

Committee: Regulatory
Planning Committee

Date: 29 April 2026

Report by: Director of Communities, Economy and Transport

Proposal: Variation of condition 2 of planning permission
WD/835/CM to extend the permitted operating hours to
allow for bank holiday working.

Site Address: KPS Composting Site, Isfield Road, Isfield, East Sussex,
TN22 5JJ

Applicant: Mr Danny Smyth, KPS Composting Services Ltd

Application No. WD/904/CM

Key Issues: i) Principle of the development
ii) Impact on the rural locality and amenity

Contact Officer: Miss Kiran Sajjan Tel. 01273 481595

Local Member: Councillor Roy Galley

SUMMARY OF RECOMMENDATIONS

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

CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT

1. The Site and Surroundings

1.1 The application site is an established outdoor composting facility that receives and processes green waste to produce compost, which is then exported as a finished product. In 2010, the site also began to process wood waste, which is screened and shredded on the site to form woodchip and is exported for use in chipboard and fibreboard manufacture. The operator has recently stopped operating this part of the business. The site is located in a rural area 0.7 kilometres (km) south of the village of Isfield and 6km north-east of Lewes. It occupies an area of approximately 9 hectares (ha) and is surrounded by farmland and some woodland, including areas of designated ancient woodland to the north and south.

1.2 The site is accessed from Isfield Road to the east, approximately 700 metres north of the junction with the A26. The former Honey Pot Children's Nursery is situated opposite the site entrance on Isfield Road and the closest residential properties lie 250 metres south of the site entrance. A public footpath runs from east to west approximately 100 metres north of the site.

1.3 The site can be divided into three main areas, which are reached via an access track to the north of the site. The access track rises gently from Isfield Road to the site office and weighbridge and continues into the active composting pad situated in the western section of the site. The product storage area is located to the east of the green waste composting area and includes a L-shaped barn used to store compost products and machinery.

1.4 The eastern part of the site, along the boundary of Isfield Road, consists of a wetland treatment system which allows for storage of surface water runoff and storm water as well as providing a habitat for wildlife.

1.5 The site is located within the Low Weald National Character Area which is considered an important evidence base within the planning system, providing a framework for landscape, biodiversity and cultural heritage to guide decision-making.

2. The Proposal

2.1 Planning permission is sought to vary the operating hours condition attached to the extant planning permission for the site (ref. WD/835/CM) to allow the site to operate on bank holidays.

2.2 The proposed variation is sought to serve a contract that the applicant currently has in Surrey. The contract serves a Surrey Council handling approximately 40,000 tonnes of green waste per annum. The applicant states that their client has requested for the site to be open on bank holidays to align with the operational schedules of the contract site in Surrey.

2.3 The current condition 2 allows for the site to operate 0700 to 1800 Monday to Fridays inclusive; 0800 to 1230 on Saturdays and not at all on Sundays, bank and public holidays except for a maximum of two deliveries per month, limited to only one delivery on a Sunday between the hours of 0800-1230.

2.4 The description of the proposal had previously included a change to weekend working hours however the applicant has confirmed that this is not required, therefore the description has been updated. A variation is only sought for bank and public holidays to avoid a build-up of waste. As such the proposal seeks to allow operations to take place between the hours of 0800 and 1230 on bank and public holidays only.

3. Site History

3.1 Planning permission (ref. WD/335/CM) was granted in 2001 for the provision of a green waste processing facility. Consequently, the composting facility began operating in 2002 and at the time comprised of an area of hard standing and two adjoining surface water storage lagoons. There have been subsequent planning permissions relating to the site to expand the scope of the operations including an increase in processing tonnages with the most recent increase being granted in January 2020 for an increase in throughput capacity of green waste to 75,000 tonnes per annum (tpa).

4. Consultations and Representations

4.1 Wealden District Council: Raises no objections, subject to the consideration of the potential amenity impacts arising from the proposed changes in operating hours.

