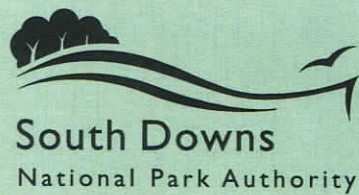


APPENDIX 4



West Sussex Waste Local Plan

April 2014



Working in Partnership

Policy W2: Safeguarding Waste Management Sites and Infrastructure

Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless:

- (a) the current use is temporary and the site or infrastructure is unsuitable for continued waste use;**
- (b) continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment;**
- (c) redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or**
- (d) a suitable replacement site or infrastructure has been identified and permitted.**

- 6.3.3 Waste development is not a high-value use in comparison with other land uses and it is essential for the network of existing sites and facilities to be safeguarded as they make an important contribution to the management of waste arising in West Sussex. Without a safeguarding policy, sites and facilities needed to achieve a sustainable distribution of waste management facilities are likely to be lost to other development. Sites covered by this policy that become vacant or where the existing waste use ceases operation, will continue to be subject to safeguarding for alternative waste uses. In some cases, the loss of a site or facility may be acceptable, e.g. where it would enable the implementation of a town centre improvement strategy and it can be demonstrated that the wider social and/or economic benefits resulting from such a scheme outweigh the retention of the waste use.
- 6.3.4 Waste management infrastructure includes facilities at other sites, such as wharves and railheads that may play an important role in the movement of waste materials. Although the rail network is not currently used for the movement of waste materials, if such facilities come forward for that purpose during the plan period they will be safeguarded under Policy W2. Similarly, the use of facilities at wharves in Shoreham Port for the movement of waste is also safeguarded in general terms under Policy W2. The Shoreham Harbour Area Action Plan being prepared jointly with Adur District Council and Brighton and Hove City Council will specifically address the safeguarding of wharves at the port for the movement of both minerals and waste.
- 6.3.5 Existing waste sites and infrastructure will be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Accordingly, sensitive uses should not be located adjacent to or within, for example, 150 metres of a landfill site, or 250 metres of an open windrow composting site. However, the actual buffer needed around each site will depend upon the nature of the proposed 'sensitive' use and on the specific impacts of the current waste operation.

the County. Suitable and appropriately-located smaller scale facilities to meet local needs may be required in the predominantly rural areas of the County.

Policy W3: Location of Built Waste Management Facilities	
(a)	Proposals for built waste management facilities, on unallocated sites, to enable the transfer, recycling, and recovery of waste will be permitted provided that:
(i)	it can be demonstrated that they cannot be delivered on permitted sites for built waste management facilities or on the sites allocated for that purpose in Policy W10; and
(ii)	they are located in the Areas of Search along the coast and in the north and east of the County as identified on the Key Diagram; or
(iii)	outside the Areas of Search identified on the Key Diagram, they are only small-scale facilities to serve a local need.
(b)	Proposals that accord with part (a) must:
(i)	be located within built-up areas, or on suitable previously-developed land outside built-up areas; or
(ii)	be located on a site in agricultural use where it involves the treatment of waste for reuse within that unit; or
(iii)	only be located on a greenfield site, if it can be demonstrated that no suitable alternative sites are available; and
(iv)	where transportation by rail or water is not practicable or viable, be well-related to the Lorry Route Network; large-scale facilities must have good access to the Strategic Lorry Route.
(c)	Proposals for new facilities within the boundaries of existing waste management sites to enable the transfer, recycling, and recovery of waste, will be permitted unless:
(i)	the current use is temporary and the site is unsuitable for continued waste use; or
(ii)	continued use of the site for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment.

6.4.4 Most new built waste management facilities need to be well-located in terms of the origins of the waste, that is, mainly the residential properties and businesses in the main urban areas. Facilities should also be well-located in terms of the onward destination of materials including for processing, further treatment, or disposal.

