

Comment for planning application WSCC/036/20

Application number

Name

Address

Type of Comment

Comments I strongly support the objections raised by Ford Parish Council and Walberton Parish Council to this development. My concerns include conflicts with several Planning Policies at various levels: * Walberton Neighbourhood Plan 2020, Policy VE13 (Protected Views and Vistas). The site impacts protected views 2 and 3. * National Planning Policy Framework (NPPF) paragraph 148: "The planning system should support the transition to a low carbon future ... shape places in ways that contribute to radical reductions in greenhouse gas emissions" * NPPF paragraph 172: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks..." This impacts adversely on the scenic beauty of the South Downs National Park. * SDNP - H1.11 Policy LAND M1 (Protection of Landscape Character): "Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations." * Ford Parish Council's made Neighbourhood Plan : + Policy SA1 (Ford Airfield) Provides for 1500 dwellings, play spaces and allotments. An incinerator immediately adjacent will compromise the quality of this key local development. + Policy EH2 (Renewable Energy): "The siting, scale, design and impact on heritage assets, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way" + Policy EE1 (Support for Business Development): "Development proposals to upgrade or extend existing employment buildings ... will be supported unless the proposal would cause unacceptable harm to the amenities of surrounding properties, landscape ..." + Policy EE10 (Quality of Design of Commercial Buildings): "Proposals for new or extension or alteration of existing commercial premises must be of high quality design, be energy efficient and designed to be in harmony with the landscape setting and contribute positively to the environment." + Policy SP1 (Spatial Plan for the Parish) SP1.1: "supports development on land within the settlement boundary but only if it is considered to be suitable for development against other Plan policies." * ADC Local Plan Policy H SP2, relating in part to Ford NP Policy SA1: "c. Protects, conserves or enhances the natural environment, landscapes and biodiversity." The development will increase HGV traffic along already congested roads. Access is by means of very minor roads. There is already a restriction on HGV access along Yapton Lane. The visual impact of a building of this size will dramatically change the landscape across the whole local community and beyond in an unpleasant way. I have concerns over the impact on air quality both locally (Primary school very nearby, secondary school and care home planned next door to the site) and more distant based on the developer's report showing impacts several miles away (Walberton Parish) Storage of flammable waste near to a large housing estate, together with ammonia and diesel tanks, provides a significant risk to residents should a major fire occur. I note the events at Westhampnett (fires twice in a 2 month period) and Neasden more recently. There are on average 300 fires *per year* at recycling centres (ref <http://www.cfoa.org.uk/17512>) In conclusion, this location is entirely unsuitable for a development of this nature.

Received

Attachments