



Mr Robin Shepherd
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Your Ref:

Our Ref: F/4/20/OUT

Arun District Council
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2 October 2020

Please ask for:
Raymond Cole
Strategic Development Team
Direct Line: 01903 737598

Dear Mr Shepherd

F/4/20/OUT - Land at Ford Airfield, Ford

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.

With regard to the above, Arun District Council formally requests further information before the application can be determined.

Further information required under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

It is necessary for the environmental statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application. Notwithstanding any other information that may later be deemed necessary, the following "further information" is required to enable Arun District Council to determine the application. If the information requested is not supplied, the likely conclusion would be a refusal of the application on grounds of lack of information.

1. Transport

The full information requested by West Sussex County Council, as the local Highway Authority, in its response to consultation dated 17 April 2020.

Two technical notes and a revised travel plan were sent to West Sussex County Council as Highway Authority on 5 August 2020, i.e.

- Technical Note ITB13091-029 Sustainable Accessibility
- Technical Note ITB13091-030 Highway Safety and Network Impact
- ITB13091-009E Framework Travel Plan.

It is understood that the purpose of the documents is to partly address the comments raised by the Highway Authority and by Network Rail. However, their status needs clarification as they were not formally submitted to the local planning authority.

An e-mail sent from your transport consultant to West Sussex County Council on 12 August 2020 indicated that road safety audits were being undertaken and would be submitted in due course. Also, that Stagecoach would be providing a written response to the application.

Your e-mail sent on 17 September 2020 indicated that the road safety audits would be submitted to West Sussex County Council by 18 September 2020, but not to the local planning authority. The local planning authority has also not yet received a written response from Stagecoach.

2. Odour

The information identified in the Environmental Health Officer's response to consultation dated 28 August 2020.

- An assessment of the potential odour from the Wicks Farm biogas digester;
- An assessment of the potential odour from Besmoke Ltd.;
- An assessment of the potential odour from the Grundon Waste Management site;
- An assessment of the potential cumulative impacts.

The results of further investigation into odour emissions from the waste-water treatment works recommended by Southern Water in its response to consultation dated 30 March 2020.

3. Noise

Clarification of the matters listed under the heading Noise in the Environmental Health Officer's response to consultation dated 8 July 2020, including details of the effects on HM Prison Ford as an additional noise sensitive receptor.

4. Waste Management

The information requested by West Sussex County Council, as the Waste Planning Authority, in its response to consultation dated 25 June 2020.

The Environmental Statement has failed to fully consider the potential impact on, and of, current and future (permitted) waste management sites, particularly the adjacent Circular Technology Park site which has permission for a substantially larger facility than currently exists. The assessment should consider the potential impact of the approved use of this strategic waste site and other waste sites in the vicinity on the proposed development to ensure that suitable mitigation is included before the development is completed. The

assessment 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 waste management sites and updated where appropriate to take account of changes in baseline conditions and proximity to sensitive receptors proposed.

Appropriate buffers and mitigation should be built into the proposed development (informed by a thorough assessment of potential interactions with neighbouring waste uses), 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 operations. All mitigation relied upon should be clearly detailed and easily identified on the proposed masterplan.

5. Ecology

The information requested by the Council's Ecology Advisor in their response to consultation dated 19 March 2020.

There are habitats adjacent to the site that are used by Bewick swans who are protected as part of the Arun Valley SPA. Further information is requested as part of the mitigation strategy to restrict human and dog access and to screen movement on the adjacent public footpaths.

Where further information requires amended plans, they should be allocated a new revision number and any plans to be superseded should be clearly identified. It is requested that the further information be presented in a single supplementary submission.

I would be grateful if you could provide a date when the District Council can expect to receive the information. This date will affect the timeframe for determination of the application.

If you require clarification or wish to discuss the information requested, please feel free to contact me.

Yours sincerely



Neil Crowther
Group Head of Planning

Planning
Arun District Council