



Arundel Town Council  
Town Hall  
Maltravers Street  
Arundel  
West Sussex  
BN18 9AP

10<sup>th</sup> May 2021

Michael Elkington  
Head of Planning Services  
County Planning  
County Hall  
Chichester PO19 1RH

Dear Mr. Elkington,

**Re: Planning Application No: WSCC/011/21 Ford Circular Technology Park, Ford Road, Ford BN18 0XL**

Thank you for consulting us on this planning application.

Arundel Town Council objects to this application. Whilst we have noted the changes made in an attempt to address the numerous objections to the previous application (WSCC/036/20) we believe that the grounds of our objection remain substantially unchanged. This is simply the wrong location in which to build such a huge industrial complex.

Our specific objections are as follows:

1. Whilst the footprint is reduced, this remains a huge industrial building in a flat, rural landscape. The reduction in the footprint of the buildings is achieved by introducing a second combustion line which entails building a second 85m high chimney. These two chimneys will be clearly visible from Arundel Castle, from some of the listed buildings in Arundel, and from the South Downs National Park. This will have a detrimental effect on Arundel, reducing the attractiveness of Arundel as a tourist destination with a resulting negative impact on the town's economy.
2. The size and scale of the buildings proposed will be detrimental to the skyline, landscape, character and enjoyment of a wide area, from the South Downs National Park to the coast, including the banks at the River Arun. As a result it conflicts with both National Planning Policy and the West Sussex County Council 2014-2031 Waste Plan (Policies W11 and W12).

3. The roads around Ford are not designed for the heavy industrial traffic that would result from this development both during its construction and its subsequent operation. Whilst industrial traffic would be made to follow the Southern route, there would inevitably be increased traffic northwards into Arundel on a road which is already regarded as dangerous by residents. The increased traffic on Church Lane would seriously affect the route between Arundel and the A259/National Cycle Network.
4. The location of this large-scale industrial unit so close to both existing houses and the 1,500 houses proposed to be built in the Ford strategic allocation in the Arun District Local Plan is incompatible with West Sussex County Council 2014-2031 Waste Plan (Policy W12). We believe that people will not want to move to a new housing development that is close to a huge industrial complex. This will have repercussions for both the economy of Arundel and it will also result in pressure to develop more housing on greenfield sites in Arundel.
5. The prevailing winds in this area is south-west, and as a result the emissions from the two chimneys will be heading towards Arundel. Retrospective monitoring by the Environment Agency will not repair the harm done to Arundel as a heritage town that attracts up to 1 million visitors per annum.

Yours sincerely,

*Tony Hunt*

Tony Hunt

Mayor of Arundel