6.4.5 For some facilities, particularly those to meet local needs, a number of sites across the County close to the main towns may be required. For more strategic facilities, that is, those meeting a county or sub-county need, only a single location may be appropriate. Strategic facilities are likely to need larger sites (2/3 hectares or more) and may need to be co-located with other facilities as this will reduce the need to transport waste, reduce the land-take and, ultimately, reduce the overall impact of developing the facilities.

8. Development Management Policies

8.1 Introduction

- 8.1.1 These policies (W11-23) support the strategic objectives and supplement the use-specific policies in Chapter 6. The policies are designed to ensure that there would be no unacceptable harm to amenity, character, and the environment or to other material considerations from waste development proposals.
- 8.1.2 Each section covers a separate issue and has the following structure: the relevant strategic objective or objectives; the policy (bold text in boxes); the supporting text; and implementation and monitoring information.
- 8.1.3 The term 'green infrastructure' refers to the network of green space, which supports natural and ecological processes. This green space is multi-functional, both old and new, and can be in both rural and urban areas. It provides clean air, water and natural resources that are integral to health and quality of life and it also has a role in helping to improve sustainable transport, health and well-being, resource management, ecosystem services, biodiversity and cultural heritage. It can also help to mitigate and adapt to climate change. Although it is recognised that the potential for waste development to contribute to the creation and enhancement of green infrastructure is relatively limited, it is covered by a number of policies including W11, W12, W14, W17, and W20.
- 8.1.4 The Local Lists adopted by each authority provide details about the information that is required to validate/determine a planning application. It should also be noted that wider (non-land use planning) controls may apply to development proposals, for example, the environmental permitting regime.

8.2 Character

- 8.2.1 The relevant **strategic objective** is 8: *To protect and, where possible, enhance the special landscape and townscape character of West Sussex.*

Policy W11: Character

Proposals for waste development will be permitted provided that they would not have an unacceptable impact on:

- (a) **the character, distinctiveness, and sense of place of the different areas of the County and that they reflect and, where possible, reinforce the character of the main natural character areas (including the retention of important features or characteristics); and**
- (b) **the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence.**

- 8.2.2 The character of West Sussex is important to residents and visitors alike.

enhance the special landscape and townscape character of West Sussex, 13: To protect and, where possible, enhance the health and amenity of residents, businesses, and visitors, and 14: To minimise carbon emissions and to adapt to, and to mitigate the potential adverse impacts of, climate change.

Policy W12: High Quality Developments

Proposals for waste development will be permitted provided that they are of high quality and, where appropriate, the scale, form, and design (including landscaping) take into account the need to:

- (a) integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities;**
- (b) have regard to the local context including:**
 - (i) the varied traditions and character of the different parts of West Sussex;**
 - (ii) the characteristics of the site in terms of topography, and natural and man-made features;**
 - (iii) the topography, landscape, townscape, streetscape and skyline of the surrounding area;**
 - (iv) views into and out of the site; and**
 - (v) the use of materials and building styles;**
- (c) includes measures to maximise water efficiency;**
- (d) include measures to minimise greenhouse gas emissions, to minimise the use of non-renewable energy, and to maximise the use of lower-carbon energy generation (including heat recovery and the recovery of energy from gas); and**
- (e) include measures to ensure resilience and enable adaptation to a changing climate.**

8.3.2 The quality of development is not just about what it looks like, it is about a whole range of aspects which in combination make a development fit for its current or future purpose as well as fitting with its surroundings. These range from the materials its uses and its energy efficiency through to its relationship with adjoining land uses.

8.3.3 The quality of new development is an important issue and there is a desire to secure even better forms and designs of new development in West Sussex. Although the need for new development may be accepted, there are concerns about the impact of such development on the quality of the local environment. Achieving high quality development can help to allay these concerns and make the principle of development, both in planning terms and to local people, more acceptable.

