

HYATTS YARD, THISTLEWORTH FARM, GRINDERS LANE, DIAL POST, WEST SUSSEX RH13 8NR

MIXED USE OF SITE FOR WASTE OPERATIONS AND INDEPENDENT B8/OPEN STORAGE USE

PLANNING STATEMENT.

This Planning application is to seek full Planning Permission to utilise some of the existing CDEW waste site for B8/Open storage use, thereby creating a 'Mixed use site for waste operations and independent B8/Open storage use'.

HISTORY.

Initially the site was given Planning Permission in 2020 by WSCC under reference WSCC/009/20 for the waste use and was subject to many Planning conditions.

Most of these conditions had been complied with whilst others were in the process of being discharged, but they were interrupted by the untimely death of the original operator. A lull in progress then occurred.

During the period between 2020 and today a marginal increase in the overall site area has occurred of some 9-10%. This has been achieved by cutting back into the Eastern side lower bund areas to create more workspace. Details of this site area increase and the site originally approved in 2020 can clearly be seen on the submitted plans which form part of this application.

MRL Grab & Tip Ltd are the current tenants of the waste site and have operated from the site since late 2024. They occupy the area shown on the plans.

The remaining areas are the open storage site occupied by McHugh Concrete Ltd, an area for water treatment, the balancing pond and the access road to the highway. McHugh Concrete Ltd have been on site for approximately 18 months. They use the site for their scaffolding, shuttering and road form equipment. No concreting activities whatsoever are carried out nor are their operations linked with the waste company operations.

PROPOSAL.

The proposal is to continue to use the overall site for the services that are being provided at the moment.

The waste company is of a very similar capacity to that of the original company and can continue to operate at current output levels of 25,000 tpa. Indeed, the site they now operate from is virtually of the same area as the original permission and a comparison can be made from examination of the application plans. The output is comparable to the original operator and the apprehensions of WSCC did not take account of the site area increase when they assumed a reduction of waste output was occurring.

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employing

Chartered Architects and Surveyors

Principal: Douglas J P Edwards FRICS C.Build E FCABE FIAS

The proposed layout plan of the waste site indicates the desires of MRL to operate on an organised site which is currently working very efficiently and satisfactorily. They wish to introduce crushing operations to the approved screening operations utilising excavator crusher bucket attachments. This is supported by noise reports from a Specialist Consultant to show noise level compliance.

The open storage site is partially the result of the site increased area and better overall use of the space available. They do not require any permanent structures and site deliveries and collections do not involve any HGV's.

Both companies work entirely satisfactorily using the existing arrangements and the access layout is simple and efficient.

ADDITIONAL INFORMATION.

Concerning Air Quality, Landscape and Heritage, Noise and Biodiversity Net Gain matters specialist consultant reports are being prepared to provide the required information.

We understand that Highways will be consulted as part of this submission and need to point out that no Section 106 alterations have taken place, such that **ALL EXITING HGV's TURN TO THE SOUTH** and copious signage exists on site to reinforce that requirement.

MITIGATION MEASURES.

Dust.

The intention is to collect surface water run-off from the site and, prior to discharge to the balancing pond, to treat the water to remove particles and then collect it in storage tank(s) for dust arresting sprinkler discharge. There has always been a sprinkler system on site since 2020 which utilises water from the balancing pond, however, levels are extremely low at this time and a year-round system is necessary.

The access roadway will be concreted and act as a water collection point and specialist design help will be sought to consider this supply source as well as the balancing pond in the future.

Noise.

One year ago, we made a Section 73 application to WSCC to request crushing operations be added to the original approval. However, this was not accepted because of ongoing compliance matters.

A Specialist Consultant report proved acceptable noise levels within the original approval confines and the yard layout has not altered insofar as where crushing is required.

We still require 'crushing' to be added but presume this is a WSCC matter? However, should further details need to be added to this application then we will await such request.

COMPLIANCE WITH THE DEVELOPMENT PLAN.

The email from Mr Sam Whitehouse under reference PE/26/0044 and dated 1st May 2026 set out very clearly that overall the introduction of open storage on the site was contrary to Policy. However, where the proposal would not conflict with WLP Policy W2 and since the proposal would be of low intensity and without the development of substantial structures, it was suggested that the scheme 'could be supported'.

Having regard to Policy W2 this proposal would not have a detrimental effect as the waste operation is virtually identical to the original approval. It does not significantly reduce the CD&E site area. The opinions from the WSCC site visit earlier this year were made from their site observations at that time and these are not the same as shown on the attached site plans. The current layout and final desired layout show a fully workable waste site in all respects, with no reduced output intended. Policy W2 is not affected by these site re-working arrangements.

RESIDUAL IMPACT.

The development works which form the main part of the Application have already been gradually carried out over the last six years. Only the scraping back and digging into the Eastern bund together with the straightening of the access track, by limited bund removal, have occurred, with no virgin ground disturbed in each area.

No other existing bunds have been affected and as they are now matured, they form excellent site screening throughout the year. Consequently, no harm has been caused to landscaping or wildlife. The future completion of the project is such that minimal upheaval is necessary and consists of already developed areas being finished including the access roadway, the water treatment facility and existing balancing pond completion. This results in minimal or no residual impact.

CONCLUSION.

We believe that this site will provide an excellent waste facility and open storage site. It is fully operational at the moment and has been for some time without any major concerns or complaints. It is understood that further works are necessary to complete the project and it is hoped that both HDC & WSCC can support the Application.

We will provide any other information as necessary upon your request.

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