



How to contact us

Write to: Manor House, Church Street,
Littlehampton, West Sussex, BN17 5EW

Email: lrc@littlehampton-tc.gov.uk

Call: 01903 732063

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18th May 2021

Notice is hereby given that there will be a meeting of the:

Planning and Transportation Advisory Group

Date: **Monday 24th May 2021**

Time: **6.30pm**

Committee:

Councillor Long (Chair)
Councillor Buckland
Councillor Chace
Councillor Tandy
Councillor Tilbrook
Councillor Turner

Peter Herbert, Town Clerk

Agenda

Virtual Meeting Protocol

2021/22

This meeting will be a 'virtual meeting' and any member of the press and public may listen-in and view the proceedings via a weblink which will be publicised on the Town Council website at least 24 hours before the meeting.

The Town Council's Protocol and Procedures for 'virtual meetings' can be viewed at <https://www.littlehampton-tc.gov.uk/committee-meetings>

Any members of the public wishing to address the Council or any of its Committees during the Public Forum or seeking further information on the items to be discussed, will need to email lrc@littlehampton-tc.gov.uk one clear working day before the meeting and provide details of their question.

1. Mobile Phones

Members are requested to switch their mobile devices to silent for the duration of the meeting and are asked to note the previously approved protocol for remote meetings which is in place for the duration of this meeting.

2. Apologies

3. Declarations of interest

Members and Officers are reminded to make any declaration of disclosable pecuniary or personal and/or prejudicial interests that they may have in relation to items on this Agenda.

You should declare your interest by stating:

- a. the item you have the interest in
- b. whether it is a disclosable pecuniary interest, whereupon you will be taking no part in the discussions on that matter, or
- c.
 - (i) whether it is a personal interest and the nature of the interest
 - (ii) whether it is also a prejudicial interest
 - (iii) If it is a prejudicial interest, whether you will be exercising your right to speak under PUBLIC FORUM

It is recorded in the register of interests that:

- Councillor Buckland is a Member of Arun District Council
- Councillor Chace is a Member of Arun District Council
- Councillor Tilbrook is a Member of Arun District Council

These interests only need to be declared at the meeting if there is an agenda item to which they relate.

4. Minutes

To confirm the Minutes of the meeting held on 26th April 2021 circulated herewith (pages 4 - 11). In accordance with the Town Councils' Standing Orders, Section 9 (a), Members are reminded that no discussion of the draft minutes of a preceding meeting shall take place except in relation to their accuracy.

5. Chair's Report and Urgent Items

6. Public Forum

Any members of the public wishing to address the Council or any of its Committees during remote meetings should email lrc@littlehampton-tc.gov.uk one clear working day before the meeting with their submission. These will be read out by the Chair or a supporting officer at the meeting. During this period, and to enable the Council to answer as many questions as possible at the meeting, the submission should not exceed 200 words. The Clerk, in consultation with the Chair of the meeting, reserves the right to summarise written questions. All written questions and responses will be made available on the Town Council web site alongside the meeting minutes.

7. Planning and other Arun District Council Matters

7.1. Planning Applications- Lists 17, 18, 19 and 20 if available (Attached, Pages 12 – 13)

7.2. BT Payphone Adoption Update - To note the attached update (Page 14)

7.3. Rampion 2 Statement of Community Consultation - To note the attached update (Pages 15 – 16)

8. Transportation and other West Sussex County Council Matters

8.1. Environmental Permit Application Re: Energy Recovery Facility at Ford Circular Technology Park – To consider and comment upon the attached application (Pages 17 – 19)

9. Masterplan- North Littlehampton

10. Exempt Business

It is **Recommended** that:

The public and accredited representatives of the press be excluded from the Meeting under Section 100 Local Government Act 1972 due to the confidential nature of the business to be conducted.

