

Review of Identified Sites in the Waste Local Plan

NB: Original May 2019 report in black text, April 2021 update in blue

Background

The WSCC Waste Local Plan sets out WSCC's waste strategy until 2031. It was adopted in 2014 subject to the amendments made by the Planning Inspectorate in 2013. Within the plan, Policy W10 identified 5 new sites for potential new waste facilities and one site for increasing landfill in the county. This section outlines what has happened to the 5 planned sites for waste treatment since the policy was agreed in 2014.

Policy W10 within the Waste Local Plan is intended to allocate strategic sites for new facilities to meet shortfalls in capacity for the transfer, recycling, and treatment of waste, and to enable other suitable sites to come forward, so that WSCC meets its strategy for achieving net self-sufficiency in waste management capacity.

This review was carried out through the researching of all existing planning documentation for each site since 2014, the review of WSCC monitoring reports, and by internet searches seeking news articles (or similar) relating to potential developments on these sites. A physical visit to each site was also undertaken to view any developments on the ground, and to provide photographic evidence to validate the review findings.

Current Status of Sites Allocated in the Waste Local Plan

1. Ford (Grundon site - BN18 0HY)

The allocated site north of the wastewater treatment works at Ford (Policy map 1 on the Waste Local plan) has been the subject of interest for Grundon Waste Management, a large waste collection company. Grundon successfully applied for planning consent to develop a 200Kt 'Waste to Energy' plant utilising gasification technology on the site in 2015 (planning permission ref. WSCC/096/13 dated 9th January 2015). To date, this development has however only been partially implemented, with the limited operation of a small MRF facility on the site (approximately 20,000 tonnes per annum) pictured to the right, collecting and sorting skip waste.



The original planning consent for the waste to energy plant was subject to a legal agreement, under Section 106 of the Town and Country Planning Act 1990, to secure a number of obligations, including a lorry routing agreement – it is this routing agreement which appears to have held up the full development of the site. There is now a further planning application in process by Grundon (WSCC/027/18/F) which hopes to remedy this issue, by proposing a new access road which would allow more HGV movements and therefore the full 200Kt development – this is now pending a decision by the council.

Update April 2021 – The further planning application for the access road was granted on 15th August 2019, and this access road has now been constructed. There was however a new planning application submitted in June 2020 – due to a substantial change to the original application. This new planning application is for the Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding and landscape works (WSCC 036/20). This permission is still pending decision,



following WSCC request for an extension to decide the application to April 2021 (presumably due to Covid delays). There is no indication which way this decision will go at this time. The site visit confirms that nothing has yet been built, as confirmed by the picture above.

2. Hobbs Barn, off Grevatts Lane, near Climping (SW of BN17 5RE)



This site (Policy Map 2 on the Waste Local Plan) is an extension to an existing small industrial estate, and was subjected to an approved planning permission for the development of a waste transfer station and Materials Recycling Facility to process 50Kt of mixed skip waste, on behalf of Home Farm Ltd (application number WSCC/067/15/CM – June 2016). It is apparent that this planning permission has not been followed through, as the site is currently used as a lorry park, and a dumping ground for building waste. There is no evidence of the permitted development mentioned in the plan at the site.

Update April 2021 – The site visit confirms that much of the area allocated



for a waste site has now been taken over by a concrete batching plant and several fenced-off storage areas. However, the steel framework for the building mentioned in Home Farm’s planning permission (above) has been built. The site itself is still deserted and there is no waste (or any other) activity occurring – so it may well be that the steel frame has been erected in order to be able to say ‘construction



has begun’ in order to keep the planning permission alive – as without it, the planning permission would have lapsed by now.

3. Fuel Depot – Bognor Road, Chichester (East of PO19 8NS)

This site just east of Chichester, (Policy Map 3 on the waste Local Plan) has been the subject of several planning applications - though to date no development has taken place. There is an approved planning application (WSCC/058/13/0 – Sept 13) for a waste transfer station which is mentioned in the WSCC monitoring report of 2016, but this does not appear to have been built, as the site is currently empty (see right).

