

The continued use of land for green waste, composting and waste wood processing, including an increased through-put for up to 10,000 tonnes per annum of waste wood and the relocation of the waste wood processing area including an extension to the existing storage building and yard area, the replacement and relocation of the existing overflow pond (no. 3) with a reed bed system and the repositioning of earth bunds at the southern and eastern boundaries of the site.

Amend planning condition 4 of planning permission no. WD/782/CM to add the words *“unless otherwise agreed in writing by the Director of Community, Economy and Transport”*

**at Boathouse Farm, Isfield Road, Lewes Road, Isfield,
East Sussex, TN22 5TY**

Application for a non-material amendment following grant of planning permission no. WD/782/CM

Non-Material Amendment

Planning Statement

Town and Country Planning Solutions Ref No: TCPS 609A
October 2017

Planning Statement

1. On 21st July 2017, East Sussex County Council granted planning permission (no. WD/782/CM) to permit operational changes at the green waste and waste wood management site operated by KPS at Boathouse Farm located to the south of Isfield village and to the west of Isfield Road. A copy of the Council's decision notice is contained in Appendix 1. The planning permission is subject to 31 planning conditions, of which planning condition no. 4 states that;

"The total amount of waste imported to the site, including wood waste, shall not exceed 50,000 tonnes per annum".

2. An application is now being made for a 'non-material amendment' to this planning condition to add the following words at the end;

"... unless otherwise agreed in writing by the Director of Communities, Economy and Transport".

3. The wording of the planning condition as amended, would then provide a degree of flexibility and would be similar to the wording of other planning conditions imposed on the planning permission including planning condition no. 3 (hours of operation), no. 7 (waste wood processing), no. 14 (appearance of storage barn), no. 15 (dust control), no. 16 (odour control), no. 18 (concrete boundary push walls), no. 22 (vehicle movements), no. 24 (machine silencers), no. 25 (reversing alarm) and no. 26 (erection of buildings, plant and machinery).
4. Appendix 2 attached shows the recorded green waste and waste wood received at the site on a monthly basis during 2016 and to date in 2017 (at the end of September). As might be expected given the nature of the operation, the amount of green waste received for composting and the amount of waste wood received for shredding and chipping, varies on a monthly basis but, in total, the amount received each year has not exceeded 50,000 tonnes.
5. The amount of waste wood received on a monthly basis in 2017 has been relatively consistent with the corresponding months in 2016 and on a pro-rata basis, this is projected to be around 2,285 tonnes by the end of the year (compared to a slightly higher figure of 2,328 tonnes at the end of 2016).

6. Up to the end of July 2017, the green waste imported tonnage was slightly up compared to the same period in 2016, but not to any significant extent. Subsequently however, during both August and September 2017, the monthly figures were significantly higher in being some 6,754 tonnes more compared to the same two corresponding months in 2016. This appears to have been for two main and exceptional reasons;
 - i) firstly, the growing conditions have been substantially different during the summer of 2017 compared with 2016, with intermittent spells of wet, dry, warm and hot weather creating ideal growing conditions and as a consequence, generating additional green waste and
 - ii) secondly, the strategic green waste management processing facility operated by Veolia at Whitesmiths (north of Ringmer) has been unable to accept any green waste during lengthy periods in September due to processing limitations, which has resulted in its green waste being redirected to the KPS site at Isfield.
7. As a result, by the end of September 2017, the amount of green waste received totalled 44,848 tonnes which, when combined with the waste wood figure at the end of the same period (i.e. 1,713 tonnes) resulted in a total tonnage of approximately 46,562 tonnes received at the site.
8. At the present time, it is not known whether the operational difficulties being experienced by Veolia at their Whitesmiths facility will continue and whether there will be any further need to transfer green waste to the KPS Isfield site. October is however, the start of the hedge-cutting season when green waste wood can be expected to increase in any event.
9. Based on last years combined figures for green waste and waste wood received by KPS at their Isfield site during the October – December 2016 period, a further 11,686 tonnes might be received between October - December 2017, thereby potentially exceeding the overall annual tonnage limitation by approximately 8,000 tonnes. This would not however, exceed the limits imposed by the Environment Agency's Waste Management Permit for the site, which allows up to 75,000 tonnes of waste to be received and processed.

