

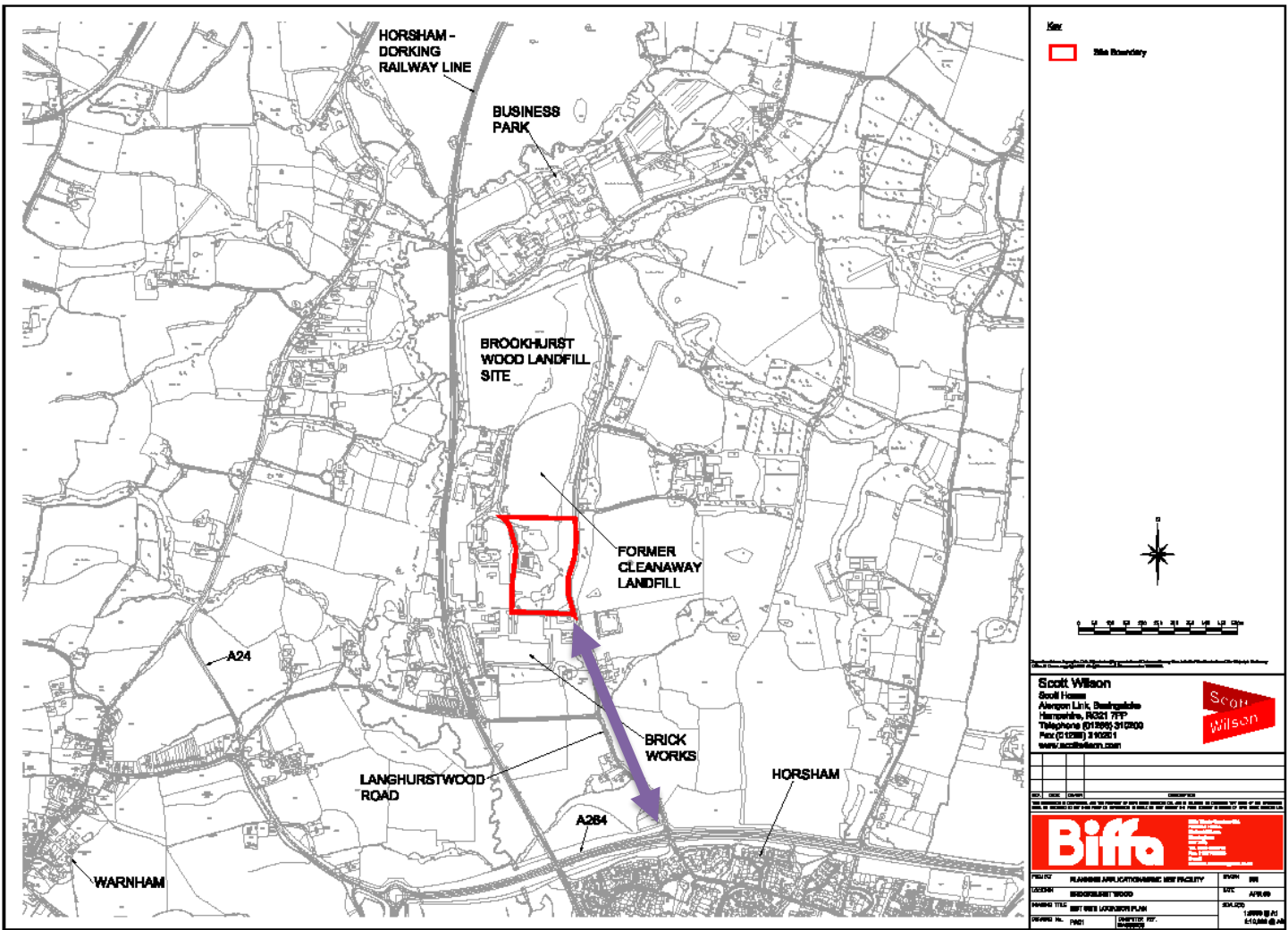
# WSSC/025/22

Variation of Conditions 28 and 31 of Planning Permission WSSC/055/09/NH to  
Extend Bank Holiday Waste Acceptance Hours and to Increase Vehicle  
Movements

