

Recovery v Disposal Statement

Hooklands Farm
Final

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Penfold Verrall

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Abbreviations

NPPW	National Planning Policy for Waste
PEA	Preliminary Ecological Appraisal
SDNPA	South Down National Park Authority
WLP	Waste Local Plan
WSSC	West Sussex County Council

Definitions

Inert waste: Waste that does not undergo any significant physical, chemical, or biological transformations. Inert waste primarily arises from construction, demolition, and excavation activities.

Inert waste disposal: An operation where the primary purpose of depositing the inert waste is to manage that waste.

Recovery: An operation where the principal result is that the waste is serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy¹.

¹ Council of the European Union, 2008. Directive 2008/98/EC - Waste Framework Directive. [Online] Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A02008L0098-20180705> (accessed 06/06/2023).

1 Introduction

1.1 The Proposed Development

This Recovery v Disposal Statement supports a planning application to West Sussex County Council (WSSCC) for land raising and regrading of agricultural land to alleviate noise, air and light pollution from the A24 for the occupants and animals at Hooklands Farm, London Road, Ashington, RH20 3AT.

The proposed development site covers approximately 4.5ha and consists predominately of grassland, a hardstanding access track, and surrounding deciduous woodland. Currently the site is used for grazing sheep in the winter and equestrian grazing through the summer.

Two land raising areas, measuring up to 7m higher than the existing ground level, are proposed along the south east of the site, adjacent to the A24. To facilitate the works, approximately 110,230m³ of inert material will require importation to the site and an area for the temporary access haul road will be stripped and stockpiled during the construction phase of the proposed development. Following importation, the land will be regraded and replanted with a suitable planting mix. A full description of the proposed development is included in Chapter 3 of the accompanying Planning Statement.

The proposed site boundary is shown on Plan Ref: HF/150/101.

The applicant, Penfold Verrall, are an earthworks contractor specialising in landfill restoration, site clearance, and aggregate recycling.

1.2 West Sussex Waste Local Plan

The relevant policies contained within the West Sussex Waste Local Plan (WLP) have been considered to determine whether the proposals are a 'disposal' or 'recovery' operation.

Policy W8 concerns recovery of waste. It states:

"Proposals for recovery operations involving the depositing of inert waste to land (including for the continuation in duration, or the physical extension of, existing operations) will be permitted provided that:

- (a) the proposal results in clear benefits for the site and, where possible, the wider area;*
- (b) the material to be used is only residual waste following recycling and/or recovery or it is a waste that cannot be recycled or treated;*
- (c) there is a genuine need to use the waste material as a substitute for a non-waste material that would otherwise have to be used;*
- (d) the material to be reused is suitable for its intended use;*
- (e) the amount of waste material to be used is no more than is necessary to deliver the benefits identified under (a);*

(f) there would be no unacceptable impact on natural resources and other environmental constraints;

(g) the proposal accords with Policy W13 (Protected Landscapes);

(h) any important mineral reserves would not be sterilised; and

(i) restoration of the site to a high-quality standard would take place in accordance with Policy W20."

This statement will demonstrate that the proposed development meets the criteria set out in Policy W8 and has been prepared with reference to the following documents:

- West Sussex Waste Local Plan
- Noise Assessment (Temple Group)
- Air Quality Assessment (Temple Group)
- Preliminary Ecological Assessment (PEA)

Policy W9 concerns disposal of waste to land. The proposals do not amount to disposal as it meets the requirements of Policy W8 as outlined in this Statement.

2 Justification for Recovery

2.1 Waste volume, type, and origin

To facilitate the works, approximately 110,230m³ of inert material will require importation to the site. The inert material will comprise soil and mineral material from the applicant's transfer station in Horsham, of which the material generally comes from within a 10-mile radius of the transfer station. The waste that will be used for the land-raising will be recovered from greenfield sites where new housing and industrial sites have been approved for development in the Hayward's Heath / Horsham region. The material will be brought to site under the Definition of Waste: Development Industry Code of Practice (DoWCoP) and will be that which cannot be recycled or reused for its original purpose. It is therefore considered the proposed development is in line with parts (b) and (d) of Policy W8.

2.2 Benefits of the Proposal

The proposed development is considered essential to protect the occupants and animals living at Hooklands Farm from the perceived pollution from the adjacent A24. Furthermore, it is considered that the amount of waste imported into the site is the minimum necessary to form the proposed land raising areas while also safeguarding the countryside setting of the farm, maintaining the experience of users, and enhancing the visual amenity and biodiversity of the site, as discussed in section 2.4 below.

An Air Quality assessment for the proposed development concluded that the land raising would have a negligible impact on air quality and the use of inert waste would not impact odour. Furthermore, it states that the perceived air quality benefits to residents at Hooklands Farm is modest but the reduced visibility to the A24 for residents 'would have

perceived benefits of not viewing vehicles and hence reduced emissions from the vehicles' (Temple Group, 2023).

It is considered that the proposed development is compliant with part (a) and (e) of Policy W8.

2.3 Need for the proposal using non-waste

There is an overarching need for the land raising works at Hooklands Farm. The A24, a major A road which runs along the southeastern boundary of the site, generates noise and air pollution, which is disturbing the experience of receptors of the farm.

