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# Planning and Rights of Way Committee

**James Neave** | 5 December 2023



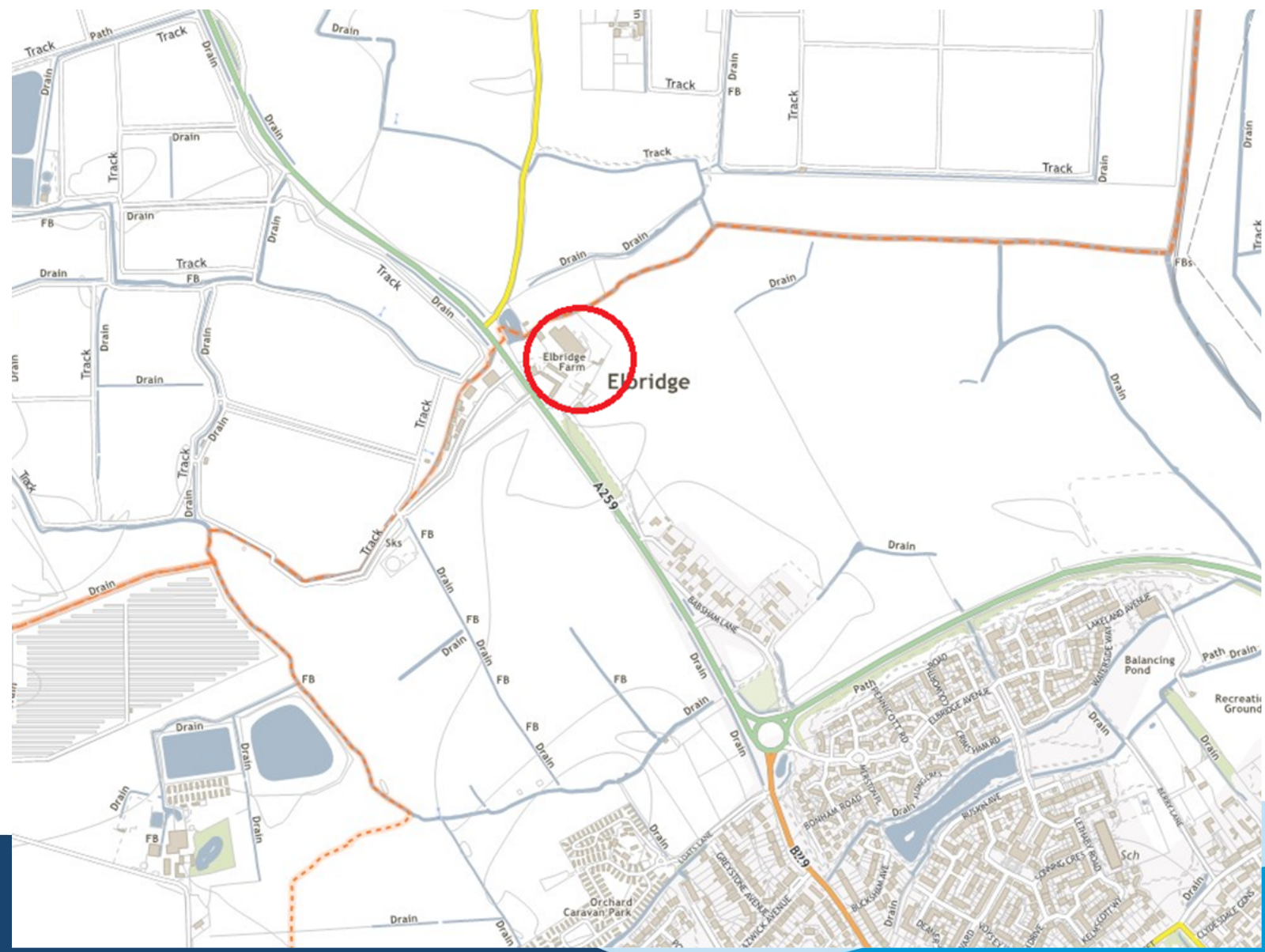
# WSCC/021/23



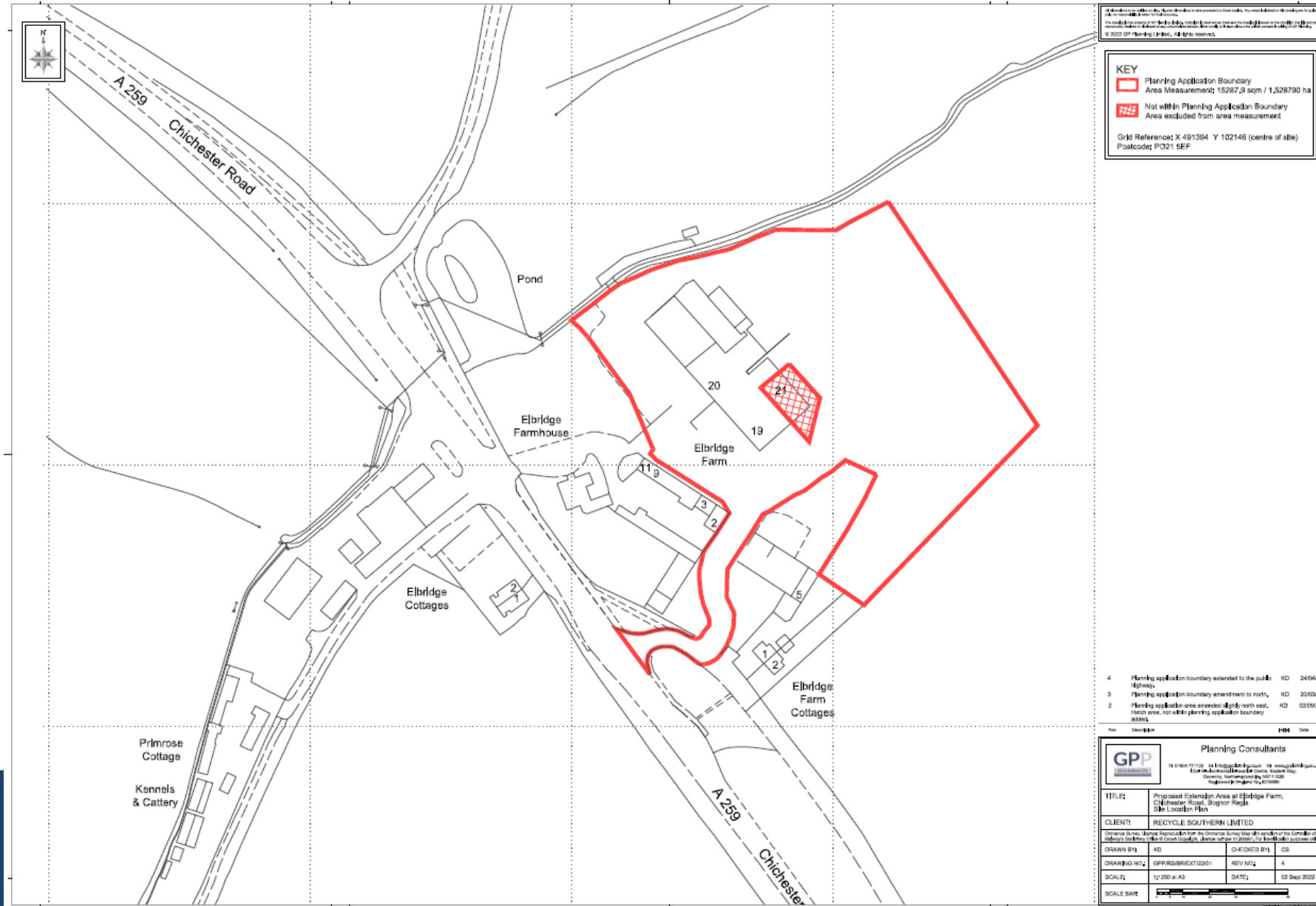
Regularisation, consolidation and extension to the existing waste transfer facility  
including an increase in throughput of waste  
at  
Recycle Southern Ltd, Elbridge Farm, Chichester Road, Bognor Regis, PO21 5EF

