

# Planning Application

Retrospective application for the retention of a permanent structure in the north-west of the site used to house equipment necessary to the metal recycling business development

## Supporting Statement

Apex Way,  
Diplocks Way Industrial Estate,  
Hailsham,  
East Sussex,  
BN27 3WA

**Ripley Property Holdings Ltd**  
trading as



Produced by:

**Beyond Waste Ltd**



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## Beyond Waste Document Control

**Application:** Retrospective application for the retention of a permanent structure in the north-west of the site used to house equipment necessary to the metal recycling business development

**Site:** Unit Apex Way, Diplocks Way Industrial Estate, Hailsham, East Sussex, BN27 3WA

**Determining Authority:** East Sussex County Council

Version No.	Version Description	Author	Date	Reviewer	Date
V1.0	Client Review	Alan Potter (Director)	08.12.23	Jason Ripley (Director)	08.12.23
V1.1	Submission	Alan Potter (Director)	08.12.23		
V1.2	Re-Submission	Joshua Plumb	19.12.23	Alan Potter (Director)	31.01.24

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# Beyond Waste for Ripley Property Holdings Ltd

## 1 Introduction

Beyond Waste Ltd has been appointed by Ripley Property Holdings Ltd (the applicant) to prepare and submit an application for planning permission for the retention of a permanent structure in the north-west of the site used to house equipment necessary to the metal recycling business development at its established metal recycling site at Apex Way, Diplocks Way Industrial Estate, Hailsham, East Sussex, BN27 3WA.

- 1.1 The use has evolved overtime to respond to the changing needs of the business with the following permissions having been granted by East Sussex County Council since 2008:
  - WD/530/CM – Erection of new building for the purposes of carrying out vehicle repair and maintenance – Granted 23<sup>rd</sup> January 2008;
  - WD/583/CM – Change of use of land to form extension to metal recycling facility together with alterations to the existing site layout – Granted 7<sup>th</sup> September 2009;
  - WD/633/CM – Change of use to form extension to metal recycling facility together with alterations to the existing site layout – Granted 26<sup>th</sup> June 2012;
  - WD/779/CM – Demolition of vehicle depollution building and repositioning of replacement building to the north of the site – Granted 17<sup>th</sup> November 2016;
  - WD/781/CM – New building to accommodate scrap metal shredding and processing machinery – Granted 14<sup>th</sup> December 2016; and
  - WD/792/CM – Second floor extension to existing commercial building, to form additional office accommodation – Granted 17<sup>th</sup> October 2017.
- 1.2 This Supporting Statement has been prepared to accompany the application and provide additional details of the proposed development. It encompasses the requirements of a Design and Access Statement should one be required.

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## 2 Site Location and Context

### Site Location and Setting

- 2.1 The application site ('the Site') is located in Hailsham, East Sussex within the south western end of Apex Way on the Diplocks Way Industrial Estate.
- 2.2 The site occupies an area of land of 1.62 hectares (as consented under WD/633/CM) and adjoins other industrial uses and development to the North & East. The site is bounded to the west by the A22 dual carriageway and to the south, by a gated access road which leads to an electricity sub-station.

### Current Use

- 2.3 The site has operated as a metal recycling facility since 1993. It serves as a processing hub to H Ripley's extensive network of sites that operate across the South East of England.
- 2.4 The site infrastructure includes an end-of-life vehicle (ELV) depollution building, non-ferrous metal shed, workshop and a number of bays in the yard used for storing ferrous and non-ferrous metal product, cable, swarf and battery stillages.

### The Applicant

- 2.5 Ripley Property Holdings Ltd via its trading arm H Ripley & Co offers a metal recycling (including vehicles) service across the South East of England.

