
Land at Ford Airfield Waste Infrastructure Statement

On behalf of Redrow Homes Southern Counties and Wates Developments Limited

May 2020

Land at Ford Airfield

Waste Infrastructure Statement

Project Ref:	23885		
Status:	Draft	Final Draft for release to client	Final for Council
Issue/Rev:	P1a		
Date:	31 March 2020	15 April 2020	11 May 2020
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Date: March 2020

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1.0 INTRODUCTION

1.1. This Waste Infrastructure Statement has been prepared on behalf of Redrow Homes Southern Counties and Wates Developments Limited further to the submission of planning application F/4/20/OUT for development on land at Ford Airfield in Ford, West Sussex.

1.2. The description of development is as follows:

"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"

1.3. This Statement is submitted in accordance with Policy W2 'Safeguarding Waste Management Sites and Infrastructure' of the West Sussex Waste Local Plan (April 2014) and the associated Mineral and Waste Safeguarding Guidance (October 2019).

1.4. It demonstrates how the proposals can be successfully delivered without preventing or prejudicing the operations of existing waste facilities.

2.0 BACKGROUND

2.1. The West Sussex Mineral and Waste Safeguarding Guidance explains that Waste Consultation Areas exist around all safeguarded Waste Infrastructure. Appendix E of the Guidance provides the Consultation Area Maps by Local Authority Area, including Arun District.

2.2. The application site falls within multiple Waste Infrastructure Consultation Areas. West Sussex County Council (WSCC) has confirmed that these relate to the following waste facilities, which should be considered in this Statement:

- 1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant, operated by Biogas Ltd.
- 2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site, operated by H D White.
- 3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility, operated TJ Waste.
- 4) New Circular Technology Park, Ford – Materials Recycling Facility, operated by Grundon Waste Management Ltd.
- 5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility, operated by Southern Water.
- 6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility, operated by South Coast Skips Ltd.
- 7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility, operated by Viridor.

2.3. Paragraph 3.3. of the Guidance document explains that:

"The need for the proposed development will be weighed against the need to retain the minerals and/or safeguarded site and the relevant criteria in Policy M10 of the JMLP and Policy W2 of the WLP. For proximate development, consideration will be given to whether it can proceed without compromising the ability of the site to operate effectively or whether mitigation would reduce the sensitivity of the development to an acceptable level, in accordance with the 'agent of change' principle."

2.4. Information that allows the Waste Planning Authority and Local Planning Authority to make this assessment should be provided and should address matters including:

- *"The distance of the proposal from the safeguarded site;*
- *Any existing screening from buildings or vegetation;*
- *Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions;*
- *The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site;*
- *Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions);*
- *Where appropriate, a full assessment of issues such as noise and light;*
- *Statement of the overall compatibility of the development with the minerals or waste infrastructure."*

2.5. Paragraph 3.8. of the Guidance document goes on to explain that:

"Applicants are strongly advised to undertake pre-application discussions with the MPA/WPA where the development site is on, or within close proximity, to safeguarded infrastructure (within the MCA or WCA). It may also be appropriate to engage with the site operator to gain a better understanding of the particular amenity issues associated with the site. Pre-application discussions and advice should include:

- *whether the proposal would prejudice the operation of the safeguarded site;*
- *whether any mitigation measures would enable the development to go ahead without compromising the site;*
- *the need to provide replacement capacity, if considered necessary.*

The advice received should be reflected in the information submitted with the application."

- 2.6. The remainder of this Statement responds to each of the requirements of the Guidance document in turn with reference to each safeguarded site.
- 2.7. In the first instance, it is important to note that Ford Airfield is allocated for development via Policy H SP2c (part SD8) of the Arun District Local Plan 2011-2031, which was formally adopted by ADC in July 2018. The site is also allocated via Policy SA1 of the made Ford Parish Council Neighbourhood Development Plan 2017-2031 (January 2019).
- 2.8. The site is allocated in both Plans for a residential-led mixed-use development involving up to 1,500 new homes, employment, a community hub comprising retail / commercial and community uses, primary school, nursery and associated development.
- 2.9. These allocations clearly establish the 'in principle' acceptability of residential-led mixed-use development at the site. The allocations were made in full knowledge and understanding of the existing safeguarded sites and were consulted upon widely.

