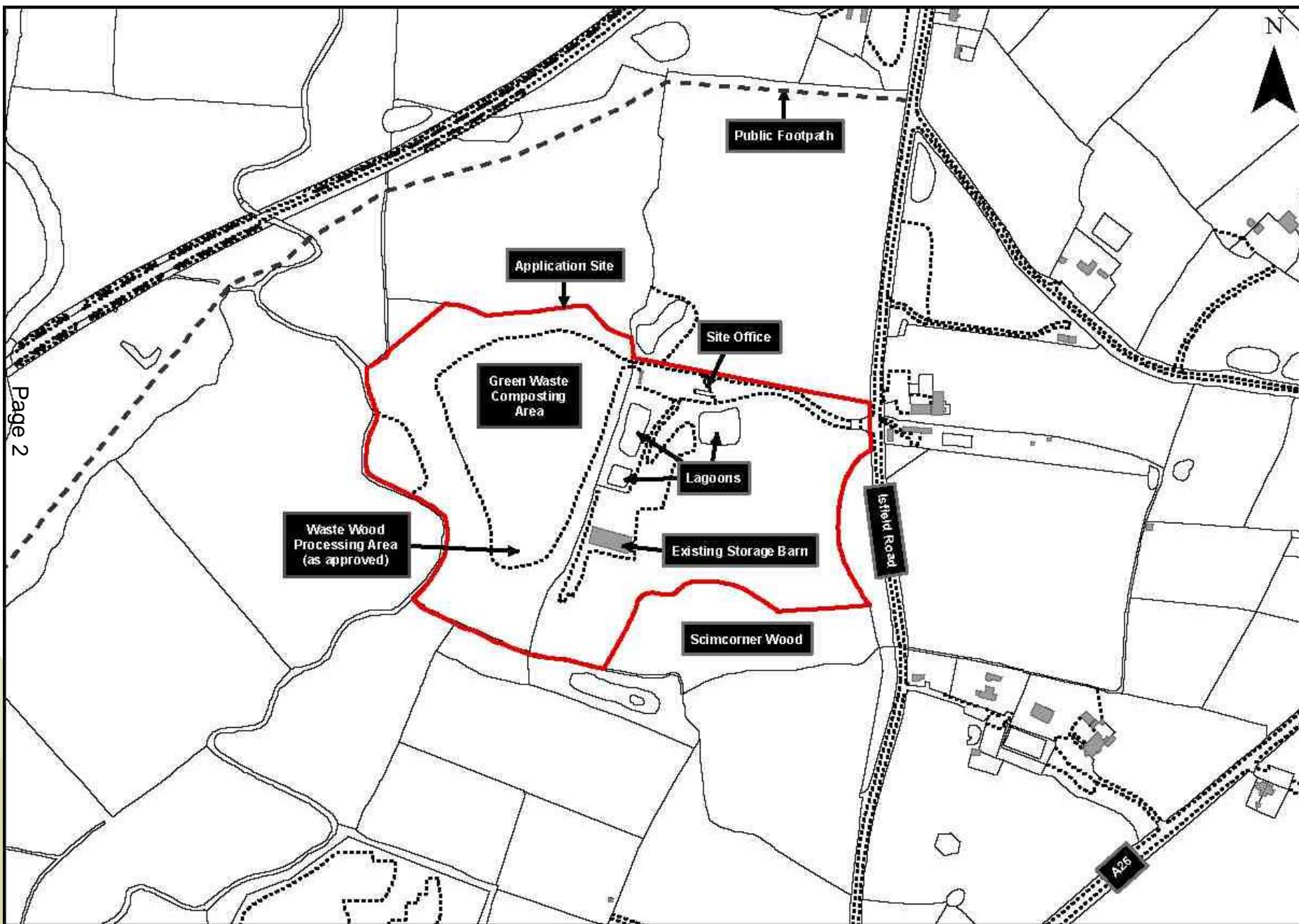
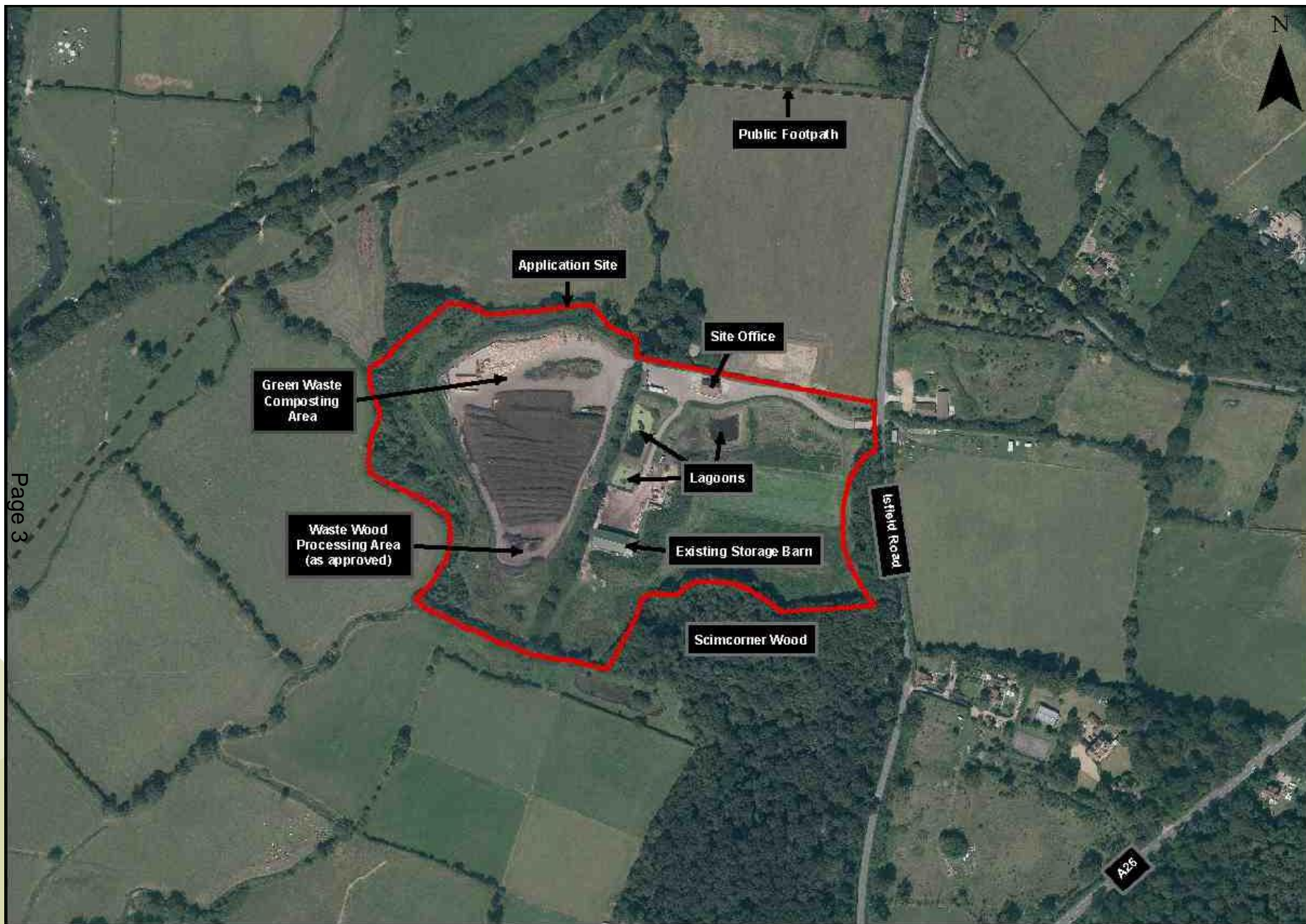