Minutes of a Meeting of the Planning and Transportation Committee held on Monday 26th April 2021 at 6.30pm

Present:

Councillor Tandy (Chair)
Councillor Buckland
Councillor Chace
Councillor Long
Councillor Rhodes
Councillor Turner

2020/2021

This meeting is available to view using the following link:

<https://www.youtube.com/watch?v=EV-7ZX8vYWQ>

124. Virtual Meeting Protocol and Use of Mobile Devices

The Chairman opened the meeting and explained how it would be conducted and the protocol that would be followed, including how any break in the proceedings due to technical difficulties would be managed.

125. Apologies

There were no apologies.

126. Declarations of Interest

Members and Officers were reminded to make any declarations of disclosable pecuniary or personal and/or prejudicial interests that they might have in relation to items on the Agenda. The standing declarations were noted, and no further declarations were made.

127. Minutes

The Minutes of the meeting held on 29th March 2021 (previously circulated) were confirmed as a true record and it was noted that arrangements would be made for these to be signed at a later date.

128. Chair's Report and Urgent Items

128.1. Planning Application LU/238/20/OUT - Land west of Bridge Road Roundabout, Littlehampton, BN17 5DF

- 128.1.** The Committee received details of amended plans that had been submitted in respect of the above planning application. This contained proposals to improve access to the development for pedestrians and cyclists from the Bridge Road roundabout. Members proceeded to review the plans in more detail and observed that a crossing on the A259 was proposed to provide continuity of access on foot and bicycle. It was understood that the intention was that these facilities should link with existing and proposed improvements in the area, however it was unclear how these facilities would link to Kingley Gate or future improvements that might be delivered by the Highways Authority. Members also still had significant concerns that the proposals did not adequately consider the increasing traffic in the area due to new developments East and West of the application site including the proposed new waste facility at Ford. Members also highlighted that the delivery of any such improvements needed to be aligned to highways works in the area to avoid unnecessary disruption.
- 128.2.** Overall, observing that the lack of affordable housing provision within the development had also yet to be addressed, the Committee was not satisfied that their original concerns had been fully addressed and **Resolved** that:

The Town Councils objection to the planning application be maintained and the representations as set out in Minutes 128.1 and 128.2, above, be forwarded to the District Council.

129. Public Forum

In accordance with the Remote Meetings Protocol introduced by the Town Council, members of the public who wished to address the Council or any of its Committees during a remote meeting should have emailed their representations one clear working day before the meeting. There were none.

130. Planning and Other District Council Matters

130.1. Planning Applications – Lists 13, 14, 15 and 16

It was **Resolved** that:

The representations of the Council (appended to these Minutes as Appendix 1) be forwarded to Arun District Council.

130.2. Planning Application LU/116/21/PL- Land South of the Littlehampton Academy, Fitzalan Road, Littlehampton, BN17 6ED

- 130.2.1.** The Committee had before it a planning application (previously circulated) which contained proposals to deliver 112 dwellings on the land to the South of Littlehampton Academy, known as the Elm Grove Road site. This site already had planning approval for development which was unfulfilled. The proposal envisaged access from the Fitzalan Link Road and set out details for the layout, landscaping, cycle, and car parking provision for 178 vehicles. The applicant had also submitted a draft Section 106 agreement which proposed contributions to a number of community facilities including the children's play area at Rosemead Park, local allotments, and other leisure facilities in the Parish.
- 130.2.2.** Members proceeded to review the application in more detail, and it was observed that the site backed onto the local Secondary School and that there was a Children's Nursery on the western boundary. In this respect it was considered that protection might be required to provide privacy for the nursery and ensure it was not overlooked and that the boundary with the secondary school provided sufficient protection against noise. Regarding the overall design of the site, it was considered that the flats were too high and that this was out of character in terms of appearance when compared with nearby existing development. There were also concerns regarding the use of Fitzalan Road to both enter and exit the development as this linked to the Lyminster bypass and onwards to the A27. In view of the proximity to the Secondary School, Members wished to see traffic management introduced directing traffic southwards to the East Street Roundabout as this was considered safer, particularly when the School was in operation.
- 130.2.3.** Overall, it was considered that if these issues could be satisfactorily addressed, the Committee would be willing to reconsider its decision. The Committee therefore **Resolved** to:

Object to the planning application and that the representations as set out in 130.2.2, above, be forwarded to the District Council.

