Planning Statement

Development ancillary to the lawful Waste Transfer Station use comprising: The retrospective siting of 2 x shipping containers, 1 x weigh station with portacabin office, 1 x staff welfare unit, 1 x site office, erection of raised canopy for the parking of HGVs and 8 x material store bays; and, the proposed expansion and part sealing of the access road to facilitate safe HGV movement and the siting of a wheel cleaning station with associated landscaping.
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1. Introduction

1.1 United Grab Hire Ltd operate from the Rivington Farm waste transfer station and materials recycling facility. This planning statement supports their planning application for:

Development ancillary to the lawful Waste Transfer Station use comprising: The retrospective siting of 2 x shipping containers, 1 x weigh station with portacabin office, 1 x staff welfare unit, 1 x site office, erection of raised canopy for the parking of HGVs and 8 x material store bays; and, the proposed expansion and part sealing of the access road to facilitate safe HGV movement and the siting of a wheel cleaning station with associated landscaping.

1.2 The following plans support this application:

- 0057/16/0001 Location Plan;
- 0057/16/0002 Block Plan;
- 0057/16/0003 Site Office and Canopy;
- 0057/16/0004 Site Offices and Storage; and,
- 0057/16/0005 Material Storage Bays.

1.3 The weigh and wheel cleaning stations are leased infrastructure that whilst requiring heavy machinery to move are not permanently fixed to the land. Given they are leased, they may from time to time change once worn or inoperable for any reason. As such their footprint and location have been shown on the Block Plans. Elevations are not considered necessary given the potential need to swap in new apparatus at short notice. The wheel cleaning station specification can be found within Appendix A to this statement.

2. Description of Development

2.1 A lawful development certificate was granted in 2010 by Crawley Borough Council (reference CR/2009/0382/191) for the existing use of site for storage, screening and bagging of soils, composts, manure, aggregates, landscaping and building materials.
for resale and for the use of site for plant, machinery, vehicle parking, office and sanitary facilities. The principle of the use of the site for waste purposes has been established through the LDC.

2.2 This proposal seeks to secure planning permission for development that will support a safer and cleaner site. It follows discussions with West Sussex County Council, Crawley Borough Council and the Environment Agency. The proposal would not materially alter the scale of the operation nor the throughput of materials which are controlled by way of Environment Agency Permitting. Rather, the proposal would allow additional circulatory space along the widened access road for the operator to separate third parties from operational areas and install wheel cleaning apparatus to stop the potential movement of mud to Peeks Brook Lane.

2.3 As part of the proposal, a landscaping buffer is proposed fronting Peeks Brook Lane with a native hedgerow to be planted along the northern boundary to the access road. The landscaping would provide a visual screen appropriate to the character of the area. Dense planting is proposed to the front of Peeks Brook Lane to retain the rural character of the road and effectively screen the operation from view. The landscaping has been designed to satisfy the requirements of Gatwick Airport Ltd and reduce the risk of bird strike to aircraft overhead.

2.4 The land area is rural in character with large fields of flat ground enclosed at the boundaries with mature trees and hedgerows. The main operational area of the site is congregated around the redundant farm buildings. Semi-open views of the site exist from the north, with dense mature screening limiting views from the south.

3. **Planning Policy and Considerations**

3.1 The planning policy considerations are discussed thematically in the context of the development plan which comprises:

- National Planning Policy Framework 2012 (NPPF);
- National Planning Policy for Waste 2014 (NPPW);
- West Sussex Waste Local Plan 2014 (WLP); and,
3.2 The Waste (England and Wales) Regulations 2011 require that when an application for planning permission relates to waste management (article 18), the planning authority is required to take account of EU Council Directive 2008/98/EC which sets out the objectives for the protection of human health and the environment (article 13) and self-sufficiency and proximity (article 16(1), article 16(2) and (3)). These articles are proven through case law to be valid objectives. As such they must be considered when assessing relevant applications.

**Principle of Ancillary Development**

3.3 NPPF paragraph 14 provides a presumption in favour of development with sustainable credentials. NPPW paragraph 7, bullet 4 requires waste management facilities to contribute positively to the character and quality of the area. Appendix B, part F seeks to provide adequate access. WLP W12 supports development that is of high quality and where it is appropriate in terms of scale, form and design. Crawley LP policy CH9 controls development outside of the built up area boundary.