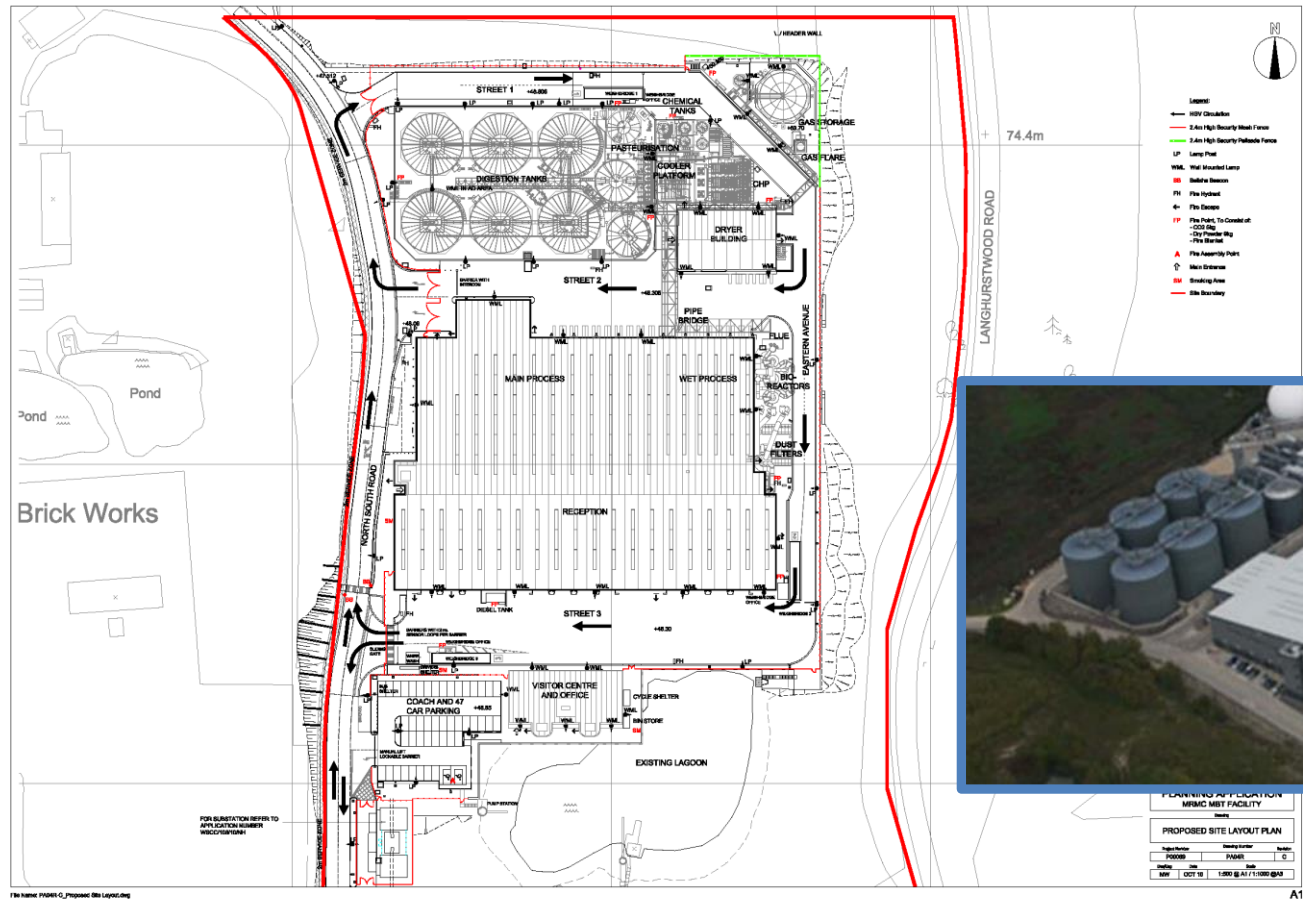
Mechanical and Biological Treatment Facility, land south of Brookhurst Wood Landfill  
Site, Langhurstwood Road, Horsham, West Sussex, RH12 4QD