3.0 CONFORMITY WITH WASTE FACILITIES

The distance of the proposal from the safeguarded site

*1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd*

- 3.1. There is a distance of around 32m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 39m.

*2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*

- 3.2. There is a distance of around 12m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 69m.

*3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste*

- 3.3. There is a distance of around 23m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 59m.

*4) New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd*

- 3.4. There is a distance of around 25m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 80m.

*5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water
Treatment Facility
Operated by Southern Water*

- 3.5. There is a distance of around 12m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 100m.

*6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd*

- 3.6. There is a distance of around 227m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 373m.

*7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor*

- 3.7. There is a distance of around 11m from the site boundary to the safeguarded site. Based on the submitted Illustrative Masterplan, the distance between the safeguarded site and the closest of the proposed residential dwellings is around 190m.

Any existing screening from buildings or vegetation

*1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd*

- 3.8. The safeguarded site benefits from some existing screening from vegetation around its southern and western boundaries.

*2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*

- 3.9. The safeguarded site benefits from some existing screening from vegetation around its eastern boundary.

*3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste*

- 3.10. The safeguarded site benefits from existing screening from vegetation along its eastern and southern boundaries, as well as further afield along Yapton Road. There is also a lorry park to the east of the facility.

- 4) *New Circular Technology Park, Ford – Materials Recycling Facility*
Operated by Grundon Waste Management Ltd

3.11. The safeguarded site benefits from some existing screening from vegetation around its northern, eastern and western boundaries.

- 5) *Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility*
Operated by Southern Water

3.12. The safeguarded site benefits from existing screening from vegetation around its perimeter.

- 6) *South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility*
Operated by South Coast Skips Ltd

3.13. The safeguarded site benefits from some existing screening from vegetation around its eastern boundary.

- 7) *Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility*
Operated by Viridor

3.14. The safeguarded site benefits from extensive existing screening from vegetation around its perimeter.

Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions

- 1) *Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant*
Operated by Biogas Ltd

- 3) *Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility*
Operated TJ Waste

- 6) *South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility*
Operated by South Coast Skips Ltd

3.15. Unknown – not raised as a potential concern to date.

2) *H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*

3.16. We are aware of operational noise associated with processes and vehicles entering / leaving the industrial estate.

4) *New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd*

3.17. Based on conversations with local residents during a public exhibition held in January 2020 ahead of submission of the Outline planning application, we understand that locals have experienced significant odour on an ongoing basis from the existing Grundon facility.

3.18. It is understood that odour arises from the doors to the facility being left open during operations, resulting in odour not being contained, while waste is often discarded outside the buildings, attracting seagulls and rats in the process. This conflicts with the requirements set out within Grundon's permit, as provided at Appendix 1, which explains at paragraph 3.2.1 that:

"Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable, to minimise, the odour."

3.19. We understand that Grundon does not have an odour or environmental management plan in place at present.

3.20. Noise emissions at the safeguarded site are subject to planning conditions, including limits on the hours of use for intensive operations. We are, however, aware from conversations with local residents during the public exhibition of concerns regarding noise from the facility. With this in mind, it is necessary to have regard to the additional requirements set out within Grundon's permit, with paragraph 3.3.1 explaining that:

"Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited

to, those specified in any approved noise and vibration management plan, to prevent or where that is not practicable, to minimise, the noise and vibration."

- 3.21. It is necessary for strict monitoring of compliance with the terms of Grundon's permit and planning conditions, particularly regarding odour and noise, to ensure an acceptable relationship with existing and proposed neighbouring uses.

*5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water*

- 3.22. We are aware that the safeguarded site releases odour due to the nature of the material handled on site. We understand that the level of odour varies depending on the time of day, meteorological conditions and wind speed / direction and maintenance / operational factors.

