



# North Horsham Parish Council

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County Planning  
West Sussex County Council  
County Hall  
Chichester  
PO19 1RH

23<sup>rd</sup> June 2017

Dear Sirs,

## **Planning application:- WSCC/062/16/NH**

North Horsham Parish Council has considered the further information and evidence relating to planning application WSCC/062/16/NH - Recycling, Recovery and Renewable Energy and Ancillary Infrastructure at the former Wealden Brickworks, Langhurstwood Road, submitted by Britaniacrest Recycling Ltd described as an Energy from Waste facility by the applicants.

**The Parish Council strongly objects to this application on the grounds that the design, height, size and mass of the buildings has a detrimental effect on the local landscape and distinctiveness of the area and that there is insufficient evidence to satisfy the Parish Council that there will be no adverse effect on the health and wellbeing of local residents from the plant and vehicle emissions to and from the site.**

The National Planning Policy Framework (NPPF) (2012), Horsham District Planning Framework (HDPF) (2015) and West Sussex Waste Local Plan (WSWLP) (2014) set out clear guidelines regarding the quality and character, principles of and sustainability of development. In the opinion of the Parish Council the application is not in compliance with policies within these documents. Areas of non-compliance are noted in the comments below:-

- 1. Design, height, size and mass of the proposed buildings** (*Does not comply with HDPF (2015) Policies 25,26, 32 and 33 and WSWLP (2014) Policies W10, W11 and W12*)

The Parish Council notes that work has been undertaken by the applicant to try to address issues raised regarding the design, height, size and mass of the buildings on the site. However, whilst a more sympathetic choice of colours, tones and textures on the exterior of the buildings aims to blend in with the surrounding countryside and the height of some

of the buildings has been slightly reduced through revising the size of the plant and equipment used in the waste to energy processes, the size of the proposed buildings and chimney will still be significantly higher than buildings in the surrounding area and do not complement the local distinctiveness of the area which is that of countryside surrounding a Sussex market town.(HDPF(2015) Policy 32, WSWLP (2014) W11) Furthermore, the height, size and mass of the building and the chimney is not sympathetic to the site setting in terms of topography, landscape and skyline (WSWLP (2014) W12). The proposed siting of the buildings and chimney, on land that sits quite high within the landscape, accentuates its presence and its urban feel. The chimney will visually impact the High Weald Area of Outstanding Natural Beauty and other designated areas of special significance in the wider area.

The photographic evidence of how the facility will impact on the surrounding area is still disappointing and does not properly reflect how imposing it will be in the landscape.

**2. Emissions from plant and vehicle movements** *(Non-compliance with NPPF (2012) Policy 8, 10 and 11 also WSWLP (2014) Policy W12 and Policy W19)*

The additional information relating to air quality and the odour assessment is not clear and continues to raise concerns regarding long term health issues associated with the incineration of waste, especially in respect of elements that are stored in the body and which can be transferred to unborn children. There is still no information regarding the ultimate level of the Carbon dioxide, Nitrous oxide etc. generated from this facility.

There still appears to be no information on the impact to the environment on vehicle movements associated with operating the incinerator. Diesel engine vehicle movements associated with the operation are likely to be high and the resulting pollutants will rise commensurately reducing air quality. The Parish Council is still concerned that waste from outside the County will be needed to ensure that the facility remains profitable.

The applicant notes that the detailed design and suppliers of the prime movers that generate much of the noise are unknown. Residents who live in the vicinity of the facility are already affected by noise levels. Now that the application for 2,750 houses in North Horsham has been approved, there are likely to be more people impacted by noise from the 24-hour operation.

The Parish Council are still of the opinion that to ensure that vehicles do not block the Access Road and use local lay-by's the weighbridges must be relocated to provide adequate waiting bays for HGV's entering the site.

The Parish Council recommended that a study be commissioned to seek professional advice on the effects of turbulence created by passing aircraft on the emissions. There doesn't seem to be any additional information about this area of concern.

The Parish Council has not seen evidence that Sections 8,10 and 11 of the NPPF, which refer to healthy communities, the challenge of climate change and conserving and enhancing the natural environment along with HDPF (2015) Policy 33 and WSWLP (2014) W12 are being adhered to.

### **3. Land allocation and its consequences**

The Parish Council has still not received a response as to why this site was allocated in the Local Plan for residential development North of Horsham when it had already been allocated as a site for waste by WSCC.

Building a Recycling and Incineration plant next to the proposed development north of Horsham, which includes 2,750 dwellings along with community facilities, poses a conflict in land use as evidence points to there being adverse consequences to the health of those living nearby from emissions. Additional traffic from this and other developments surrounding Horsham also pose issues with regard to the increase in traffic and add to potential traffic emissions which combine to cause significant issues.

### **4. Consultation and collaborative working**

The Parish Council acknowledges that the applicant has tried to make some improvements to some of the main issues posed by this application, especially around design, but significantly more is required to lower the buildings so that they blend in with the countryside and do not pose such a blot on the landscape.

The further information did not appear to include the ways in which the energy produced from the waste facility could be used to local benefit. The Parish Council would be very interested to find out more about that aspect of the application.

In conclusion, the Parish Council re-iterates that it strongly opposes this application.

Yours faithfully

Pauline Whitehead BA (Hons) FILCM  
Clerk to North Horsham Parish Council