James Neave  
Principal Planner  
5 December 2023

# Site Location



# Application Site

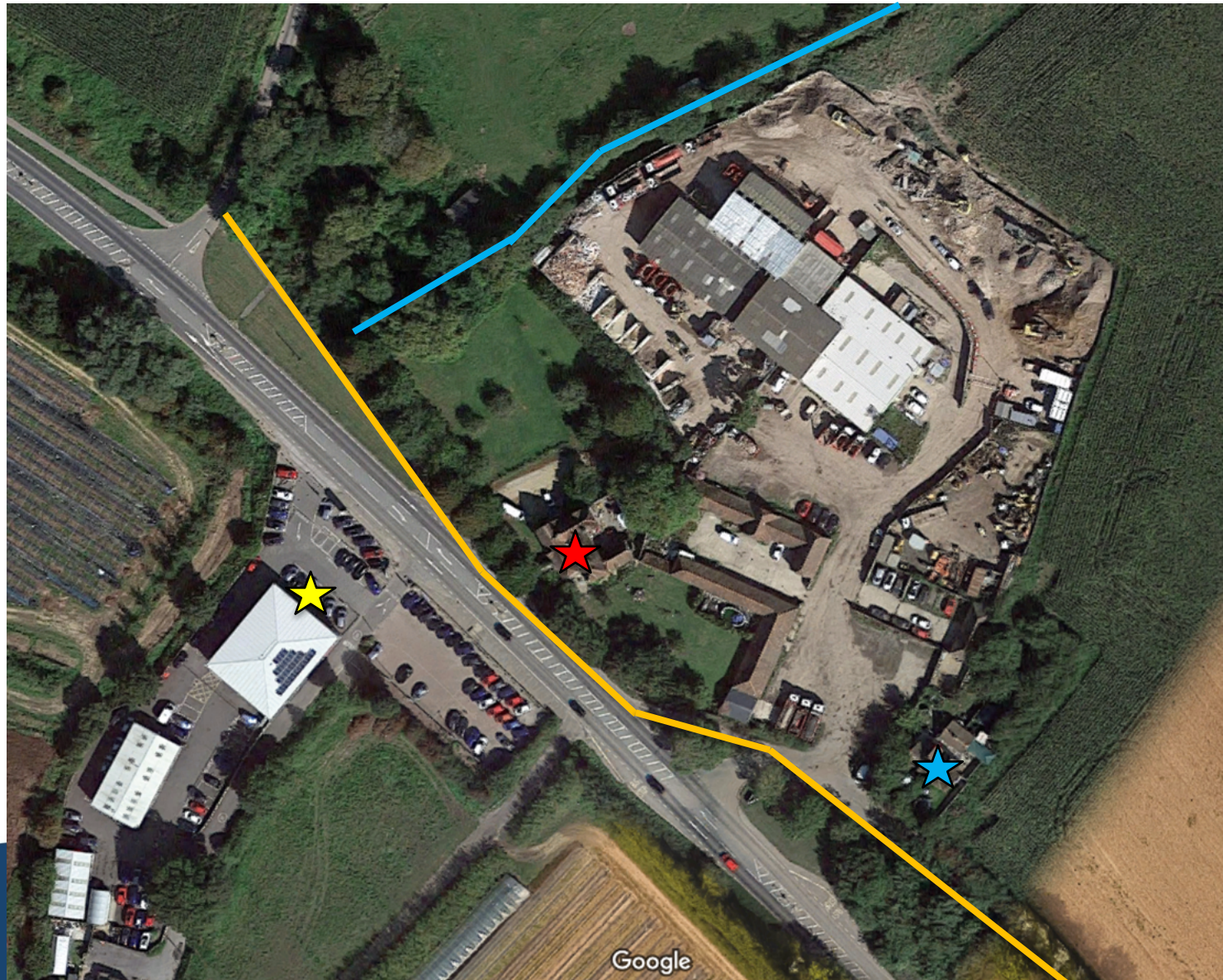


# Site surroundings



- Properties on Babsham Lane and North of A259
- ADC Strategic Development Site ('West of Bersted')
- With a wider areas identified as an important 'Gap between settlements' (aka – strategic gap)