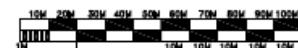
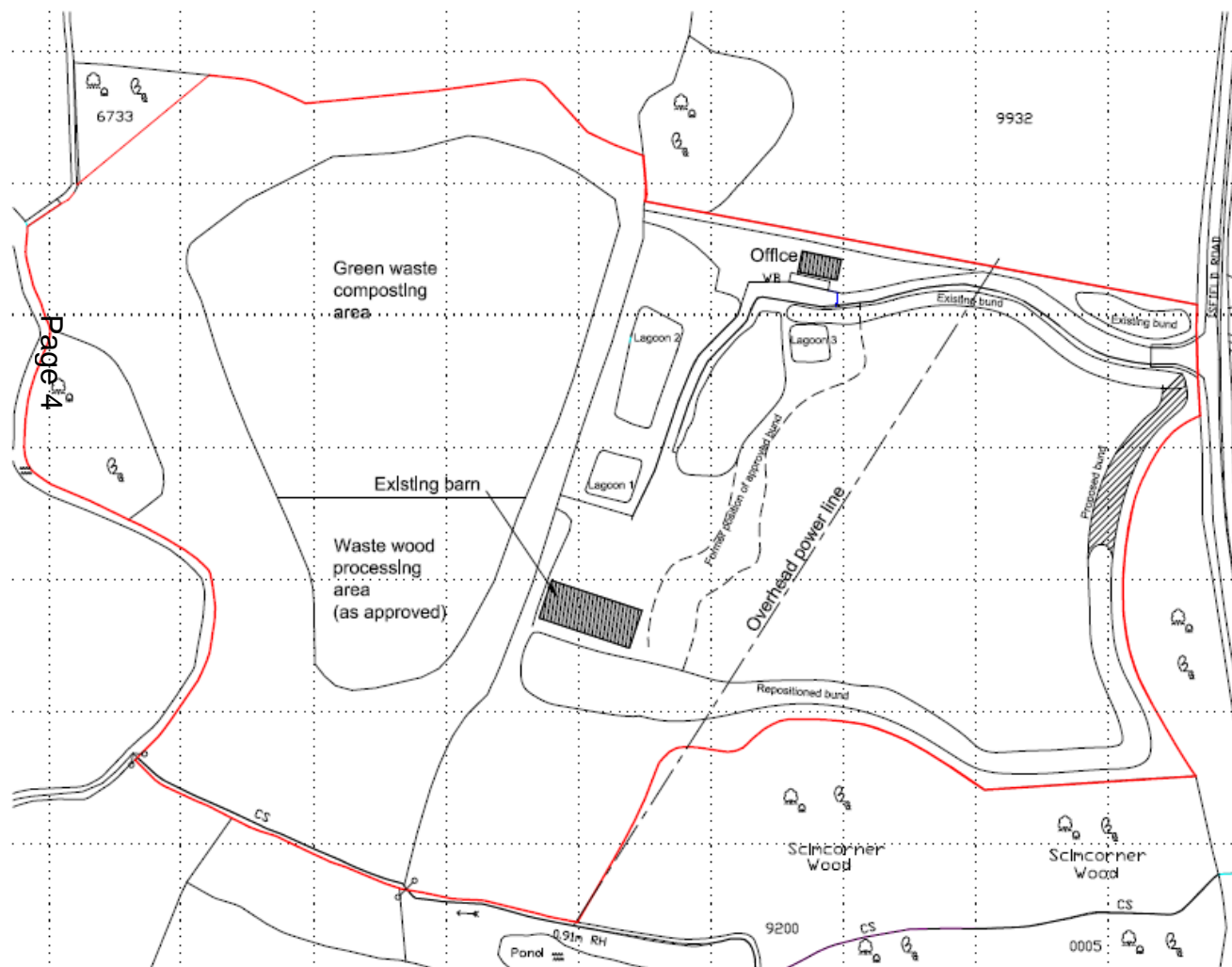
WD/782/CM