*7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor*

- 3.23. We are aware of operational noise associated with the emptying of glass and materials, vehicle horns, reversing alarms and noise from plant and processing. The facility does not handle odorous materials.

The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site

*1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd*

*3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste*

*6) South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility
Operated by South Coast Skips Ltd*

- 3.24. It is not considered that mitigation is required to ensure an acceptable relationship with the safeguarded site.

2) *H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*

- 3.25. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site.

- 3.26. The submitted Noise Impact Assessment (Appendix 12.1, Volume 2 of the submitted Environmental Statement) explains the following:

"The expectations of residents who are new to an area of existing industrial noise will be more tolerant of the noise than those settled in an area in which new industrial noise is introduced. (paragraph 3.15)"

"Where proposed dwellings are affected by noise from industrial sources (namely Viridor MRF, Ford Airfield Industrial Estate and Grundon MRF), the assessment has included the following recommended mitigation measures:

- i) Buffer zones between the industrial sources and proposed dwellings;*
- ii) Acoustic barrier/bund within the buffer zones around Ford Industrial estate;*
- iii) Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;*
- iv) Orientation of dwellings so that no habitable rooms are directly facing the industrial sources. (paragraph 5.5)"*

"Recommendations have been provided in order to minimise the noise impact from the industrial sources, in terms of the orientation of dwellings, locations of gardens and provision for acoustic barriers or bunds. With these measures in place, the noise impacts have been assessed under BS 4142: 2014. Taking into account the context, the assessments have indicated that the noise impact from all nearby industrial sources upon the proposed dwellings would be acceptable. (paragraph 6.5)"

- 3.27. With these points in mind, it is not envisaged that future residents would be adversely affected by the current operations at the safeguarded site. The applicants would be happy to agree on a suitable condition to secure the proposed mitigation outlined above.

4) *New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd*

- 3.28. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site.
- 3.29. Appendix 2 to this note contains an extract from the submitted Design and Access Statement. Section G-GG in figure 113 (page 56) illustrates the relationship between the proposals and the safeguarded site. Please note that the section line is shown on page 55.
- 3.30. Section G-GG illustrates the proposed landscape treatment to the edge of the safeguarded site, which includes a 1m high planted bund with 1 in 2 slopes, comprising shrubs and trees with a minimum width of 10m, to create a green screen in front of the existing metal security fencing. Furthermore, a 1m high acoustic fence is proposed on top of the 1m high bund. Collectively, these will provide sufficient visual and noise mitigation for residents from the safeguarded site. As explained above, there is also a distance of around 60m between the safeguarded site and the closest of the proposed new homes.
- 3.31. The submitted Noise Impact Assessment (Appendix 12.1, Volume 2 of the submitted Environmental Statement) goes on to explain the following:

"The expectations of residents who are new to an area of existing industrial noise will be more tolerant of the noise than those settled in an area in which new industrial noise is introduced. (paragraph 3.15)"

"Where proposed dwellings are affected by noise from industrial sources (namely Viridor MRF, Ford Airfield Industrial Estate and Grundon MRF), the assessment has included the following recommended mitigation measures:

- i) Buffer zones between the industrial sources and proposed dwellings;*
- ii) Acoustic barrier/bund within the buffer zones around Ford Industrial estate;*
- iii) Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;*
- iv) Orientation of dwellings so that no habitable rooms are directly facing the industrial sources. (paragraph 5.5)"*

"Recommendations have been provided in order to minimise the noise impact from the industrial sources, in terms of the orientation of dwellings, locations of gardens and provision for acoustic barriers or bunds. With these measures in place, the noise impacts have been assessed under BS 4142: 2014. Taking into account the context, the

assessments have indicated that the noise impact from all nearby industrial sources upon the proposed dwellings would be acceptable. (paragraph 6.5)”

- 3.32. With these points in mind, it is not envisaged that future residents would be adversely affected by the current operations at the safeguarded site, provided Grundon’s operations are closely monitored. The applicants would be happy to agree on a suitable condition to secure the proposed mitigation outlined above.