# Site surroundings



Car Dealership



Elbridge Farmhouse



Elbridge Farm Cottages

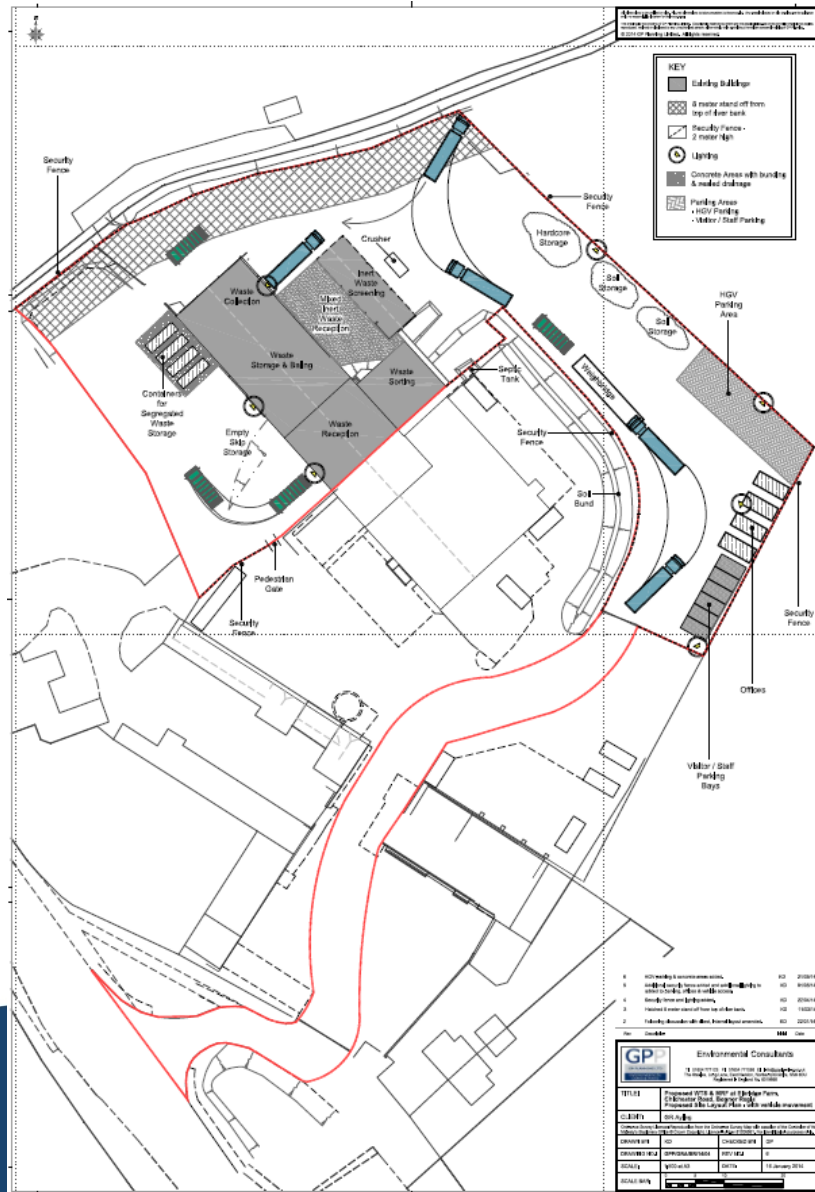


Shared Footpath/Cycleway



Elbridge Rife

# Existing Waste Transfer/Recycling Facility (WSCC/036/14/BE)



# Proposed Development



- Increase in maximum permitted throughput to **75,000 tpa** (30,000tpa currently permitted).
- Use of additional existing buildings (previously not forming part of the permitted waste facility) to provide staff offices and welfare facilities.
- **Physical extension of the site of approximately 0.7Ha**, enclosed by a planted soil bund/retaining concrete wall and outer weldmesh fence.
- The types of waste permitted to be managed at the site would not change (i.e. no putrescible or odorous waste).
- Hours of operation unchanged: 07.00 and 18.00 Monday to Friday and 08.00 and 14.00 on Saturdays.
- The proposed increase in throughput would result in approximately 75 HGV arrivals and 75 HGV departures a day (an increase from 60 HGV to 150 HGV movements per day which might be expected as part of the currently permitted throughput).



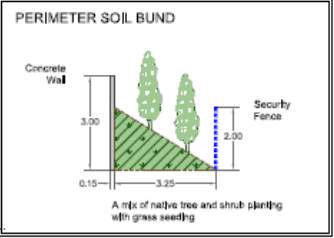
# Proposed Layout



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**KEY**

- Planning Application Boundary
- Not within Planning Application Boundary
- Limit of Use - Crusher/Screener
- Permeable Hardstanding
- Existing - Security Fences - 2m High
- Proposed - Security Fences - 2m High
- Concrete Wall to protect bund - 3m High (3.5m high at the south west section only)
- A mix of native tree and shrub planting with grass seeding
- Lighting