Therefore, the works would be carried out using non-waste as it is serving a useful purpose, which is to preserve the perceived good quality of the local environment for residents and positively enhance visual amenity for residents.

The accompanying Need Statement to this planning application demonstrates there is a need for the proposed land raising activities and that the works are compliant with part (c) of Policy W8.

2.4 Environmental Considerations

2.4.1 Landscape and Biodiversity

The site is not within or adjacent to a designated site, and there are no statutory designated sites of ecological importance within 2km of the site boundary.

A Preliminary Ecological Appraisal was carried out for the proposed development in July 2022. It found the site comprised priority habitat lowland deciduous woodland, mature treelines, hardstanding, and grassland. A small section of woodland is to be removed for the haul road and regraded field; however, the PEA states 'a strip of woodland is to be retained along the A24 and as such, whilst plans do involve priority habitat loss, it is considered that the woodland would retain connectivity, would not become isolated or fragmented and maintain landscape functionality'. The six trees for removal where the haul road intersects with the existing access drive avenue to Hooklands Farm shall be replaced once construction works have been completed, to maintain the integrity of this feature and as part of ecological enhancements. The land raised area would then be seeded with a wildflower mix. Wildflower mixes can contain a high diversity of plant species, which support many species of insects, provide food for mammals, birds and bats, and provides aesthetic benefits as well. To carry out the enhancements at the site, native species of local provenance would be used to maintain the landscape character of the area (The Ecology Partnership, 2022).

The proposal is considered compliant with part (g) of Policy W8. Policy W13 concerns Protect Landscapes such as the South Downs National Park or Chilterns Harbour Area of Outstanding Natural Beauty, which the site is not within. As stated above, no significant impacts are anticipated on the heritage assets in proximity to the site. Finally, the proposed

development cannot be considered as a major² waste development and would provide a benefit to wildlife through the enhancements proposed in the PEA.

2.4.2 Population and Human Health

As discussed in section 2.2, the Air Quality Assessment concluded that the proposed development would have a negligible impact on air quality and would not impact odour; so, would not harm the local population or human health. Additionally, the perceived benefits of the works to residents of the farm through reduced visibility of the A24 would have a positive impact on the experience of receptors at Hooklands Farm.

2.4.3 Historic Environment

Hooklands Farmhouse, a Grade II Listed Building, is located approximately 70m northwest of the site. A Heritage Impact Assessment (HIA) was carried out for the proposed development in July 2023. It determined that the setting and tranquillity of Hooklands Farmhouse would be temporarily impacted during the construction phase of the proposed development due to the movement of vehicles, erection of fencing, construction of the temporary haul road and regrading of the site. It concluded that 'there will be a slight adverse effect on the Grade II Listed Building, which is not significant'. Once the land raising is complete, the view from Hooklands Farmhouse will be permanently impacted. However, the HIA concluded that 'the connection between Hooklands Farmhouse and the southern boundary is already filtered and adding further obstructions to the view will not deteriorate the cultural significance of the property... Therefore, it is considered that raising the ground levels will be a permanent minor positive magnitude of impact. On an asset of medium importance, there will be a slight beneficial effect on the Grade II Listed Building' (JBA Consulting, 2023).

The HIA also assessed the impact of the development on all archaeological and heritage assets within 750m of the site and determined there would be no significant impact on any known designated or non-designated heritage asset from the proposed development.

2.4.4 Material Assets

The site is in the buffer zones of the Building Stone, Brick Clay, and Soft Sand mineral consultation areas (WSCC and SDNPA, 2020). It is not considered that the land raising activities would sterilise the mineral, as there are no built structures proposed and the land would still be accessible, should it be deemed necessary. Furthermore, due to the proximity to heritage assets and residential properties, it is unlikely that the site would be suitable for

² The WLP defines major as: "*major waste development is development that, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife, cultural heritage and recreational opportunities provided by the South Downs National Park or the natural beauty, distinctive character, and remote and tranquil nature of the Areas of Outstanding Natural Beauty (AONB)*"

mineral development. Therefore, the land raising activity is compliant with part (h) of Policy W8.

2.4.5 Site Restoration

Following the construction phase of the proposed development, the site will be suitably restored to offer both biodiversity and landscaping benefits in accordance with part (i) of Policy W8. This will be guided by the enhancement measures proposed in the PEA, which will be implemented once the land is regraded. This includes the land raising areas seeded with a wildflower species mix to establish a wildflower meadow and the planting of replacement trees.

2.4.6 Summary

For the reasons outlined above, it is considered that the proposed development meets the criteria of parts (f), (g), (h) and (i) of Policy W8.

3 Conclusion

As demonstrated in this Statement, it is considered the proposal amounts to a recovery operation and is compliant with the criteria set out in Policy W8 of the West Sussex Waste Local Plan. The proposed development does not amount to disposal, as it is a recovery operation that meets the requirements of Policy W8. Therefore, Policy W9 is not applicable in this case. The main purpose of using the waste materials is as a substitute for non-waste materials, which would have been used to provide the perceived alleviation of air and noise pollution from the adjacent A24 for the benefit of receptors on the farm.

References

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