KPS Boathouse Farm, Isfield Road, Isfield

The continued use of land for green waste composting and wood waste processing, including an increased through-put for up to 10,000 tonnes per annum of waste wood and the relocation of the waste wood processing area including an extension to the existing storage building and yard area, the replacement and relocation of the existing overflow pond (no.3) with a reed bed system and the repositioning of the earth bunds at the southern and eastern boundaries of the site.







A2 SIZE DRAWING

REVISIONS		DATE
A	Updated	8-4-16
B	Updated	8-5-16
C	Updated	18-5-16

MIKE HILL ARCHITECTURAL SERVICES

Crown Cottage London Road East Heston, Leam East Sussex TN38 6SL
Tel & Fax : 01885 840206 e-mail: mh3049@btinternet.com

Project : Extension to Storage Barn

BOATHOUSE FARM,
Lewes Road, Isfield.

Client : KPS COMPOSTING

Drawing : Waste Wood Processing Area As Approved Drawn By : MGH

Scale : 1:1250 @ A2 Drawing No : 1215/1

Date : February 2015 Revision : C



Proposed mixed planting on top and on outside of bund

5 metres

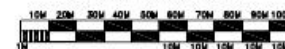
3 metres

The diagram shows a cross-section of a bund. A tree is planted on the top of the bund, which is 5 metres wide. Two more trees are planted on the outside slope of the bund, which is 3 metres high. Arrows point from the text 'Proposed mixed planting on top and on outside of bund' to the trees on the bund top and the trees on the outside slope.

