

From: Amanda Scholes on behalf of Planning.Responses
Sent: 20 January 2021 11:05
To: Planning Scanning
Subject: FW: Planning Application Ref. F/4/20/OUT - Ford Energy from Waste Limited - Representation
Attachments: Ford Energy from Waste - The Landings - 190121.pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 19 January 2021 17:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application Ref. F/4/20/OUT - Ford Energy from Waste Limited - Representation

Please could you upload this e-mail and attachment to the application folder F/4/20/OUT as a further representation letter objecting to the proposed development?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Paul McLaughlin [REDACTED]
Sent: 19 January 2021 16:38
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: RE: Planning Application Ref. F/4/20/OUT - Ford Energy from Waste Limited - Representation

Dear Mr Cole,

Please find attached a representation on behalf of Ford Energy from Waste Limited to the planning application detailed below:

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 would be grateful if you could acknowledge receipt.

Kind Regards

Paul McLaughlin MRTPI MCiWM

Project Manager



Ford | energy
from waste



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From: Paul McLaughlin

Sent: 12 June 2020 17:04

To: raymond.cole@arun.gov.uk

Subject: Planning Application Ref. F/4/20/OUT - Ford Energy from Waste Limited - Representation

Dear Mr Cole,

Please find attached a representation on behalf of Ford Energy from Waste Limited to the planning application detailed below:

Application Ref.: F/4/20/OUT

Applicant: Redrow Homes Southern Counties and Wates Developments Ltd

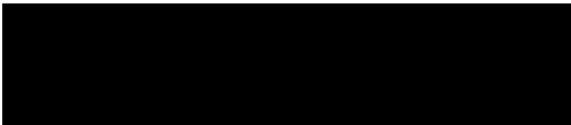
Proposal: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail/ 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 would be grateful if you could acknowledge receipt.

Kind Regards

Paul McLaughlin MRTPI MCiWM
Project Manager



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

19th January 2021

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 Outline Planning Application by Redrow Homes Southern Counties and Wates Developments (the Applicant) and the recent Regulation 25 submission. Since my previous representations dated 27th March 2020 and 11th June 2020, Ford Energy from Waste Limited has submitted a detailed planning application to West Sussex County Council for the redevelopment of Ford Circular Technology Park.

I would be grateful if you could take account of the representation below in addition to our previous representations dated 27th March 2020 and 11th June 2020.

From our review of the Regulation 25 submission, it is considered that the Cumulative Impact Assessment is incomplete as it fails to take into account the following:

- 1) Planning Application WSCC/036/20 submitted by Ford Energy from Waste Limited for the development of an Energy Recovery Facility and a Waste Sorting and Transfer Facility at Ford Circular Technology Park.
- 2) Potential commercial and employment land located off Ford Road as identified within the most recent version of Ford Masterplan.

In addition to this, the additional noise assessment fails to provide any confidence that the proposed residential uses are compatible with the existing and future uses of Ford Circular Technology Park as required by Policy W10 of the adopted West Sussex Waste Local Plan.

Firstly, the additional noise assessment fails to assess planning application WSCC/036/20 submitted by Ford Energy from Waste Limited and secondly, we have major doubts regarding the suitability and deliverability of the noise mitigation measures relied on by the applicants.

We would strongly encourage Arun District Council to seek clarification from the applicant on how the residential dwellings can be configured to ensure that no habitable rooms face any of the industrial uses within the vicinity of the application site.

Should planning permission be granted by Arun District Council, it is essential that planning conditions requiring a detailed noise mitigation scheme be approved and implemented prior to the occupation of any property on site. The conditions should also ensure that all the mitigation measures are maintained and enforced long into the future.

Finally, the applicant continues to assume that there would be no emissions from the existing and future waste management uses at Ford Circular Technology Park however this assumption is somewhat contradicted by the findings of their own Noise and Air Quality Assessments. The applicant's reliance on existing controls imposed on waste management facilities and the assumption that new residents would be more tolerant of pre-existing conditions only proves that the mitigation measures proposed are inadequate. It is therefore recommended that the proposed residential dwellings are placed at greater distance from Ford Circular Technology Park, to reduce the likelihood for complaints from future residents and to avoid prejudicing the existing and future waste management uses at Ford Circular Technology Park.

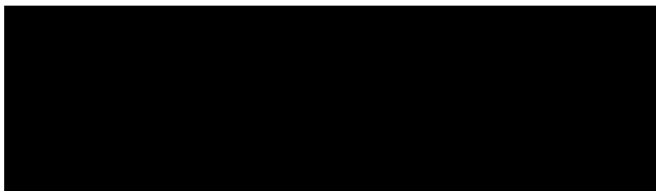
Based on the information provided to date, we have no option but to maintain our objection to the application.

As per our previous representations, we would strongly encourage both Arun District Council and the Applicant to work with all adjoining waste management operators to develop a scheme that works for everyone. We remain willing to attend any meeting with you and the developer to discuss the issues in more detail.

I should be grateful if you would confirm receipt of this response and keep me informed of any developments related to this application.

I look forward to hearing from you.

Yours sincerely,



Paul McLaughlin MRTPI MCIWM
Project Manager
Ford Energy from Waste Limited