**James Neave**  
**Principal Planner**  
8 November 2022

# Site Location

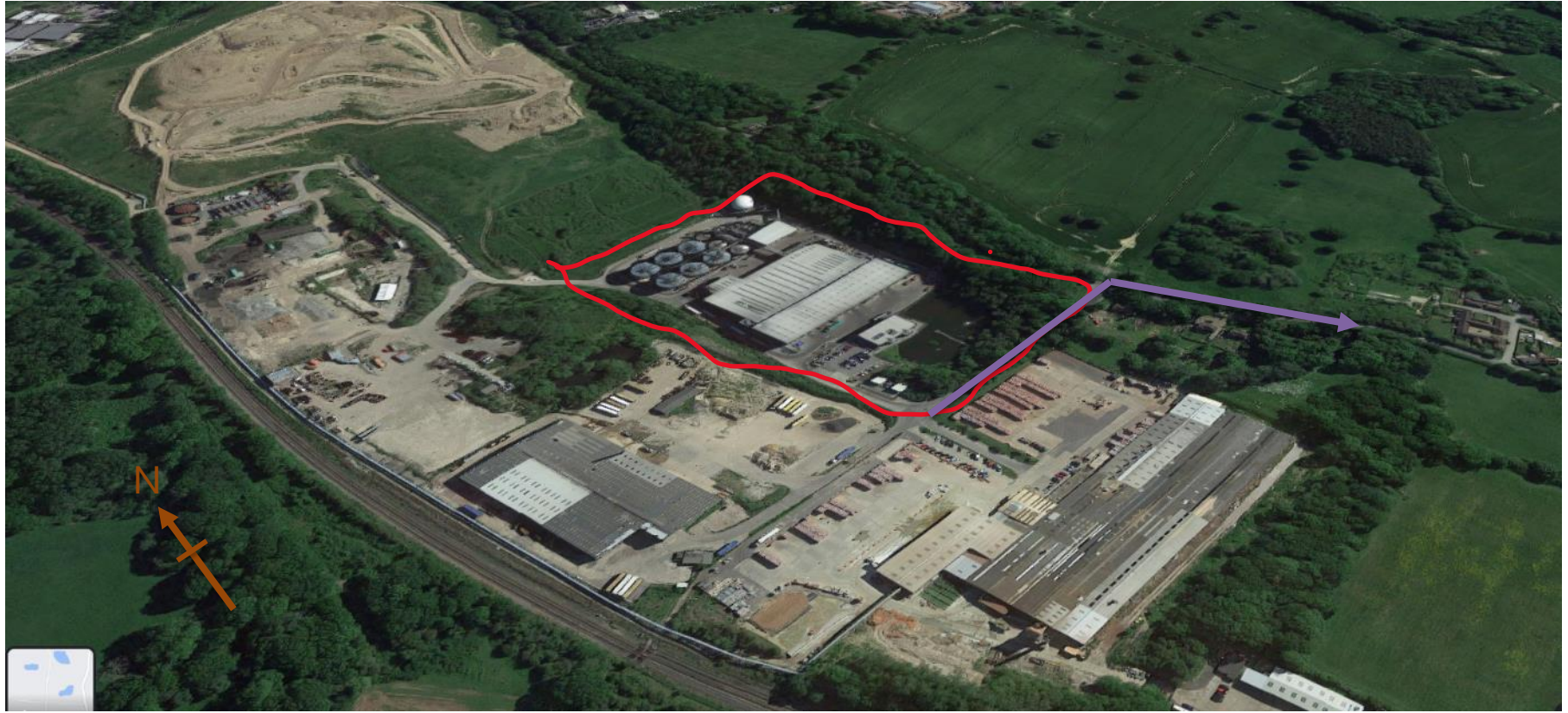


# Existing MBT



A1

# Aerial Image





# Constraints



# Land North of Horsham - Future Road Layout



# Proposal (HGV delivery hours)

- An additional five hours on each of the eight (typically) public holidays a year.
- Proposed finish at 15:00, rather than at 10:00
- A second Saturday 'catch-up' following weeks with two consecutive public holidays (typically only Christmas). Proposed finish at 15:00 rather than 12:00.