Section through bund



A2 SIZE DRAWING



R E V I S I O N S .		D A T E
A	Updated	5-8-18
B	Updated	18-5-18
C	Welland details added	28-6-18
D	Waste wood processing area confirmed	21-7-18
E	Rainwater reservoir shown	20-2-17
F	Waste wood processing area shown	5-4-17
G	Proposed acoustic fence shown	21-6-17

MIKE HILL
ARCHITECTURAL SERVICES

Green Cottage London Road East Heston Leam East Sussex BN26 3RT
Tel & Fax e-mail bm1304@btinternet.com

Project	Extension to Storage Barn
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Client Lewes Road, Isfield.
KPS COMPOSTING

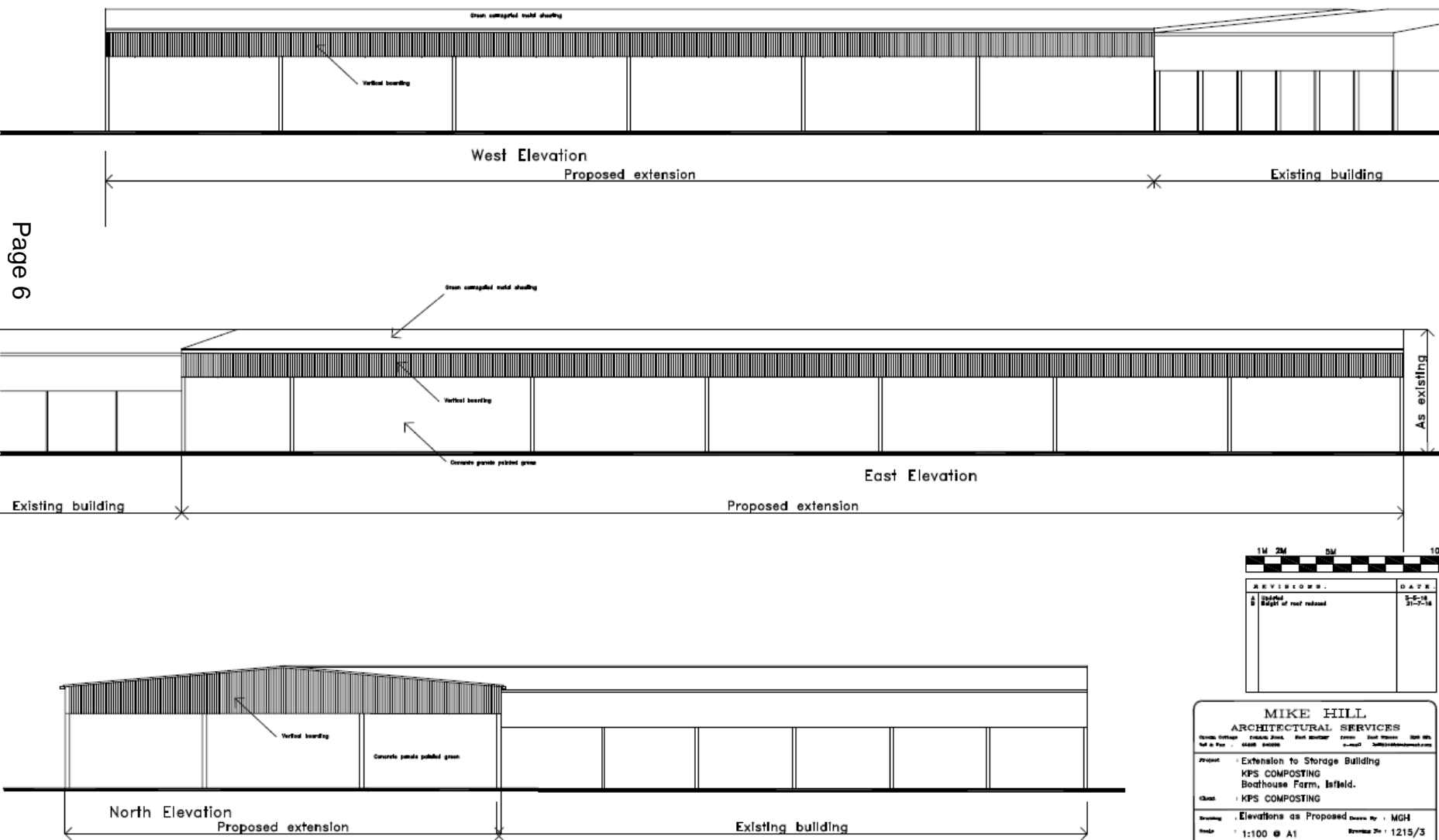
Drawing	Block Plan As Proposed	Drawn By	MGH
Scale	1:1250 @ A2	Drawing No	1215/2
Date	April 2016	Revision	G