17	Proposed south retained, not replace.	RD 3058/09
16	Access to road from top of site of Elbridge Farm, further access to Aggregates by 2m concrete wall and perimeter wall related to the south-west side.	RD 3060/09
15	Waste water by access/Aggregate bay drainage structure.	RD 3104/09
14	Dust Cannon and water tank details.	RD 3060/09
13	Retaining wall structure. Covered aggregate bay related to one bay, Bay 4 from the west end and concrete.	RD 3060/09
12	Proposed stock, timber, recycling area, lighting, permeable hardstanding area, etc. (to be confirmed).	RD 3046/09
11	Planting and garden boundaries associated to metal Caravan area related to secondary retention wall and 10m of Road approach at the southern end of site.	RD 3050/09
10	Appointment to deliver all works. Concrete wall detail.	RD 1803/09
09	Access to site details.	RD 0802/09
08	Permeable hardstanding details.	RD 0802/09
07	Security fence shown on the basis of the native tree and shrub planting.	RD 0610/09
06	Tree / Retention planting details for the security fence to the northern secondary retention wall and 10m of Road approach at the southern end of site.	RD 0110/09
05	Detail from proposed drainage structure related to the proposed site.	RD 3011/09
04	Concrete wall detail to be confirmed.	RD 1811/09
03	Aggregate storage area details.	RD 1110/09
02	Permeable wall detail.	RD 1110/09
01	Add road plan and vehicle crossover detail to north-west.	RD 1406/09

**Planning Consultants**  
**GPP**  
 15 Oldfield Way, Brighton, BN1 9AA  
 01273 513131  
 www.gppgroup.co.uk

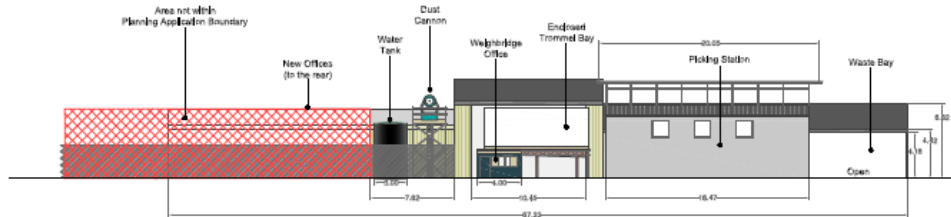
TITLE:	Proposed Extension Area at Elbridge Farm, Chichester Road, Brighton Hove		
CLIENT:	RECYCLE SOUTHERN LIMITED		
DATE:	12th March 2022		
DRAWN BY:	RD	CHECKED BY:	CB
DATE:	09/03/2022	REV:	17
SCALE:	1:200 at A2	DATE:	12 March 2022
SCALE BAR:			