130.3. Planning Application LU/101/21/PL- Normandie, Toddington Lane, Littlehampton

The Committee considered this planning application which proposed the construction of one detached chalet dwelling. Noting that this was adjacent to a new estate of 10, Members lamented the piecemeal approach that had

been adopted in relation to the development of the site. It was observed that had this proposal been included in the estate, the development would have been required to provide some much-needed affordable housing under Policy AH SP2 (Affordable Housing) of the Arun Local Plan. Although there were no planning grounds for objection to the proposals, Members considered that their concerns should be raised with the Local Planning Authority seeking a review of this policy. The Committee therefore **Resolved**:

Not to object to the planning application and that a letter highlighting the Committee's concerns as set out in Minute 130.3 above be sent to the Local Planning Authority and seeking a review of the implementation of Local Plan Policy AH SP2.

130.4. Arun District Payphone Consultation

The Committee had before its notification (previously circulated) from BT of their proposal to remove the payphone in Clun Road. This was part of their ongoing review of the demand for payphone services and consultation with the community was the next step. Having reviewed the average number of calls per month information, the Committee understood the rationale for this proposal and wished to explore options for further community use of the telephone box through the adoption process referred to in the Notice. The Committee therefore had no objection to the removal of the Payphone, and it was **Resolved** that:

BT be advised of the Committees' views and that options to adopt the Payphone for future use in the community be explored.

131. Transportation and West Sussex County Council Matters

131.1. Planning Application WSCC/011/21 – Ford Circular Technology Park

The Committee had before it a planning application (previously circulated) which set out revised proposals to develop a new Energy Recovery and Waste Treatment Facility at Ford. Overall, Members were disappointed that the revised plans still contained stacks which at a height of 85 metres which were considered detrimental in terms of emissions and impact on the landscape. Regarding the traffic modelling, Members felt that the impact of the increased heavy goods vehicle movements relating to both the building phase and when the facility came into operation had been considerably underestimated. This was particularly the case when considering that traffic from the site would be directed onto the A259 which would also have to serve

traffic from several new developments in the vicinity. In addition, the mass of the building and the employment opportunities the new facility would offer were not sufficient to allay Members concerns that an introduction of such a facility would overwhelm the area. The Committee therefore **Resolved** to:

Object to the planning application and that the comments as set out in 131.1, above, be submitted to West Sussex County Council.

132. Masterplan – North Littlehampton

The next meeting of the Steering Group was expected to be held on 11th May 2021. It was **Resolved** that:

The update be noted.

133. Exempt Business

There was none.

The meeting closed at 8:25pm.

CHAIR

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 26th April 2021
Representation on Lists 13, 14, 15

Page 1 of 2

| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|---------------|---------------------------|-----------------|--------------|---|--|--|
| 13 | Beach | | LU/72/21/PL | Single storey infill side extension | Ground Floor Flat 2A Parkside Avenue Littlehampton BN17 6BG | No Objection |
| 13 | Courtwick with Toddington | JL/FT/VR | LU/83/21/HH | Erection of first floor rear extension | 49 Northway Road Littlehampton BN17 7JX | Objection: On the grounds that the overshadowing caused by the extension would have an adverse impact on the residential amenity of the neighbouring properties. |
| 13 | Wickbourne | | LU/90/21/HH | Installation of drop kerb and driveway | 2 Elspring Mead Littlehampton BN17 7JE | No Objection |
| 13 | Wick/ Wickbourne | | LU/92/21/PL | Application for the variation of Conditions 3 and 4 following grant of LU/119/13 - to vary the opening hours/operating arrangements. | 9 Wick Parade Wick Street Littlehampton BN17 7JQ | Objection: On the grounds that the noise and disturbance caused by the extended hours would have an adverse impact on the residential amenity of the neighbouring properties. |
| 14 | Beach | | LU/96/21/PL | Kite surf school equipment store and office in connection with existing kite cafe and surf school. This application is in CIL Zone 5 (Zero Rated) as other development. | Promenade Shelter Sea Road Littlehampton | No Objection |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 26th April 2021
Representation on Lists 13, 14, 15