# Proposal (maximum daily HGV numbers)

- Vary maximum permitted HGV numbers on public holidays from 54 up to 75 (108 up to 150 movements).
- An increase in HGV numbers, albeit spread over the longer (proposed) period.
- The types and overall volume of waste permitted to be managed at the site would not change, remaining at a maximum of 327,000 tonnes per annum.
- A shift in when HGV movements would take place during public holiday weeks.



# HGV Access Route – Images

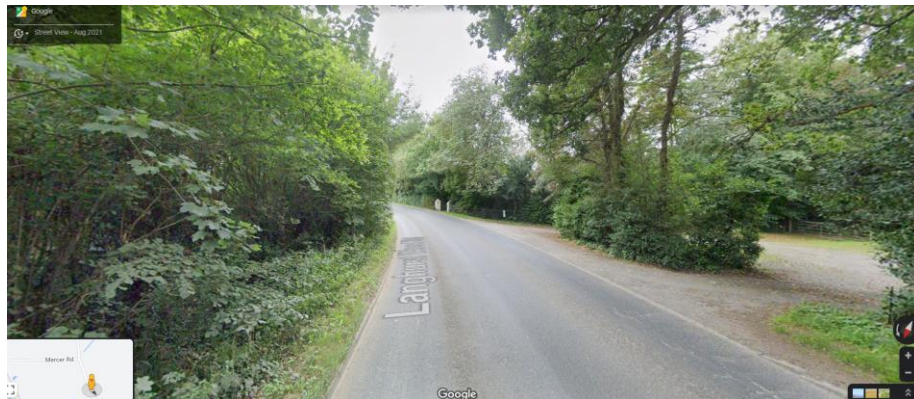


# HGV Access Route – Images





# HGV Access Route – Images



# HGV Access Route – Images





# Consultees & Representations

## No objection

- Horsham District Council (HDC)
- HDC Environmental Health Officer (EHO)
- Warnham Parish Council
- WSCC Highways

## Objection

North Horsham Parish Council

## Third Parties

Two objections including the Langhurstwood Road Residents' Association

# Key Issues

- Need;
- Impact on residential amenity; and
- Impact on highway capacity and road safety.

# Conclusion and Recommendation

- It is **recommended** that planning permission be granted subject to the conditions set out at Appendix 1, and;
- the completion of a S106 legal agreement controlling: HGV routing to/from the A264; and ensuring HGV movements associated with the neighbouring landfill site and the aggregate treatment and recycling facility are subject to the same single maximum number of HGV movements as proposed by this application.

# Condition 28 - Proposed

Unless otherwise agreed in advance and in writing by the County Planning Authority, no deliveries of waste materials shall take place except between the hours of:

- 07.00 and 16.30 on Mondays to Fridays inclusive;
- 07.00 and 12.00 on Saturdays;
- 07.00 and 15.00 on the first Saturday following a Public Holiday;
- 07.00 and 15.00 on the second Saturday following two consecutive Public Holidays;
- 07.00 and 10:00 15.00 on Public Holidays; and
- *No waste materials shall enter the site on Sundays.*

*Reason: In the interests of the amenity of the locality and of local residents."*



# Condition 31 - Proposed

Unless otherwise agreed in advance and in writing by the County Planning Authority:

- no more than 196 HGVs shall enter the site between the hours 07.00-16.30 and no more than 196 HGVs shall exit the site between the hours 07.00-18.00 (of which no more than 8 HGVs shall exit the site between 16.30-18.00) on Mondays to Fridays inclusive;
- no more than 89 HGVs shall enter the site between the hours 07.00-12.00 and no more than 89 shall exit the site between the hours 07.00-18.00 (of which no more than 8 HGVs shall exit the site between 16.30-18.00) on Saturdays;
- no more than 143 HGVs shall enter the site between the hours 07.00-15.00 and no more than 143 shall exit the site between the hours 07.00-18.00 (of which no more than 8 HGVs shall exit the site between 16.30-18.00) on the first Saturday following a Public Holiday and/or the second Saturday following two consecutive Public Holidays; and
- no more than ~~54~~75 HGVs shall enter the site and no more than ~~54~~75 HGVs shall exit the site between the hours of 07.00 and ~~10:00-15:00~~ on Public Holidays.

*Reason: In the interests of road safety and local amenity.*