ORIGINAL A2 SIZE SHEET

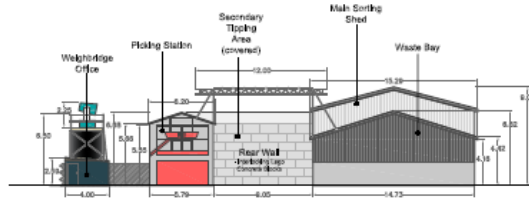
# Proposed Elevations

## ELEVATIONS OF ELBRIDGE FARM WORK UNITS

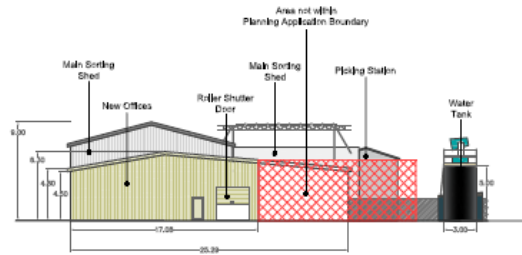
NORTH EAST ELEVATION



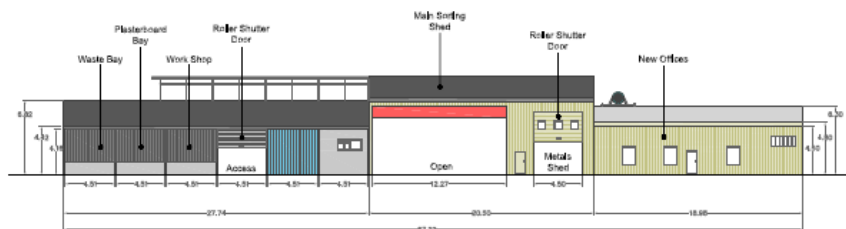