Drawn By : MGH

Drawing No : 1215/2

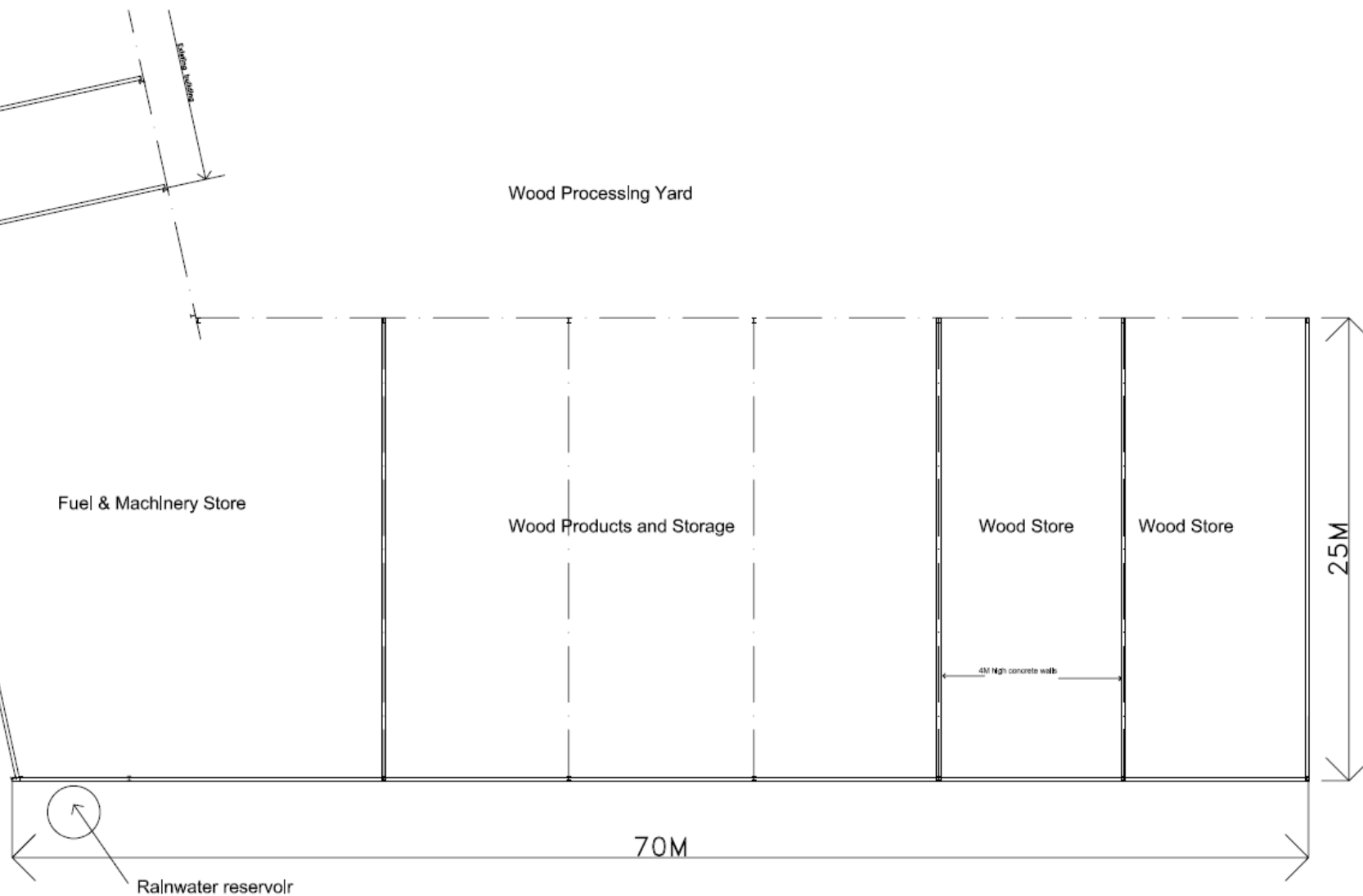
Revision : G

Proposed Extension to Storage Barn - Elevations



Proposed Extension to Storage Barn – Floor Plan

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REVISIONS		DATE
A	Updated	5-5-15
B	Rainwater reservoir added	20-2-17