10. It would not be practical to simply close the site down should the 50,000 annual tonnage limit be exceeded (as seems likely) until the start of the new annual recording period in January 2018. Furthermore, if the site were to stop receiving green waste for a period of time due to the annual tonnage limit imposed by planning condition no. 4 of the consent, then green waste (and waste wood) would need to be redirected to another suitably licensed site (or sites). This could compound any further operational difficulties experienced at the Whitesmiths site or result in green waste and waste wood having to be transported for a greater distance (possibly outside the County) unless some flexibility is provided within planning condition 4 to enable KPS to respond to the exceptional circumstances that have been experienced at their site during and since the summer period.
11. While the additional tonnage (over and above the 50,000 annual limit) would be likely to result in some additional traffic movements, this is still expected to be well within the combined annual limit imposed by planning condition nos. 3, 21 and 22. The combined effect of these conditions permits up to 19,380 trips per year and by the end of September there were 13,400 recorded for the site in 2017. None of the individual requirements of planning conditions 3, 21 and 22 (or indeed, any of the other planning conditions imposed on planning permission no. WD/782/CM) would be breached.
12. Thus, in order to respond to the exceptional circumstances experienced in 2017 and so as to be in keeping with the flexibility provided by the wording of ten of the other planning conditions imposed on the approved use, it is reasonable to include the additional wording "*unless otherwise agreed in writing by the Director of Communities, Economy and Transport*" to the end of condition 4. In this respect, and at the same time as seeking the additional wording change to planning condition no. 4, the Council's written consent is also sought to exceed the annual tonnage limit for a temporary period up to the end of 2017. For the reasons explained and as a temporary arrangement only, subject to the non-material amendment application being approved, the Council's consent is sought to enable up to 60,000 tonnes of green waste and waste wood to be received at the site by the end of 2017 (should this be required).

APPENDIX 1



EAST SUSSEX COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2010**

<p>To :- KPS Composting Ltd. c/o Mr Pickup Town & Country Planning Solutions Sandhills Farmhouse Bodle Street Green Hailsham East Sussex, BN27 4QU</p>	<p>County Ref. No. WD/782/CM District Ref. No.: -WD/2016/2676/CC</p>
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In pursuance of their powers under the above mentioned Act, Order and Regulations, the Council as the local planning authority hereby GRANT PLANNING PERMISSION for the continued use of land for green waste composting and wood waste processing, including an increased through-put for up to 10,000 tonnes per annum of waste wood and the relocation of the waste wood processing area including an extension to the existing storage building and yard area, the replacement and relocation of the existing overflow pond (no.3) with a reed bed system and the repositioning of the earth bunds at the southern and eastern boundaries of the site. KPS, Boathouse Farm, Isfield Road, Isfield, TN22 5JJ (Within land edged red on applicants plan no. 1215/1 Rev C) in accordance with your application validated by the East Sussex County Council on 13 October 2016 and the plans and particulars submitted in connection therewith and subject also to due compliance with the condition(s) specified hereunder:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The green waste composting facility, including the wood waste processing activities shall only operate between the hours of 0700 and 1800 on Mondays to Fridays inclusive and 0800 and 1230 on Saturdays, and not at all on Sundays, Bank and Public Holidays except for a maximum of two deliveries per month, limited to one delivery on a Sunday, between the hours of 0800 and 1230 and for essential maintenance and emergency works, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality and occupiers of residential properties within the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

4. The total amount of waste imported to the site, including wood waste, shall not exceed 50,000 tonnes per annum.

Reason: To enable the County Planning Authority to control the development in the interests of the amenity of the locality, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

5. The amount of wood waste imported to the site shall not exceed 10,000 tonnes per annum.

Reason: To ensure the wood waste processing activities remain ancillary to the composting activities.

6. The green waste composting activities shall not take place other than in the area labelled 'Green waste composting area' as shown on the approved Block Plan (Ref: 1215/2 Rev G), dated April 2016.

Reason: For the avoidance of doubt and in the interests of the amenity of the locality and occupiers of properties in the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

7. Wood waste processing and the stockpiling of unprocessed wood waste material shall not take place other than in the blue cross hatched area as indicated for this purpose on the approved Block Plan (Ref: 1215/2 Rev G), dated April 2016, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: For the avoidance of doubt and in the interests of the amenity of the locality and occupiers of properties in the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

8. The rating noise level from the site, measured at locations R1, R2 and R3 as shown on Figure 1A in the Southdowns Acoustic Report dated 22 June 2017 (Ref:2016w-00003-02), shall not exceed the background LA90 value at any time, as measured in accordance with BS 4142:2014 (Methods for rating and assessing industrial and commercial sound).