## 3 Description of the Proposed Development

- 3.1 This application seeks formal consent for the retention of a structure erected since December 2021 and therefore this application is retrospective. The structure measures 7.2m(length), 5.68 m (width), with height to eaves of 3.6m and height to apex of 4.476m.
- 3.2 Its current purpose is to house equipment used to determine the purity of metals produced from the various metal recycling processes taking place on the Site. The plant itself sorts the output of the fragmentiser into grades using lasers which therefore improves the quality of the outputs. It is worth noting that the plant does not undertake any processing of the metal as such. Hence, its addition to the onsite plant and machinery will not increase any adverse amenity impacts. It is essential to the continued growth and development of the business, enabling the applicant to supply more refined grades of metals for onward higher value recycling.

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## 4 Planning and Environmental Considerations

- 4.1 The structure has already been erected and its presence is not adversely affecting the industrial estate or surrounding area within which the estate is located. It occupies an area of 40.896m<sup>2</sup> and is constructed from steel and is of a size and appearance that is in harmony with the other structures and buildings present consistent with the operation of a busy metal recycling yard.
- 4.2 Drawings of the structure are included in Appendix 4.

### **Bespoke Environmental Permit EPR/TP3194HS**

- 4.3 The Site operates under a bespoke environmental permit which allows a number of different activities including vehicle depollution and dismantling, waste electrical and electronic equipment treatment and metal recycling.

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## 5 Planning Policy

- 5.1 Applications are to be determined in accordance with the development plan, unless material considerations indicate otherwise.

### The Development Plan

- 5.2 The following documents form the adopted development plan against which this application ought to be assessed:
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Site Plan (adopted February 2017);
  - Wealden District Core Strategy Local Plan (adopted February 2013)
  - Wealden Local Plan – Business Chapter 7
- 5.3 The policies and objectives considered to be of most relevance to consideration of the current proposal are as follows.

## East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan

### Policy WMP1 Presumption in Favour of Sustainable Development

- 5.4 This policy requires that authorities take a positive approach to decisions favouring sustainable development, aligning with the intentions of the National Planning Policy Framework.

#### Alignment Assessment

- 5.5 The proposal represents a positive approach to waste development, as a necessary improvement to an existing facility in East Sussex. Therefore, it represents sustainable development, and is compliant with this policy.

### Policy WMP 3d Minimising and Managing Waste During Construction, Demolition and Excavation

- 5.6 This policy requires that the waste hierarchy is taken into account during construction and demolition activities associated with all new development which require planning permission.

#### Alignment Assessment

- 5.7 The structure itself is effectively a modular design that can be assembled onsite and results in no waste in its erection. No changes have been made to the land the structure sits on. Hence, it represents a development that aligns with this policy.



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## Policy WMP 22 Expansion and Alterations Within Existing Waste Facilities

- 5.8 This policy allows for an increase in operational capacity of existing waste facilities. This is supported in principle where the development is required to meet current environmental standards, the development is required to improve operational efficiency of the facility and would contribute towards meeting the Objectives of the Plan.

### Alignment Assessment

- 5.9 The structure houses equipment necessary to the metal recycling business will improve the operational efficiency of the facility.

## Policy WMP 23a Design of Built Waste Facilities

- 5.10 Policy WMP 23a seeks to ensure that buildings associated with waste and minerals developments are appropriately designed to reflect the character of its location and allow sufficient space for the effective sorting and storage of waste for recycling/ recovery.

### Alignment Assessment

- 5.11 The structure is in harmony with other consented structures on the site and does not impact adversely on the character of the surrounding area.

## Policy WMP 25 General Amenity

- 5.12 This policy aims to protect local communities from potential adverse impacts from waste developments. This includes disruption caused by noise, dust, fumes, windblown litter, and visual intrusion. As such, the policy requires that there is no unacceptable impact on the standard of amenity appropriate to the permitted land, and no adverse impact on air quality or the local acoustic environment. There should also be adequate means to control noise, dust, litter, odours, and other emissions.

### Alignment Assessment

- 5.13 The structure will contain any dust that might arise from the operation of the equipment.
- 5.14 The East Sussex Waste Local Plan (2013) is considered to be of greatest relevance to the positive determination of this application. However, we are aware that adopted plans may also be relevant in particular the Wealden District Core Strategy Local Plan 2013 and Wealden Local Plan general support for economic development, to which the site's operation contributes, as it services local businesses.