*5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water*

- 3.33. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site.

- 3.34. The project Air Quality Consultant has advised where sensitive uses e.g. residential development should not be located. Appendix 3 to this note contains an extract from the submitted Design and Access Statement. Figure 83 (page 38) shows the extent of this zone, which falls mid-way between the 1.5 and 30µE/m² contours, alongside a 100m standoff zone for ‘calm conditions’.

- 3.35. The submitted Illustrative Masterplan shows this area of land being used for non-residential uses, predominantly open space and attenuation basins. While some residents may experience odour from the safeguarded site on occasion, this will be limited.

- 3.36. With this in mind, it is not envisaged that future residents would be adversely affected by the current operations at the safeguarded site. The applicants would be happy to agree on a suitable condition to secure the proposed mitigation outlined above.

*7) Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor*

- 3.37. The proposals have been carefully considered to ensure an acceptable relationship with the safeguarded site.

- 3.38. The submitted Noise Impact Assessment (Appendix 12.1, Volume 2 of the submitted Environmental Statement) explains the following:

"The expectations of residents who are new to an area of existing industrial noise will be more tolerant of the noise than those settled in an area in which new industrial noise is introduced. (paragraph 3.15)"

"Where proposed dwellings are affected by noise from industrial sources (namely Viridor MRF, Ford Airfield Industrial Estate and Grundon MRF), the assessment has included the following recommended mitigation measures:

- i) Buffer zones between the industrial sources and proposed dwellings;*
- ii) Acoustic barrier/bund within the buffer zones around Ford Industrial estate;*
- iii) Gardens located to not face the industrial sources, i.e. acoustically screened by the dwellings;*
- iv) Orientation of dwellings so that no habitable rooms are directly facing the industrial sources. (paragraph 5.5)"*

"Recommendations have been provided in order to minimise the noise impact from the industrial sources, in terms of the orientation of dwellings, locations of gardens and provision for acoustic barriers or bunds. With these measures in place, the noise impacts have been assessed under BS 4142: 2014. Taking into account the context, the assessments have indicated that the noise impact from all nearby industrial sources upon the proposed dwellings would be acceptable. (paragraph 6.5)"

- 3.39. With these points in mind, it is not envisaged that future residents would be adversely affected by the current operations at the safeguarded site. The applicants would be happy to agree on a suitable condition to secure the proposed mitigation outlined above.

Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions)

- 1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd*
- 2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*

- 3) *Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste*
- 6) *South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and
Aggregate Recycling Facility
Operated by South Coast Skips Ltd*
- 7) *Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility
Operated by Viridor*

3.40. As part of the pre-application process, engagement has taken place with a range of local stakeholders. Invitations to engagement and consultation events have been sent to every resident and business within Ford parish, alongside others likely to be affected by the proposals. The operators of the waste site have not raised any concerns regarding the proposals.

- 4) *New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd*

3.41. As part of the pre-application process, engagement has taken place with Grundon, the current operator of the safeguarded site. A full review of the planning permissions at the site, alongside the respective planning conditions and permit, has taken place.

3.42. Further to this, we are aware that an EIA Scoping Report has been submitted by Ford EfW Ltd – a joint venture between Grundon Waste Management Limited and Viridor – to WSCC in connection with their proposals for the development of an Energy Recovery Facility (ERF) and Waste Transfer Station (WTS) at the safeguarded site. We have also met with Grundon and Viridor to discuss our respective proposals.

3.43. As noted above, we are aware of existing issues concerning odour and noise associated with Grundon's current operations at the safeguarded site. Given the significant scale of Grundon / Viridor's latest proposals, particularly its extent and operations – alongside associated impacts, particularly noise, odour and landscape / visual – it is necessary to carefully consider the relationship of these proposals to the application at Ford Airfield.

3.44. The waste proposals are significantly in excess of current operations at Grundon as well as those permitted in January 2015 (ref. WSCC/096/13/F). The allocations made in the Arun Local Plan and Ford Neighbourhood Plan at Ford Airfield were made in full

knowledge and understanding of the existing waste allocation – with WSCC and Grundon / Viridor consulted as part of the plan-making process – and it is essential that any development now proposed pays full regard to these allocations.