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

9. Within 7 days of the wood waste processing becoming operational within the hereby approved wood waste processing area, the Director of Communities, Economy and Transport shall be notified in writing.

Reason: For the avoidance of doubt and to enable the County Planning Authority to monitor the operations in the interest of the amenity of the locality, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

10. Within three months of the wood waste activities becoming operational within the approved wood waste processing area, a noise survey shall be undertaken in accordance with BS 4142: 2014 (Methods for rating and assessing industrial and commercial sound) and the results submitted to and approved in writing by the Director of Communities, Economy and Transport. The Survey shall:

- a) demonstrate whether the noise levels required by condition 8 are being achieved;
- b) if the survey does not demonstrate such compliance the report must include measures to reduce noise, which shall first be agreed in writing by the Director of Communities, Economy and Transport, such that the noise levels required by condition 8 will be met;
- c) These measures shall be implemented within a time period to be agreed by the Director of Communities, Economy and Transport, and compliance shall be demonstrated by a further noise survey, which must be submitted to and agreed in writing by the Director of Communities, Economy and Transport within a further 3 months of the measures being implemented.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

11. Other than the erection of the acoustic barrier as specified in the Southdowns acoustic report dated 22 June 2017 (Ref: 2016w-00003-02) and shown on Figure A2 of the acoustic report, no development hereby permitted shall be carried out until the acoustic barrier has been installed to a height of no less than 1.8 metres on the earth bund to the north of the site, providing an overall height of 3.8 metres. Thereafter the acoustic barrier shall be maintained in accordance with the approved details for the duration of the development.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

12. Other than the erection of the acoustic barrier, no development hereby permitted shall be carried out until surface water management proposals are submitted to and approved in writing by the Director of Communities, Economy and Transport. The proposals shall include, drawings/ diagrams and cross section information to show how the rainwater harvesting tanks and discharge pipes in the eastern area of the application site will be used in an overflow situation as opposed to continuous discharge. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To reduce the risk of flooding, in accordance with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

13. Other than the erection of the acoustic barrier, no development hereby permitted shall be carried out until details of the management of surface water from the new areas of hardstanding, showing a 'like for like' discharge rate between the existing and proposed scenarios up to and including the 1 in 100 (plus an allowance for climate change) rainfall event are submitted to and approved by the Director of Communities, Economy and Transport. The drawings shall be supported by detailed hydraulic calculations. The development shall thereafter be carried out in accordance with the

approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To reduce the risk of flooding, in accordance with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

14. Prior to the commencement of the construction of the building and concrete push walls hereby approved, details of the external materials and finish including colour shall be submitted to and approved in writing by the Director of Communities, Economy and Transport. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To ensure an appropriate appearance of the barn extension and wood waste processing area, in accordance with Policy WMP23a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

15. Prior to the use of the development hereby approved, a scheme for the control and management of dust from the site operations and vehicle movements shall be submitted to and approved by the Director of Communities, Economy and Transport. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

16. Prior to the use of the development hereby approved, a scheme for the control and management of odour from the site operations shall be submitted to and approved by the Director of Communities, Economy and Transport. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

17. Prior to the development hereby permitted being brought into use a landscaping scheme shall be submitted to and approved by the Director of Communities, Economy and Transport. The scheme shall include, proposals for the planting of the new eastern boundary bund, understorey planting to the Oak trees on the bund to the south of the site access and further planting to screen the acoustic fence as shown on the approved Block Plan (Ref:1215/2 Rev G), dated April 2016, noting species and location, together with a programme for implementation and maintenance. The planting shall thereafter be undertaken during the first available planting season following the approval of the details and maintained in accordance with the approved scheme.

Reason: To integrate the development effectively into the surrounding environment, in accordance with Saved Policies EN8 and EN12 of the Wealden Local Plan 1998.

18. Prior to the use of the development hereby approved, the concrete boundary push walls as specified on Push Wall detail Drawing no. KPS2016/PWD, dated April 2016 shall be installed to a height of 3 metres on the perimeter of the wood waste processing area as shown on the approved Block Plan as proposed (Ref: 1215/2 Rev G), dated April 2016, and thereafter maintained in accordance with the approved details

for the duration of the development, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

19. No material shall be stacked, stockpiled, deposited or windrowed to a height exceeding 5 metres above the hard surface of the site.