Page 2 of 2

| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|----------------------|-------------|------------------------|---------------------|---|---|--|
| 14 | River | IB | LU/76/21/PL | Sub division of dwelling into 3 No. 2 bed flats. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as flats. | 71 Beach Road Littlehampton BN17 5JH | No Objection |
| 14 | River | IB | LU/100/21/PL | Change of Use from Office to C3 Residential (This application may affect the setting of a Listed Building) | Felix Dancewear 39 Beach Road Littlehampton BN17 5JA | Objection: On the grounds that the proposal does not conform to internal space standards (Local Plan Policy DDM2) with reference to the size of the bedroom proposed. |
| 14 | River | IB | LU/102/21/L | Reinstatement of the collapsed flint wall so that it matches the existing flint boundary wall which extends around the perimeter of the site | Winterton Lodge Goda Road Littlehampton BN17 6SY | Support |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 26th April 2021
Representation on Lists 16

Page 1 of 1

| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|----------------------|---------------------------|------------------------|---------------------|--|--|---|
| 16 | Brookfield | | LU/121/21/HH | Erection of a new garage | 17 Peregrine Road Littlehampton BN17 6DT | No Objection |
| 16 | River | IB | LU/109/21/CLP | Lawful development certificate for the proposed change of use of annexe to short term let (6 months). | 18a River Road, Littlehampton BN17 5BN | Objection: On the grounds that the proposed change of use is out of character compared with existing development in the vicinity |
| 16 | Courtwick with Toddington | JL/FT/VR | LU/114/21/CLP | Lawful development certificate for a proposed new timber dormer to replace existing brick dormer to rear of property on first floor. | Apple Tree Cottage Toddington Lane Littlehampton | No objection to the proposals subject to the comments of the Conservation Area Officer. |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 24th May 2021
Representation on Lists 17, 18, 19

Page 1 of 2

| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|----------------------|-------------|------------------------|---------------------|--|---|-----------------|
| 17 | River | IB | LU/118/21/HH | Erection of single storey side extension | 23 St Catherines Road Littlehampton BN17 5HR | |
| 17 | River | IB | LU/119/21/HH | Conversion of roofspace to habitable use to include a rear dormer, Juliet balcony, front dormer with terrace and conversion of roof from hip to gable end | 48 Pier Road Littlehampton BN17 5LP | |
| 18 | Beach | | LU/110/21/HH | Installation of new fence, gravel boards and concrete posts following the removal of existing brick wall | 18 The Winter Knoll Littlehampton BN17 6ND | |
| 18 | River | IB | LU/135/21/L | Listed building consent for the subdivision of a single listed building into 2 separate dwellings and essential roof strengthening works. | The Farm 39 East Street Littlehampton BN17 6AU | |
| 18 | River | IB | LU/134/21/PL | Subdivision of a single listed building into 2 No. separate dwellings & essential roof strengthening work. This site may affect the setting of listed buildings, affects the character & appearance of the East Street Conservation Area & is in CIL Zone 4 (Zero Rated) as other development. | The Farm 39 East Street Littlehampton BN17 6AU | |

Appendix 1

LITTLEHAMPTON TOWN COUNCIL
Planning & Transportation Committee Monday 24th May 2021
Representation on Lists 17, 18, 19

