

Committee: **Regulatory
Planning Committee**

Date: **12 November 2025**

Report by: **Head of Planning and Environment**

Proposal: **Variation of condition 2 (to permit a second weighbridge), condition 10 (to extend working hours on Saturdays, Sundays and Bank Holidays), condition 15 (to permit increased vehicle movements) and condition 17 (to permit outside storage of equipment) of Planning Permission WD/791/CM.**

Site Address: **The Woodland Centre, Veolia ES (South Downs Ltd), Whitesmith, Chiddingly, East Sussex, BN8 6JB**

Applicant: **Veolia ES (South Downs) Ltd**

Application No. **WD/901/CM**

Key Issues: **1) Purpose of the Development
2) Effect on Amenity
3) Loss of Parking
4) Traffic Impacts**

Contact Officer: **Miss Kiran Sajjan Tel. 01273 481595**

Local Member: **Councillor Nick Bennett**

SUMMARY OF RECOMMENDATIONS:

1. To grant planning permission subject to conditions as indicated in paragraph 8.1 of this report.

CONSIDERATION BY HEAD OF PLANNING AND ENVIRONMENT

1. The Site and Surroundings

1.1 The Woodlands Composting Facility is located on the east side of the A22 between Uckfield and Hailsham, to the south-east of the village of Whitesmith. The site comprises an area of about 3 hectares. The facility is one of several businesses located within The Woodland Centre, a commercial and industrial site. The application site is largely surrounded by arable fields, woodland and tree and hedgerow boundaries, with the other business uses located between the facility's composting hall and the A22. All the businesses

share a common bell mouth junction access to the A22, which has a northbound dedicated right turn facility.

1.2 The nearest residential properties at East Haven Cottages (to the north west between the site entrance and Whitesmith village) and Providence House (west of the A22 to the north-west of the main entrance) are just over 200 metres from the composting building and approximately 130 metres and 80 metres from the entrance to The Woodland Centre, respectively. Whitesmith village is about 500 metres to the north-west.

1.3 Woodlands Composting Facility building is fully enclosed, incorporating a waste reception area, composting tunnels, maturation hall, refining hall, final product storage hall and access/circulation areas. The biofilter plant is located above the building housing the composting tunnels. Twin flues stand at a height of 18 metres above ground level, compared with a main building height of 15 metres. The site also contains a separate visitor centre/administration building, weighbridge, water treatment building, parking and circulation areas, water retention ponds and areas of landscaping, together with a wildlife area.

2. The Proposal

2.1 The applicant is seeking planning permission to vary several planning conditions of planning permission WD/791/CM. The variations sought are described below:

Condition 2 (Approved Plans):

An amendment is sought to vary the approved plans to incorporate a new ground level weighbridge adjacent to the existing weighbridge situated to the northeast of the composting hall. The reason for the proposed additional weighbridge is in response to new legislation called Simpler Recycling which comes into effect on 1 April 2026 and requires all Waste Collection Authorities to collect kerbside domestic food waste from that date. This means that there is a potential for increase vehicle movements to the site. The second weighbridge would allow vehicles to move through the site quicker, thereby avoiding a backlog of vehicles. The increase in electric vehicles in the Veolia vehicle fleet also means that vehicles are smaller and therefore carry less waste which could also potentially increase the number of vehicle movements in and out of the site.

The proposed weighbridge would be 15 metres in length and 3 metres wide.

Condition 10 (HGV hours):

In order to support the collections required by new legislation, a variation is sought to the hours during which Heavy Goods Vehicles (HGV) movements can take place to and from the site. At present, the condition allows for HGV movements between the hours of 0700 and 1800 Mondays to Fridays inclusive and between 0800 and 1300 hours on Saturdays, Sundays and Bank Holidays. The amendment sought would extend the hours on Saturdays, Sundays and

Bank Holidays by 3 hours, until 1600. The reason for this amendment is to ensure the collection services by Wealden District, Rother District, Hastings Borough and Eastbourne Borough Councils are not unduly restricted. Food waste needs to be moved regularly and cannot be left onboard vehicles overnight due to odour impacts. Therefore, flexibility to allow bank holiday collections and exceptional weekend collections is sought.