## 6 Conclusion

- 6.1 The proposed development will provide the applicant with a secure structure to house equipment necessary to the metal recycling business development. This equipment/machinery sorts the output of the fragmentiser into grades using lasers which improves the quality of the outputs. . Therefore, the applicant can supply more refined grades of metals for onward higher value recycling.
- 6.2 The site is a well establish metal recycling facility serving the county and is itself located within a well-established industrial estate. The development proposed fits well within the character of the site itself, and the wider industrial estate.
- 6.3 It is therefore considered that the proposal accords with the relevant policies in the Development Plans. Given there are no material considerations indicating that permission should not be granted, we request that permission be granted without delay.

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## Appendix 1 Site Location Plan



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Licence number 100022432  
Plotted Scale - 1:1250. Paper Size - A4

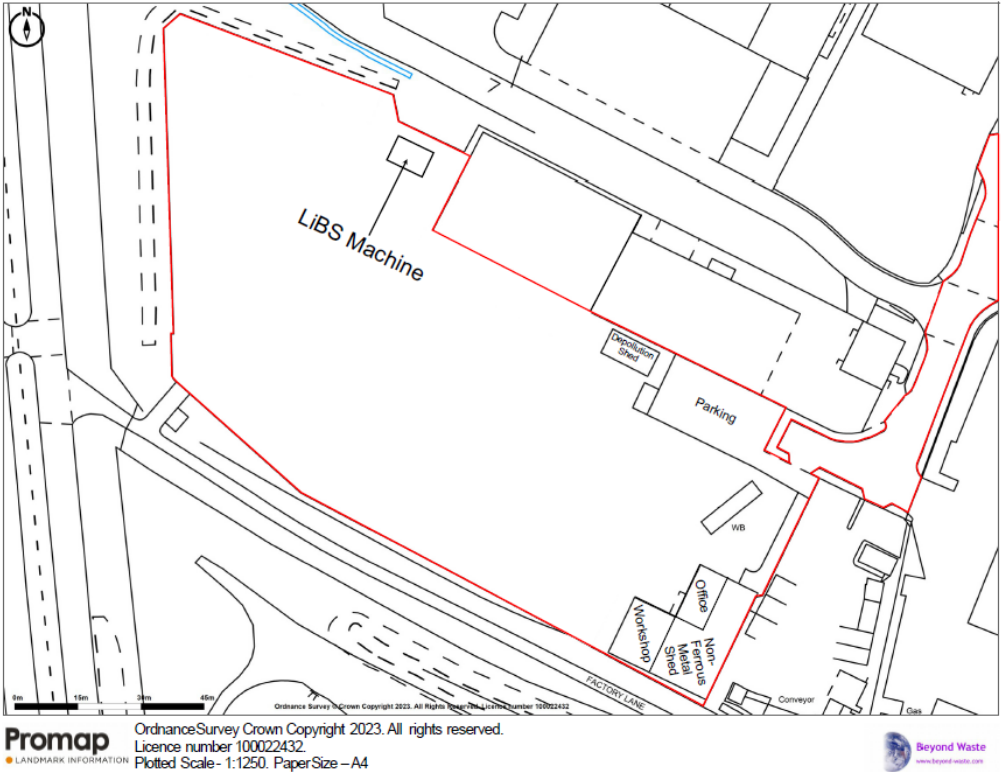


Key:  
Application Area

<b>Address:</b> H. Ripley & Co, Apex Way, Diplocks Industrial Estate, Hailsham, BN27 3WA	
<b>Details:</b> H Ripley & Co Hailsham, Site Location Plan (Planning)	<u>Scale: 1:250</u>
<b>Date:</b> 08/12/2023	<b>Version:</b> 1.0