MIKE HILL ARCHITECTURAL SERVICES	
Drawn: G. Hogg	London: B. Hogg
Plot & Print: G. Hogg	Architect: B. Hogg
Project: Extension to Storage Building	Client: KPS COMPOSTING
Location: KPS COMPOSTING	Address: Boothouse Farm, Isfield.
Drawing: Plans & Elevations	Drawn By: MGH
Scale: 1:100 @ A1	Drawing No: 1215/4
Date: April 2016	Revision: 8

Views of the application site entrance from Isfield Road



View from internal access track of the application site entrance off Isfield Road



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View from site entrance off Isfield Road, looking along internal access track on the northern boundary of the application site







View of existing waste wood operations to the north of the active green waste composting area, on the northern site boundary

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Page 12





View of the central area of the site, looking south towards the existing storage barn 14



Page 14



View looking north within the central section of the site towards the proposed area for the processing of waste wood



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View looking south-east from the green waste composting area towards the existing dry product storage barn





**View from application site access
looking south towards the area of
the proposed wetland treatment
system**



**View looking east from
the central section of
the site towards the
area of the proposed
wetland treatment
system**



Views of the northern site boundary from the public footpath to the north of the site.



Further view from the public footpath to the north of the site, looking north-east towards the location of the active green waste composting area



View from outside the site towards the western site boundary



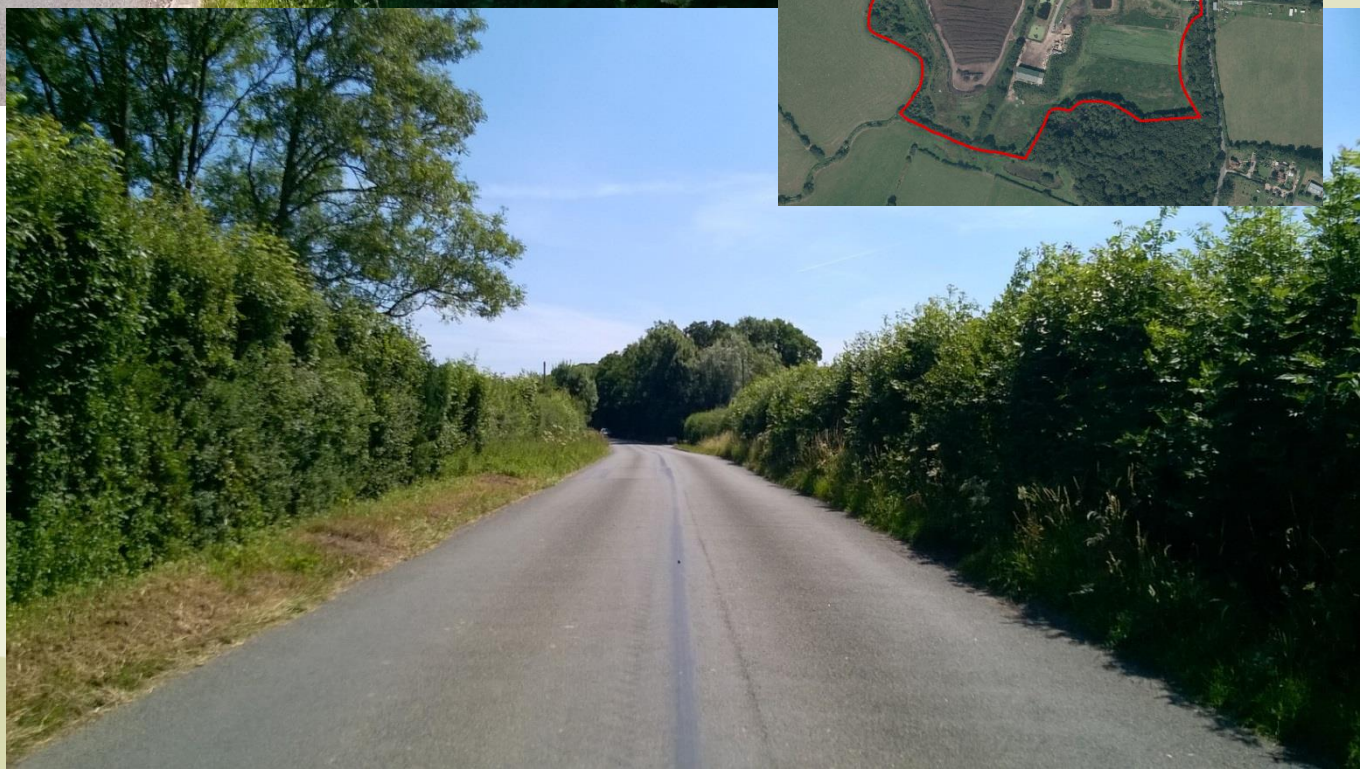
View of eastern site boundary from Isfield Road



View of approach to the site from the north looking towards the application site entrance



Further view of Isfield Road to the north of the application site entrance



View from Isfield Road looking north towards the application site entrance and eastern site boundary



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View of the Junction of the Isfield Road with the A26 looking north.



