



Communities, Economy and Transport
East Sussex County Council
County Hall
St. Anne's Crescent
Lewes
East Sussex
BN7 1UE

2nd July 2018

Dear Sir/Madam

Proposal: Variation of Conditions 5 & 6 of planning permission EB/677/CM to extend the operational hours of the site.

Site: Eastbourne Household Waste Recycling Site, St Philip's Avenue, Eastbourne, BN22 8NB

Veolia ES (South Downs) Ltd (Veolia) is seeking planning permission for the variation of conditions 5 & 6 of planning permission EB/677/CM (dated 23rd February 2012) at Eastbourne Household Waste Recycling Site (HWRS) currently operated by Veolia as part of a waste contract with East Sussex County Council.

This covering letter accompanies the planning application as a Supporting Statement along with the following submission documents:

- Location Plan - scale 1:1250
- BACS payment of £234 accompanied with planning portal reference PP-07068985 as payment for the planning application fee

Introduction and Background

The Eastbourne HWRS forms one of fourteen existing HWRSs that Veolia currently operate as part of the Integrated Waste Management Services (IWMS) contract with East Sussex County Council and Brighton & Hove City Council. This 30 year contract provides a sustainable approach to waste management in areas of East Sussex via a network of waste management sites, which Eastbourne HWRS forms a key part of. The existing network of HWRSs in East Sussex enable residents to dispose of their different waste materials easily, which will then be sent on for either recycling, composting and recovery.

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Veolia wish to align the operational hours of all the existing operational HWRSs in East Sussex in order to provide a consistent service to the residents of East Sussex. Currently Eastbourne HWRS operates to different operational hours. Therefore the wider community and members of the public in this area are not able to benefit from the same operational hours particularly during the weekend period and Bank Holidays, which are more popular and suitable periods of the week for them to visit and dispose of waste materials. Therefore Veolia wish to amend the existing operational hours currently in Condition 5 & 6 of planning permission EB/677/CM.

The Site and Surroundings

The Eastbourne HWRS is located at the junction of Churchdale Road and St. Phillips Avenue to the north-eastern area of Eastbourne. The site consists of an administrative/welfare building for staff based onsite. The site is fairly typical with respect to its operation and layout as an HWRS used by the public. The site accepts a wide range of materials for reuse and recycling including cans/tins, cardboard, electrical goods, green garden waste and batteries. Veolia change the containers when full and transfer the materials off-site to other waste management facilities for reuse and recycling.

The Eastbourne HWRS is bounded by residential properties beyond the immediate site boundaries to the north, east, south and west. Gradually over time the area has become predominantly residential in nature, which the HWRS has become situated centrally within. A large electricity substation exists opposite the eastern side of the HWRS's frontage onto St. Philips Road.

Planning History

The site was first granted planning permission for the development of a household waste site in 1989 (reference EB/1140/CC) and has continued to be operated within the eastern section of the current site area under planning permission EB/1382/CC (dated 24th November 1992). The HWRS was extended to include the western area of the current site under planning permission EB/137/CM (dated 9th September 1996).

The opening times to the public as restricted in Condition 1 of planning permission EB/1382/CC and Condition 2 of planning permission EB/137/CM on Saturdays and Sundays were varied from 0730 - 1130 hours to 0730 -1200 hours by East Sussex County Council's planning authority and approved via letter dated 7th October 2004.

Most recently the site was granted planning permission for the 'provision of an off-road queuing lane for vehicles used by visiting members of the public, from St Philip's Avenue (approximately 50 metres from the junction of St Philip's Avenue with Roselands Avenue) leading into the adjoining household waste recycling site with the continued use of the exit point on to Churchdale Road' (reference EB/677/CM dated 23rd February 2012).

