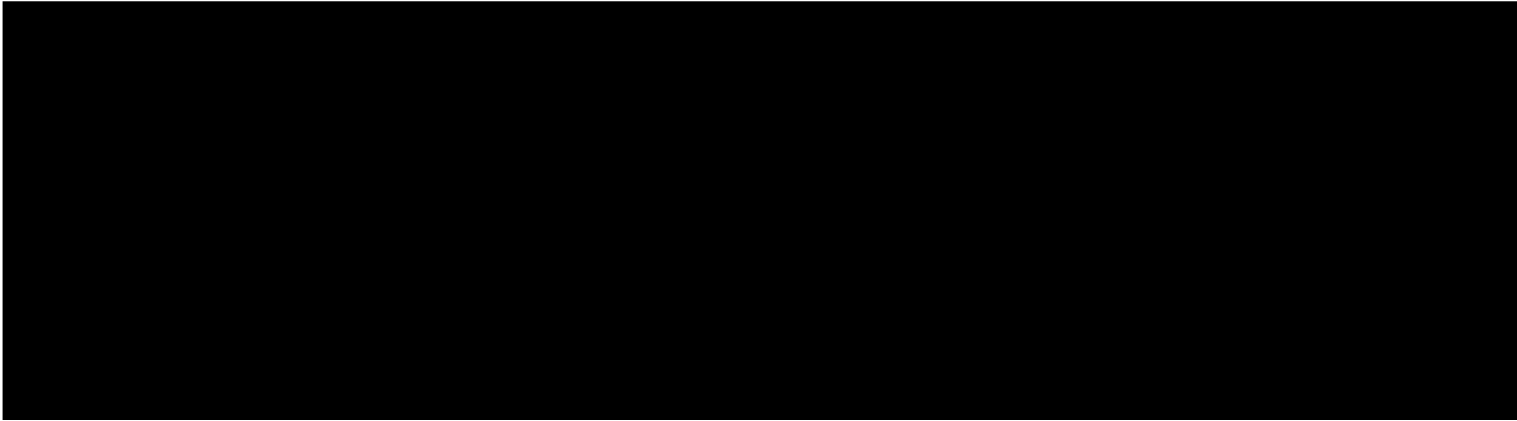




From: Sue Howell <Sue.Howell@arun.gov.uk>
Sent: 19 May 2021 16:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: FW: Planning Consultation on: F/6/21/WS

Response to Planning Application

From: Arun District Council Greenspace

Date: 19 May 2021

Application ref: F/6/21/WS

Description: Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial waste, including ancillary buildings, structures, parking, hardstanding and landscape works.

Location: Ford Circular Technology Park Ford Road Ford BN18 0XL

Determining Authority: WSCC

Summary recommendation: Recommend that landscape mitigation considerations in this application are an improvement on the previously withdrawn application for this site, with early stage mitigation and screening detail having been proposed. The impact and scale of these proposals should not be underestimated considering the proximity to existing and adjacent planned residential proposals, the impact on the wider environment of the surrounding district and the immediate and important distant views. The landscape proposals would need to provide appropriate planting measures which would establish and mature as the site develops.

Comments

Relevant landscape designations:

There are no environmental or cultural heritage designations on the site or built heritage assets.

There are significant heritage assets in the surrounding area including Yapton Church Lane and Main Road/Church Road conservation areas 1km and 1.3km to the west of the site.

The site is located 2.2km to the south of the South Downs National Park.

Response

This application is an amended submission to the previously withdrawn application WSCC/036/20 which we were invited to comment upon.

The site is presently in use as a waste plant and occupies, predominantly the central section of the red edge site. The site is partially vacant with parking and porta cabins to the west, 2 hangers to the north and hardstanding to the south.

Access to the site is via Ford Road to the south. Existing sports pitches and sewage treatment works lie to the south of the site with further hardstanding for market use south again to the sewage works.

The influence of the site upon the wider character area is restricted through low lying topography and limited intervening vegetation. It sits on the rural fringe of Ford and Yapton in an area of existing commercial development.

This application still proposes the construction of an ERF, energy recovery, waste sorting and transfer facility that will be considerable in size and massing and will sit well above the existing skyline. There is some existing vegetation on the boundary of the site and along nearby field boundaries, but the images and documentation provided demonstrate this will have little effect in screening views of the building structure, both near and distant. The coastal plain does not provide the natural landform which would assist in delivering a more elevated, enhanced screening solution.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. LVIA viewpoints with photomontage have been carried out which go some way to assessing the impact on the area from differing locations. It is clear to see from these that the impact on the area will be significant in height and scale and where detailed work would be required to demonstrate the effectiveness of any proposed mitigation measures.