NORTH WEST ELEVATION



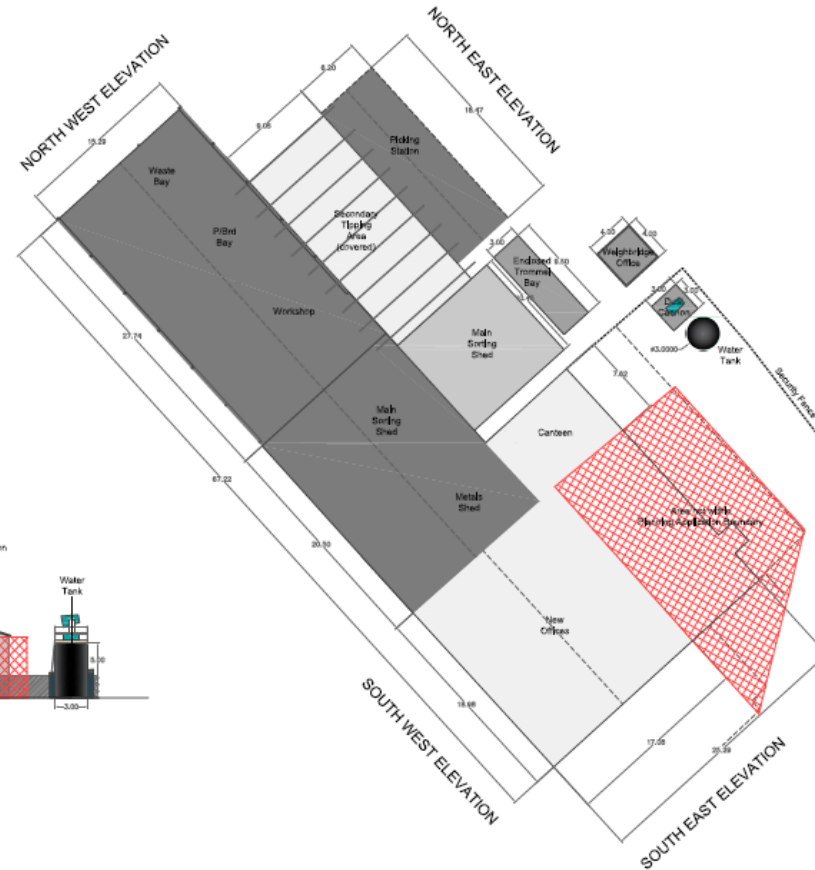
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



## ROOF PLAN



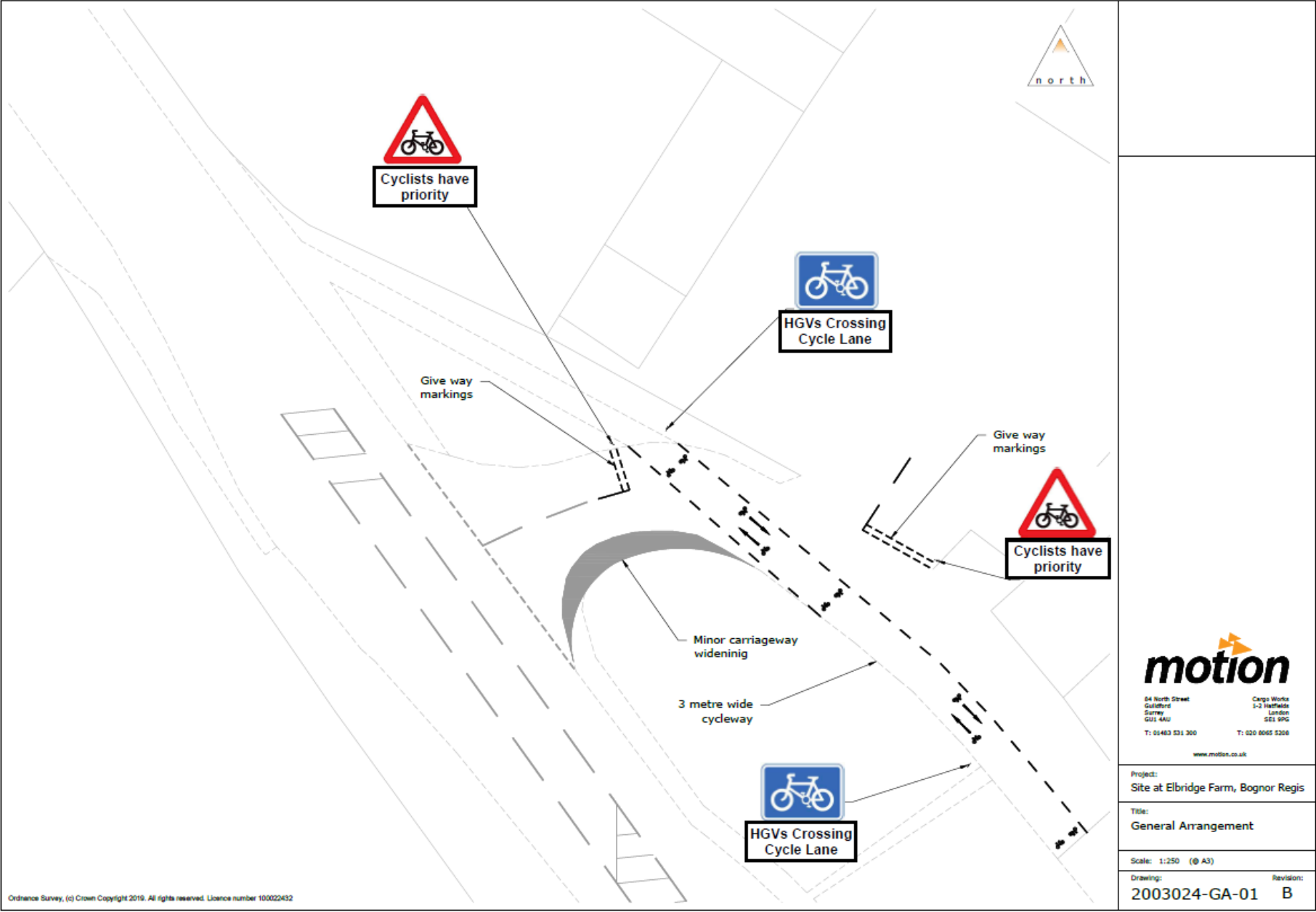
01 Dust canopy, water tank, endboard trolley and feeding 02 3000523