Proposal

Veolia is seeking planning permission for the variation of conditions 5 & 6 of planning permission EB/677/CM to amend the site's existing operational hours. Therefore the existing operational hours, as set out below, are proposed to be amended to the following:

Existing Condition 5 of planning permission EB/677/CM:

'Unless prior agreement in writing has been obtained from the Head of Planning, the opening hours to members of the public shall not exceed 08.30 hours to 16.00 hours on Mondays to Thursdays, 08.30 hours to 15.30 hours on Fridays, 07.30 to 12.00 hours on Saturdays and Sundays and closed on Bank/Public Holidays and no trade waste shall be accepted during Saturdays and Sundays.'

Proposed amendment to Condition 5:

'Unless prior agreement in writing has been obtained from the Head of Planning, the opening hours to members of the public shall not exceed 08.30 hours to 16.00 hours on Mondays to Fridays, 08:00 to 17:00 on Saturdays, Sundays and Public & Bank Holidays and no trade waste shall be accepted during Saturdays and Sundays and Public & Bank Holidays.'

Existing Condition 6 of planning permission EB/677/CM:

'No activity shall take place on the site before the hours of 07.00 hours and after 18.30 hours on Mondays to Thursdays, before 07.00 hours and after 19.00 hours on Fridays or before 07.15 hours and after 12.15 hours on Saturdays and Sundays. No activity shall take place on Bank or Public Holidays.'

Proposed amendment to Condition 6:

'No activity shall take place on the site before the hours of 07.00 and after 18.30 hours on Mondays to Fridays, before 07.15 hours and after 17.00 hours on Saturdays and Sundays or before the hours of 08.00 and after the hours of 17.00 on Public & Bank Holidays. No activity shall take place on Christmas Day, Boxing Day and New Years Day.'

Environmental Considerations

Increased Recycling

One of the key benefits of allowing the HWRS to operate for longer during the weekend periods including Bank Holidays is the potential to encourage the wider community and members of the public in the Eastbourne area to recycle more by making it easier for them to visit the site during the weekends. The busy periods currently experienced at Eastbourne HWRS may also potentially be discouraging people to visit the site to dispose of their waste materials thereby potentially impacting the level of recycling that could be occurring if the site was able to operate for longer hours during the weekend. Therefore longer operating hours at the weekends may help to maximise the potential for recycling in the Eastbourne area of East Sussex as a result.

The proposed variation to the existing operational hours will benefit the wider community and members of the public who can visit the site during more convenient periods of the weekend with minimal impact to the local neighbours.

Traffic congestion

In the past Veolia have received complaints about queuing traffic and congestion generated by the Eastbourne HWRS, particularly on weekends.

Although the off-site queuing lane for vehicles, as previously permitted under planning permission EB/677/CM, significantly helped to reduce the queuing traffic of cars on St Philips Avenue, the Eastbourne HWRS currently still experiences significant traffic problems, particularly during the summertime weekends. The traffic problems are generated due to the significant number of visits made by cars trying to access the HWRS during the existing limited opening hours on the weekends. Residents living near to the HWRS, who use the surrounding roads for reasons not associated with visiting the HWRS, suffer the consequences of queuing traffic into the site. Visitors to the HWRS also have to negotiate the congested surrounding roads to enter and tip their materials at the site. Therefore if Eastbourne HWRS's operating hours can be varied as proposed in the current planning application then the peak traffic periods at the weekends can be reduced significantly as car visits to the HWRS can be spread out over a longer period of the day.

A public consultation was undertaken by East Sussex County Council's Director of Communities, Economy and Transport on the County's HWRS services from February to May 2018. The Council's Cabinet held a Household Waste Recycling Site Service Review 2017/2018 meeting on 26th June 2018 in which the consultation results were presented in a report titled 'Household Waste Recycling Site (HWRS) Service Review'. Appendix 1 of the report 'HWRS Service Review Public Consultation Analysis' identified approximately 48% of respondents who used the Eastbourne HWRS found it 'Perfectly Acceptable' and 30% 'Acceptable' when asked about their thoughts on keeping the Crowborough or Eastbourne sites open later at the weekend and closing them at quieter times during the week when thinking about times to visit the sites. This response to the survey question relating to Eastbourne HWRS demonstrates a demand from site users for using the HWRS during the hours proposed in this current planning application at the weekend.

