

Mr R Cole
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

23885/A5/JS

9 February 2021

BY EMAIL: Raymond.cole@arun.gov.uk

Dear Mr Cole,

RE: FORD MARKET APPLICATION: F/5/20/PL

On behalf of our clients, Redrow Homes and Wates Developments, I am pleased to provide further information in respect of the application for a reconfiguration of the existing market at Ford Airfield.

Together with this covering letter, I also attach the following:

- Updated Waste Infrastructure Statement and Highways Technical Note
- Drainage Technical Note

Please find below a response to the comments received on the above application:

Environmental Health

Whilst Environmental Health has not objected to the proposed scheme, a number of questions were asked within their consultation response. These are answered below.

Lighting: The applicant is happy to accept a condition seeking submission and approval of a lighting scheme prior to installation on site.

Electric charging points: The applicant is happy to accept a condition seeking submission and approval of details of electric charging provision, together with installation, prior to the commencement of the use.

Days and times of the market:

As per the planning statement, the following times/days are proposed:

- No access to the market site prior to 4am.
- No access to the market trading area prior to 6.30am.
- No trade to take place on Thursday and Saturday prior to 7.30am and Sunday prior to 8.30am.
- All trading to end at 3pm and all vehicles to be removed by 4.30pm on Thursday, Saturday and Sunday.
- No public address, loud speaker or other amplification system to be used.

Whilst this represents a slight change from that approved under the extant consents, the market has been operating on the basis of the above hours for some years and no concern regarding these hours of operations have been brought to the attention of the market operators. Measures have also been proposed (as per the Planning Statement) to ensure an appropriate relationship with the proposed residential development under the concurrent outline application.

WSCC Waste Authority

We note the comments raised by WSCC Waste Authority, and together with an updated Waste Infrastructure Statement, summarise the following in response:

- As the consultation response acknowledges, the proposal seeks to reconfigure an existing market at Ford Airfield which has been operating for over 20 years with requisite planning permissions. The existing market in this location is a material consideration.
- The relationship of the consented waste facility scheme under WSCC/096/13/F would have been considered in the determination of any extant waste infrastructure applications and considered acceptable. No complaints have been raised towards the market from the surrounding waste operators, which confirms that the presence of a market on this site does not prejudice the operations of the allocated waste sites.
- WSCC Highways has been consulted on the application and has not raised objection to the proposed access arrangements and subsequent redistribution of traffic in the local area at the times of the market (which will be restricted by condition).
- Nevertheless, in respect to the specific access/highways comments raised by WSCC Waste Authority, a highways technical note has been prepared and appended to the Waste Infrastructure Statement, that responds to questions raised and signposts to the more detailed assessment contained in the Transport Assessment. This includes the relationship of the proposed market access and egress to the existing and consented operations and access routes from the neighbouring waste sites.

ADC Engineer

In response to the ADC Engineer request for a condition seeking groundwater testing, please see attached updated drainage report which includes the results of winter soakaway testing and groundwater level monitoring across the development site.

Summary

We trust the above is helpful and please request that the application is determined positively at the earliest opportunity.

Yours sincerely,



JEN SAMUELSON
Planning Associate

Encs.