3.4 The principle of the use is established and the area is defined by a mix of commercial activity within the north east Crawley rural character area. The buildings and proposed infrastructure are of low scale in proportion to the wider operation and necessary to improve the functioning of the site as much as, control the potential for adverse off site impacts. NPPW, paragraph 7, fourth bullet provides strong support for the recycling of waste through well designed waste management facilities. And this is a proposal that would deliver a well designed waste management facility. Whilst a small expansion of the lawful area along the northern boundary along the access is required, any loss of countryside is mitigated through landscaping, the control of adverse impact on nearby residential dwellings and the safe and efficient functioning of the site. In that context, the proposal represent sustainable development consistent with the development plan.

**Protecting Landscape, Character and the Environment**

3.5 NPPW paragraph 7, bullet 4 requires waste management facilities to contribute
positively to the character and quality of the area. NPPW Appendix B, part C seeks
design led solutions for the protection and enhancement of landscape character.
Part F requires the control of adverse impacts arising from dust. WLP W11, part A
supports waste development where it would not have an unacceptable impact on the
character, distinctiveness and sense of place of an area. The policy goes on to state
that where possible, the character of the area should be reinforced. Variables such
as adjoining land uses, the conflict between them, the characteristics of the site in
terms of topography and natural features and views into and out of the site should all
be considered and protected. WLP policy 12 seeks to permit development where it is
appropriate and enhances adjoining landuses (in part through landscaping) and the
proposals reflects the characteristics of the site. Landscape, streetscape and skyline
of the surrounding area are specifically mentioned. Crawley LP policy CH9 seeks to
control development outside of the built up area boundary and protect the north
east Crawley landscape character area. Crawley LP ENV1 and ENV2 deal with green
infrastructure and biodiversity enhancements. But these must be in the context of
the control of bird strike risk within the flight path to Gatwick.

3.6 These policy objectives require proposals to protect and enhance landscape
caracter through positive reinforcement. Clearly the lawful use exists within an
area of rural character. The proposal would expand to a small extent, areas of
hardstanding and make lawful the additional buildings and infrastructure currently
on site. But those are additions that deliver operational improvements. The ancillary
development, some of which is in situ is generally of a low scale, unobtrusive in
colour and would, over time be screened from their surroundings by native landscape
planting. Landscaping would be particularly dense along the frontage of Peeks Brook
Lane where the greatest views into the site exist. The access road and associated
infrastructure would then be screened by native hedgerow which grown to a height
of around 2m would be easily maintained and provide a significant year round visual
screen. The approach to mitigatory landscaping recognises the flat topography and
rural character of the area.

3.7 The portacabin and shipping containers, and proposed on site infrastructure do result
in a slightly greater volume of built development. But the built development would
either be read against the backdrop of existing buildings, and/or, be of low scale and
relatively unobtrusive in appearance. In this context, given the improvements to landscape impact and the control of dust and mud nuisance, the proposal is policy compliant.

**Protecting Neighbour Amenity**

3.8 NPPW Appendix B, part F requires the control of adverse impacts which include dust nuisance and mud on the highway. WLP Policy W19 requires the protection of public health and amenity. Dust arising from traffic should be controlled to not have an unacceptable impact on public health and amenity. The nearest receptor of dust nuisance are located to the south along Peeks Brook Lane and are most likely impacted if mud is transferred off site and deposited on the highway.

3.9 The proposal would see the access road within the site sealed up to the proposed wheel clean station. The specification of the wheel cleaner is detailed within Appendix A. These measures, in conjunction with regular road sweeping of both Peeks Brook Lane and internal roads, and the sheeting of HGVs departing and accessing the site would provide effective controls to prevent the deposition of mud and dust along Peeks Brook Lane. A clear operational benefit would result, improving the amenity of neighbours. The proposal would deliver a tangible improvement consistent with policy requirements.

**Compatibility of the proposal with Gatwick Airport**

3.10 Two matters are relevant to the consideration of the compatibility of the proposal with Gatwick Airport. Crawley LP Policy GAT2 deals with the safeguarding of land to accommodate the construction of a second runway. Support exists for small scale proposals for minor development. The second matter is the potential for birdstrike risk to aircraft operating into and out of Gatwick Airport. Bird strike risk requires controls in light of the advice contained in Circular 01/2003 – Safeguarding Aerodromes, Technical Sites & Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aero-dromes, Technical Sites & Military Explosives Storage Areas) Direction 2002.
3.11 The proposal does not include any significant built development and is mostly in the form of modular buildings and site apparatus ancillary to the waste transfer and recycling use. Development is not so significant nor permanent as to conflict with the future airport use if the land was required as part of the expansion of Gatwick. As such the proposal is compliant with GAT2.

3.12 The landscaping proposed has sought to limit fruiting species as a means to control bird strike risk. A detailed specification of landscaping is proposed within Appendix B to this planning statement. Fruiting species are controlled to no more than 30% of the planting. The proposal is compliant with the advice contained within Circular 01/2003.

