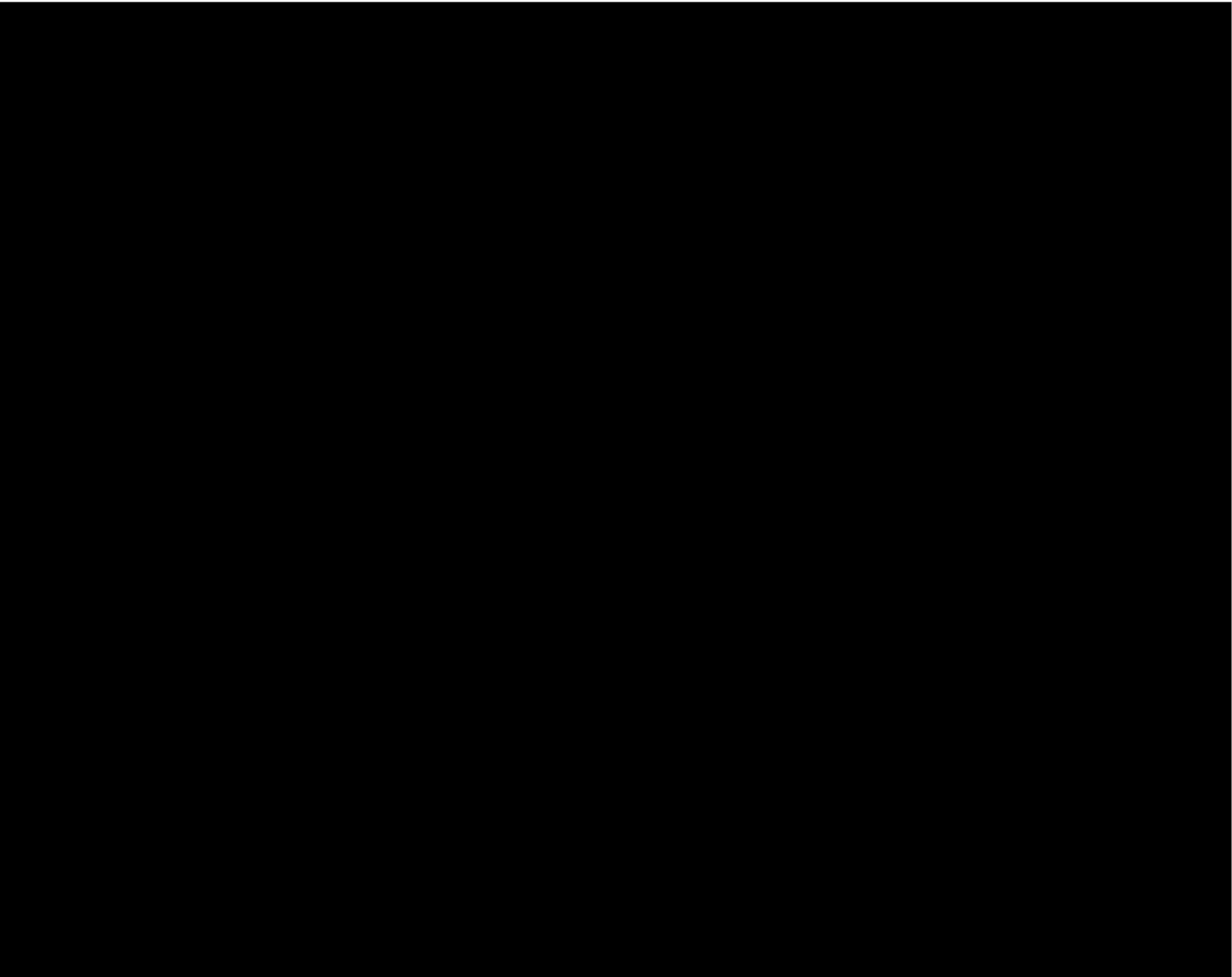




From: Edward Anderson [REDACTED]

Sent: 19 May 2022 11:39

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Consultation Request re Waste Site on AL/129/21/OUT Woodgate Nurseries, Lidsey Road

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Good morning Simon,

Thank you for consulting us on this application and for providing some background context on the matter. The substantive issue appears to be whether the proposed development would have any impact upon the continued operation of the waste infrastructure (Lidsey landfill) to the west of the site, as per Policy W2 of the Waste Local Plan (2014).

Back in 2015, a revised lesser restoration scheme to the Landfill site was submitted to and approved by the County Planning Authority (WSCC/051/15/AL), which permitted backfill up until 2017 and amended the scheme to that the north eastern corner of the landfill was to be excluded from the restoration scheme. Since then, I have been informed that the restoration has been completed and the landowner/applicant will be moving to aftercare at some point in the near future. Given the landfill would have been approved to an appropriate standard with regard to emissions and landscape/amenity impact, I do not anticipate any immediate impacts upon receptors outside of the

500m consultation area, and the removal of the north eastern corner of the landfill may further reduce any external impacts from the site if there are indeed any.

That said, and subject to comments made by your EHO and the EA with regard to emissions statements, you should be satisfied that the landfill won't have any substantial impacts upon the amenities of any new receptors as a result of the proposed development (as per the agent of change principle), so that the new development would not prevent or prejudice the existing waste use. Given this can be adequately demonstrated, the MWPA would offer No Objections to the proposed development.

I would be happy to discuss further if required, so please don't hesitate to get in touch.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 29 April 2022 11:48

To: Edward Anderson <[REDACTED]>

Cc: SU Local Development <[REDACTED]>

Subject: Consultation Request re Waste Site on AL/129/21/OUT Woodgate Nurseries, Lidsey Road

****EXTERNAL****

Dear Edward,

We have today issued you with a consultation request on this application and I now write as background to our request.

This application was at our Planning Committee yesterday and a resident raised a concern about odour pollution from the nearby Lidsey Landfill site stating that the application site is 250m from the access to the landfill site. Our Committee resolved to grant the application subject to us consulting the EA in respect of odour pollution from the landfill site. The outcome of the consultation would then determine whether or not the decision can be granted or has to go back before the Committee.

Since then, my Director has also requested that I consult Minerals and Waste to check whether you have any concerns. As according to our GIS records, the site is outside of the 500m buffer of the permitted landfill site (the blue circle on the below map extract where the app site is in red).



The application was not accompanied by a Waste Assessment but was by an Air Quality Assessment.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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