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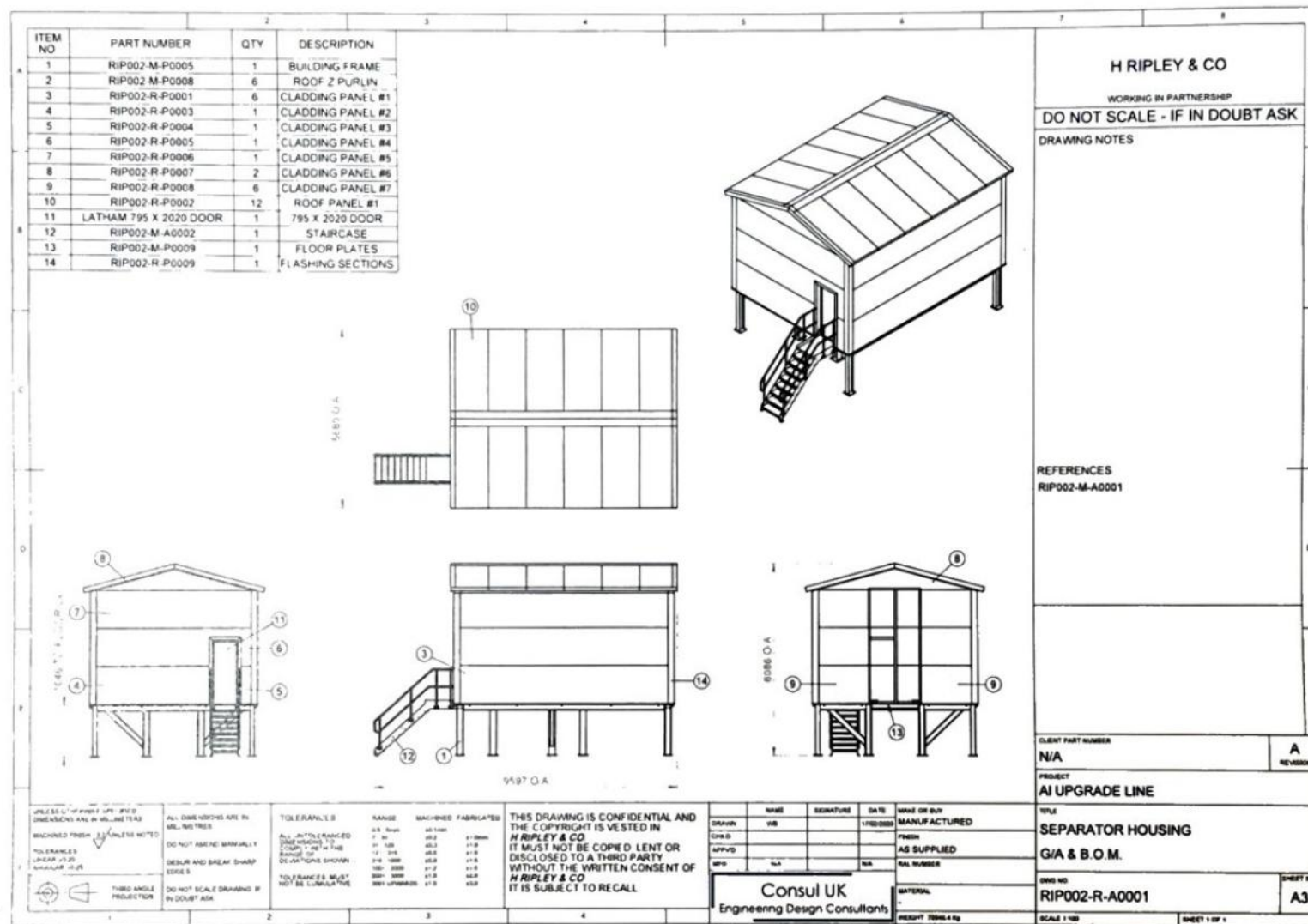
## Appendix 2 Site Layout Plan – As Proposed