Reason: In the interests of visual amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN27 and EN8 of the Wealden Local Plan 1998.

20. The site access, access road and gate shall be retained in their existing positions in accordance with the details approved by the County Council on 13th November 2001 and the hard surface shall be maintained so that dust, mud and other debris can be swept up to prevent it being carried onto the public highway.

Reason: To maintain an appropriate access to the site in the interests of highway safety and to accord with WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

21. The total number of vehicle visits to the site per week shall not exceed 100 lorries and refuse collection type vehicles (200 movements) and 30 light or medium goods vehicles (60 movements).

Reason: In the interests of amenity and highway safety, in accordance with WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

22. The total number of additional vehicles (not including those controlled by condition 21 above) removing compost or woodchip from the site and returning to the site shall not exceed 10 per day (20 movements), unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of amenity and highway safety, in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

23. The 'no left turn' sign at the site exit, advising vehicles to leave the site to the south, shall be retained in accordance with the details approved by the County Council on 22 July 2002.

Reason: In the interests of public and highway safety and the rural and residential amenities of the locality, in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies TR3 and EN27 of the Wealden Local Plan 1998.

24. No plant, machinery or vehicles shall be used on the site unless fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality and occupiers of residential properties in the vicinity of the site, in accordance Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

25. Any machinery on site fitted with a reversing alarm shall only use a non-intrusive 'white noise' reversing alarm, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To reduce the potential for noise nuisance from the site and to protect amenity, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

26. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that Order with or without modification) no plant, building or machinery, whether fixed or moveable, shall be erected other than as expressly authorised by this permission unless with the prior written approval of the Director of Communities, Economy and Transport.

Reason: To enable the Waste Planning Authority to control the development in the interests of the amenity of the locality, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN27 and EN8 of the Wealden Local Plan 1998.

27. No burning of waste materials whatsoever including the use of braziers shall take place within the application site.

Reason: In the interests of the amenity of the locality and occupiers of the residential properties in the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

28. All trees and hedgerows within the application site shall be retained and protected in accordance with BS 5837: 2015 (Trees in Relation to Design, Demolition and Construction). In the event that any trees, shrubs or hedgerows are removed or seriously damaged as a result of the construction activities on the site, including the mature oak trees in the woodland adjacent to the approved extension to the earth bund on the eastern boundary of the site, they shall be replaced in the next planting season following completion of the construction, in accordance with details which are first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To ensure the protection of existing trees and hedgerows in the interests of visual amenity and biodiversity, in accordance with Policy WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN12 of the Wealden Local Plan 1998.

29. No retail sales shall take place from the site.

Reason: To enable the County Planning Authority to control the development in accordance with Policy WMP23b of the East Sussex, South Downs and Brighton & Hove Minerals and Waste Plan 2013.

30. If no substantive composting operations take place on the site for more than 24 consecutive months, the impervious base, bunds and any structures associated with the development shall be removed from the site and the land restored. Such restoration shall be in accordance with details, which shall be submitted to and approved in writing by the Director of Communities, Economy and Transport, within 2 months following the 24 months during which no substantive composting operations have taken place on the site.

Reason: In the interests of the countryside locality and amenity, in accordance with Saved Policies GD2 and EN8 of the Wealden Local Plan 1998 and Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

31. There shall be no illumination of the external faces of the site buildings or structures or other external areas other than in accordance with a scheme submitted to and approved in writing by the Director of Communities, Economy and Transport. The submitted scheme shall show the position, height, type and power of each light and indicate the need in safety and security terms, and the circumstances in which the light shall be activated. Thereafter the artificial illumination of the site shall take place only in accordance with the approved lighting scheme.

Reason: In the interests of the amenity of the countryside location and to comply with Policy WMP25 of the East Sussex, South Down and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN8 and EN27 of the Wealden Local Plan 1998.

Schedule Of Approved Plans

KPS2016/PWD - Push Wall Detail, KPS2016/MPD - Marker Post Detail, 1215/1 Rev C - Site Location Plan and Existing Layout, 1215/3 Rev B - Proposed Extension to Storage Barn - Elevations, 12141/4 Rev E Proposed Extension to Storage Barn - Floor Plan, 1215/2 Rev G Block Plan (Site Layout Plan - As Proposed)

INFORMATIVES

1. The Applicant is informed of the need to ensure that the development also accords with the conditions of the site's Environmental Permit, issued by the Environment Agency.

2. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of nesting birds, slow worms, grass snakes, common lizards and adders which are protected against international killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which may be affected during the proposed operations.

3. For avoidance of doubt, any monitoring undertaken of noise levels from the site activities will need to take into consideration all operations, including the simultaneous green waste composting and wood waste processing operations.

4. The Applicant is reminded that the site will be monitored as part of the County Council's Site Monitoring Policy, to ensure operations at the site remain in compliance with the conditions attached to the planning permission hereby approved.

5. The Applicant's attention is drawn to provisions of Condition 17 of the planning permission hereby approved, and where feasible mature and semi mature planting shall be undertaken to provide effective and timely screening for the acoustic fence as shown on the approved Block Plan (Ref: 1215/2 Rev G).

The policies relevant to this decision are:

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: WMP3b (Turning Waste into a Resource), WMP6 (Safeguarding Waste Sites), WMP7a (Sustainable Locations for Waste Development, excluding Land Disposal), WMP20 (Community Involvement and Benefits), WMP22 (Increased Operational Capacity within the Site Boundary of Existing Waste Facilities), WMP23a (Design Principles for Built Waste and Mineral Facilities), WMP23b (Operation of Sites), WP25 (General Amenity), WMP26 (Traffic Impacts), WMP27 (Environment and Environmental Enhancements) and WMP28a (Flood Risk).

East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan, February 2017: Policy SP6 (Safeguarding Waste Sites) and Map 21 SP-WCA/C Boathouse Farm, Isfield.

The East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan sets out the site specific policies for the management of waste and minerals in the Plan Area up to 2026.

Wealden Local Plan Core Strategy, 2013: Policies WCS12 (Biodiversity), as amended following the Court of Appeal judgement¹

Wealden Local Plan 1998: Saved Policies GD2 (Outside of Development Boundaries), EN8 (Low Weald), EN12 (Trees, Woodland and Landscaping), EN27 (Design), BS9 (The Countryside) and TR3 (Traffic Impacts).

National Planning Policy Framework (NPPF) 2012:

The NPPF does not change the status of the Development Plan as the starting point for decision making but it does constitute guidance as a material consideration in determining planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. Whilst it does not contain specific waste policies regard should be had to the NPPF policies as far as relevant.

National Waste Planning Policy (NPPW) 2014:

The NPPW sets out detailed waste planning policies and regard should be had to them when planning authorities seek to discharge their responsibilities to the extent that they are appropriate to waste management.

For Note

In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:

Sarah Iles

Team Manager Planning Policy & Development Management

Date: 21st JULY 2017

All enquiries should be addressed to:

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

IMPORTANT - Please read notes attached.

Copies to: Planning Liaison Officer - Environment Agency - for information
Mr M Taylor – Wealden District Council for Statutory Planning Register
dncmgrac.doc

APPENDIX 2

Isfield
Tonnage 2017

Permit 50000.00

Balance 5151.49

MONTH	Tonnage
Jan	1092.86
Feb	1438.85
March	2637.22
April	5068.24
May	4410.02
June	7719.90
July	5998.64
August	8274.57
Sept	8208.21
Oct	
Nov	
Dec	
YTD	44848.51

GREEN

Isfield
Tonnage 2016

Permit 50000.00

Balance 2368.13

MONTH	Tonnage
Jan	1363.60
Feb	1442.03
March	1797.70
April	3986.35
May	5071.48
June	6766.34
July	6687.66
August	5608.28
Sept	4119.73
Oct	3984.93
Nov	4486.38
Dec	2317.39
YTD	47631.87

GREEN

Isfield
Tonnage 2017

Permit 5000.00

Balance 3286.78

MONTH	Tonnage
Jan	352.16
Feb	397.20
March	203.10
April	171.90
May	92.68
June	89.96
July	127.34
August	136.70
Sept	142.18
Oct	
Nov	
Dec	
YTD	1713.22

WOOD

Isfield
Tonnage 2016

Permit 5000.00

Balance 2671.35

MONTH	Tonnage
Jan	85.40
Feb	93.76
March	81.10
April	104.42
May	109.32
June	127.46
July	292.82
August	223.19
Sept	313.74
Oct	294.80
Nov	325.90
Dec	276.74
YTD	2328.65

WOOD