

Land at Woodgate Nurseries

784-B065241

Waste Infrastructure Statement

Hanbury Properties

July 2024

**Document prepared on behalf of Tetra Tech Environment Planning Transport Limited.
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1.0 INTRODUCTION

- 1.0.1 This Waste Infrastructure Statement has been prepared by Tetra Tech on behalf of Hanbury Properties for an outline planning application with all matters reserved for the residential development of up to 130 dwellings, open space, landscaping, drainage, and other associated works on Land at Woodgate Nurseries, Lidsey Road, Woodgate in West Sussex.
- 1.0.2 The main purpose of this report is to assess whether the proposed development will impact or prejudice the remaining uses of the former Lidsey Landfill site.

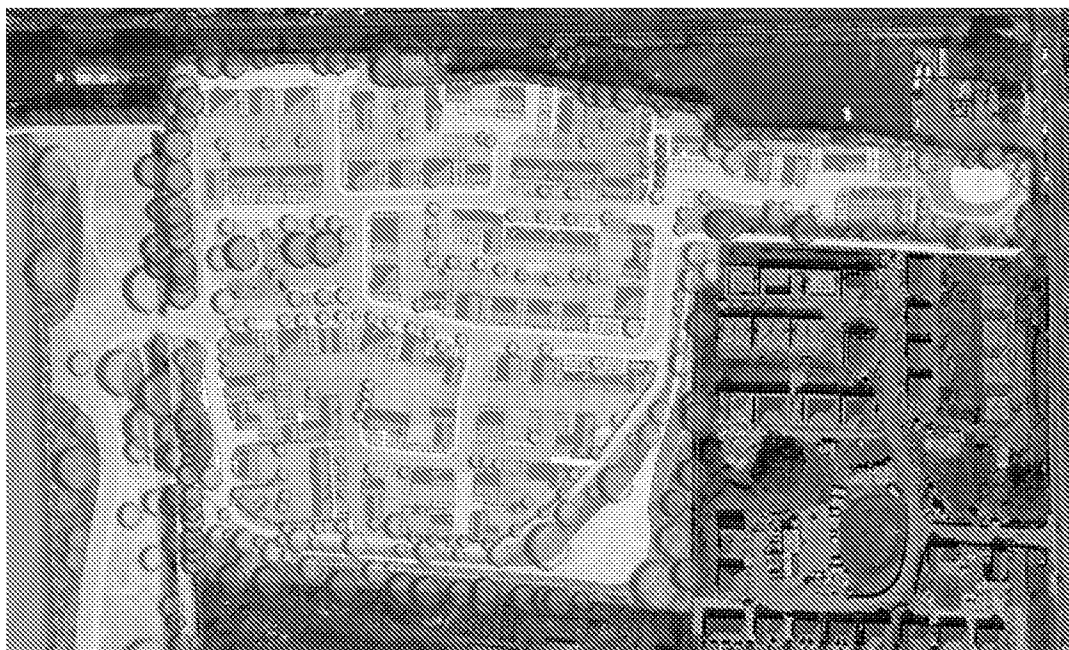
2.0 BACKGROUND AND PLANNING POLICY CONTEXT

- 2.0.1 A recent planning application AL/70/23/OUT for 155 dwellings west of Lindsey Landfill was granted in October 2023. The land subject of application AL/70/23/OUT is located around 200m from the compound area of the former landfill site, which is around 400m closer to the facility than the proposed development site, subject of this assessment.
- 2.0.2 WSCC stated in their consultation response from the planning application AL/70/23/OUT:-
- Although this is not identified as a safeguarded waste site within our AMR, the safeguarding of the ongoing ancillary landfill infrastructure should be considered under W2 of the WLP 2014 which states;*
- 'Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless:*
- (a) the current use is temporary and the site or infrastructure is unsuitable for continued waste use;*
 - (b) continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment;*
 - (c) redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or*
 - (d) a suitable replacement site or infrastructure has been identified and permitted.'*
- 2.0.3 The waste facility is not safeguarded waste infrastructure. Furthermore, the facility isn't in active waste management use and no longer makes an important contribution to the transfer of waste.
- 2.0.4 The Waste Infrastructure Statement, submitted as part of planning application AL/70/23/OUT, stated as the waste facility of relevance to this report now just comprises ancillary infrastructure for a restored landfill site, the use of the facility, albeit now extremely limited, will need to continue. Parts a, b, c and d of the policy were therefore considered not relevant to the study.
- 2.0.5 As with the report submitted in respect of application AL/70/23/OUT, the scope of this report will focus on the opening part of Policy W2 and whether the development will prevent or prejudice the use of the existing waste management site.
- 2.0.6 Paragraph 1.9 of West Sussex Minerals and Waste Safeguarding Guidance (2020) reiterates this part of policy W2 about waste operations bring prevented or prejudiced.

