

Raymond Cole

From: Sue Howell
Sent: 23 July 2020 16:55
To: Planning.Responses
Cc: Raymond Cole; Rachel Alderson; Joe Russell-Wells
Subject: RE: Planning Consultation on: F/15/20/WS

Response to Planning Application

From: Arun District Council Greenspace

Date: 23 July 2020

Application ref: F/15/20/WS

Description: 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. This application is a County Waste Matter will be determined by West Sussex County Council.

Location: Ford Circular Technology Park Ford Road Ford BN18 0XL

Determining Authority: WSCC

Summary recommendation: I would recommend that landscape detail is provided at an early stage to demonstrate how mitigation and screening requirements will be addressed. These requirements should not be underestimated considering the proximity to existing and adjacent planned residential proposals. The impact on the wider environment of the surrounding District also requiring that mitigation landscaping be provided to soften the immediate impact and important distant views. This would need to provide appropriate planting measures which will establish and mature as the site develops.

Comments

Relevant landscape designations:

There are no environmental or cultural heritage designations on the site or built heritage assets.

There are heritage assets in the surrounding area including Yapton Church Lane and Main Road/Church Road conservation areas 1km and 1.3km to the west of the site.

The site is located 2.2km to the south of the South Downs National Park.

Response

The site is presently in use as a waste plant and occupies, predominantly the central section of the red edge site. The site is partially vacant with parking and porta cabins to the west, 2 hangers to the north and hardstanding to the south.

Access to the site is via Ford Road to the south. Existing sports pitches and sewage treatment works lie to the south of the site with further hardstanding for market use south again to the sewage works.

The influence of the site upon the wider character area is restricted through low lying topography and limited intervening vegetation. It sits on the rural fringe of Ford and Yapton in an area of existing commercial development.

The proposed energy recovery, waste sorting and transfer facility is considerable in size and massing and will sit well above the existing skyline. There is some existing vegetation on the boundary of the site and along nearby field boundaries, but the images provided demonstrate this will have little effect in screening views of the building structure, both near and distant. The coastal plain does not provide the natural landform which would assist in delivering a more elevated, enhanced screening solution.

The NPPF para 124/127 relate to good design principles which equally apply to commercial development. LVIA viewpoints with photomontage have been carried out which go some way to assessing the impact on the area from differing locations. It is clear to see from these that the impact on the area will be significant in height and scale and where detailed work would be required to demonstrate the effectiveness of any proposed mitigation measures.

The proposed development site is immediately adjacent the site of the submitted application F/4/20/OUT for 1500 residential dwellings. Consideration of how the proposed waste facility will impact on existing and future residents is required, as well as the existing sports facilities, in terms of visual, noise and odour issues. The presence of the waste facility has the potential to impact greatly on existing adjacent dwellings, the proposed housing development, the enjoyment of the public open space and use of the adjacent sporting facilities.

Impact

The proposed development will impact greatly the immediate area and beyond including from mid and distant views where it will remain obvious. Pollution would be anticipated from increased trafficking to support the facility along the potential for negative environmental, biodiversity, air quality, noise and habitat impact.

Mitigation/requirements

Whilst the inclusion of a substantial landscape scheme should be integral to the development, there is little evidence of this shown to the layout at present. Acoustic fencing is indicated with some indicative landscaping, however the restriction that the site presents with the footprint of the available site would go nowhere towards allowing the space required for a robust and effective landscape scheme to be implemented.

The proposals shown have the potential to result in visual, noise and odour detriment, environmental impact including biodiversity and habitat loss. Any opportunities to enhance the existing landscape setting and biodiversity improvement should be considered.

Recommendation/Conclusion

I would recommend that landscape detail is provided at an early stage to demonstrate how mitigation and screening requirements will be addressed. These requirements should not be underestimated considering the proximity to existing and adjacent planned residential proposals. The impact on the wider environment of the surrounding District also requiring that mitigation landscaping be provided to soften the immediate impact and important distant views. This would need to provide appropriate planting measures which will establish and mature as the site develops



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