

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 August 2017 10:30
To: Planning Scanning
Subject: FW: F/7/17/PL - Arun Sports Arena Rollaston Park Ford Airfield Yapton

From WSCC

From: Anita Gardner
Sent: 14 August 2017 10:21
To: Planning.Responses
Subject: FW: F/7/17/PL - Arun Sports Arena Rollaston Park Ford Airfield Yapton

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

Sent: 10 August 2017 14:44
To: Anita Gardner
Cc: Darryl Hemmings
Subject: F/7/17/PL - Arun Sports Arena Rollaston Park Ford Airfield Yapton

Dear Anita,

Please see below our comments on application F/7/17/PL;

West Sussex County Council note that the application (F/7/17/PL) is located in close proximity to a Waste Water Treatment Works, and an Integrated Waste Management facility, both of which are safeguarded by the adopted [West Sussex Waste Local Plan \(2014\)](#). Policy W2 of the Waste Local Plan safeguards existing waste management facilities and seeks to ensure that any development near waste management facilities would not prevent or prejudice their continued operation. These sites play a vital role in managing waste arising in West Sussex and compromising their continued operation could lead to a shortfall in waste management capacity which would be difficult to meet elsewhere due to the difficulty of finding suitable sites for waste management facilities.

The Environment Agency state in guidance (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297009/LIT_7260_ba627.pdf), that pollution from existing permitted activities are material planning considerations for planning applications for new developments nearby. The proposed development is within 250m of the Waste Water Treatment Works and the Integrated Waste Management facility. The Integrated Waste Management facility includes a gasification plant (permitted and implemented, but not completed in its entirety) which will require an Environmental Permit from the Environment Agency. This operation is likely considered to be either a "combustion of fuel" activity, under Schedule 1.1 Part A(1), or a "co-incineration of waste" activity, under Schedule 5.1 Part A(1), of the Environmental Permitting Regulations 2010. New developments within 250m of an existing combustion facility or co-incineration activity could result in people being exposed to odour, dust or noise emissions. The proximity of the proposed development and the Waste Water Treatment Works could also result in the proposed development being exposed to odour.

The County Council note that the application is not supported by any assessment to ascertain whether or not the proposed development will be exposed to significant amenity impacts associated with the operation of these existing waste management facilities or constitute a compatible use. Such assessments should consider the potential for, and extent of, noise, odour, emissions to air and discharges to water and also assess whether or not the proposed development would affect the operation of the waste management facilities. Without supporting evidence to show that the proposals would not affect the continued operation of the waste management facilities, the County Council consider that the Local Planning Authority should refuse to grant planning permission.

Kind regards,
Rupy

Rupy Sandhu | Senior Planner - Minerals and Waste Policy, Planning Services, Economy, Planning & Place Directorate, West Sussex County Council
Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

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