Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
Date:
WSCC Ref: WSCC/016/24
HDC Ref: NC/24/0014
The Haulage Yard, Dial Post, Horsham, West Sussex, RH13 8NY

DESCRIPTION:
Proposed extension to existing haulage and plant maintenance depot to enable an inert waste transfer and recycling facility (Variation of Condition 2 for Proposed Installation of Wash Plant Equipment)

RELEVANT SITE HISTORY

DC/13/2007	Proposed 8-bay modular portacabin office building to replace existing office units.	Permitted on 20.11.2014
DC/07/1074	Additional administration offices, new doors to vehicle service/garaging building.	Permitted on 29.06.2007
DC/07/0148	Additional administration offices, new doors to vehicle service/garaging building and new access road.	Refused on 28.03.2007

SITE AND SURROUNDS
The application site comprises of an existing inert waste transfer and recycling facility situated close to the A24 at Dial Post. The application site is accessed off Sands Lane, and then Grinders Lane.

The proposed development site is bordered to the north by Grinder's Lane, Sands Lane and agricultural land, to the east by undeveloped agricultural land, to the south by Grinder's Wood and to the west by Grinders Lane.

The nearest residential properties are New Thistleworth Farm Cottage adjacent at the north west of the application site and Oaklands approximately 40m to the west of the application site.

Bridleway 1864 runs along Sands Lane; the northern boundary of the application site. Public Right of Way 1859 runs approximately 100m east and parallel to the application site.

DETAILS DESCRIPTION
This application seeks the variation of condition 2 of existing permission WSCC/008/15/WG under Section 73 of the Town and Country Planning Act 1990 to allow the installation of high specification wash plant equipment made up of six pieces of machinery as follows:

- A screener and feed hooper (measuring 5.6m at the tallest point)
- Pre-was and sand/silt wash divider (measuring 7.1m at the tallest point)
- Aggregate stockpile bays (measuring 4m at the tallest point)
- Log wash, stone/soil and silt separator
- Water management and de-silting bays (measuring 11.2m at the tallest point)
- Filter press (measuring 10.9m at the tallest point)

The submitted planning statement explains that the installation of this wash plant equipment will streamline the processing of construction, demolition and excavation waste currently management on the site, enabling more material to be reclaimed and reducing site activity. The planning statement

states that the proposed wash plant equipment would reduce the noise and dust emissions from the site.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 2015)

1 - Strategic Policy: Sustainable Development
2- Strategic Policy: Strategic Development
24 - Strategic Policy: Environmental Protection
25 - Strategic Policy: The Natural Environment and Landscape Character
26 – Strategic Policy: Countryside Protection
31 - Green Infrastructure and Biodiversity
32 – Strategic Policy: The Quality of New Development
33 - Development Principles
34 – Cultural and Heritage Assets
35 – Climate Change
36 – Energy
37 – Sustainable Design and Construction
38 – Strategic Policy: Flooding
40 – Sustainable Transport

CONSULTATIONS RESPONSES

HDC Environmental Health: Comment

The rainwater harvesting system is only serving the proposed wash plant. No use of the water for drinking and sanitary purposes is proposed so we would not regulate the proposed rainwater harvesting scheme under the Private Water Supplies (England) Regulations 2016. I note that only a 7 day supply for the wash plant is proposed. This compares with the minimum 35 day standard for systems that will supply water for drinking and sanitary purposes. In the summer months dry periods can extend for several weeks.

We offer general advice for proposals for rainwater harvesting as set out below. However, given no potable water is supplied the measures will relate more to health and safety requirements for protecting employees than regulation of the supply.

> ‘‘Rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:
>
> i. Detail on the likely contaminants associated with the rainwater harvesting system,
> ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
> iii. Detail on the proposed sampling and testing regime, and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
> iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
> v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
> vi. Detail on the continuity of supply during dry periods extending beyond 35 days.

vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance."

PUBLICITY:
Undertaken by West Sussex County Council.

PLANNING ASSESSMENT:

The development seeks to vary condition 2 of existing permission WSCC/008/15/WG to allow for the install wash plant equipment.

The existing bund and fence line is 4m in height and the proposed wash plant equipment will be 11.2m at the tallest point. Several sensitive receptors are located in proximity to the application site, including users of the Bridleway 1864 and Public Right of Way 1859, residents of New Thistleworth Farm Cottage and Oaklands, and highway users of Grinders Lane and Sands Lane. To address this, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA). Officers have reviewed the LVIA and consider that the impact to surrounding sensitive receptors has been appropriately assessed. Furthermore, Officers consider that the proposed new tree planting and retaining wall will provide sufficient visual screening and enhancement of the plant equipment. The proposed plant equipment is not out of keeping with existing permitted plant onsite or agricultural equipment that may also be found in this rural setting. Officers recognise that a Landscape Officer will be able to provide detailed comments on this, but in view of the proposed measures, Officers are satisfied the proposed measures will ensure the wash plant equipment does not result in adverse visual amenity to residents to the west of the application site.

Officers would like to draw West Sussex County Council planning officer's attention to the representation submitted on this application regarding light pollution to ensure any lighting details and conditions related to the proposed installation are secured.

Officers recognise that the installation of the wash plant equipment may result in temporary impact to neighbouring amenity. Officers trust that WSCC will ensure sufficient consideration and control of any impacts resulting during the temporary construction.

Officers note that the submitted Planning Statement states that the wash plant equipment will result in a reduction in noise levels from the site, however no further information has been submitted to confirm this. Notwithstanding this, Officers understand that the site's other existing planning conditions would remain and that the proposed development and wider site would operate in conjunction with the existing planning conditions, including those on noise, dust, and hours of operation. Accordingly, Officers are satisfied that the proposed development would not result in any adverse amenity impacts in this regard.

In view of the above, Officers raise no objection subject to continued imposition of existing planning conditions on any new permission.

Recommendation: No objection to Consultation

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 17.06.2024

Authorising Officer sign/initial Adrian Smith Date: 18/06/2024