WD/782/CM

KPS Boathouse Farm, Isfield Road, Isfield

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Agenda Item 6

Development Management Matters – Quarterly Update

1st April – 30th June 2017

Enforcement

New cases received: 20

Total cases resolved: 24

Outstanding cases being investigated: 12

Site Monitoring

Non-chargeable site monitoring visits: 14

Chargeable site monitoring visits: 2

Little Exceat Farm, South Chailey



Little Exceat Farm, South Chailey



Little Exceat Farm, South Chailey



Little Exceat Farm, South Chailey

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: East Sussex County Council, County Hall, St Anne's Crescent Lewes, East Sussex BN7 1UE. ('the Council')

To:

1. Mr Luke Field of:

- a. 57 South Way, Lewes, BN7 1LY; and
- b. Little Exceat Farm, South Chailey, Lewes, BN8 4QH

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Little Exceat Farm, South Chailey, Lewes, BN8 4QH which is shown edged in thick black on the Plan attached to this Notice ('the Land').

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the unauthorised change of use of land from agriculture to use of land for the deposit, storage and processing of waste.

The term "waste materials" includes but is not exclusively soil, sub-soils, hardcore, construction and demolition waste, wood, concrete, bricks, paving slabs, plastics, metals, cable and carpet.

4. REASONS FOR ISSUING THIS NOTICE

The Council considers that it is expedient to take enforcement action because:

1. It appears the above breach of planning control has occurred within the last ten years.
2. The Council has refused planning permission for this waste operation on this site.
3. The unauthorised development seeks to recycle a limited volume of household waste which is managed at the site and the operator has not demonstrated that a larger volume could be reasonably managed by a process which is further up the waste hierarchy and which delivers the best overall environmental outcome, thereby conflicting with Policy WMP3b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.
4. The development is located within a small farm yard which is used for agricultural purposes including the husbandry of livestock. Consequently, the development compromises the effectiveness of the farm to function as an agricultural unit, due to the change of use of an

agricultural building and to the introduction of activities which represent potential hazards to animals within the farm. As such, the development conflicts with Saved Policies CT1 and ST3 (a) and (d) of the Lewes District Local Plan 2003 and the Core principles of the National Planning Policy Framework 2012.

5. The use of the application site as a waste transfer station is out of character with the countryside locality and results in activities which are likely to result in an adverse effect on the amenity of occupiers of nearby residential properties and in the locality generally thereby conflicting with Policy WMP 25 (a) and (b) of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy ST3(a), (c) and (d) of the Lewes District Local Plan 2003.

5. WHAT YOU ARE REQUIRED TO DO

1. Cease the importation of all waste materials
2. Cease the use of the land for the deposit and storage of waste materials and return the land to agriculture by carrying out the following works on the land;
 - i. Remove from the land all waste materials that have been deposited on the land; and
 - ii. Remove any plant, machinery, equipment and any other structures and materials associated with the waste use of the site.

6. TIME FOR COMPLIANCE

1. One day after this notice takes effect.
2. Four weeks after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on **12th June 2017** unless an appeal is made against it beforehand.