Condition 15 (Average number of HGV movements):

A variation is sought to amend the annual number of vehicle movements allowed in and out of the site. The current condition allows for no more than an average of (when measured over 1 year) 72 HGV (36 in and 36 out) per day entering or leaving the site, in any event, on any day there shall be no more than 108 HGV movements entering or leaving the site. Permission is sought to increase the number of HGVs to an average of 94 (47 in and 47 out) per day (when measured over 1 year) and no more than 142 HGV entering or leaving the site in any one day. This would result in a 31% increase in vehicle movements than currently approved. This increase in vehicle movements is required to support the requirement for Waste Collection Authorities to collect kerbside domestic food waste from 1 April 2026. Separate food waste collection rounds will be set up in Eastbourne, Rother, Hastings and Wealden and deliver directly to The Woodland Centre. Food waste collection vehicles are usually smaller than standard waste collection vehicles which would result in additional movements.

Condition 17 (Outdoor storage):

A variation is sought to condition 17 to allow for non-waste storage outside of the main building. This is due to a need for extra equipment and storage. The external storage would comprise 4 roll-on/roll-off (RORO) containers and 2 shipping containers. One of the proposed storage containers would result in the loss of 6 car parking spaces on site.

As a consequence of the above amendments, if planning permission is granted, Condition 8 (noise thresholds) and 9 (outdoor operational activities) will need to be updated to ensure they accurately reflect the changes.

3. Site History

3.1 A planning application was first submitted in 2005 and planning permission for the construction and operation of an enclosed composting facility including ancillary infrastructure, visitor centre and wood chipping facility was granted in September 2007, subject to conditions and the completion of a S106 legal agreement (reference WD/457/CM). A further permission was granted for the inclusion of a water treatment building in 2009 (reference WD/598/CM), which is positioned in the location of the approved wood chipping facility, which the applicant did not wish to implement.

3.2 Following this, planning permission was granted in 2013 (ref. WD/715/CM) for the variation of Condition 22 of permission WD/457/CM to increase the maximum annual throughput of material to 60,000 tonnes, including 15,000 tonnes of food waste and the part removal of the control on restricting the source of waste. Furthermore, permission was granted in 2016 (ref. WD/771/CM) for the variation of Conditions 8, 9 and 10 of planning permission WD/715/CM, which principally related to hours of operation. In 2018, permission WD/791/CM was granted to allow for waste to be imported from outside the Plan Area and managed at the Veolia facility at the Woodland Centre.

4. Consultations and Representations

4.1 Wealden District Council – Raise no objections to the proposed development.

4.2 Chiddingly Parish Council – Object to the proposal on the grounds that the proposed variations would intensify operations at the site. The cumulative impact of increased activity, noise and traffic would have an adverse impact on residential amenity. Moreover, the comments raise concerns on highway safety, particularly increased risk of accidents and traffic pressures. Concerns are raised regarding outdoor storage and the impact this would have on the rural setting of the site.

4.3 Highway Authority – Provided comments on the suitability of the access for electric refuse collection vehicles. These vehicles tend to be smaller than standard HGVs, therefore no concerns were raised. The safety of the access and increase in vehicle movements was also considered to be acceptable. It also comments on the loss of 6 parking spaces and conclude that it does not wish to raise objections to the proposal.

4.4 NatureSpace – No response received.

4.5 Gatwick Airport Aerodrome Safeguarding – Raise no objections to the proposal as it does not conflict with safeguarding criteria.

4.6 Local Representations – One objection has been received from a neighbouring resident who raises concerns regarding noise from increased lorry movements which would exacerbate existing noise concerns.

5. The Development Plan and other policies of relevance to this decision are:

5.1 East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: Policies: WMP3b (Turning Waste into a Resource); WMP6 (Safeguarding Waste Sites); WMP22 (Increased Operational Capacity within the Site Boundary of Existing Waste Facilities); WMP25 (General Amenity); WMP26 (Traffic Impacts).

5.2 Wealden District Local Plan 1998: Saved Policy EN27 (Design & Layout of Development).

Wealden District Council has not formally determined whether its Saved Policies in the Wealden Local Plan are in general conformity with the NPPF. However, the Saved Policies are considered by the Waste Planning Authority to be in general conformity with the overarching principles of the NPPF.

5.3 Wealden District Council (incorporating part of the South Downs National Park) Core Strategy Local Plan 2013

The Wealden District (incorporating part of the South Downs National Park) Core Strategy Local Plan was adopted in February 2013. The Core Strategy Local Plan is the key policy document setting out a strategic vision, objectives and spatial strategy for the area up to 2027. Currently, saved development management policies contained in the Wealden Local Plan 1998 remain part of the Development Plan for the area.

