



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 Condition 9, 10 & 11 of planning permission WD/582/CM to extend the operational hours of the site including the loading and unloading of waste containers and the use of the mobile compactor.**

**Site: Crowborough Household Waste Recycling Site, Wealden Industrial Estate, Farningham Road, Jarvis Brook, Crowborough.**

Veolia ES (South Downs) Ltd (Veolia) is seeking planning permission for the variation of conditions 9, 10 & 11 of planning permission WD/582/CM (dated 1st April 2009) at Crowborough 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-07050364 as payment for the planning application fee

## **Introduction and Background**

The Crowborough 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 Crowborough HWRS forms a key part of. The existing network of HWRSs in East Sussex enable residents to dispose

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A group company of  
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of their different waste materials easily, which will then be sent on for either recycling, composting or recovery.

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 Crowborough 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 the 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 in Condition 9, 10 & 11 of planning permission WD/582/CM.

## **The Site and Surroundings**

The application site is located on the far south-western edge of the Wealden Industrial Estate and is accessible from Farningham Road, which connects off to the east of the B1200 Crowborough Hill Road. The eastern surrounding area is occupied by industrial and commercial activities that are typically operated within industrial estate locations. Beyond the southern boundary of the site, on the other side of Farningham Road is a thick buffer of vegetation, which runs parallel to the existing railway located beyond this thick belt of vegetation. The existing belt of vegetation also extends around the immediate western and northern site surroundings, which help to screen views into the HWRS.

The local environment is not primarily residential given that the site forms part of an existing established industrial estate. However there are a number of residential properties located to the southwest and north of the site surroundings that are accessible from the narrow residential road, Mount Pleasant, which the belt of vegetation also extends beyond. The nearest residential properties are located at 1-4 Great Walls, Mount Pleasant and Hill Cottage. The Wheatsheaf Public House lies to the south of Hill Cottage.

The Crowborough HWRS 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. A mobile compactor is also operational onsite occasionally.

## **Planning History**

Previously referred to as plots 13 to 15 of Wealden Industrial Estate the site was granted planning permission for the 'construction of a household waste site and recycling facilities' (reference WD/247/CM on 6th August 1999).

Condition 17 of planning permission WD/247/CM was later varied to allow the 'use of a mobile waste compactor' onsite for a temporary period of 12 months (Condition 1 of planning permission reference WD/520/CM, dated 13th December 2007). The 12 month restriction period was later removed to enable the 'continued occasional use of a mobile waste compactor' (granted under planning permission WD/582/CM, dated 1st April 2009).

## Proposal

Veolia is seeking planning permission for the variation of conditions 9, 10 & 11 of planning permission WD/582/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 9 of planning permission WD/582/CM:

*'The site shall not open and no work shall be carried on the site other than between the hours of 0900 - 1700 Mondays to Fridays inclusive, 0900 - 1300 Saturdays and Sundays and at no times on Public and Bank Holidays unless the prior written approval of the Head of Planning has been obtained.'*

### **Proposed amendment to Condition 9:**

***'The site shall not open and no work shall be carried on the site other than between the hours of 0900 - 1700 Mondays to Fridays, Saturdays, Sundays and Public & Bank Holidays and at no times on Christmas Day, Boxing Day and New Years Day unless the prior written approval of the Head of Planning has been obtained.'***

Existing Condition 10 of planning permission WD/582/CM :

*'The loading and unloading of waste containers shall only take place between the hours of 0900 - 1700 Mondays to Fridays inclusive, 1000 - 1200 Saturdays and at no time on Sundays and Public & Bank Holidays unless the prior written approval of the Head of Planning has been obtained.'*

### **Proposed amendment to Condition 10:**

***'The loading and unloading of waste containers shall only take place between the hours of 0900 - 1700 Mondays to Fridays, Saturdays, Sundays and Public & Bank Holidays and at no times on Christmas Day, Boxing Day and New Years Day unless the prior written approval of the Head of Planning has been obtained.'***