4. Summary

4.1 The proposal is consistent with policy requirements because it positively contributes to the strategic, environmental and cumulative impact policies of the Waste Local Plan. These objectives are satisfied through the improvement of a site that moves waste up the waste hierarchy, and limits disposal to land. Landscape improvements would protect views from the north and from Peeks Brook Lane minimising adverse visual impacts. Most notably, the provision of a sealed access road and wheel cleaning apparatus would deliver real benefits to the control of mud and dust to the surrounding highway network. For those reasons, the proposal complies fully with the objectives of the development plan.
Appendix A - Wheel Cleaning Specification
Rhino Ecobath®
High performance drive through bath system

The Rhino Ecobath® is a simple, drive through bath system designed to prevent the spread of dirt and debris onto public highways from site vehicles and mobile plant. It is an environmentally friendly wheel cleaner that only requires 13,750 litres of water to become fully operational.

The system comprises a 10m long central bath section containing removable, internal grids of steel angle that are partly submerged in water. Additional 3m long access ramps are supplied when the system is installed above ground. Sturdy horizontal road can also be supplied in 4m sections as an option to provide additional cleaning by means of a dry vibration effect. These can be located before and after the bath section and make it suitable for use by articulated vehicles.

The standard 10m bath provides 3 wheel revolutions through the water. The steel angle flexes open the tyre treads as the vehicle passes over them, allowing dirt to fall out. The water washes the surface of the treads, ensuring an effective clean. The internal grids are easily removed to access the base of the bath for easy, periodic maintenance. Due to its modular format, any length of Ecobath can be supplied to suit your space, usage and budget requirements. Wheelwash can also provide bespoke versions on request.

The Ecobath system is perfect for remote locations or for sites where there are no services available. It is delivered on a Hiab truck and is easy to install and relocate. Ecobath systems are available for sale and hire.
ECOBATH

- Steel angle flexes tyre treads open
- Tyre tread is submerged
- Optional mobile road provides additional cleaning
- Integrated lifting eyes for easy relocation

Customer Requirements

- Clear lifting zone for offloading with Hab
- Compacted level hardcore or concrete / tarmac
- Provision of at least 10,000 litres of water at time of installation
- Nominated site personnel to be available for training

Additional Information

- We supply:
  - Free of charge site consultations
  - Technical drawings, RAMS & lifting plans
  - Full weekly service visits included in hire rates
  - Maintenance contracts for purchased units
  - Technical support from trained and experienced engineers

www.wheelwash.com

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*All weights are approximate dry weights. Wheela Systems Limited reserves the right to change detailed specifications from time to time. Drawings are to show indicative layout only and are not to scale. Specifications are based on supply within the UK, please ask for details outside of this location. Specifications may vary when systems supplied as rental units.

**Optional** / ***Each is Optional***
Appendix B - Landscaping Specification

**Proposed Tree and Shrub Mix**

B.1 Tree species will be planted in species drifts of 3-7 plants at 2m centres and edged by shrub species planted in drifts of 5-11 plants at 1.5m centres. Trees will be 0-6-0.9m bare root transplants. Shrubs will be 0.45-0.6m bare root transplants or container grown plants.

B.2 The proposed tree species mix is:

- Carpinus betulus (Common Hornbeam) 30%;
- Illex aquifolium (Holly) 5%;
- Malus sylvestris (Crab Apple) 5%; and,
- Quercus robur (Pendunculate Oak) 25%.

B.3 The proposed shrub mix is:

- Corylus avellana (Hazel) 15%;
- Crataegus monogyna (Hawthorn) 5%;
- Lonicera periclymenum (Honeysuckle) 5%;
- Rosa Arvensis (Field Rose) 5%; and,
- Cornus sanguinea (Dogwood) 5%.

B.4 The proposed native hedgerow mix is:

- Carpinus betulus (Common Hornbeam) 90%; and,
- Malus sylvestris (Crab Apple) (10%).

**Site Preparation and Cultivation**

B.5 Existing degraded topsoil shall be stripped. Imported topsoil shall be to BS3882: 2007 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension.
B.6 Cultivation shall not be undertaken within the root protection area of any trees/shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivation will occur to 300mm depth and a medium tilth removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

**Planting and Mulching**

B.7 Plant material and operations shall conform to BS 3936 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

B.8 All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system. All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted.

B.9 Immediately following planting, all plants shall be watered-in to field capacity. Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

B.10 Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle
size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered. Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

**Aftercare**

B.11 During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants/grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

B.12 All planting shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

B.13 During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.