Importantly as a result of the proposed variation to hours there is unlikely to be significant additional car vehicle movements generated from visits to the site/site users. Veolia anticipate visitor numbers will remain similar to the existing number of visits per week because visits will be spread out over longer periods at the weekend instead. Also there is unlikely to be any additional vehicle movements associated with the loading and unloading of waste containers. The focus and purpose of the planning application proposal is to enable the site to be open during periods of the week and weekend that are more suitable for the wider community and members of the public to tip their materials, as opposed to seeking to increase the site's activities or input/output of waste materials.

Noise concerns

The HWRS has existed at the junction of Churchdale Road and St. Phillips Avenue since 1989. The site surroundings have since been gradually developed as a residential area, which the HWRS is approximately situated centrally within. Therefore the nearest sensitive receptors are acknowledged as being the nearest residential properties located opposite the HWRS on St. Philips Avenue, Churchdale Road, Brydges Close and Roselands Avenue.

Importantly, Veolia records indicate that no complaints relating to noise impacts from the HWRS operations have been received since 2011. The nature of nearly all complaints received have been related to the congestion of cars trying to access/egress the HWRS. Therefore in light of this it is not considered that noise generated from the HWRS is generating adverse impacts on the amenity of local residents.

Although the planning application proposes to operate the HWRS for longer periods of time during the weekend and on Bank Holidays the potential for noise impacts on the local residents is likely to be minimal as a result, particularly given that the onsite activities will not change. Therefore it is not considered that the proposed variation to the existing operational hours will result in any significant impact to the amenity of the nearest residents to the site.

The HWRS has existing boundary walls and tree lines that offer some noise attenuation to the nearest residential properties, which will continue to be a noise mitigation measure. However, there is also potential for noise levels to be reduced if the site is able to remain open for longer at the weekend as intensified periods of visits and tipping of waste materials currently experienced may be reduced as a result.

The current planning application proposal seeks to only vary the operational hours of the site but the onsite activities will remain the same. These activities also include the loading and unloading of waste containers and the use of mobile plant for compaction.

Planning Policy consideration

The East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (Adopted February 2017) allocates existing HWRSs as safeguarded waste sites under 'Policy SP 6 - Safeguarding Waste Sites'. The Eastbourne HWRS is identified as a safeguarded waste site in 'Map 31 SP-WCA/M Eastbourne Household Waste Site' within the adopted Plan. This site allocation is supported by 'Policy WMP 6 - Safeguarding Waste Sites' in the Waste and Minerals Plan for East Sussex, South Downs and Brighton & Hove (Adopted February 2013). The planning application proposal seeks to optimise an existing safeguarded waste management site further and is considered to be supported by policy SP 6 and policy WMP 6 as a result.

Conclusions

The purpose of the proposed variation to conditions 5 & 6 of planning permission EB/677/CM is to improve an existing waste management service available to the wider community and members of the public who use the Eastbourne HWRS and also seek to reduce the existing congestion being experienced. The planning application proposal will enable the site to be open and available for use during more popular and convenient periods such as the weekends and Bank Holidays. For example, at a similar site, Hastings HWRS, which Veolia also operate as part of the IWMS contract, the traffic logger data shows that 19% of more people use the site on an average weekend compared to a weekday (868 on average Monday to Friday compared to 1034 on average on Saturdays & Sundays (based on data taken from October 2016 to September 2017)).

Therefore the planning application proposal will benefit the wider community with minimal impact to the nearest neighbours. The application site is also a safeguarded waste management site, which the planning application proposal seeks to optimise further for the purposes of sustainable waste management. Therefore the proposed variation to Eastbourne HWRS's existing operational hours are considered necessary and appropriate for planning approval.

I hope the information submitted with the planning application is sufficient for East Sussex County Council to determine the planning application successfully. However please contact me should you require any further details on this proposal.

For and on behalf of Veolia ES (South Downs) Ltd
Yours faithfully

Belinder Gill
Planner