Rev Description M14 Date

GPP Planning Consultants	
13 1104 171125 13 Bitham Road, Brighton BN1 6AA 100, Northampton Road, Brighton BN1 1DB Tel: 01273 506000 Fax: 01273 506001	
TITLE:	Proposed Extension Area at Elbridge Farm, Chichester Road, Baginbun, West Sussex. Elevations of Elbridge Farm Work Units
CLIENT:	RECYCLE SOUTHERN LIMITED
DRAWN BY:	RD
CHECKED BY:	CS
DRAWING NO.:	SPR/SB/EXT/2356
REV NO.:	01
SCALE:	1:200 w/ A1
DATE:	11 May 2023
SCALE BAR:	0 5 10 15 20

ORIGINAL AT SIZE SHEET

# Proposed Highway Improvements



# Site Photos



# Site Photos



# Consultees and Representations



## Consultees

### **No Objection:**

- Arun District Council (ADC) Planning
- Chichester District Council (CDC) Planning
- ADC and CDC Environmental Health Officers
- Environment Agency
- WSCC Highway Authority
- WSCC Arboriculture
- WSCC Ecology
- WSCC Archaeology
- WSCC Flooding and Drainage (LLFA)

### **Objection:**

- Oving Parish Council
- Bersted Parish Council

### **Comments/Concerns:**

- County Councillor Kier Greenway

### **Third Parties**

Representations received from 45 third parties;

- 22 object, 20 in support, and 3 make comments.

# Key Issues and Conclusions



- **Need for the development**
  - attracts substantial weight in the planning balance.
- **Location of the development**
  - can be attributed great weight in the planning balance
- **Landscape, character and visual impacts**
  - potential for adverse impacts has little weight in the planning balance
- **Impacts on public health and amenity**
  - potential for adverse impacts has moderate weight in the planning balance
- **Impacts on highway capacity and road safety**
  - potential for adverse impacts has little weight in the planning balance

# Overall Conclusion



- The proposed development accords with the statutory development plan when read as a whole
- No material considerations suggest determination other than in accordance with the statutory development plan
- On balance, benefits of the proposal outweigh any disbenefits and, as such, the proposed development constitutes 'sustainable development' (as defined in national policy).



# Recommendation



- It is **recommended** that planning permission be granted subject to the conditions set out at Appendix 1 (as amended by the Agenda Update Sheet)

# Agenda Update



- Corrections to typographical errors
- Revised Condition 5 (Drainage and flood resilience)
  - Clarifications made to ensure extant approved drainage provisions are incorporated into the required surface water drainage scheme as appropriate (and for its review/repair/upgrade as necessary).