The proposed development site is immediately adjacent the site of the submitted application F/4/20/OUT for 1500 residential dwellings. Consideration of how the proposed waste facility will impact on existing and future residents is required, as well as the existing sports facilities, in terms of visual, noise and odour issues. The presence of the waste facility has the potential to impact greatly on existing adjacent dwellings, the proposed housing development, the enjoyment of the public open space and use of the adjacent sporting facilities.

This application as submitted has made a considerable amendment from that proposed in the previous application, to allow for additional greening, screening and bunding works to the proposed site, which in turn will go some way to providing screening particularly to the western/northern and eastern elevations and is good to see. The inclusion of areas of visual screening woodland, native scrub and native woodland mixes will result in improved habitat formation, considering the present lack of supportive mature vegetation. The landscape proposals will go some way to mitigate the immediate environmental and visual impacts including those of the acoustic fencing. These proposed landscape works predominantly to made up ground (bunds) will take considerable time to establish and the impact of the development would remain a prominent feature in the landscape in this time and going forward. The scale and massing of the development and the overall height of the chimneys will not effectively be able to be screened or at all in respect of the chimneys, by the landscape proposals. The impact in the near ground in particular would remain very evident.

Very little space is shown for landscape mitigation to the southern boundary where a row of trees have been indicated. Views from this direction will be met with the harsh reality of the proposals. Stone gabions to the eastern elevations are shown with the inclusion of ivy, again these will take time to establish any significant greening and then at a very low localised level.

Views of the site both locally and from the high ground of the South Downs National Park to the north will remain considerable by these amended proposals.

Biodiversity net gain has been calculated to show a considerable gain post construction, this is not surprising considering the present nature and use of the site, where very little habitat possibility exists at present.

A wildlife pond has been shown to the eastern edge of the bunding and site flanked by a flint wall. This 'wildlife' pond is shown as a very formalised feature whereby a more organic approach may be preferable for this purpose.

Impact

The proposed development will impact greatly on the immediate area and beyond including from mid and distant views where it will remain obvious. Pollution would be anticipated from increased trafficking to support the facility along the potential for negative environmental, biodiversity, air quality, noise and habitat impact.

Mitigation/requirements

Whilst the inclusion of increased areas for landscape mitigation have been shown, evidence should be sought re timeframe for the effectiveness of these mitigation proposals on the immediate and wider landscape. The landscape scheme will require further detail and particular emphasis on size of plants at time of planting, for their immediate impact and consideration of establishment benefit. Acoustic fencing has been shown surrounding the development, suitable appropriate landscape screening of this would also be recommended. A robust and detailed landscape scheme along with effective maintenance provision would need to be in place to ensure that the proposed mitigation is realised.

The proposals shown still have the potential to result in visual, noise and odour detriment, environmental impact including biodiversity and habitat disruption. Any opportunities to enhance the existing landscape setting and biodiversity improvement should be implemented.

Recommendation/Conclusion

Recommend that landscape mitigation considerations in this application are an improvement on the previously withdrawn application for this site, with early stage mitigation and screening detail having been proposed. The impact and scale of these proposals should not be underestimated considering the proximity to existing and adjacent planned residential proposals, the impact on the wider environment of the surrounding district and the immediate and important distant views. The landscape proposals would need to provide appropriate planting measures which would establish and mature as the site develops.

Sue Howell

Leisure and Landscape Officer,
Greenspace + Emergency Planning

T: 01903 737943

E: sue.howell@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 20 April 2021 10:49

To: Tree Landscape <Tree.Landscape@arun.gov.uk>

Subject: Planning Consultation on: F/6/21/WS

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: F/6/21/WS
Registered: 15th April 2021
Site Address: Ford Circular Technology Park Ford Road Ford BN18 0XL
Grid Reference: 499479 103331
Category: West Sussex Cons
Description of Works: Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial waste, including ancillary buildings, structures, parking, hardstanding and landscape works.

The Council has been consulted on the above application which is being determined by West Sussex County Council. In this case, Arun District Council is acting as a statutory consultee and can only resolve to 'object' or 'not object' or make a comment as the responsibility for making a formal determination rests with the county council.

The documents can be viewed at:

[Click here to view documents available on our website](#)

[Click here to access West Sussex County Council web site and use search boxes to find the application.](#)

Should you have any comments to make, these should be sent by replying electronically to planning.responses@arun.gov.uk by **4th May 2021**.

Please be aware that any comments you may make will be available to view on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Raymond Cole

Planning Case Officer - Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLCONREG3 (ODE) 2020