

# Comment for planning application WSCC/036/20

Application number	WSCC/036/20
Name	Suzanne
Address	MALLARDS, EASTERGATE LANE, EASTERGATE LANE, ARUNDEL, BN18 0BA
Type of Comment	Objection
Comments	<p>I strongly support the objections raised by Ford Parish Council and Walberton Parish Council to this development. * 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." Why have the developers not included photographic evidence to show the impact of the chimney etc on the view from nearby and further afield? The proposal conflicts with existing planning policies and definitely does not accord with Neighbourhood plans as made by Walberton and by Ford Parish Councils, and, as importantly, with the National Planning Policy Framework and Arun DC's Local Plan on the importance of conserving and enhancing the natural environment and landscape quality . Details on this are cited in Walberton Parish Council's response and objections to the development. Both the ALP and FNP recognise the applicant's site as a strategic waste location for capacity of up to 250,000tpa. Indeed, in 2015 this application - WSCC/096/13/F was approved, prior to both strategic documents being adopted and made respectively, for up to 220,000tpa waste capacity in a building half the height and substantially smaller in terms of mass and land coverage). Clearly the size and massing of the new proposal is a significant departure from the main natural character of the area with the existing industrial units being no higher than 12m. Moreover the current consented scheme is for a building with a roofline extending to 22m at its highest point and a dual chimney stack of 50m whereas the new proposal is for a unit with a roofline extending to 52m high covering an area of 4 football pitches and with a stack of 84m. So this application has more than doubled in height and increased in volume by 115%. ADC LP 2018 clearly designates the surrounding land for housing and accommodates the consented ERF. The 1,500 proposed homes and consented ERF can sit side by side without significant detriment to either's demands and requirements. West Sussex CC has identified several sites to fulfil its required waste capacity up until 2031 with Ford being identified for up to 230,000tpa. The current consented scheme has capacity of up to 200,000tpa, significantly diluting the need for a larger facility at Ford. This must be compared to ADC's shortfall in both housing supply and suitable available and developable alternative housing land to accommodate the potentially blighted 1,500 homes designated for the Ford Airfield Strategic Housing Site. Walberton Neighbourhood Plan 2020, Policy VE13 (Protected Views and Vistas). The site impacts protected views 2 and 3. We should be protecting the valued landscapes of the South Downs National Park and AONB, which are given the highest protection in the NPPF and not potentially hindering the delivery of homes across Arun District Council * 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" * 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. 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 <a href="http://www.cfoa.org.uk/">http://www.cfoa.org.uk/</a> Please refuse this application</p>
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Attachments	