Page 2 of 2

| Plan List No. | Ward | Ward Councillor | Planning No. | Details of Application | Location | Comments |
|----------------------|---------------------------|------------------------|---------------------|---|--|-----------------|
| 18 | River/Wick | IB | LU/145/21/PL | Change of use from (C3) Dwelling house to 9 bed House in Multiple Occupation (Sui Generis) | 12 Cornwall Road Littlehampton BN17 6EE | |
| 18 | Courtwick with Toddington | JL/FT | LU/140/21/HH | Erection of first floor rear extension with juliet balcony. | 19 Northway Road Littlehampton | |
| 19 | Courtwick with Toddington | JL/FT | LU/146/21/OUT | Outline application with some matters reserved (appearance & landscaping) for 1 No detached dwelling. This application may affect the setting of a listed building. | Flint Acre Toddington Lane Littlehampton BN17 7PN | |

From: payphones@bt.com

Sent: 10 May 2021 11:49

Subject: Arun District Payphone Consultation re: OPP NO. 112 PCO1 CLUN ROAD
WICK LITTLEHAMPTON

Good morning Juliet,

Thank you for your email and your interest.

I have to inform you that BT have changed their plans for the removal of this kiosk and I am afraid that it is not now available for adoption.

I am sorry to give you this information.

Regards

Paul Armour
BT Enterprise



This email contains information from BT that might be privileged or confidential. And it's only meant for the person above. If that's not you, we're sorry - we must have sent it to you by mistake. Please email us to let us know, and don't copy or forward it to anyone else. Thanks.

We monitor our email systems and may record all our emails.

British Telecommunications plc

R/O : 81 Newgate Street, London EC1A 7AJ

Registered in England: No 1800000

Dear Cllr Chace,

I am writing to provide a brief update on our Rampion 2 Statement of Community Consultation (SoCC) process and the timetable for our upcoming consultation.

I understand that you may have recently been contacted directly by the Littlehampton Society or a local community organisation in cooperation with the Littlehampton Society, with regards to our SoCC.

We are encouraged by the communities' interest in the Rampion 2 project and the upcoming formal consultation, and we have responded to the Littlehampton Society regarding their comments on the SoCC, to explain that we have been consulting local authorities under s47(2) Planning Act 2008 about the content of the SoCC, which is a prescribed process for us to undertake with local authorities only.

The purpose of the SoCC is to ensure that as a developer of a Nationally Significant Infrastructure Project, we are consulting in an open and transparent way and in accordance with good practice, hence why we seek local authorities' input and ultimately, their approval of the SoCC. In accordance with the relevant legislation, the SoCC itself does not require open consultation with the community, rather it sets out our methodology regarding how we will consult the community on our draft proposals to ensure a two-way dialogue and ample opportunity to have their say.

Consultation feedback will all be taken into account as we further refine our proposals prior to submitting our development consent application by the end of the year. All the feedback and how we have responded to it, will be published in a Consultation Report, which is an integral part of the development consent application.

The letter also alludes to alternatives that should be considered in the development process. I therefore wish to highlight that the Preliminary Environmental Information Report published alongside the refined draft proposals, will include a dedicated 'Alternatives' Chapter. This will set out the alternatives that were considered and the reasons why they were discounted or superseded, through the design evolution process before reaching our draft proposals.

In response to the proposed pause in the development process proposed in the letter, I wanted to highlight that while we would prefer face-to-face meetings, we cannot commit to this in the SoCC and in fact, we are confident that we should continue with our proposed consultation, despite the fact that we can't guarantee face-to-face meetings, for the following reasons:

- Rampion 2 is the only new offshore wind farm proposal for the south coast of England that will be able to help contribute to the Government's target to quadruple installed offshore wind capacity by 2030;
- The unforeseen and unpredictable delays posed by ever-changing Covid circumstances and restrictions, mean that waiting for face-to-face meetings could result in the project missing the 2030 target;

- During the first 'informal' consultation process carried out for four weeks in January and February, we discovered that our Virtual Village Hall – an innovative and digital alternative to face-to-face meetings and exhibitions – attracted over 40% more people (>6,600) than our highly publicised formal consultation for Rampion 1, which attracted 4,700 people in 14 public exhibitions.

