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ESTATES OFFICE

Mr. Raymond Cole

Planning Department
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Sent by Email

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27 March 2020

Dear Mr. Cole,

Application Ref.: F/5/20/PL
Applicant: Ford Airfield Market
Proposal: Reconfiguration of Ford Market, including revised market access, hardstanding for replacement vehicular parking and associated infrastructure, landscape, ancillary and site preparation works.
Location: Ford Airfield Market Ford BN18 0FL

I refer to the above planning application by Ford Airfield Market.

We object to this development, in its current form, for the reasons outlined below.

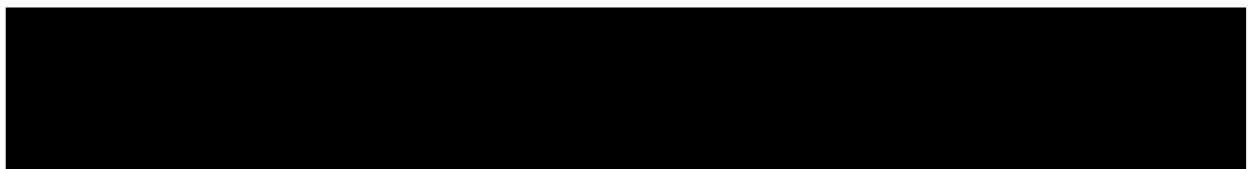
As you may be aware, Grundon Waste Management operates a waste management facility at the Ford Circular Technology Park (CTP), which lies immediately adjacent to the Application Site.

Grundon has actively engaged with the Applicant and their planning advisors for a number of years, taking part in various consultation events and workshops, mainly during the Ford Neighbourhood Plan process, which shaped the proposals forming part of this planning application and the wider development at the Ford Airfield site.

During these discussions, Grundon specifically ensured that the Applicant's project team was well aware of the current and future (in planning or permitted) operations at the Ford CTP site.

Despite this early cooperation and pre-application discussions, the development put forward as part of this application has disappointingly failed to take these considerations on board.

The Ford CTP site currently operates as a waste transfer station, which is only part of the development permitted at the site in 2015 for a comprehensive large-scale waste treatment facility handling 200,000 tonnes of waste annually. A subsequent planning permission (2019) also allowed for a new access road to the Ford CTP site off Ford Road, with additional lorry movements associated with the waste management site as well as extended delivery hours, compared to what is currently being generated.



We note that the plans included in the planning application for the Ford Airfield Market reconfiguration (such as the proposed site plan or the proposed access arrangements) do not show the Ford CTP site new access road (which runs alongside the wastewater treatment works). The new access road to the Ford CTP site is now completed and in use.

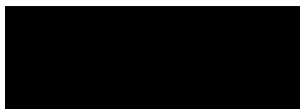
Whilst the application does not seek to intensify the overall use of the market, it proposes one single point of access to the east off Ford Road, diverting all traffic visiting the market onto Ford Road and the existing service road ('Hunterford'), which also leads to the Ford CTP new single point of access. This will, in effect, significantly increase vehicular traffic at the junction of 'Hunterford' with Ford Road.

In this instance, the Transport Assessment submitted as part of the application only considers the current operations and associated vehicles movements at the Ford CTP site but did not take into account the recently permitted additional lorry movements as part of the CTP new access road. The assessment and its outcome are considered flawed. The application has failed to properly consider the planning baseline and the potential cumulative impacts.

We are also extremely concerned with the proposed layout for the market reconfiguration, and in particular the proposal for the new overflow car park immediately to the east of the CTP site's new access road. This would create a new access point and a new pedestrian crossing in very close proximity to the CTP access point, with the associated issues in terms of safety and conflicts between vehicles visiting our site and the users of the market. The vehicles visiting the Ford CTP site are heavy goods vehicles, essentially Refuse Collection Vehicles or articulated lorries and therefore, there is a clear and untenable conflict between these vehicles turning in and out of the Ford CTP access road and pedestrians crossing the road from the overflow car park to access the rest of the market.

We should be grateful if you would keep us informed of the progress of this planning application ref. F/5/20/PL. In the meantime, please do not hesitate to contact us should you require any further information.

Yours sincerely,



Clayton Sullivan-Webb
Managing Director