5.4 National Planning Policy Framework (NPPF) 2024

The NPPF does not change the status of the Development Plan as the starting point for decision making and constitutes guidance as a material consideration in determining planning applications. It sets out a presumption in favour of sustainable development, which should be applied by local planning authorities in assessing and determining development proposals. Although it does not contain specific waste policies, regard should be had to the policies so far as relevant.

5.5 National Planning Policy for Waste (NPPW) 2014

The NPPW sets out detailed waste planning policies and regard should be had to them when planning authorities seek to discharge their responsibilities to the extent that they are appropriate to waste management.

6. **Considerations**

Purpose of the development

6.1 The NPPF sets out a presumption in favour of sustainable development whereby local planning authorities (LPAs) should apply this presumption in assessing and determining development proposals. Policy WMP3b of the Waste and Minerals Plan requires that development should not displace the management of waste which is already managed, or likely to be managed, by a process which is further up the waste hierarchy than that being proposed, unless the proposal would result in fewer greenhouse gas emissions. Policy WMP22 of the Waste and Minerals Plan supports an increase in operational capacity within the site boundary of existing waste management facilities where it can be demonstrated that the development is required to improve the operational efficiency of the facility and the development would contribute towards meeting the objectives of the Plan.

6.2 The application site is one of several strategic waste management facilities operated by the applicant in providing a long term, sustainable approach to managing the Plan Area's municipal waste. The facilities have been designed to increase the recycling, composting and recovery of waste, while reducing dependence on landfill. The site is safeguarded in the Waste and Minerals Plan under Policy WMP6 and Policy SP6 of the Waste and Minerals Sites Plan 2017.

6.3 The proposal is in response to Simpler Recycling Legislation introduced by the Department for Environment, Food and Rural Affairs (DEFRA) in 2023 which aims to standardise recycling collections in England. Businesses and public service buildings are required to separate recyclables into different streams, including dry mixed recycling (glass, metal, plastic, paper, card), and food waste. Lewes District Council already provide a separate waste food collection service. As part of the new proposed changes, a separate food waste collection would also be provided by Eastbourne Borough Council, Hastings Borough Council, Rother District Council and Wealden District Council. Due to the nature of food waste, it needs to be moved regularly and cannot be left on vehicles overnight as it is potentially more odorous than green waste. The applicant considers that whilst collection rounds work well for non-bank holiday dates where tipping is permitted until 5pm, the 1pm closure on bank holidays imposes a restriction on the collection service. The proposed change to the hours on the weekends is to allow for tipping of food waste in exceptional circumstances i.e. to catch up after a bank holiday. This is not expected to be a regular occurrence. The second weighbridge would further improve efficiency at the site by allowing a flow of vehicles in and out of the site. The proposed changes are justified to ensure that national policy changes can be implemented efficiently within the County. As such the proposal accords with the objectives of Policy WMP22 of the Waste and Minerals Plan.

Effect on Amenity

6.4 Policy WMP25 of the Waste and Minerals Plan requires, *inter alia*, that proposals should ensure that there is no unacceptable effect on the standard of amenity appropriate to the established, permitted or allocated land uses of the local and host communities likely to be affected by the development, and, that adequate means of controlling noise and other emissions are secured. Saved Policy EN27 of the Wealden Local Plan also requires development not to result in unacceptable effects on amenity.

6.5 The main issue regarding the proposed increase in operating times for HGV movements is the potential for noise. The objections to the proposal refer to this and the potential effect on amenity. Noise emissions arising as a result of the proposed variations would be limited to the noise from the additional vehicle movements on Saturdays, Sundays and Bank Holidays. The dominant noise experienced by local residents is from traffic on the adjoining A22. Given the relatively small increase in vehicle movements, it would be unlikely that local residents would perceive any significant change in noise levels between vehicles entering the site and those passing along the A22 adjoining the site.

Moreover, other businesses located within The Woodland Centre have no restrictions on their planning permission regarding the times in which vehicles can either enter or leave the site. It is considered that any additional traffic noise would be subsumed into the regular traffic flow and associated noise on the A22. There is an existing noise condition included on the planning permission which provides sufficient controls to ensure adverse impacts from noise generated from the site are controlled. Moreover, an increasing proportion of vehicle movements associated with the Veolia site will be by electric vehicles which are quieter.