Finally, I wanted to let you know that I'm in direct liaison with Clymping Parish Council and Littlehampton Town Council with regards to a virtual community meeting, to present our refined draft proposals at the start of the formal consultation process.

I hope this serves as a useful update and responds to the letter regarding our SoCC.

I look forward to presenting our refined draft proposals to you in the summer.

Best wishes,

Chris

Chris Tomlinson
Development & Stakeholder Manager
Rampion 2
07815 141 008

Briefing 1: Energy Recovery Facility, Ford Circular Technology Park, Ford

Permit number: **EPR/MP3904BD**

May 2021

- We have received an environmental permit application from Ford Energy from Waste Limited for an Energy Recovery Facility (ERF) at Ford Circular Technology Park, between Ford and Yapton in West Sussex. The facility would be capable of treating up to 275,000 tonnes of non-recyclable non-hazardous waste each year from homes and businesses across West Sussex and its neighbouring counties.
- The applicant needs both planning permission and an environmental permit in order to operate. Details of the planning application can be found by visiting www.westsussex.gov.uk/planning quoting application WSCC/011/21.
- We are now inviting you to comment on the permit application and we will take all relevant comments into account when determining the permit application. These will be covered in our decision document. We are only able to consider certain aspects of the development. Other aspects are West Sussex County Council's responsibility and will be considered when making a decision on the planning application.

Introduction

We have received an environmental permit application for this site. This briefing note will explain what the operator has to do to be granted a permit from us, what we can and can't consider when deciding whether to grant the permit or not, and how you make comments.

What is an environmental permit?

An environmental permit sets the conditions an operator will be required to meet when operating the facility. It covers the management and operation of the site and the control and monitoring of emissions from the site. The operator will need to demonstrate they are putting in place the necessary measures to meet current standards to protect human health and the environment.

The permit will set out the detail of how the applicant intends to protect the health of people and the wider environment. The plans will describe the measures they will take which need to be appropriate to control the risks identified. The operator will need to show that what they propose uses the Best Available Techniques (BAT) for preventing or minimising emissions and impacts on the environment.

How do we assess an environmental permit application?

We assess all permit applications to make sure they meet the requirements of the Environmental Permitting Regulations. Emissions limits to protect the environment and human health are set by the EU Withdrawal Act 2018, which incorporates those contained in the Industrial Emissions Directive (IED). In order to achieve these limits, the operator will need to show that they will use Best Available Techniques.

When we consider a permit application we review the design of the proposed facility, how it will be operated, the emissions it will generate (to air, water and land) and whether it will meet the required standards.

We consult professional partners, such as Public Health England and the local council. We also take into consideration the competence of the operator to run the facility.

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
03459 88 11 88

When an application does, or we anticipate that it might, give rise to significant public interest we consult local communities likely to be affected before making a final decision on whether to grant an environmental permit or not.

Providing a business can prove that the proposed activities meets all the legal requirements, including environmental, technological and health requirements, then we are legally obliged to issue a permit, even if some people do not approve of the decision.

Our regulatory role

If we decide to grant an environmental permit to Ford Energy from Waste Limited, this would allow us to regulate the site in order to prevent harmful pollution and to minimise environmental and human health impacts.

