

Mud/Sediment on the highway

The current level of waste at this site has a significant impact on the mud deposited on the A259. This presents a **danger to road users** in terms of visibility, with dust in the air, and the potential of a car losing control on the highway.

On balance, I am pleased to see this new application includes **wheel washing facilities**. I support the comments made by West Sussex Highways and has suggested a condition, which I also support.

I also recognise the commitment to **resurface the access road and widen the carriageway**. Again, a positive inclusion. This must be upheld.

Having said the above, I do still have concerns about the potential of mud/sediment reaching the highway.

Public/Active Transport Impact

This site currently impacts on the use of public and active transport. The current state of the bus stop on the eastern side of the A259 is totally unacceptable. **I do have concerns that residents would be discouraged from using this bus stop** given the condition of it. Bus users will not want to stand waiting for a bus to get covered in the prevailing dust from the road.

Equally, the current cycle path crosses directly in front of the Elbridge Farm site. After reading the safety audit and the proposals for cyclists having priority and the introduction of signs, I am comfortable with that proposal. However, again, I am concerned about the impact of dust escaping the site and **disincentivising cyclists** from using this route and not encouraging those to take up active transport in line with our Transport Plan.

Turning Left

The applicant has said that traffic movements from the site, only turn left. I therefore suggest a condition is included to require left hand turns only for all HGV's from this site.

Sweeping/Dust

This site impacts the carriageway from the Honda garage to the roundabout adjoining Gladius Way. Sediment can be found on the carriageway, footpaths, cyclepaths and grass verges leading to and including the roundabout adjoining Gladius Way. This includes Babsham Lane.

Sweeping is the main form of mitigation today, but even at the sites current level of waste processing, the sweeping is totally inadequate. As mentioned above, the dust has an impact on **road safety**, but it also is a **nuisance to local residents**, who, for example, are currently having to clean their cars/windows frequently, **dust collating on their windowsills and in their homes** and are having to think twice about hanging out their washing.

Regarding the applications proposals of dust mitigation, I remain concerned about the escaping of dust and the impacts on the health of local residents and their ability to lead a peaceful life.

Policy W19 says

*“Proposals for waste development will be permitted provided that: (a) lighting, 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;**”*

I refer to my comments above on wheel washing.

Babsham Lane – traffic movements and skip storage

Babsham Business Centre is used for skip storage for the Elbridge Farm site. It seems unclear as to whether the applicant has included the traffic movements to and from Babsham into their assessment. Please can this be clarified. The residents of Babsham are having continued issues with the Babsham site and increased movements to and from this site will only increase their inconveniences, in terms of **dust suppression, road safety, visual impact and noise**.

Car Garage

Across the road from the site is a car garage. I am greatly concerned about the impact this application will have on their business, as has been commented on by the General Manager.

It would be dreadful to see the loss of this employer, if the dust cannot be sufficiently managed.

Noise

I welcome the commitment to chain sleeves on all skip lorries and the regular inspections of the road surface. The **noise is a significant inconvenience** to residents at Elbridge and those at Babsham, from the movements of empty skips, so this commitment must be upheld.

Residents have said to me that at times the noise has been so loud **their home has physically shaken**.

Loss of amenity

As well as the safety issues, there is the impact on the visual amenity of the location. Including:-

- Dirty road signage,
- Grass verges, spoiling the area where the grass has suffocated in sediment from sweeping,
- The cycle way and bus stop covered in dust,
- The road markings have deteriorated.

Hedgerow/Trees

On the proposed site layout plan, it mentions of a landscape buffer, previously submitted photos either suggest this does not exist or is extremely lacking any effect. Planting should be enforced and be effective. For example, currently on the A259 Gladius Way, the site can be seen from the highway, in the same scene as the South Down National Park.

Need

I do recognise that there is clearly a need for this business activity, from across West Sussex and further afield.

Policy references

The West Sussex Waste Local Plan (WSWLP) make constant reference at the impact of these sites on the environment, amenities and road safety. A few examples...

Policy W3 Part C. II.

Policy W18 Part C. III.

Policy W19 Part A

Conclusion

Given my comments above, I acknowledge there is a business need for a site like this and there is clearly a demand for their services, and I acknowledge the improvements made from the previous application.

However, I am still not convinced about the proposals for dust suppression and the impacts this has on the immediate vicinity and the local residents/businesses. The current operations are causing significant harm the local residents and environment as detailed above. **Increasing the waste processed at this site will only exacerbate these issues further.**

I would therefore request that the Planning Committee decide on this application, and I would strongly recommend that the committee undergo a site visit before determination.

If officers were minded to recommend approval of this application, I suggest the following conditions, or those to the effect below.

Additional proposed conditions

Left turn only – condition to require left turn only from the site.

Chain socks and netting covers - required on all skip vehicles – to reduce noise and loss of cargo

Repatriation of road condition and cleaning signage – requirement to rectify street furniture or markings impacted by the site. Including cleaning street furniture impacted by any sediment from site.

Regular air quality monitoring – requirement to undertake regular air quality monitoring for dust particles and other pollutants.

Planting of Trees and Hedgerows. – require applicant to plant trees and hedgerows to screen this site as per approved plan.

Wheel wash – require a bespoke wheel washing system to cope with the operation.