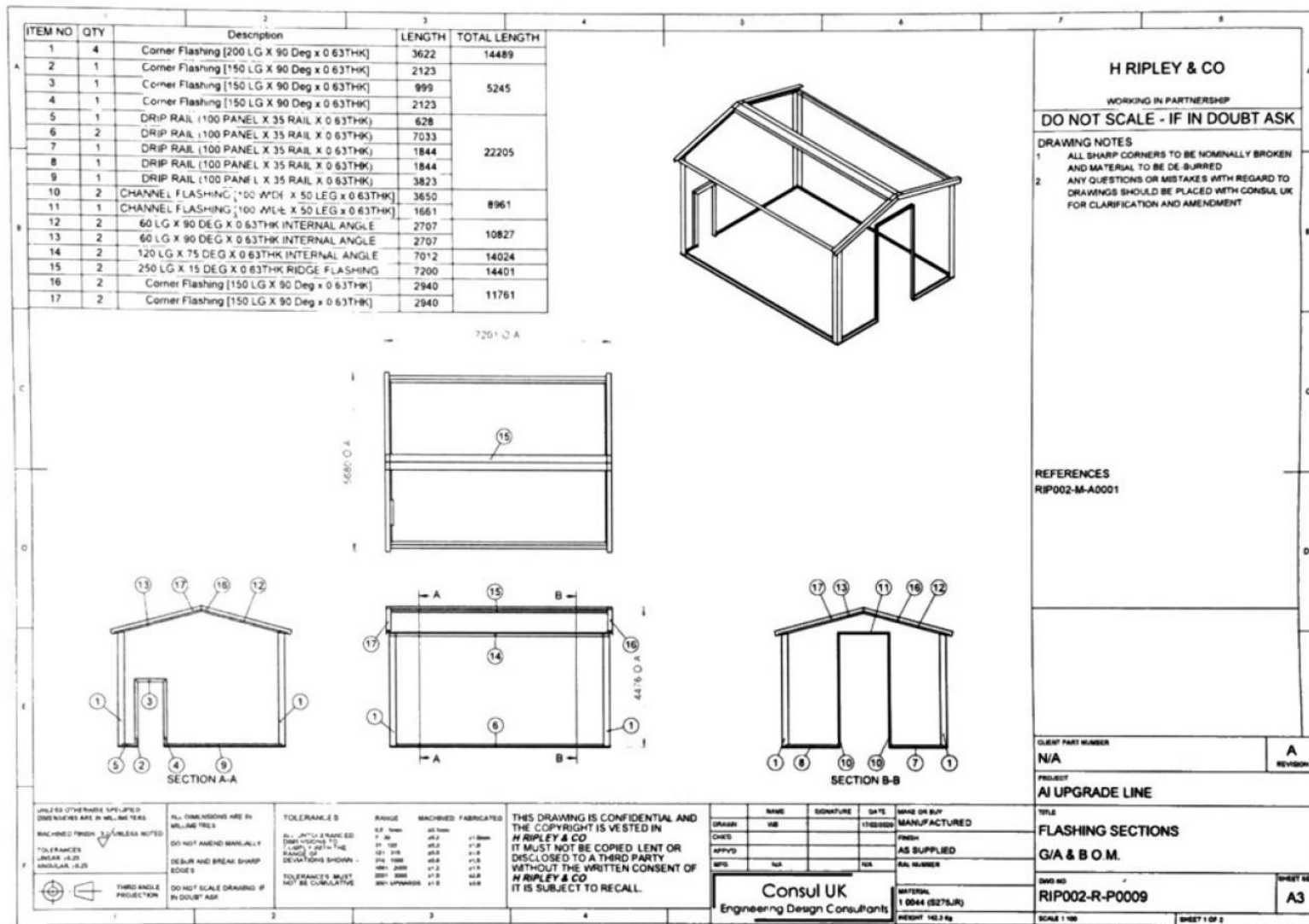
Key:  
Application Area

<b>Address:</b> H. Ripley & Co, Apex Way, Diplocks Industrial Estate, Hailsham, BN27 3WA	
<b>Details:</b> H Ripley & Co Hailsham, Site Layout Plan (Planning)	<b>Scale:</b> 1:250
<b>Date:</b> 04/12/2023	<b>Version:</b> 1.0

## Appendix 3 – Engineer Drawings of Structure



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## Appendix 4 – Photographs of Structure