6.6 The applicant has provided some data showing the percentage of vehicles currently using the access from the A22 associated with the Veolia facility. The access is shared by a number of businesses and from the data provided it is clear that the distribution of vehicles movements vary significantly. The data provided shows vehicle movements from 2 days in September 2025, on the first day 46% of lorry type vehicle movements were associated with Veolia operations, on the second day 74% of lorry type vehicles were associated with Veolia operations. This demonstrates noise impacts from vehicle movements using The Woodland Centre access do not solely relate to vehicles attending the Veolia site, it is a shared access with large vehicles frequently using the access associated with other businesses. Moreover, the number of vehicle movements from the Veolia site vary to reflect local authority collection delivery dates during the week. There may also be seasonal variations i.e. a small increase in vehicles movements to the Veolia site would be expected in the summer months.

6.7 At present, processing of food waste (composting) takes place at the facility, including food waste collections from Lewes District and outside of East Sussex. The food waste processing of waste inputs from outside of East Sussex will stop to accommodate the additional East Sussex food waste collections. It is therefore, considered that the facility has sufficient capacity to process food waste from Eastbourne Borough, Hastings Borough, Rother District and Wealden District and it not considered that the proposed variations would give rise to odour.

6.8 With regard to visual amenity, the proposed amendments would have a limited impact from public viewpoints. The proposed second weighbridge would be located immediately adjacent to the existing weighbridge, therefore remaining in keeping with the existing visual appearance of the site. The areas of the proposed outdoor storage are currently being used to store equipment on the ground in the open. The proposed containers would enable the operator to enclose these items which would provide an improved and tidier appearance to the site. A storage container proposed in the east of the site would result in the loss of 6 car parking spaces. The operator of the site considers that these spaces are underutilised and are rarely required.

6.9 Overall it is considered that the proposed variations would not have an adverse impact on the amenity of the locality. Whilst there would be an increased number of vehicles movements to the site, it is not considered to be

a significant increase and it is not anticipated that vehicles would arrive or leave the site within the extended hours every weekend, it would be on occasion and therefore the impact would be reduced. As such it is considered that the proposal accords with Policy WMP25 of the Waste and Minerals Plan and Saved Policy EN27 of the Wealden Local Plan.

Loss of parking

6.10 The applicant has advised that there will be a loss of car parking spaces in the east of the site to accommodate a storage container. The application documents clarify that the parking spaces have been in situ since the original application was granted however, the applicant has noted these spaces have not been used since 2009. This is because the main car park, at the front of the site, superseded the need for these spaces and is not at capacity. The applicant considers that the parking spaces which would be lost are surplus to needs. This would not be contrary to the requirements of Policy WMP26 of the Waste and Minerals Local which states that proposals will be permitted where, *inter alia*, there are suitable arrangements for on-site vehicle manoeuvring, parking and loading/unloading areas.

Traffic Impacts

6.11 Condition 15 of planning permission WD/791/CM states that there shall be no more than an average, when measured over 1 year (1 April-31 March), of 72 HGV (i.e. 36 in and 36 out) per day entering or leaving the site and, in any event, on any one day there shall be no more than 108 HGV movements entering or leaving the site. The proposed condition will be amended to 47 trips in and 47 trips out and in any one day there will be no more than 142 HGV movements entering or leaving the site.

6.12 The Highway Authority considers that the access is acceptable in regard to the visibility and the proposed Electric HGVs will access the site safely. Veolia, the applicant, has increased the number of electric vehicles in their fleet which means the vehicles will be smaller. Given that HGVs regularly access the site at present, access for electric HGV's is considered to be suitable. The Highway Authority suggests that the condition wording should be amended to cover both types of vehicles. An electric lorry is a Heavy Goods Vehicle, also known as an eHGV or Electric HGV, as it meets the definition of a commercial vehicle over 3.5 tonnes in weight but uses electric power instead of a diesel engine.

6.13 The site is directly adjacent to the A22. The existing operations across the estate access the A22 directly and have done so for the duration of the estate's existence with a filter lane to allow continuing traffic flow. Concerns raised within the representations have been noted and the suggestion that the proposed increase in movements will compromise highway safety and exacerbate traffic pressures and heighten the risk of accidents has been considered. The accident record over a 5-year period shows that there have been no recorded accidents relating to the existing access to the site. It was

noted there was an accident on 15 May 2025 however, this was due to driver error and does not change the Highway Authority's view on this proposal.