3.0 PROPOSED DEVELOPMENT SITE

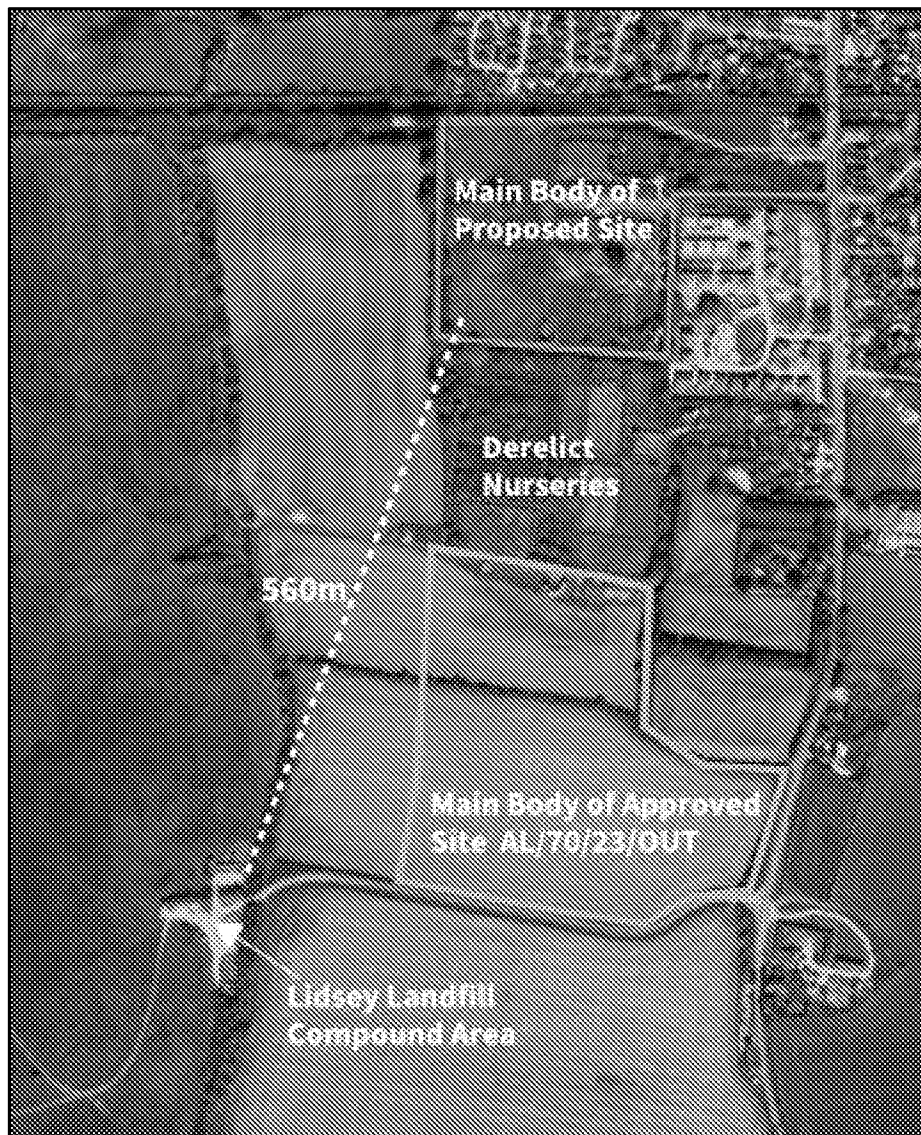
- 3.0.1 The proposed development site is to the west of Lidsey Road, Lidsey, in the Arun District of West Sussex.
- 3.0.2 The Illustrative Masterplan for the site is appended and an excerpt is shown in Figure 1 below. The proposed development is for up to 130 residential dwellings and associated infrastructure with areas of public open space.
- 3.0.3 The site is over a total footprint of approximately 8 hectares (ha) and is centred at National Grid Reference (NGR) SU 493523 104215.
- 3.0.4 The main body of the proposed site is around 560m north of the compound area of the former Lidsey Landfill, further away than approved development AL/70/23/OUT. The 560m was measured from the nearest building shown on the illustrative masterplan to the northern part of the compound area. A tree line abuts the southern boundary of the proposed development site, as shown in the excerpt below. The full Illustrative Masterplan is appended to this report and includes an access road to the south, which formed part of the site subject of permission AL/70/23/OUT.

