

Planning Committee

3 November 2015

Agenda Update Sheet

Report by County Planning Manager

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
4i	16	3	<p><i>Need for the Development</i></p> <p>The West Sussex Waste Local Plan notes that inert recycling on unallocated sites may be permitted where there is a demonstrated market need to maintain net self-sufficiency in managing the transfer, recycling, and treatment of waste generated within the County. The applicant's current operations at Monks Way in Lancing, and their processing of waste at smaller sites using mobile facilities, would be consolidated into the application site. There is, therefore, considered to be an identified need for the site to make use of, the existing inert waste recycling capacity provided by the applicant across the County. In doing so, the proposal would accord with Policy W1 of the WLP and move the management of inert waste up the waste hierarchy, away from landfill, in accordance with the National Planning Policy for Waste.</p>	<p>Correction required to 2nd sentence to read "<i>The applicant's most recent operations at New Monks Farm in Lancing, and their processing of waste at smaller sites using mobile facilities, would be consolidated into the application site.</i>"</p>
4i	26	9.3	<p>The applicant advises that the proposed development would provide a facility for the recycling of up to 75,000tpa of inert wastes, mainly derived from their</p>	<p>Correction required to 2nd sentence to read "<i>Some of this waste was until recently taken</i>"</p>

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			own construction and demolition projects. Some of this waste is currently taken to their Monks Way, Lancing site which the West Sussex Annual Monitoring Report (AMR) indicates has a capacity of 20,000tpa. It is proposed that this operation would relocate to the application site.	<i>to their New Monks Farm site in Lancing which the West Sussex Annual Monitoring Report (AMR) indicates has a capacity of 20,000tpa."</i>
4i	26	9.6	Crucially, however, the applicant's current operations form part of the existing recycling/recovery capacity provided across the County. The present application would consolidate their existing operations at Monks Way and at mobile facilities into a single facility.	Correction required to 2 nd sentence to read <i>"The present application would consolidate their recent operations at New Monks Farm and at mobile facilities into a single facility."</i>
4i	26	9.8	The West Sussex Waste Local Plan notes that inert recycling on unallocated sites may be permitted where there is a demonstrated market need to maintain net self-sufficiency in managing the transfer, recycling, and treatment of waste generated within the County. The applicant's current operations at Monks Way in Lancing, and their processing of waste at smaller sites using mobile facilities, would be consolidated into the	Correction required to 2 nd sentence to read <i>"The applicant's most recent operations at New Monks Farm in Lancing, and their processing of waste at smaller sites using mobile facilities, would be consolidated into the</i>

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			<p>application site. There is, therefore, considered to be an identified need for the site to make use of the existing inert waste recycling capacity provided by the applicant across the County. In doing so, the proposal would accord with Policy W1 of the WLP and move the management of inert waste up the waste hierarchy, away from landfill, in accordance with the National Planning Policy for Waste.</p>	<p><i>application site."</i></p>
4ii	63	Condition 1	<p>"1. From 1 December 2015 the site shall be used for the deposit of inert waste only. The use of the site for the disposal of waste shall cease on or before 1 October 2015⁷. The restoration of the site for agricultural use in accordance with the approved Restoration Masterplan (ref. SLR dwg 002, Rev1)(as updated by the Planting Scheme approved in accordance with condition 21) shall be completed by 1 December 2017."</p>	<p>Correction required to end date for waste deposit.</p>
4ii	64	Condition 10	<p><u>With the exception of leachate and the infrastructure identified through condition 22 as requiring removal from the site,</u> no waste or processed material shall be exported from the site.</p>	<p>For additional clarity.</p>

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			<i>Reason: To ensure a timely and satisfactory restoration of the site.</i>	
4ii	66	New Condition	Archaeology <u>"23. Prior to excavation being undertaken in relation to the construction of the balancing pond shown on Restoration Masterplan (ref. SLR dwg 002, Rev2, May 2015), an archaeological Written Scheme of Investigation, detailing measures for archaeological recording within the footprint of the proposed pond, shall be submitted to the County Planning Authority for approval. The approved scheme shall be implemented in full throughout the construction of the pond.</u> <i>Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded in accordance with an agreed archaeological mitigation strategy."</i> Conditions 23 – 25 to be renumbered.	In response to request from WSCC Archaeologist.