Dated *9th May* 2017

Signed: *Philip Baker*

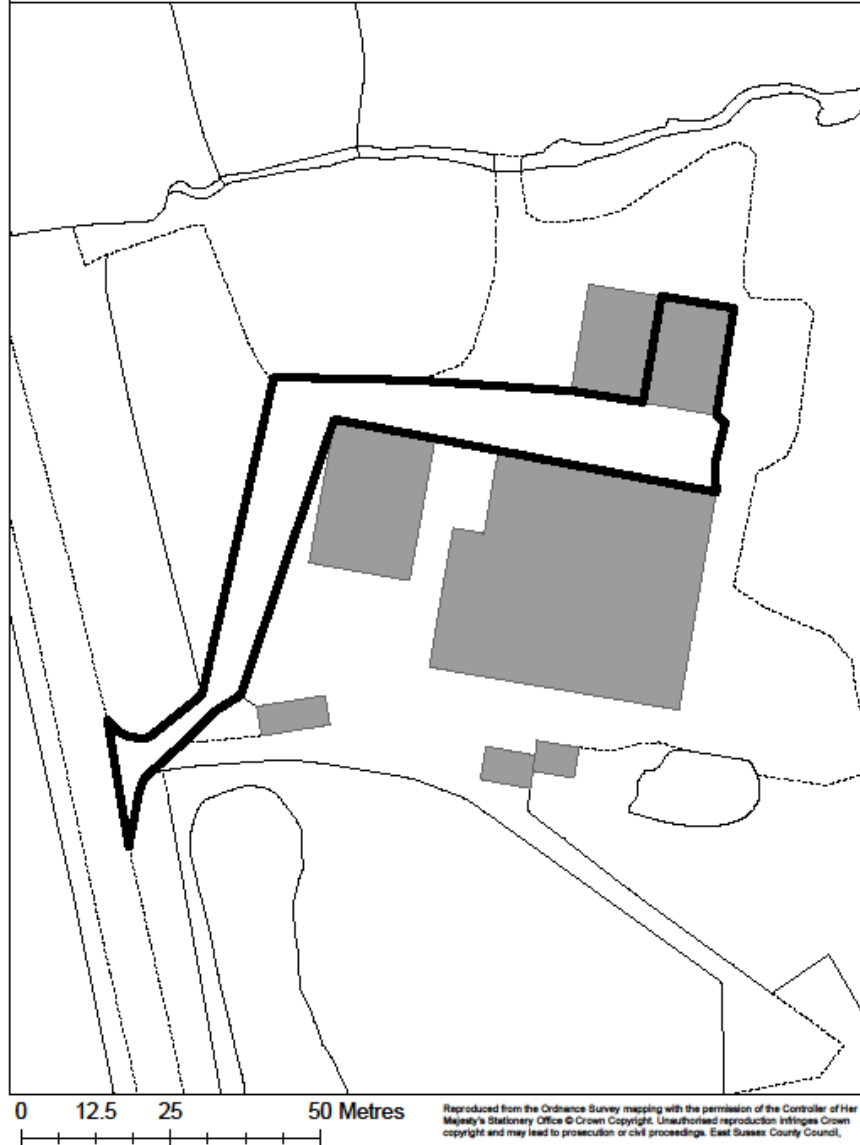
Philip Baker LLB (Hons)
Assistant Chief Executive, Governance Services

on behalf of:
East Sussex County Council
County Hall
St Anne's Crescent
Lewes
East Sussex
BN7 1UE

Nominated Officer: Robert Shapter
Telephone Number: 01273 335218
THERE IS A RIGHT OF APPEAL DETAILS OF WHICH ARE SET OUT IN THE EXPLANATORY NOTE SENT WITH THIS NOTICE



ENF/LW/2016/0049 & LW/785/CM
 Little Exceat Farm, South Road, South Common,
 South Chailey BN8 4QH



The Old Poultry Farm, Rattle Road, Westham



The Old Poultry Farm, Rattle Road, Westham

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Troy Recycling, Croft Works, Hailsham

Extracts from the planning permission (WD/774/CM):

In pursuance of the powers delegated to me by the Governance Committee on behalf of the County Council on 30 January 2003 I hereby GRANT PLANNING PERMISSION for use of building and yard for the processing and storage of ferrous and non-ferrous scrap metal and waste electrical and electronic equipment. Unit 3b Croft Works, Diplocks Way, Hailsham, East Sussex, BN27 3JF in accordance with your application validated by the East Sussex County Council on and the plans and particulars submitted in connection therewith and subject also to due compliance with the condition(s) specified hereunder:-

4. The use of the site shall be for the importation, storage, sorting, processing, treatment and transfer of ferrous and non ferrous scrap metal and waste electronic and electrical equipment only. No other waste materials shall be imported, stored, sorted or transferred at the site, unless with the prior written agreement of the Director of Communities, Economy and Transport.

5. There shall be no processing or treatment of materials other than within the building.

Troy Recycling, Croft Works, Hailsham

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Troy Recycling, Croft Works, Hailsham

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Troy Recycling, Croft Works, Hailsham

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Troy Recycling, Croft Works, Hailsham



Agenda Item 6

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