Figure 1: Illustrative Masterplan



- 3.0.5 Several large buildings also lie between the proposed residential areas of the site and the compound area of the former Lidsey Landfill. These are currently derelict nurseries. The houses that will be built as part of planning permission AL/70/23/OUT will also be located between the application site and the compound area of the former landfill. Hedgerows also line the fields between the site and the compound area of Lidsey Landfill. This is summarised on Figure 2 overleaf.

Figure 2: Site Context Plan (annotated extract from Google Maps)



4.0 THE FORMER LIDSEY LANDFILL SITE

- 4.0.1 WSCC stated in their consultation response to planning application AL/70/23/OUT that Lidsey Landfill ceased accepting waste in 2015 and the site is in the process of restoration and aftercare. The latest planning permission (WSCC/051/15/AL) at the former landfill site shows that permission was extended to allow the importation of soils required for its restoration until October 2017. Regular vehicle movements into the site therefore ceased around seven years ago. The restoration of the site would in fact appear to be complete, and the site is now in 'aftercare'.
- 4.0.2 WSCC describe that the ancillary operations that will continue at the former landfill include leachate management and generators. These remaining activities require infrequent vehicle movements. The access track to the compound area, is immediately south of the land subject of planning permission AL/70/23/OUT but is over 500m from this development site.

4.1 LEACHATE MANAGEMENT

- 4.1.1 Landfill sites, that for example accept non-hazardous municipal waste, can manage leachate through storing it in tanks in ancillary areas of their sites. The amount of leachate generated at landfill sites will decrease over time following the cessation of tipping activities and the site being capped. Leachate is typically removed from landfill sites in tankers.
- 4.1.2 Planning permission WSC/107/10/AL describes the new leachate storage at the former landfill site. The Officer's Report from this planning permission suggests that the tanker movements will cease in December 2025. The Planning and Design and Access Statement (2010) completed by Caulmert Limited shows that at the time of writing there was one tanker load a day removing leachate from the site. It is therefore now presumed there are a minimal number of tanker movements.
- 4.1.3 There is a portacabin style control room building for leachate management which is screened by hedging along the eastern boundary of the former landfill. This is also described in the Officers Report.
- 4.1.4 It is considered that any conflict between the housing site and this activity at the waste site will be negligible, especially considering, the distance and development between the respective sites, the nature of the activity, and this housing application is an outline application being considered in the summer of 2024. The leachate activity is due to finish in circa 18 months. Importantly, it is considered the housing development will have no impact on this continued operation at the waste site.

4.2 ENERGY MANAGEMENT

- 4.2.1 Landfill sites, that accept biodegradable wastes, will also generate landfill gas. The compound area at the former landfill site includes a landfill gas utilisation plant and equipment for energy recovery from the landfill gas.
- 4.2.2 Planning Permission reference AL/88/06 describes the energy management compound at the former landfill site. The planning permission was granted in 2007 for the continued use of two electricity generators and the addition of a third generator and associated gas utilisation plant and equipment for energy recovery from landfill gas. The compound is also well screened to the east.
- 4.2.3 It is considered extremely likely that the number of vehicle movements to the plant area will be minimal and is presumably now just for maintenance and servicing. As it would only likely be servicing professionals that would need to access the site, there would likely be no larger vehicles needing to enter the compound area for this use until the system is removed where there will be one off large vehicle ingress and egress.

- 4.2.4 There isn't any available information in the planning documents regarding a cessation of this use, but it is considered likely the landfill site will continue to generate gas for some time. The Officers Report for the previous residential application AL/70/23/OUT stated: *'The proposed generators are in operation 24 hrs a day and have the potential to give rise to noise.'* Environmental Permits do however have conditions that require operators to control noise.
- 4.2.5 The application site is however around 600m from the generator and as described previously, existing, and approved development will be located between the application site and the compound area of the former landfill site. It is therefore considered that any conflict between the housing site and this activity at the waste site will be negligible.

