



WSSC CONSULTATION RESPONSE:
County Planning – Minerals & Waste Planning Authority

TO:	Arun District Council Case Officer: Leanne Richardson
DATE:	09/09/2024
LOCATION:	Land at Woodgate Nurseries, Lidsey Road, Woodgate
SUBJECT:	AL/89/24/PL – Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No. dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

The proposal seeks outline planning permission for the redevelopment of the application site (currently nurseries) with 130 residential dwellings and associated landscaping. The application site is not located within an area identified for mineral safeguarding, although it is within proximity to Lidsey Landfill, which is currently in aftercare. The applicant has submitted a Waste Infrastructure Statement that concludes that the proposed development would not prevent or prejudice the continued operation of the waste site (noting that it is not technically an identified waste site as defined within the WSCC Annual Monitoring Report).

The MWPA have responded to various other applications proximal to the landfill site and would broadly agree with the conclusions of the submitted WIS. As per our advice for previous applications in the area, the MWPA would offer no objection in principle subject to the LPA being satisfied (in consultation with the District EHO) that the delivery of the proposed development would not introduce new sensitive receptors within the close proximity of the existing waste infrastructure. Of particular relevance is the potential for odour and noise to impact upon the amenity of these future residences, and the determining authority should be satisfied that the submitted odour and noise assessments meet the relevant criteria as to ensure there would be no significant impact upon their amenity.

With regard to noise in relation to the current gas generation operations (as approved under AL/88/06), attention is drawn to Condition 6 of this permission, which specifies that noise rating levels shall not exceed noise limits (5db above background) at the nearest neighbouring receptor. While the distances of the existing nearby receptor (to the south) and the proposed development are somewhat similar, if the proposal were to introduce buildings within a closer proximity to the site and the noise levels as specified within the condition are exceeded, then the current waste permission would be in breach of its operational condition, which would inevitably cause complications for the restoration/aftercare of the landfill site.

Edward Anderson, Planner

From: Nicola Oktay on behalf of Planning.Responses
Sent: 10 September 2024 11:22
To: Planning Scanning
Subject: FW: Application AL/89/24/2
Attachments: MWPA Response AL-89-24-PL Woodgate Nurseries, Lidsey, 130 Dwellings.pdf

WSSC Minerals & Waste response

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From: [REDACTED]
Sent: Monday, September 9, 2024 2:29 PM
To: Planning <Planning@arun.gov.uk>
Subject: Application AL/89/24/2

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