



Application for the erection of two container units, to be used as a re-use shop and storage, along with the provision of associated car parking bays and minor site layout amendments.

Biffa Waste Services, Worthing Household Waste Recycling Site,
Willowbrook Road, Worthing, West Sussex, BN14 8NA.

November 2023



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1. Introduction

Biffa Waste Services ('Biffa') is applying to West Sussex County Council ('WSCC') in order to seek planning permission for the erection of a Re-Use Shop and a storage container, along with the provision of eight associated car parking bays and minor site layout amendments at the Worthing Household Waste Recycling Site, Willowbrook Road, Worthing, West Sussex, BN14 8NA.

2. The site and surrounding area

The Worthing Household Waste Recycling Centre ('HWRC') is located in east Worthing and occupies a plot to the north of the Teville Stream and Willowbrook Road. The site is located on elevated ground, with open fields to the north and east, and Hambridge Trading Estate to the south and west. The site is enclosed by metal palisade fencing and can be accessed via Willowbrook Road.

There are no residential receptors within direct proximity of the application site. The closest residential receptors are those located on the northern cul-de-sac of Oakleigh Road, approximately 130m to the south of the site beyond the Hambridge Trading Estate units and a railway line.

3. Planning History

Planning permission (WB/548/06) was granted in November 2007 for the '*Development of a modern replacement household waste recycling site, to accept bulky household waste and recyclable materials.*' A list of relevant permissions has been listed below.

- WSCC/058/19 – 05.11.2019 – Installation of litter netting and associated infrastructure.
- WSCC/005/12/WB – 14.05.2012 - Variation of condition 9 of planning permission WB/548/06 to allow the reception of fly-tipped waste and recyclable materials and household bulky waste and recyclable materials collected by Adur & Worthing Council Services

4. The Proposed Development

This application first seeks planning permission to allow for the erection of two container units. The first container unit would be used as a 'Re-Use Shop' acting as a public outlet for the sale of reusable goods which have been disposed of by members of the public. This container unit would measure approximately 9.7m (l) 3m (w) 2.6m (h) and would be in RAL 5010 (Blue) as shown in drawing WWB030400 (Proposed Shop Elevations). The proposed shop unit will also incorporate a pedestrian access ramp to the front, on a 1:12 gradient with a handrail.

The second container unit would be used solely for the secure storage of the collected reusable goods prior to sale within the shop. This unit would measure approximately 12m (l) 2.4m (w) 2.9m (h) and would also be in RAL 5010 (Blue) as shown in drawing WWB030500 (Proposed Storage Container Elevations).

Both container units would be sited on an existing area of hardstanding that is located on the site's eastern boundary. This area is currently used for bin storage as shown in drawing WWB030200 (Existing Site Layout Plan). These bins would be relocated and stored within the existing site.

This application is also seeking permission for the provision of 7 new car parking bays, which would be designated for members of the public visiting the proposed shop. It is proposed to extend the existing raised kerbing by approximately 5m, which would deem the existing exit obsolete and in turn creating a one way in and out traffic system. In addition, it is also proposed to install an 8m x 1m wide section of raised kerbing on the southeastern side of the application area, that will incorporate a 1.8m high palisade fence with a lockable gate. These minor layout amendments are shown in drawing WWB030300 (Proposed Site Layout plan).

5. Environmental Considerations

Due to the minor scale of the proposed development, and its location within a well-established Household Waste Recycling Facility, it is considered that the proposal does not have the potential for significant environmental impact.

6. Waste Hierarchy

Approval of this application would allow for the sale and re-use of waste items, pushing them up the waste hierarchy, and preventing them from going to landfill or from facing other forms

of recovery. 'Re-use' sits just below 'Prevention' on the waste hierarchy and is often the most environmentally effective solution to reducing the generation of waste. Therefore, this application complies with the National Planning Policy for Waste (October 2014).

7. Summary and Conclusions

Biffa Waste Services is applying to West Sussex County Council in order to seek planning permission for the erection of two container units that will act as a re-use shop and storage for items collected within the wider HWRC. This application will allow for waste to be pushed up the Waste Hierarchy and minimise waste generation.

We trust that the information set out within this planning application is satisfactory to enable planning permission to be issued for this minor development. However, if you require clarification on any of the above or enclosed, please do not hesitate to contact me.

Yours faithfully

For Biffa Waste Services Ltd

A handwritten signature in black ink, appearing to read 'D. Abemil', is written over a light blue circular stamp.

Planning Support Manager

Biffa Waste Services Limited

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