4.3 RESPONSES AND WORK SUBMITTED IN SUPPORT OF APPLICATION AL/70/23/OUT

- 4.3.1 A Noise Impact Assessment dated April 2023 was completed to inform the application and the assessment showed that noise from the landfill site did not affect the monitored locations. The compound area at Lidsey Landfill and the remaining uses were not identified as a potential noise source. An Odour Assessment was also completed in April 2023 which involved three odour surveys in the summer of 2022. The assessment stated that no odours associated with the landfill and landfill gas plant were identified in locations where houses were proposed to be developed. Therefore, a 'negligible' odour exposure risk was recorded.
- 4.3.2 An Air Quality Assessment Addendum dated August 2023 was completed to include assessment and modelling of sulphur dioxide. The report concluded *'The results demonstrated that none of the UK Air Quality Standards are anticipated to be exceeded at the proposed development as a result of the operation of the generators'*.
- 4.3.3 The landfill operators SUEZ confirmed that controls are in place to help manage potential impacts of the remaining uses of the site. They stated:

'There is a condition of permission AL/88/06 requiring noise from the gas management infrastructure not to exceed background noise levels at the nearest noise sensitive properties by more than 5dB(A). The emissions to air from high temperature combustion of the landfill gas are also controlled, but under the environmental permitting regime rather than the planning permission.'
- 4.3.4 WSCC agreed with the findings of the 2023 Waste Infrastructure Statement, and confirmed in a consultation response dated 27th July 2023 that they had no objection to the proposal in terms of any compatibility concerns with the remaining uses of Lidsey Landfill. The planning permission was granted in October 2023. It is considered a reasonable assumption that any impacts associated with the former landfill and this application site at Land at Woodgate Nurseries can be fairly concluded to be negligible.

5.0 ANALYSIS AND CONCLUSIONS

- 5.0.1 There is no active operational waste use at Lidsey Landfill and therefore there will not be frequent HGV movements or significant noise, odour or dust issues typically associated with a waste management site from processing operations. The usual reasons why a waste and residential development may not be compatible therefore do not apply to these two sites. WSCC have previously acknowledged that the waste facility is not safeguarded waste infrastructure. Further, the facility isn't in active waste management use and no longer makes *'an important contribution to the transfer of waste'*. The criteria listed in the policy are not considered relevant to the remaining activities at Lidsey Landfill, which comprise only of leachate and landfill gas management and energy creation. This scope of this report has focused on the opening part of Policy W2 and whether the development will prevent or prejudice the use of the existing waste management site.
- 5.0.2 The leachate management at the site is screened by hedging along the eastern boundary and is due to finish at the end of 2025. Considering this housing application is an outline application being considered in the summer of 2024, it is considered unlikely that there would be any conflict between the housing site and this activity at the waste site.
- 5.0.3 It is considered that any vehicles that need to access the waste management compound for energy management uses would not impact on the housing development. The access road to the compound is over 500m from the development site. The servicing of this equipment would just require personnel that would presumably travel in a regular vehicle (such as a car or van) and most likely on an infrequent basis. The compound area is also well screened to the east.
- 5.0.4 A planning application AL/70/23/OUT was submitted and granted in October 2023 for 155 dwellings immediately west from the access of the compound area. The site is approximately 200m away from the landfill. Noise and air quality assessments were carried out for the planning application AL/70/23/OUT and found there would no unacceptable impacts.
- 5.0.5 The landfill operators SUEZ confirmed during the previous planning application AL/70/23/OUT that controls are in place to help manage potential impacts of the remaining uses of the compound area.
- 5.0.6 The proposed site is around 560m north of Lidsey Landfill, around 400m further away than the approved residential development AL/70/23/OUT. As shown in Figure 1, a tree line screens the southern boundary of the proposed development site. The derelict nurseries and the approved development will be located between the application site and the compound area, as shown in Figure 2. Therefore, it is considered that there would not be any conflict between the housing site and the compound area.
- 5.0.7 It is considered that the proposed development will not impact, or prejudice Lidsey Landfill site and the proposed development will not impact on its limited continued operation. It is also considered that the remaining uses at Lidsey Landfill will likely have a negligible impact on the occupants of the proposed residential development.

Appendices

Appendix A – Illustrative Masterplan

