

James Neave West Sussex County Council  
West Sussex County Council  
County Hall  
West Street  
Chichester  
West Sussex  
PO19 1RF

If calling please ask for: Alicia Snook  
01243 534734  
Email:  
dcplanning@chichester.gov.uk

Our ref: CC/23/01658/ADJ

Your ref:

6th September 2023

## Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Dear Sir or Madam

**Applicant:** James Neave

**Proposal:** Application Number: WSCC/021/23

Location: Recycle Southern Ltd Elbridge Farm Chichester Road Bognor Regis PO21 5EF

Proposal: regularisation, consolidation and extension to the existing waste transfer facility including an increase in throughput of waste.

**Location:** West Sussex County Council County Hall West Street Chichester West Sussex PO19 1RF

Thank you for consulting Chichester District Council on the above application. The current application seeks the regularisation, consolidation and extension to the existing waste transfer facility including an increase in throughput of waste.

The CDC Coastal and Drainage Engineer had no comments to make on the application.

The CDC Environmental Strategy officer had no comments to make on the application.

The CDC Environmental Health officer advises -

I have reviewed the documents submitted with respect to the above application and comment as follows. It is noted that the noise assessment and dust management plan have not been significantly updated since I reviewed the previous application (that was later withdrawn).

### Noise

There are 3 receptors close to the site (not in CDC area) and there are other receptors to the north in Colworth (located over 500m away). The proposals do not change the hours of use of the site (0700 -1800 hours Monday - Friday and 0800 - 1400 hours on Saturdays). There is stated to be no requirement for additional plant to be used at the site. The key source of additional noise would be the increase in vehicles accessing/exiting the site. A noise

assessment has been undertaken by LF Acoustics dated March 2022. The consultants have used appropriate methodologies and criteria to assess the predicted noise from the proposals. A number of recommendations are made in section 5.3 of report. Providing these measures are applied and enforced by site management the impact of the proposals is concluded to result in a low potential for adverse impacts.

We agree with the conclusions and recommend the mitigation measures in section 5.3 (repeated in section 6) are applied by way of suitable conditions. It is recommended that the mitigation measures area put in place before the increase in throughput takes place (ie before commencement of the development).

#### Dust

A Dust Management Plan has been submitted, produced by GP Planning dated June 2023 which specifies various dust control measures. Providing the applicant puts the DMP into action during operation of the site, we have no objections to the application. It is noted that a number of comments have been received regarding allegations of poor dust control at the site at present. Monitoring and enforcement of the DMP should be put in place in order to ensure the applicant is applying best practicable means to its business. In particular the water cannon and wheel washing facilities should be used on a regular basis to control dust in dry weather.

#### Air quality impacts

The site is not in an air quality management area and an air quality assessment has not been submitted however a Transport Statement has been included with the application. The Transport Statement concludes that the increase in traffic associated with the development will have a negligible impact on traffic movements on the A259 (which in turn will result in a low impact on local air quality). The TS recommends in section 5.26 that vehicles undertake left turns only when leaving the site to reduce potential traffic conflicts and this is supported (this measure should also smooth traffic flow which helps to reduce air quality impacts). Some of the dust control measures listed in the TS (wheel washing and road sweeping) and in the DMP should also have a beneficial impact on local air quality.

Owing to the comments raised by consultees and the merits of the proposal, Chichester District Council has no objection to the proposal.

#### INFORMATIVE(S)

Please note this is an informal opinion given by an Officer based on the information provided within the completed form. If you require a formal legal determination as to whether planning permission is required, then a Certificate of Proposed Lawful Development/Use should be submitted. Details are available on the Council's website at:

<https://www.chichester.gov.uk/planningadvice>

This letter advises if Planning Permission is required, if you would like advice on your application proposal please visit the Council Pre-application advice webpage at:

<https://www.chichester.gov.uk/preapplicationchargingscheme>

If you decide to submit a Planning Application please visit the Council's Planning Application Advice page and review the Local Validation list

<https://www.chichester.gov.uk/planningadvice>

It would be advisable to contact the Council's Building Control department at [CDC Building Control@chichester.gov.uk](mailto:CDC_Building_Control@chichester.gov.uk) to check if building regulation approval is required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'F. Stevens', written over a horizontal line.

**Fjola Stevens**

Development Manager (Applications)  
Development Management Division  
Chichester District Council