- 4.2 Isfield Parish Council – No response received.
- 4.3 Councillor Roy Galley – Raises concerns about the impact on the local community.
- 4.4 Highway Authority – Raises no objections as the site has an established use and the access and the highway impact has previously been accepted by the Highway Authority. It is not considered that the proposal would be of detriment to the highway network and highway safety.
- 4.5 ESCC Noise Advisor – There are sufficient noise controls such as an acoustic fence. Noise is not likely to be an issue with the current application.
- 4.6 Wealden District Council, Environmental Health Officer – As the traffic movements are not increasing from the permitted level and there is already a condition for white noise reversing beepers a temporary permission would be appropriate to allow time for the noise impact to be assessed and any noise mitigation put in place should the applicant wish to apply for a permanent permission.
- 4.7 Local Representations – A total of 14 letters of objection have been received from local residents and a neighbouring landowner. A summary of the concerns raised within the representations is included below:

Residents of Isfield raise concerns that the proposal would compromise quiet enjoyment of their properties on weekends and bank holidays; increase traffic, noise and odour; result in an increase in carbon emissions from shipping waste from Surrey; the proposed changes would undermine the reasons why the hours of operation condition was initially implemented; increased working hours would increase residents exposure to impacts from odours, dust and bioaerosols; approval of extended working hours could set a precedent for further extensions of operating hours or increased throughput; proposal is not compatible with the rural context of the site; the proposal would increase large vehicle activity and machinery use; the existing level of traffic is already causing harm to the local road network and KPS lorries have caused damage to the junction to Isfield from the A26; there is no clear strategic justification for the proposal; capacity for green waste from Surrey is available elsewhere; the population of the village of Isfield has increased since 2020, therefore the proposal would impact more residents; the proposal would impact the neighbouring ancient woodland, cause damage to the flora and fauna and the enjoyment of the woodland and finally the representations state that the operator should only sign contracts which are within the limits of the existing permission.

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

5.1 East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: WMP3b (Turning Waste into Resource); WMP20 (Community Involvement and Benefits), WMP22 (Increased Operational Capacity within the Site Boundary of Existing Waste Facilities), WMP23b (Operation of Sites), WMP25 (General Amenity) and WMP26 (Traffic Impacts).

5.2 East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan, February 2017: Policy SP6 (Safeguarding Waste Sites) and Map 21 SP-WCA/C Boathouse Farm, Isfield.

The East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan sets out the site specific policies for the management of waste and minerals in the Plan Area up to 2026.

5.3 East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies Document October 2024: Policy RD1 (Environment and Environmental Enhancement).

5.4 Wealden Local Plan Core Strategy, 2013: None of relevance to this proposal.

5.5 Wealden Local Plan 1998: Saved Policies EN27 (Design) and TR3 (Traffic Impacts).

5.6 National Planning Policy Framework (NPPF) 2024: Part 2 (Achieving sustainable development) and Part 12 (Achieving well-designed places) are both of relevance to this proposal.

5.7 National Planning Policy For Waste (NPPW) 2014:

The NPPW sets out the Government's waste planning policies and framework. It sets out locational criteria for waste planning authorities to consider the likely impact on the local environment and on amenity.

6. Considerations

Principle of the development

6.1 Policy WMP22 of the Waste and Minerals Local Plan encourages alterations at existing waste facilities where it will support more sustainable waste management and the movement of waste up the hierarchy. This policy also states that these types of proposals would only be supported in principle where it is demonstrated that the development would contribute to the objectives of the Plan. One of the strategic objectives of the Plan (SO5) is "to manage waste and minerals at an appropriate scale, taking account of the distribution of waste sources and the limitations on the availability of suitable land in the Plan Area, as close to the sources as practicable in order to encourage communities to take more responsibility for the waste they create and to minimise the transport of waste and minerals whilst still moving up the waste hierarchy. Use the most sustainable and practicable mode where it is necessary to transport waste or minerals."

Suitability of the site to support waste from Surrey

6.2 Representations received in response to the proposal raise concerns about the distance of the waste source from the composting site and some queries have been raised regarding capacity to deal with the green waste closer to the source in Surrey.

6.3 The applicant has acquired a three-year contract which began in November 2024 with Surrey County Council which specifies that the site remains operational during bank holidays and the proposed hours for this are from 0800 until 1230. The operator would maintain a normal service delivery during these hours, which could include the use of machinery where necessary to meet operational requirements. In terms of vehicle movements, they would drive onto the site, tip off green waste and then leave the site.

6.4 The applicant has stated that a tender process was undertaken prior to the contract being signed. Surrey County Council considered other sites which were located in Chichester and another in Hampshire. The contracted amount of green waste for Surrey County Council is 80,000 tonnes per annum. KPS has a contract for 40,000 tonnes of green waste and the remaining 40,000 tonnes is dealt with elsewhere. The applicant has provided information to demonstrate that there are a limited number of composting sites within the South East of England. The proposal would not result in the increase of the capacity of the site. This is supported by data retrieved from the Waste Data Interrogator which reveals that KPS currently operate well below the permitted capacity of the site. The site is averaging 46,502 tonnes per annum between 2020-2024 of a permitted capacity of 75,000 tonnes per annum.