8.3.4 This Plan seeks to ensure that all new development is of a high quality. It encourages inclusive, innovative, and imaginative schemes which will make a positive contribution to the quality of the local environment and in general to the quality of life in West Sussex. By the same token, poor quality development which does not accord with Policy W12 should not be permitted. The County Council's High Quality Waste Facilities Supplementary Planning Document (2006) provides guidance about the

<i>Intervention Levels</i>	Upward trend of waste applications refused as a result of unacceptable impacts on protected landscapes arising from the proposal. Applications permitted against protected landscape advice.
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8.5 Biodiversity and Geodiversity

8.5.1 The relevant **strategic objective** is 10: *To protect and, where possible, enhance the natural and historic environment and resources of the County.*

Policy W14: Biodiversity and Geodiversity

Proposals for waste development will be permitted provided that:

- (a) **areas or sites of international biodiversity importance are protected unless there are no appropriate alternative solutions and there are overriding reasons which outweigh the need to safeguard the value of sites or features, and provided that favourable conservation status is maintained;**
- (b) **there are no adverse impacts on areas or sites of national biodiversity or geological conservation importance unless the benefits of the development clearly outweigh the impact on the objectives of the designation and on the wider network of such designated areas or sites;**
- (c) **there are no adverse impacts on areas, sites or features of regional or local biodiversity or geological conservation importance unless the benefits of the development clearly outweigh the impact on the objectives of the designation;**
- (d) **where development would result in the loss of or adversely affect an important area, site or feature, the harm is minimised, mitigated, or compensated for, including, where practicable, the provision of a new resource elsewhere which is of at least equivalent value;**
- (e) **where appropriate, the creation, enhancement, and management of habitats, ecological networks, and ecosystem services is secured consistent with wider environmental objectives including Biodiversity Opportunity Areas and the South Downs Way Ahead Nature Improvement Area; and**
- (f) **where necessary, the investigation, evaluation, and recording of important sites and features is undertaken and, where appropriate, representative features are preserved.**

8.5.2 The County's varied geology, its geographical location and past land-use and management practices have contributed to the biodiversity or 'variety of life' in the County. Although it is often associated with the countryside, biodiversity occurs everywhere including built-up areas. The range of habitats and species has a major impact on the quality of the environment and consequently on the well-being of the communities of West Sussex.

8.5.3 Although much of West Sussex is formally designated as being important for nature conservation (see Section 3.5), the 'buffer' around designated

<p>Permissions granted with associated mitigation measures (including percentage against total applications received)</p> <p>Number of applications refused/permitted in flood risk zones 2b and 3 (including percentage against total applications received)</p>	
<i>Intervention Levels</i>	Upward trend of waste applications refused as a result of unacceptable transport impacts arising from the proposal.

8.9 Transport

- 8.9.1 The relevant **strategic objective** is 7: *To maximise the use of rail and water transport for the movement of waste and to minimise lorry movements and the use of local roads for the movement of waste.*

Policy W18: Transport
<p>Proposals for waste development will be permitted provided that:</p> <p>(a) where practicable and viable, the proposal makes use of rail or water for the transportation of materials to and from the site;</p> <p>(b) transport links are adequate to serve the development or can be improved to an appropriate standard without an unacceptable impact on amenity, character, or the environment; and</p> <p>(c) where the need for road transport can be demonstrated:</p> <p>(i) materials are capable of being transported using the Lorry Route Network with minimal use of local roads, unless special justification can be shown;</p> <p>(ii) vehicle movements associated with the development will not have an unacceptable impact on the capacity of the highway network;</p> <p>(iii) there is safe and adequate means of access to the highway network and vehicle movements associated with the development will not have an adverse impact on the safety of all road users;</p> <p>(iv) satisfactory provision is made for vehicle turning and parking, manoeuvring, loading, and, where appropriate, wheel cleaning facilities; and</p> <p>(v) vehicle movements are minimised by the optimal use of the vehicle fleet</p>

- 8.9.2 The impact of transporting materials to and from waste sites is one of the most important concerns to communities. Every effort should be made to minimise the quantity of materials that have to be transported, the distance over which they must be transported, and, overall, to reduce reliance on road transport. The chosen method of transportation should be justified in a transport assessment.

received)	
<i>Intervention Levels</i>	Upward trend of waste applications refused as a result of unacceptable transport impacts arising from the proposal.

