

WSCC CONSULTATION RESPONSE:

County Planning – Minerals & Waste Planning Authority

TO:	Arun District Council Case Officer: Raymond Cole
DATE:	20 August 2021
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:	☒ Advice ☒ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal

These comments follow the submission of a revised Waste Infrastructure Statement (dated July 2021). They should be read in conjunction with all previous WSCC comments regarding this application, in particular those last made on 13 March 2021.

Revised Waste Infrastructure Statement (WIS)

The revised WIS has been updated to take account of latest odour modelling for the Ford WWTW and to reflect an updated Land Use & Density Parameter Plan (Rev L) that would place residential properties closer to the existing Viridor MRF.

With specific reference to the Ford WWTW, it is understood that the applicant has carried further odour assessments in direct correspondence with Southern Water to inform suitable buffers and demonstrate there would unlikely be any unacceptable odour impacts at sensitive receptors. This is welcomed. Subject to Southern Water and Environmental Health Officers being satisfied with the findings of these further odour assessments, the County Council is satisfied odour matters can be suitably addressed.

Further, the submitted Noise Impact Assessment Addendum (15 July 2021) seemingly demonstrates that the proximity of sensitive receptors to the existing Viridor MRF now proposed, would not result in any unacceptable noise impacts. Subject to Environmental Health Officers being satisfied with the findings of this addendum, the County Council is



satisfied that the noise relationship with this safeguarded waste site can be suitably addressed.

However, the revised WSI provides few changes or clarifications to address the comments of WSCC dated 13 March 2021. Crucially, whilst the submitted assessments have considered the potential noise relationship with safeguarded wastes sites, there remains a failure to demonstrate that conditions attached to those sites (which set specified noise limits at the nearest residential receptors) would remain operable. Accordingly, the proposed development has not demonstrated that it would not prejudice the use of the existing waste management site contrary to Waste Local Plan (2014) Policy W2.

Contrary to the applicant's assertions, as required by Policies W2 and W10 of the WLP, Policies WM DM1 and QE SP1 and Policy H SP2c (SD8) of the ADLP, and Policy EE3 of the Ford Neighbourhood Plan, the LPA must give due consideration to both existing and potential future waste development proposals and potential interactions with the proposed development, to ensure any future use of the allocated site would not be unduly prejudiced.

The County Council also retains some concern as to whether indicative orientations/proposed noise mitigation could be achieved and whether the applicant's proposed condition would be sufficiently precise and/or appropriate to secure such measures (particularly if mitigation were to be delivered in phases). In addition, consideration should be given to further opportunities for improvements/increases to landscape buffers with neighbouring waste sites. This is particularly important where it could soften views of existing and future waste management facilities and/or complement their boundary treatments, and where existing mature tree belts would be lost (e.g. to the east of the Flying Fortress).

For the avoidance of doubt, the County Council would wish for any outline masterplan (and/or and Land Use Plans) to be based on required buffers and to detail specific noise mitigation features (e.g. barriers) and any areas requiring controlled orientation for noise mitigation.

Conclusion

The County Council fully recognise the importance of, and in principle policy support for the development confirmed by its allocation in the Local Plan. However, as required by Policies W2 and W10 of the WLP, Policies WM DM1 and QE SP1 and Policy H SP2c (SD8) of the ADLP, and Policy EE3 of the Ford Neighbourhood Plan, any development of the site must ensure that existing and allocated waste management facilities/sites be safeguarded from inappropriate neighbouring development that could prejudice their operation and/or future development, and ensure new development is safeguarded from the impacts of incompatible land uses.

The applicant has not demonstrated that the proposed development, in particular the proximity of noise sensitive uses to existing and allocated waste management sites, could be delivered without prejudicing the operation of existing waste management facilities.

Therefore, WSCC continues to **object** to the proposed development.

James Neave, Principal Planner

