

Further WSCC Waste & Minerals Consult Advice.

From: Edward Anderson

Sent: 12 July 2022 14:42

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

Subject: RE: AL/129/21/OUT Outline with all matters reserved (except access) for up to 95no. dwellings, Land adj Woodgate Nurseries, Lidsey Road

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Hi Simon,

I would suggest that buffers should be taken from the edge of the boundary, not the centre of the site. If a site was in excess of 500m in width/length, then it wouldn't make sense to take the buffer from the centre.

Each site will be considered on its own merits, and our view is that the landfill, while completed, is still a waste site (as it will have conditions etc. as part of its permission, such as aftercare), and would be safeguarded by Policy W2.

Supporting text 6.3.5 of W2 reads:

"Existing waste sites and infrastructure will be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Accordingly, sensitive uses should not be located adjacent to or within, for example, 150 metres of a landfill site, or 250 metres of an open windrow composting site. However, the actual buffer needed around each site will depend upon the nature of the proposed 'sensitive' use and on the specific impacts of the current waste operation."

As per our previous comments, statutory consultees such as the EA and your EHO should be satisfied that the proposal is compatible with the existing environmental constraints posed by the landfill.

I hope this helps,

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: 12 July 2022 11:05

To: Edward Anderson [REDACTED]

Subject: RE: AL/129/21/OUT Outline with all matters reserved (except access) for up to 95no. dwellings, Land adj Woodgate Nurseries, Lidsey Road

****EXTERNAL****

Hi Edward,

Hope you are all good. Did you manage to finish this for me?

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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From: Edward Anderson [REDACTED]

Sent: 04 July 2022 15:11

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

Subject: RE: AL/129/21/OUT Outline with all matters reserved (except access) for up to 95no. dwellings, Land adj Woodgate Nurseries, Lidsey Road

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Good afternoon Simon,

Working on a response for this one and should have something to you by tomorrow afternoon.

Thanks,

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: 30 June 2022 18:44

To: Edward Anderson

Subject: FW: AL/129/21/OUT Outline with all matters reserved (except access) for up to 95no. dwellings, Land adj Woodgate Nurseries, Lidsey Road

****EXTERNAL****

Dear Edward,

Please see below. Can you provide any further explanation (beyond that you already provided 19/05/22) that may assist our response to the resident? Attached is the plan the resident has produced (and annotated themselves with what they think should be the buffer) and also the email I sent to our Cllrs as referred to. The latter has an extract from our GIS showing the waste site 500m buffer. Can you advise whether this is correct (it must have come to us as a dataset from WSCC) as it is the basis for our argument that the landfill site is not within the buffer. Am I also right in thinking that the site is no longer operational and has been restored?

Hope you can help as I believe our Chief Exec will require me to provide a response.

Simon

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk

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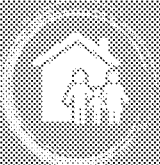
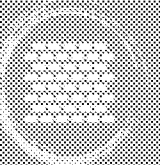
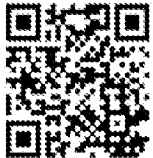
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From: Patrick Johnston Associates Ltd [REDACTED]

Sent: 30 June 2022 17:56

Subject: Re: AL/129/21/OUT Outline with all matters reserved (except access) for up to 95no. dwellings, Land adj Woodgate Nurseries, Lidsey Road

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

I refer to the recent email exchange, dated 13 & 14 June 2022, between Mr S Davies, Cllr Edwards and Cllr Chapman as published today on Arun DC Planning website in reference to Outline Planning Application AL/129/21/OUT.

The post Committee consultations with the Environment Agency (EA) and WSCC Minerals & Waste were based on the false premise that the Lidsey Landfill Site is outside the 500m consultation buffer zone whereas as a point of fact the proposed housing development is almost entirely within the 500m buffer zone of the eastern boundary of the landfilled waste cells. Furthermore the landfill access road, which is included within the Environment Permit, is at its nearest point to the proposed development about 115m (i.e. within the EA 250m consultation zone).

Attached is an extract from the Arun Plan website annotated showing that the proposed development is within the 500m consultation buffer zone. It should be noted that the Lidsey Landfill site is about 500m in width and 800m in length, and choosing the centre of the landfill site for the consultation 500m buffer zone is grossly misleading and inaccurate.

In the interests of natural justice the application should at the very least be re-consulted with the relevant parties including the ADC Environmental Health, EA and WSCC. It should also be noted that no landfill odour assessment has been carried out by the Applicants and the Applicants Air Quality Assessment does not even mention the adjacent Lidsey Landfill site. Furthermore the Committee Report also failed to consider the proximity or impact of the adjacent Lidsey Landfill Site.

Hazel Johnston

Resident (The Objector who raised this matter) & Waste Management Consultant

30th June 2022