

DM.20.0362 Evergreen Farm, West Hoathly Road, East Grinstead. West Sussex

Restoration of the former Standen Landfill site with a woodland and pasture landfill cap system.

The applicant proposes to cap the existing site to mitigate existing environmental effects relating to leachate and gassing issues from the landfill. I am concerned that the proposed activities at this site will have a significant adverse effect on neighbouring noise sensitive properties namely a specialist care home with nursing for young adults with learning and physical differences and a primary school. In addition, the proposed activities on site are likely to generate dust which will affect local residents. If the proposed works are necessary to the extent the applicant is proposing, and you are minded to approve the application, the applicant must demonstrate they are doing all they can to mitigate the adverse impacts from noise, dust and light nuisance.

Noise:

The acoustic report submitted by Anderson Acoustics dated December 2019 cites Technical Guidance contained within the National Planning Policy Framework to be considered when setting appropriate noise limits for on-site works such as those being proposed for this site. The report acknowledges that noise from the capping work is likely to exceed the recommended noise limits, stating that it will not be reasonable to expect the operator to carry out works on this site without at times generating a level of noise greater than the guideline of 10 dB above the background noise level, L_{A90} . The consultants have suggested that the maximum noise level at the nearest noise sensitive receptors should be set at 55 dB $L_{Aeq,1hr}$, ie 20 dB above the background noise level. In addition, the report states that for short periods of time, noise is likely to exceed the 55 dB limit, predicting noise levels of up to 68 dB $L_{Aeq,1hr}$, possibly for 8 weeks of the year. The report suggests a range of mitigation measures in section 6. I would recommend that, as the planning authority, you use the planning approval to set these noise limits and mitigation measures as part of a requirement for a suitable Construction Environmental Management Plan (CEMP) together with the suggested working restrictions designed to minimise noise impacts detailed in Section 3 of the acoustic report. The CEMP should also include details of noise monitoring that will be carried out during operation of the site. The CEMP should be submitted to, and approved in writing by, the mineral planning authority prior to the commencement of any works permitted. All works should be in accordance with the approved CEMP.

I would urge the planning authority to require the developer to work closely with representatives from the Beechcroft Care Centre and the Trefoil Montessori Farm School to ensure that disruption to these facilities is minimised, taking into account the particular requirements and sensitivities of these two facilities.

The acoustic report states that the site will operate between 07:00 hours and 17:00 hours Monday to Friday and between 08:00 hours and 13:00 hours on Saturdays. I would recommend that you consider applying a condition limiting operations on site to between 08:00 hours and 18:00 Monday to Friday and between 09:00 and 13:00 Hours on Saturdays,

with no work permitted on Sundays or Bank Holidays, to minimise the effect on residents at the Beechcroft Centre

Dust:

I also have concerns that the proposed works on this site have the potential to generate dust emissions likely to adversely affect nearby residents in the care home and individuals using the school. The issue of dust has not been assessed in the application and I would expect a condition to be applied to any permission granted requiring a detailed dust management plan be submitted to, and approved in writing by, the mineral planning authority prior to the commencement of any operations. The condition should specify that activity on site shall not cause dust emissions which adversely affect adjacent residential properties, sensitive receptors and/or the local environment, with a requirement that should such emissions occur, the activity be suspended until a revised dust management is submitted and approved by the mineral planning authority.

Lighting:

I would recommend a condition be applied to any permission granted requiring that details of proposed lighting for the site be submitted to, and approved in writing by, the local planning authority prior to commencement of development. The lighting on site should be implemented in accordance with these details.

Jane Cooper

Environmental Protection, Mid Sussex District Council

14/02/2020