Instead, there are two non-waste related ongoing planning applications for the site being considered by Chichester District Council – the first (14/04284/OUT) has been in planning since late 2014 and obtained permission in July 2016. The permission is for B2/B8/Trade uses and ancillary roadside catering units, alongside a large discount food retail unit. Documents discharging conditions that were imposed on this application have been received as recently as April 2019. Update April 2021 – This is still the case, no change.

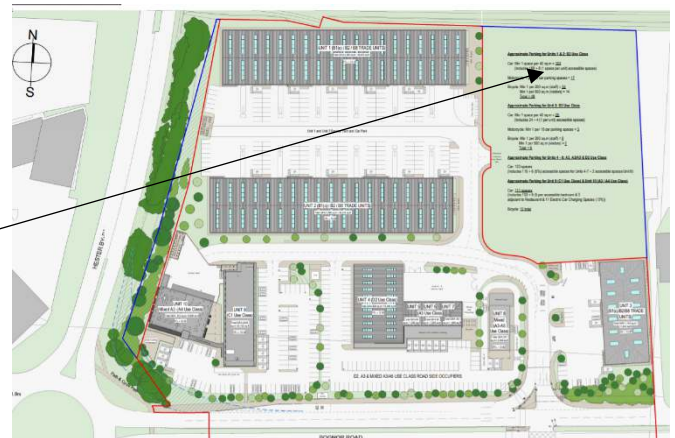




The latest application (19/00619/FUL - March 19) is for eight units with a mix of different uses, including a Premier Inn hotel, a Beefeater restaurant, a drive-thru, a gym and other trade and business units. <https://www.chichester.co.uk/news/politics/hotel-restaurant-and-drive-thru-planned-at-bognor-road-business-park-site-1-8885124>

Both applications have left a one hectare corner of the site available for waste development purposes as required by the Waste Local Plan, and a recent email from the WSCC planner (April 2019 - appended) confirms there are no waste companies yet on site.

Update April 2021 – The planning for the Hotel and Restaurant is still an ongoing issue, with several extension of time agreements, the latest of which ends in mid-April 2021. There is still no reference to a waste permission at the site, and as mentioned above – a hotel and restaurant complex probably sterilises this site as a likely waste site. The green area on the planning application shows the NE corner has been ‘left’ for a waste site, but no waste company would want to be that close to a hotel and restaurant. The site visit confirms that no activity has taken place at this site – either waste related or otherwise.



4. Brockhurst Wood near Horsham (Biffa Site - RH12 4QD)

This site (Policy Map 4 on the Waste Local Plan) has been mostly developed and continues to be a location of interest for waste management expansion. Biffa have developed a 50kt road sweepings and aggregate washing plant at the site (WSCC/003/14/NH) which has been operational since 2016.

Britaniacrest are also seeking planning for an incinerator on the allocated site. It is currently used by them as a waste transfer station for commercial and industrial wastes (see right).

The new application is for a Recycling, Recovery and Renewable Energy Facility to accept commercial, industrial, municipal or similar wastes and sort and segregate recoverable material such as metals, wood, rubble and some plastics. The residual materials will be used to recover energy in an incinerator. The proposal (WSCC/015/18/NH) was rejected by WSCC in June 2018 but has since gone to appeal by the planning inspectorate.



Update April 2021 – As we know, the appeal was upheld by the Planning Inspectorate in Feb 2020. There are no documents dated after the appeal in the planning portal, other than discharging some of the conditions, so it’s not clear whether anything has actually yet gone ahead. News articles would indicate that nothing has yet been built. A search on the EA register for a permit for the operation yielded no result, though a new exemption to store waste has been registered by the developer valid until 2023. This could be related to the

existing operations it has on site. The site visit confirmed that the new incinerator has not yet started construction, and the site is as it was some 2 years ago.

5. Goddards Green – Land West of the Sewage Treatment Works (West of RH14 5AL)

There appears to be no development, or interest in development, on this identified site. The site visit confirms the land is currently being used as pasture.



Update April 2021 – There appears to be no change in the status of this site on any planning register, and the site visit confirms that there is still no activity on site – either waste or otherwise.