6.5 The site is a key waste management facility located within East Sussex. The applicant states that there can be difficulty in securing local contracts due to the larger composting consortiums winning most contracts which the business currently struggles to compete with. They state that Veolia, takes the majority of East Sussex's green waste and uses KPS as an overflow site when the Veolia site at Whitesmith is full.

6.6 Whilst it is not ideal that waste from Surrey is being transported to East Sussex, it is apparent that there are limited commercial composting facilities in close proximity to the contract area. It is considered that whilst the import of waste from outside of the Plan Area is not supported by the objectives of the Waste and Minerals Plan, the applicant has demonstrated that due to the shortage of facilities within the South East to deal with green waste, there is a need for the proposed extension of working hours to support the existing contract with Surrey Council.

Impact on the rural locality and amenity

6.7 Policy WMP25 of the Waste and Minerals Local Plan states that all proposed development 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. Proposals should ensure an adequate means of controlling noise, dust, litter, odours and other emissions including those arising from traffic generated by the development. Similarly, Saved Policy EN27 states, *inter alia*, that development should not create an unacceptable adverse impact on amenities of adjoining developments by reason of noise.

6.8 The proposed development, whilst it would not increase traffic movements above the existing limits set out by the extant planning permission, would require traffic movements on days of the year which would otherwise not see traffic generated by the existing site. There may also be a need for use of machinery during the extended hours, which would further create a source of noise on days when noise isn't usually present from the composting site.

6.9 Since the site opened in 2002 the rural nature of the locality has remained largely unchanged. The proposed development would lead to the intensification of the site, albeit slight, and could set a precedent for future expansions. At this point in time, it is not considered that a permanent change to the operating hours on bank holidays can be supported due to the lasting impact this may have on residents. As the site is a safeguarded waste facility under policy SP6 of the Waste and Minerals Sites Plan, its operations are supported by the Waste Planning Authority and the policies of the Development Plan. Given this the proposal could be acceptable for a temporary period whilst the applicant delivers the current contract in Surrey, however once this contract

comes to an end the operational hours of the site should revert back to the hours stipulated within the extant planning permission ref. WD/835/CM.

6.10 Were a permanent change to allow Bank Holiday operations to be sought, it would be expected that any such application would need to be supported by an updated Acoustic Report that measures the noise impacts on such days at the nearest receptors. Allowing the site operations to take place on Bank Holidays for a temporary period of time would afford the operator the ability to undertake such monitoring work.

6.11 Whilst any potential impact, particularly noise emissions, upon local residents may not be acceptable for a prolonged period of time on bank and public holidays, there is no evidence to suggest that the impact upon the locality would be adverse and/or disruptive, therefore it is considered that the proposed extension to the operational hours of the site can be accepted on a temporary basis until the current contract in Surrey comes to an end in November 2027. The proposed change to the hours of operations would allow the site to accept deliveries and use machinery between the hours of 8am and 12.30pm, so although residents may experience some noise associated with the site during the morning, the site would close in the afternoon therefore any disturbance to local residents would only be experienced for a maximum of 4.5 hours on Bank Holidays.

6.12 On balance, the increased operational hours of the site which would involve vehicle movements to and from the site and the use of machinery can be acceptable for a temporary period as there is an existing noise condition stating that the rating noise level measured at locations stipulated within the Acoustic Report dated 22 June 2017 (approved under WD/782/CM) from the site shall not exceed the background LA90 value at any time and the applicant considers that this development would not result in an increase in excess of the background noise level. Moreover, noise controls such as an acoustic fence implemented under previous planning permissions still remain. On the basis that the existing conditions controlling noise emissions from the site remain in place, it is not considered to be a reason, in terms of impact from noise, to refuse the current application. Overall, in terms of noise, the proposal is considered to comply with Policy WMP25 of the Waste and Minerals Local Plan and Saved Policy EN27 of the Wealden Local Plan.

6.13 WMP26 of the Waste and Minerals Local Plan states that proposals will be permitted where access arrangements are appropriate. Saved Policy TR3 of the Wealden Local Plan stipulates, inter alia, that developments do not create or perpetuate unacceptable traffic conditions. The site has an established use as an outdoor composting facility that receives and processes green waste to produce compost. The access serving the site and the impact on the highway has previously been accepted by the Highway Authority. Whilst acknowledging that the proposed variation of Condition 2 would allow the site to operate on Bank Holidays it is not considered that this would be to the detriment of highway safety and/or capacity.