6.14 Overall it is considered that the proposal complies with Policy WMP26 of the Waste and Minerals Local Plan which states that proposals will be permitted where access arrangements are appropriate or could be made suitable for the volume and nature of traffic generated by the proposal.

7. Conclusion and reasons for approval

7.1 In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 The proposal is to vary conditions 2, 10, 15 and 17 of planning permission WD/791/CM. The variations would allow for an additional weighbridge, an extension to the hours of HGV movements on the weekends and bank holidays, along with an increase in the number of HGV movements permitted. These changes would allow the site to manage food waste efficiently as required by Simpler Recycling legislation. The applicant is also seeking to formalise outdoor storage areas with the use of containers which would improve the visual appearance of the site. The proposed amendments would allow for food waste to be efficiently managed within the county in line with national policy, without having a negative effect on amenity. The proposal is considered to comply with Policies WMP3b, WMP6, WMP22, WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013. The proposal is supported by National Policy.

7.3 In determining this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7.4 There are no other material considerations and the decision should be taken in accordance with the Development Plan.

8. Recommendation

8.1 To recommend the Planning Committee to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The scheme for the provision of a telephone line for dealing with complaints from members of the public which was approved on 3 March 2008 shall continue to be operated in full accordance with the approved details.

Reason: To secure the monitoring of the development in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

4. Notice in writing of any complaint made by a member of the public about any matter associated with the development shall be given to the Head of Planning and Environment no later than the next working day after the complaint was received. The notice shall include a description of the complaint, the name and address of the person making the complaint and the action proposed as a result.

Reason: To secure the monitoring of the development in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

5. The scheme for controlling dust during operations of the plant which was approved on 23 July 2008 shall continue to be carried out in accordance with the approved details.

Reason: To control emissions of dust in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

6. During the operation of the centralised composting facility the noise rating level from all operational activities shall not exceed:

A) 45 dB LAeq, 1h (free-field) at any residential boundary between the hours of 07.00 - 18.00 Mondays to Fridays inclusive (save Bank Holidays) and 08.00 - 16.00 Saturdays and all noise sources will be free from any discernible characteristics, such as tonal or impulsive noise.

B) 40 dB LAeq, 1h (free field) at any residential boundary between the hours of 18.00 - 23.00 Mondays to Fridays inclusive, and 07.00 - 08.00 and 16.00 - 23.00 hours Saturdays, and 07.00 - 23.00 hours Sundays and

Bank Holidays, and all noise sources will be free from any discernible characteristics, such as tonal or impulsive noise.

C) 26 dB LAeq, 15 mins (free-field) at any residential boundary between the hours of 23.00 - 07.00 every day, and all noise sources will be free from any discernible characteristics, such as tonal or impulsive noise.

All noise rating levels to be determined in accordance with BS 4142:2014+A1:2019.

Reason: To safeguard the residential amenities of occupiers of properties in the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

7. No outdoor operational activities, except HGV and eHGV movements permitted by Condition 8, will be permitted outside of the hours of 08.00 - 18.00 Mondays to Fridays inclusive and 08.00 - 13.00 Saturdays, without the prior written consent of the Head of Planning and Environment, other than in the event of an emergency, written details of which shall be provided to the Head of Planning and Environment within three calendar days of the event.

Reason: To safeguard the residential amenities of occupiers of properties in the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

8. There shall be no HGV and eHGV movements associated with this development other than between the hours of 07.00 and 18.00 hours Mondays to Fridays inclusive (save Bank Holidays) and 08.00 to 16.00 hours on Saturdays, Sundays or Bank Holidays or during an emergency full details of the time, date and reason for the HGV or eHGV movement shall be given in writing no later than 24 hours after there has been an HGV or eHGV movement during an emergency to the Head of Planning and Environment.

Reason: In the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

9. Waste imported to the composting facility shall be restricted to source segregated green and food wastes collected by the Waste Collection Authorities in the administrative areas of East Sussex County Council and Brighton & Hove City Council, and any other suitable waste arising in these areas, up to a maximum annual (1 April - 31 March) tonnage of 60,000 tonnes of material including up to a maximum of 15,000 tonnes of source segregated food waste, and to other appropriate municipal and commercial waste from outside these areas in the event that the facility has capacity in excess of that required to meet the needs of locally

sourced waste. No material shall be imported to the site unless and until all odour control facilities including negative air-pressure systems and biofilters are provided. Thereafter, the odour control arrangements shall be maintained in full working order in accordance with the Odour Management Plan.

