappropriate neighbouring development that could prejudice their efficient operation. The layout of the development proposed would result in sensitive uses (e.g. housing, residential care home, schools, community hub, recreation and public spaces) being in closer proximity to waste sites than is currently the case, and without assessment of potential impacts or identification of appropriate mitigation, particularly the Circular Technology Park.

Based on the information provided to date, the applicant has not demonstrated that the development would not prevent or prejudice the use of the existing or allocated waste management sites. Therefore, WSCC **objects** to the proposed development as it would be contrary to policies W2 and W10 of the WLP.

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

