

West Sussex County Council
County Hall
Chichester
PO19 1RH

Date: 2nd June 2021

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: F/6/21/WS

Dear Sir/Madam,

Consultation from West Sussex County Council

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.

Ford Circular Technology Park Ford Road Ford BN18 0XL

Thank you for your recent application as above. I am able to inform you that this Authority **objects**.

Officers and Members of the Council's Planning Committee have considered the application details and the Environmental Statement submitted for comment, to which an objection is raised by the Local Planning Authority. As set out in the officers' report (copy enclosed), the reasons for objecting are:

- The need for a facility of the proposed size, to enable West Sussex to achieve net self-sufficiency in waste management, has not been clearly demonstrated;
- The scale and height of the proposed development will have a significant adverse visual impact on the character of the landscape, on local settlements including the town of Arundel and on the South Downs National Park;
- It has not been demonstrated that the scale, form and appearance of the proposed buildings are of the highest quality;
- The amount and scale of development proposed for the site is too large to enable a comprehensive and effective landscaping scheme to be implemented;
- The cumulative impact of traffic on the local highway network, taking into account all existing, permitted, allocated or proposed development in the area, has not been satisfactorily addressed;
- The submitted noise assessment has not adequately considered all existing sensitive receptors or the whole of the surrounding strategic housing allocation;
- It has not been demonstrated that odour would not be a problem at sensitive receptors nearby, including the surrounding strategic housing allocation; and
- The proposal has not been designed in a comprehensive and co-ordinated manner to avoid potential conflicts with the surrounding strategic housing allocation.

The Committee considered that the proposed development fails to accord with the policies of the West Sussex Waste Local Plan 2014 (notably W11, W12 & W19) and the Arun Local Plan 2011-2031 (as listed in the officers' report).

Should West Sussex County Council be minded to grant planning permission, Arun District Council would request the imposition of conditions to secure the following:

1. The use of only white sound reversing alarms for vehicles on the site;
2. Deliveries to the site during specified hours only in both the construction and operational phases;
3. Mitigation measures to accord with the Air Quality and Emissions Mitigation Guidance for Sussex (2020);
4. Improved cycle and pedestrian access;
5. The use of electric vehicles on the site where possible;
6. Dust management plans to cover both the demolition/construction phase and the operational phase;
7. A scheme to deal with the risks associated with contaminated land; and
8. A comprehensive landscaping scheme.

Members also resolved that, should West Sussex County Council be minded to approve the application, a request would be made for the Secretary of State to call-in the application for his own determination.

I trust this information is of assistance to you.

Yours faithfully



Neil Crowther
Group Head of Planning