Existing Condition 11 of planning permission WD/582/CM:

*'The use of a mobile compactor, a 'Minimyza Plus' or equivalent, at the site shall only take place between the hours of 0900 - 1700 Mondays to Fridays inclusive, 1000 - 1200 Saturdays and at no time on Sundays and Bank & Public Holidays, unless the prior written approval of the Head of Planning has been obtained.'*

### **Proposed amendment to Condition 11:**

***'The use of a mobile compactor at the site shall only take place between the hours of 0900 - 1700 Mondays to Fridays, Saturdays, Sundays and Public & Bank Holidays and at no times on Christmas Day, Boxing Day and New Years Day unless the prior written approval of the Head of Planning has been obtained.'***

If considered more appropriate Veolia would be satisfied with accepting one planning condition that aligns all site activities referred to in Conditions 9, 10 & 11 of planning permission WD/582/CM, to operate within the proposed operational hours of 0900 - 1700 on Mondays to Fridays, Saturdays, Sundays and Bank Holidays.

The purpose for varying the site's existing operational hours is to enable members of the public to use the site during periods of the week particularly during the weekends and Bank Holidays, which is currently restricted by the existing operational hours. The periods of operational hours proposed in the current planning application are considered to be more popular and appropriate for the public to visit the HWRS. This demand is already apparent at the other HWRSs operated by Veolia in East Sussex where the operational hours are not as restricted as at Crowborough HWRS. For example, at a similar site, Heathfield HWRS, which Veolia also operate as part of the IWMS contract, the traffic logger data shows that 36% more people use the site on an average weekend compared to a weekday (270 on average from Monday to Friday compared to 368 on average from Saturday & Sunday (based on data taken from October 2016 to September 2017). Therefore Veolia would like to vary the existing operational hours in order to reflect customers preferred requirements and to align the operational hours with those at the other existing HWRSs.

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 57% of respondents who used the Crowborough HWRS found it 'Perfectly Acceptable' and 31% '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 Crowborough HWRS demonstrates a demand from site users for using the HWRS during the hours proposed in this current planning application at the weekend.

## **Environmental Considerations**

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.

## **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 Crowborough area to recycle more by making it easier for them to visit the site during the weekends. The busy periods currently experienced at Crowborough HWRS may also potentially be discouraging for people to visit the site to dispose of the 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 Crowborough area of East Sussex as a result.

### ***Traffic congestion***

Another benefit to the local environment is likely to be the reduction of traffic congestion on the surrounding roads at the weekends, which is currently being experienced due to the many number of people trying to use the site within a short period of time. If the site was able to remain open and operational for longer at the weekend and on Bank Holidays then there is likely to be less traffic congestion because visits to the site can potentially be more spread out over a day 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 a longer period 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 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***

Although the local environment is not predominantly residential there are a number of residential properties located beyond the southwest and northern boundaries of the site. Importantly, Veolia records indicate that no complaints have been received from the site's neighbours or members of the public about noise from the HWRS since 2011. Acoustic barriers/fencing have already been installed around the north-western, south-western and south-eastern boundaries of the HWRS and further acoustic fencing is in place a short distance from the HWRS, located to the west of the site amongst the residential properties. Veolia will continue to maintain the existing acoustic barriers/fencing as and when required for the duration of the site's operation.

Planning application WD/582/CM had previously addressed noise concerns when Veolia sought planning permission to continue the occasional use of a mobile compactor onsite. As a result noise attenuation measures were imposed and implemented under conditions 1, 3 and 4 of planning permission WD/582/CM. 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 the compactor. Therefore the existing conditions related to noise in planning permission WD/582/CM will be maintained and upheld by Veolia to ensure continued minimal noise impacts from the site.

### ***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 Crowborough HWRS is identified as a safeguarded waste site in 'Map 29 SP-WCA/K Crowborough HWRC' 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 9, 10 & 11 of planning permission WD/582/CM is to improve an existing waste management service available to the wider community and members of the public who use the Crowborough HWRS. 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.

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 Crowborough 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