Reason: To conform to Policy WMP3b of East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013, and in the interests of the amenity of the locality, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

10. No compostable material shall be stored outside the building unless the material is oversized or the direct product of wood chipping where all such material shall only be stored either within the oversized storage bay or wood chipping area shown on drawing A4621-301 Rev Q approved under planning permission WD/457/CM, except where otherwise agreed in advance in writing by the Head of Planning and Environment.

Reason: In the interests of amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

11. The scheme for the illumination of the external faces of the site buildings, structures or other external areas which was approved on 19 January 2009 shall continue to be implemented in accordance with the approved details.

Reason: In the interests of the amenity of the countryside location in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

12. Any fuel, oil lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain the equivalent of 110% of the total content of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both oil and water. The pipes shall vent downwards into the bund.

Reason: To prevent pollution to land and water in accordance with Policy WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

13. Unless with the prior written approval of the Head of Planning and Environment, there shall be no more than an average, when measured over 1 year (1 April - 31 March), of 94 HGV (i.e. lorries in excess of 7.5 tonnes un-laden weight) movements per day (i.e. 47 in and 47 out)

entering or leaving the site and, in any event, on any one day there shall be no more than 142 HGV movements entering or leaving the site.

Reason: In the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

14. Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) no other uses of the building shall take place, other than as expressly authorised by this permission.

Reason: To enable the Head of Planning to control the future use of the site in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

15. Other than four Roll-On Roll-Off (RORO) containers and two shipping containers hereby permitted, no other storage containers, skip sorted or unsorted waste material or residue of recycled materials or any other items shall be stored outside the building, except with the prior written consent of the Head of Planning and Environment.

Reason: In the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

16. There shall be no processing machinery operating outside the building or any treatment, sorting, loading or unloading of waste or recyclable materials other than within the building, unless otherwise agreed in writing by the Head of Planning and Environment.

Reason: In the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

17. There shall be no servicing or maintenance of Heavy Goods Vehicles on the site except for emergency repairs for the reasons of road safety.

Reason: To enable the Head of Planning and Environment to control the future use of the site in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

18. No retail sales to the public shall take place on the site.

Reason: To enable the Head of Planning and Environment to control the future use of the site in the interests of the amenity of the locality in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

19. The Travel Plan which was approved on 28 September 2009 shall continue to remain in force and be developed in accordance with the approved details.

Reason: To increase awareness and use of alternative modes of transport for travel to and from the site.

20. The scheme for surface water drainage which was approved on 30 June 2008 shall be maintained in accordance with the approved details.

Reason: To prevent an increase in the risk of flooding in accordance with Policy WMP28a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

21. There shall be no new buildings, structures (including ponds, gates, walls and fences), car parks, tree planting or construction of raised ground levels within 3 metres of the adjacent watercourses, inside or along the boundary of the site, unless agreed otherwise in writing by the Head of Planning and Environment.

Reason: To protect the watercourse corridor, in accordance with Policies WMP28a and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

22. The handling/storage areas where waste is received, handled, treated or stored must have an impervious base and be designed to ensure the containment of potentially polluting process liquors and all contaminated surface water.

Reason: To prevent the contamination of water sources in accordance with Policies WMP28a and WMP28b of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

INFORMATIVES

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be East Sussex County Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant.

2. Introduction of fish into any pond requires the consent of the Environment Agency.
3. Under the terms of the Water Resources Act 1991 written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The applicant is advised to contact the Regulatory Water Quality Team to discuss this matter further.
4. The applicant remains bound by the provisions of the S.106 Deed of Agreement dated 14th September 2007 and the subsequent Deed of Variation made on 18th December 2013.

Schedule of Approved Plans and Documents

Ves Td Wood 200 002 Rev Woodland Composting New Weighbridge Site Location Plan 002, Ves Td Wood 200 000 Rev Woodland Composting New Weighbridge Proposed Site Layout 000, Woodlands 2025 Vocs Supporting Statement, Woodlands IVC Further Information Document October 2025

EDWARD SHEATH

Head of Planning and Environment, CET Department

Date: 3 November 2025

BACKGROUND DOCUMENTS

The Development Plan