

# Comment for planning application WSCC/036/20

Application number	WSCC/036/20
Name	Julia Mansergh
Address	MIDWOOD, WEST WALBERTON LANE, WEST WALBERTON LANE, ARUNDEL, BN18 0QS
Type of Comment	Objection
Comments	<p>Visual impact: The site is within 400m of housing in Yapton. Other existing houses in Ford are closer still (under 300m from the site). Ford Parish Council's Neighbourhood Plan Policy SA1 represents a Ford Airfield development of 1500 houses which will be adjacent to the proposed site. This site is included in Arun District Council (ADC)'s Local Plan (policy SD8); such a development would be seriously impacted by this proposal. It is highly unlikely that anyone would want to buy a house next to this proposed facility thereby potentially putting Arun's housing land supply in an even worse position than it currently is. The view from the South Downs National Park (SDNP), with the Downs at a higher elevation than Ford, will also be considerably impacted by the proposed facility. Air quality: I am concerned that the air quality comparison is based on a currently permitted facility which may not conform to the latest exacting emissions standards. Given the variable quality and nature of the fuel used (as household waste is of variable type), exact prediction of the emissions may be underestimated. Coherence with existing planning: The proposed development appears to be in conflict with the following planning policies: Walberton Neighbourhood Plan 2020, Policy VE13 (Protected Views and Vistas) 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..." 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." 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 ..." I consider the potential harm to the landscape to be unacceptable. 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." I consider the environmental contribution to be negative and the proposal not to be in harmony with the landscape setting. 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." This development is unlikely to provide such an enhancement Traffic: The site presents a number of potential traffic issues: The stated level of HGV movements is 120 in and 120 out per day. This gives 240 HGV movements per 14 hour period or 1 movement every 3.5 minutes. Immediate local roads are minor and the A259 to the south is already busy. The plan is for 275,000 tonnes of waste to be handled per year, a considerable amount. The North End Road (North of Ford Lane) traffic is shown as increasing from a total of 10,474 to 13,089 yet the HGV increase is forecast to be zero. Yapton Lane, which is the continuation of North End Road north of the level crossing in Walberton Parish, has about 4% HGV traffic. Three of the possible offline A27 Arundel bypass routes cross the top of Walberton Parish enabling easy access to the A27. We therefore believe that the HGV increase on Yapton Lane will be considerable. There will be added conflict with the extra traffic from the new housing estate - 1500 houses could give 3000 extra cars to conflict with these HGV movements. HGVs will generate pollution - including noise and diesel particulates - near to residential areas. Major incident safety: High risk of fire from household waste, thus affecting the safety of nearby houses including risk from toxic fumes.</p>
Received	04/08/2020 22:17:02
Attachments	