



Viridor House, Priory Bridge Rd, Taunton TA1 1AP



Date: 12 June 2020

Mr Raymond Cole
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Cole,

Application Ref.: F/4/20/OUT

Applicant: Redrow Homes Southern Counties and Wates Developments Ltd

Proposal: 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.

Location: Land at Ford Airfield Ford

I refer to the above planning application and the recent submission of a Waste Infrastructure Statement prepared by Barton Willmore on behalf of the applicant and my letter of objection dated 27th March 2020. I should be grateful if you would take account of the additional representation below.

The Waste Infrastructure Statement provides an analysis of the proximity of various waste operators are to the application area. This shows just how close those operators are to the application area and hence exactly why concern has been raised over the potential for the application to impact on the continued operation of those facilities.

Each of those facilities is likely to have a planning permission and/or a waste management licence/permit that have conditions relating to operating hours and their emissions to the environment (such as noise and odour) which apply to existing sensitive uses that are known and can be identified by the operators. To expect those requirements to apply to new proposals that

are in closer proximity that existing sensitive uses is an ill-founded approach and ignores the Agent of Change principle set out in paragraph 182 of the NPPF.

Where residential development and waste related activity is brought into close contact there is always the potential for complaint. It is important that in introducing new residential development in close proximity to existing and future potential waste operations that as much effort is undertaken to minimise the potential for complaint – the residents and waste operators will have to live side by side long into the future, and long after the developer has moved onto his next project. The fact the applicant appears to be relying on '*expectations of residents who are new to an area of existing industrial noise will be more tolerant of the noise*' provides little in the way of comfort.

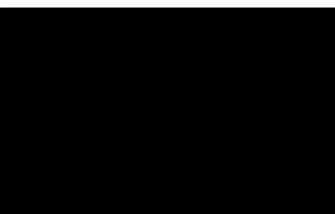
It is accepted that it is difficult to assess the potential impact of the residential proposals on the Strategic Waste Allocation waste allocation without knowing how it could be developed. There are however numerous other operations across the Country that the applicant could have based an assessment on, including operational examples close by in Hampshire and East Sussex.

However, the planning application for the Waste Sorting and Treatment Facility (WSTF) and Energy Recovery Facility (ERF) on the Strategic Waste Allocation is now close to completion and it is expected to be submitted to West Sussex County Council towards the end of June. Unlike the Landings application this is a full application setting out detailed proposals and will contain detailed assessments on a variety of topics include noise and air quality. We recommend that applicant is asked to revisit his waste infrastructure assessment to take on board the details of this application and all of the remaining outstanding issues that he currently seems unwilling to address.

Until then, we have no option but to maintain our **objection** to the application.

Whilst to date, the developer has been reluctant to engage, we would be happy to attend any meeting with you and the developer to discuss the issues in more detail.

Yours sincerely,



Ian John
Director of Planning, Permitting & Estates

