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To:

[PL Planning Applications](#)

Subject:

Fwd: Comments acknowledgement for WSCC/036/20

Date:

09 August 2020 10:14:32

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Application number: WSCC/036/20

Site: Ford Circular Technology Park, Ford Road, Ford, Arundel BN18 0XL

Proposal: 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 wastes, including ancillary buildings, structures, parking, hardstanding and landscape works

Comments:

1. Its excessive size and design would be highly damaging to the immediate landscape and views from the South Downs National Park contrary to landscape and design policies in the Ford Neighbourhood Plan, Arun Local Plan and the National Planning Policy Framework 170 and 172. It would be incongruous on the landscape - the main building would be higher than Arundel Cathedral, and the chimney stack would be higher than Chichester Cathedral. It would dominate the landscape for miles.

2. It is contrary to national policy and guidance that the planning system should support the transition to a low carbon future in a changing climate.

With the dreadful effects of COVID 19 still with us, this a monstrosity that could damage the health of residents and their children at a time when clean air is so necessary and valued. How extraordinarily insensitive in attempting to pass planning during a worldwide pandemic. Whatever safeguards are proposed, I am not confident that any malfunctions could be precluded, nor detected in a timely manner, to the detriment of local residents.

3. National Planning Practice Guidance describes the need to address climate change as 'one of the core land use planning principles' that should 'underpin both plan-making and decision-taking.

4. It is contrary to the direction of travel set out in the Environment Bill which seeks to move our economy away from the 'take, make, use, throw' system to a more circular economic model that keeps resources in use for longer and ensures that we extract the maximum value we can from them.

5. It could prejudice the delivery of the market housing on the adjacent allocated site because of the developer's concerns about the impact of the proposal on the sales value of dwellings.

6. It could prejudice the delivery of affordable housing on the adjacent site by the Community Land Trust.

7. A large development of houses are due to be built in Ford Lane nearby to this proposed building.

8. There would be a massive long term increase in vehicle traffic on the local road system, which is already overcrowded, and will be even more so with the building of the housing development.