- 3.45. These allocations clearly establish the 'in principle' acceptability of residential-led mixed-use development at the application site. While the safeguarded site is also allocated, it is necessary to ensure compatibility between each allocation, including the respective aspirations of each Authority. The application site represents a significant element of the future development of the area and is a core allocation, which should be recognised.
- 3.46. Our detailed comments on Grundon / Viridor's EIA Screening Report are provided in Appendix 4 of this note.

*5) Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility
Operated by Southern Water*

- 3.47. As part of the pre-application process, engagement has taken place with Southern Water, the current operator of the safeguarded site. This has included Southern Water sharing data to feed into the assessment work.

- 3.48. As noted above, we are aware of odour associated with Southern Water's current operations at the safeguarded site and the proposals incorporate mitigation in response.

Where appropriate, a full assessment of issues such as noise and light

- 1) Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant
Operated by Biogas Ltd*
- 2) H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site
Operated by H D White*
- 3) Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility
Operated TJ Waste*
- 4) New Circular Technology Park, Ford – Materials Recycling Facility
Operated by Grundon Waste Management Ltd*

- 5) *Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility*
Operated by Southern Water
- 6) *South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility*
Operated by South Coast Skips Ltd
- 7) *Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility*
Operated by Viridor

3.49. Chapter 12 of submitted Environmental Statement assesses the likely significant effects of the proposed development on the environment in respect of noise and vibration. This is supported by a separate Noise Impact Assessment, which assesses the impact of noise sources upon the proposed development. The noise impact from all nearby industrial sources upon the proposed dwellings would be acceptable.

3.50. It is not considered that an assessment of light issues is necessary. Chapter 2 of the submitted Environmental Statement explains:

"The Site is not located in a rural area and lies adjacent to residential areas and roads which are already well lit. In addition, lighting will be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. Therefore, the Development is not anticipated to produce a significant lighting impact. Where appropriate, lighting has been considered within Chapter 7 Landscape and Visual Effects and Chapter 9 Biodiversity."

Statement of the overall compatibility of the development with the minerals or waste infrastructure

- 1) *Wicks Farm, Ford Lane, Ford – Anaerobic Digestion Plant*
Operated by Biogas Ltd
- 2) *H D White, Ford Industrial Estate, Ford – Scrap Metal Recycling Site*
Operated by H D White
- 3) *Northwood Farm, Burndell Road, Yapton – Materials Recovery Facility*
Operated TJ Waste

- 6) *South Coast Skips, Rudford Industrial Estate, Ford – Waste Transfer Site and Aggregate Recycling Facility*
Operated by South Coast Skips Ltd

3.51. Overall, as demonstrated throughout this Statement, the proposed development can proceed without compromising the ability of the safeguarded site to operate effectively. The proposed development is entirely compatible with the safeguarded site.

- 4) *New Circular Technology Park, Ford – Materials Recycling Facility*
Operated by Grundon Waste Management Ltd

- 5) *Ford Waste Water Treatment Works, Ford Aerodrome, Ford – Waste Water Treatment Facility*
Operated by Southern Water

- 7) *Ford MRF, Ford Airfield, Ford Road, Yapton – Materials Recycling Facility*
Operated by Viridor

3.52. Overall, as demonstrated throughout this Statement, with the proposed mitigation, the proposed development can proceed without compromising the ability of the safeguarded site to operate effectively, while reducing the sensitivity of the proposed development to an acceptable level. The proposed development is entirely compatible with the safeguarded site.

4.0 CONCLUSION

- 4.1. As explained above, the proposed development is considered to be entirely compatible with all existing waste facilities, in line with the adopted Arun District Local Plan, Ford Neighbourhood Plan and West Sussex Waste Local Plan.
- 4.2. Full details, justification and mitigation proposed are provided in the submitted Planning Statement, Design and Access Statement and Environmental Statement.