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 Planning permission is sought to allow for operations to continue on bank and public holidays between the hours of 0800 and 1230 to allow the site operator to meet the conditions of an existing contract. Although permission is sought for a permanent basis, it is considered that given the rural context of the site and the proximity of

residential properties, this proposal would only initially be acceptable on a temporary basis to ensure that residents are not subjected to any adverse impacts. It is considered that the proposal complies with Policies WMP3b; WMP20, WMP22, WMP23b, WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013; Policy SP6 of the Waste and Minerals Sites Plan 2017; Policy RD1 of the Revised Policies Document 2024 and Saved Policies EN27 and TR3 of the Wealden Local Plan 1998. The proposal is considered to meet the provisions of the NPPF.

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: -

The Development Plan

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

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

2. The green waste composting facility, including the wood waste processing activities shall only operate between the hours of 0700 and 1800 on Mondays to Fridays inclusive and 0800 and 1230 on Saturdays, and not at all on Sundays except for a maximum of two deliveries per month, limited to one delivery on a Sunday, between the hours of 0800 and 1230 and for essential maintenance and emergency works, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality and occupiers of residential properties within the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

3. On bank and public holidays, the green waste composting facility shall only operate between the hours of 0800 and 1230. All operations on bank and public holidays shall cease by the 30 November 2027.

Reason: To facilitate the contract and manage the impact upon the amenity of the locality and occupiers of residential properties within the vicinity of the site, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

4. The total amount of waste imported to the site, including wood waste, shall not exceed 75,000 tonnes per annum.

Reason: To enable the County Planning Authority to control 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 and Saved Policy EN27 of the Wealden Local Plan 1998.

5. The amount of wood waste imported to the site shall not exceed 10,000 tonnes per annum.

Reason: To ensure the wood waste processing activities remain ancillary to the composting activities.

6. The green waste composting activities shall not take place other than in the area labelled 'Green waste composting area' as shown on the approved Block Plan (Ref: 1215/2 Rev G), dated April 2016.

Reason: For the avoidance of doubt and in the interests of the amenity of the locality and 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 and Saved Policy EN27 of the Wealden Local Plan 1998.

7. Wood waste processing and the stockpiling of unprocessed wood waste material shall not take place other than in the blue cross hatched area as indicated for this purpose on the approved Block Plan (Ref: 1215/2 Rev G), dated April 2016, unless with the prior written agreement of the Director of Communities, Economy and Transport.

Reason: For the avoidance of doubt and in the interests of the amenity of the locality and 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 and Saved Policy EN27 of the Wealden Local Plan 1998.

8. The rating noise level from the site, measured at locations R1, R2 and R3 as shown on Figure 1A in the Southdowns Acoustic Report dated 22 June 2017 (Ref:2016w-00003-02), shall not exceed the background LA90 value at any time, as measured in accordance with BS 4142:2014 (Methods for rating and assessing industrial and commercial sound).

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

9. Within 7 days of the resumption of wood waste processing within the approved wood waste processing area, the Director of Communities, Economy and Transport shall be notified in writing.

Reason: For the avoidance of doubt and to enable the County Planning Authority to monitor the operations in the interest 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 and Saved Policy EN27 of the Wealden Local Plan 1998.

10. Within three months of the resumption of wood waste activities within the approved wood waste processing area, a noise survey shall be undertaken in accordance with BS 4142: 2014 (Methods for rating and assessing industrial and commercial sound) and the results submitted to and approved in writing by the Director of Communities, Economy and Transport. The Survey shall:
 - a) demonstrate whether the noise levels required by condition 8 are being achieved;
 - b) if the survey does not demonstrate such compliance the report must include measures to reduce noise, which shall first be agreed in writing by the Director of Communities, Economy and Transport, such that the noise levels required by condition 8 will be met;
 - c) These measures shall be implemented within a time period to be agreed by the Director of Communities, Economy and Transport, and compliance shall be demonstrated by a further noise survey, which must be submitted to and agreed in writing by the Director of Communities, Economy and Transport within a further 3 months of the measures being implemented.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

11. The acoustic barrier as specified in the Southdowns acoustic report dated 22 June 2017 (Ref: 2016w-00003-02) and shown on Figure A2 of the acoustic report which is installed to a height of no less than 1.8 metres on the earth bund to the north of the site, providing an overall height of 3.8 metres shall be maintained in accordance with the approved details in East Sussex County Council's letter dated 09 May 2018 for the duration of the development.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