8.10 Public Health and Amenity

- 8.10.1 The relevant **strategic objective** is 13: *To protect and, where possible, enhance the health and amenity of residents, businesses, and visitors.*

Policy W19: Public Health and Amenity
<p>Proposals for waste development will be permitted provided that:</p> <p>(a) lighting, noise, dust, odours and other emissions, including those arising from traffic, are controlled to the extent that there will not be an unacceptable impact on public health and amenity;</p> <p>(b) the routes and amenities of public rights of way are safeguarded, or where temporary or permanent re-routeing can be justified, replacement routes of comparable or enhanced amenity value are provided; and</p> <p>(c) where necessary, a site liaison group is established by the operator to address issues arising from the operation of a major waste management site or facility.</p>

- 8.10.2 Detailed consideration of a waste management process and the implications, if any, for human health is the responsibility of the pollution control authorities. Health can be a material consideration in making planning decisions, but planning permission should not be refused unless there are sound scientific reasons. Matters of safety may also be the responsibility of the Health and Safety Executive.
- 8.10.3 Public amenity is a general term used to describe people's reasonable expectations for enjoyment of their surroundings. It can cover a range of issues from noise, odour, and disturbance, to perceptions of the possible health effects of development.
- 8.10.4 Specific works can be undertaken to mitigate potential disturbance. Measures can include landscaping, sound attenuation, careful design of light sources (including avoidance of light pollution of the night sky) and restriction on working hours. The appropriate measures will depend on the characteristics of the proposal, the site, and the surrounding area.
- 8.10.5 It should be noted that some matters that impact on public amenity, for example, vermin and birds are dealt with by environmental controls outside the planning system.
- 8.10.6 The Public Rights of Way Network (PROW) provides an important means of accessing the countryside. Where necessary, operators will be required to provide satisfactory alternative routes or ensure that PROW on their land remain usable at all times. Alternative paths and any necessary diversions

Intervention Levels	Upward trend of waste applications refused as a result of inadequate restoration and aftercare proposals.
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8.12 Cumulative Impact

- 8.12.1 The relevant **strategic objectives** are 10: *To protect and, where possible, enhance the natural and historic environment and resources of the County,* and 13: *To protect and, where possible, enhance the amenity and safety of residents, businesses, and visitors.*

Policy W21: Cumulative Impact

Proposals for waste development, including the intensification of use, will be permitted provided that an unreasonable level of disturbance to the environment and/or local communities will not result from waste management and other sites operating simultaneously and/or successively. Phasing agreements may be sought to co-ordinate working, thereby reducing the cumulative impact.

- 8.12.2 It is appropriate to consider the cumulative impact of development upon the well-being of local residents, the local economy, the local environment, and the local road network. In determining an application for a new waste management facility, therefore, account will be taken of the potential cumulative impact of waste management and other operations on the locality.
- 8.12.3 In some instances, the combined impact of development over a sustained period of time or at the same time may be sufficient to merit refusal of planning permission, but in other cases phasing agreements may provide for the disturbance to be reduced to an acceptable level. It may be necessary to seek co-operative measures between different owners and operators to ensure effective phasing.

Implementation and Monitoring	
<i>Actions/Activities</i>	<i>Key Organisation(s)</i>
Development management process	WSCC, SDNPA, waste industry, Environment Agency
<i>Measure/Indicator</i>	<i>Trend/Target</i>
Number of applications refused on cumulative impact grounds (including percentage against total applications received)	No trend/targets identified, as it is not expected that unacceptable proposals will progress to planning applications.
<i>Intervention Levels</i>	Upward trend of waste applications refused on grounds of cumulative impacts.