We check:

- categories of waste that would be processed
- site monitoring – techniques, equipment, standards, sampling
- management and facility operating techniques
- energy efficiency, accident prevention, noise and vibration control, odour
- compliance with the legal requirements of the Industrial Emissions Directive and the special conditions related to energy recovery facilities
- compliance with legally binding permit conditions

We do this by:

- issuing permits which say how the facility must be operated, the monitoring that must be done and the limits it must meet
- carrying out regular inspections and audits to ensure compliance with the permit conditions
- requiring operators to monitor selected key emissions continuously and other emissions periodically in accordance with the required monitoring standards and to report the results to us
- regularly reviewing monitoring techniques and assessing monitoring results to measure the performance of the facility and check that it is meeting its limits

If we are aware that an energy recovery facility breaches any of its permit conditions we will take appropriate enforcement action (operators are legally obliged to report all permit breaches to us). This may be a warning for minor breaches along with a compliance score (which can increase the amount of money the facility operator has to pay us each year for our regulatory work) or enforcement notices, suspension and revocation of the environmental permit and even prosecution for more serious offences.

We put all of the monitoring results and records of our inspections and audits on the public register.

How emissions are monitored

We set emission limits in the permits and we specify how the emissions will be monitored. We specify the monitoring standards to be used and that the monitoring should comply with strict certification developed by our monitoring specialists. This is known as Monitoring Certification or MCERTS for short. It covers equipment standards, people qualifications and methods used.

For emissions to air, some substances (nitrogen oxides, sulphur dioxide, particulates, carbon monoxide, hydrogen chloride, volatile organic substances and ammonia) are monitored continuously using on site equipment. Operators are not required to monitor all substances continuously. Independent MCERTS qualified specialists attend two to four times per year to verify the monitoring.

They also test for other substances such as heavy metals and dioxins and furans. We know these pollutants are stable provided that the facility is running well. The continuous monitoring allows operators to demonstrate the stability of the facility.

We don't carry out the monitoring ourselves. But we do review the results, which are regularly submitted by the operator, and audit the arrangements regularly.

We don't require operators to monitor ambient air for pollutants as it would be impossible to establish what proportion of the pollutants measured is due to the facility and what is due to other pollution sources.

How is the planning system different?

Planning permission must be sought from the local planning authority before any development takes place. Planning is a separate and distinct process from permitting. Planning permission can be granted by a local authority without an environmental permit being in place and vice versa.

In broad terms, the planning process is intended to ensure that the right sort of development takes place in the right place, and that it is necessary. It addresses the development's proposed land use and how suitable the location is, as well as considering flood risk and other environmental constraints. It also considers operating hours, implications for road traffic, safety and congestion and the potential visual impact in the landscape. These issues are not covered by an environmental permit.

How can you comment on the environmental permit application?

We now invite you to comment on this permit application. The permit application can be viewed on our Consultation Portal, Citizen Space:

<https://consult.environment-agency.gov.uk/psc/bn18-0hy-ford-energy-from-waste-limited/>

We would encourage you to take part in this consultation online where possible, due to Covid-19 restrictions. If you are unable to access the application online please call our national contact centre on 03708 506 506 between 9am to 6pm Monday to Friday.

This consultation will be open until 23 June 2021. You can send us your comments using our online consultation portal, Citizen Space, or by email to pscpublicresponse@environment-agency.gov.uk

We welcome feedback from everyone who has comments on the application, regardless of their age, sex, disability, marriage and civil partnership status, pregnancy or maternity status, race, religion or belief or their sexual orientation.

We must receive your comments by midnight on 23 June 2021. We will then review all the comments received before making a draft decision on whether we will grant an environmental permit.

If we decide that the application has provided sufficient information for us to determine that the facility will not cause harm to the environment or people's health, we will issue our draft decision for consultation. This will give you the opportunity to examine and make comments on our decision document and on the conditions we are minded to include in the draft permit. We will consider these comments before making our final decision. If we decide to refuse the permit, Ford Energy from Waste Limited have the right to appeal this decision.

For general information about our permitting process please see our Citizen Space page <https://consult.environment-agency.gov.uk/psc/bn18-0hy-ford-energy-from-waste-limited/> or www.gov.uk/topic/environmental-management/environmental-permits