12. The surface water management scheme approved in East Sussex County Council's letter dated 01 March 2018 shall be fully maintained in accordance with the approved scheme. Any changes to the approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

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

13. The management of surface water from the new areas of hardstanding shall be carried out in accordance with the details approved in East Sussex County Council's letter dated 01 March 2018. Any changes to the approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

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

14. The external materials and finish including colour of the building and push walls as approved by WD/782/CM shall be in accordance with the details approved in East Sussex County Council's letter dated 09 May 2018. Any changes to the

approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

Reason: To ensure an appropriate appearance of the barn extension and wood waste processing area, in accordance with Policy WMP23a of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

15. The control and management of dust from the site operations and vehicle movements shall be carried out in accordance with the details approved in East Sussex County Council's letter dated 09 May 2018. Any changes to the approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

16. The control and management of odour from the site operations shall be carried out in accordance with the details approved in East Sussex County Council's letter dated 09 May 2018. Any changes to the approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality to accord with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

17. The landscaping scheme approved in East Sussex County Council's letter dated 09 May 2018 shall be fully maintained in accordance with the approved scheme. Any changes to the approved scheme shall first be approved in writing by the Director of Communities, Economy and Transport.

Reason: To integrate the development effectively into the surrounding environment, in accordance with Saved Policies EN8 and EN12 of the Wealden Local Plan 1998.

18. The concrete boundary push walls as specified on Push Wall detail Drawing no. KPS2016/PWD, dated April 2016 shall be maintained to a height of 3 metres on the perimeter of the wood waste processing area as shown on the approved Block Plan as proposed (Ref: 1215/2 Rev G), dated April 2016 for the duration of the development, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To safeguard the amenities of the occupiers of properties within the vicinity of the site in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

19. No material shall be stacked, stockpiled, deposited or windrowed to a height exceeding 5 metres above ground level.

Reason: In the interests of visual amenity in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN27 and EN8 of the Wealden Local Plan 1998.

20. The site access, access road and gate shall be retained in their existing positions in accordance with the details approved by the County Council on 13th November 2001 and the hard surface shall be maintained so that dust, mud and other debris can be swept up to prevent it being carried onto the public highway.

Reason: To maintain an appropriate access to the site in the interests of highway safety and to accord with WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

21. The total number of vehicle visits to the site per week shall not exceed 100 lorries and refuse collection type vehicles (200 movements) and 30 light or medium goods vehicles (60 movements).

Reason: In the interests of amenity and highway safety, in accordance with WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

22. The total number of additional vehicles (not including those controlled by condition 21 above) removing compost or woodchip from the site and returning to the site shall not exceed 10 per day (20 movements), unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of amenity and highway safety, in accordance with Policy WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy TR3 of the Wealden Local Plan 1998.

23. The 'no left turn' sign at the site exit, advising vehicles to leave the site to the south, shall be retained in accordance with the details approved by the County Council on 22 July 2002.

Reason: In the interests of public and highway safety and the rural and residential amenities of the locality, in accordance with Policies WMP25 and WMP26 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies TR3 and EN27 of the Wealden Local Plan 1998.

24. No plant, machinery or vehicles shall be used on the site unless fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: In the interests of the amenity of the locality and occupiers of residential properties in the vicinity of the site, in accordance Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

25. Any machinery on site fitted with a reversing alarm shall only use a non-intrusive 'white noise' reversing alarm, unless otherwise agreed in writing by the Director of Communities, Economy and Transport.

Reason: To reduce the potential for noise nuisance from the site and to protect amenity, in accordance with Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN27 of the Wealden Local Plan 1998.

26. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that Order with or without modification) no plant, building or machinery, whether fixed or moveable, shall be erected other than as expressly authorised by this permission unless with the prior written approval of the Director of Communities, Economy and Transport.

Reason: To enable the Waste Planning Authority to control 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 and Saved Policies EN27 and EN8 of the Wealden Local Plan 1998.

27. No burning of waste materials whatsoever including the use of braziers shall take place within the application site.

Reason: In the interests of the amenity of the locality and occupiers of the residential 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 and Saved Policy EN27 of the Wealden Local Plan 1998.

28. All trees and hedgerows within the application site shall be retained and protected in accordance with BS 5837: 2015 (Trees in Relation to Design, Demolition and Construction). In the event that any trees, shrubs or hedgerows are removed or seriously damaged as a result of the construction activities on the site, including the mature oak trees in the woodland adjacent to the approved extension to the earth bund on the eastern boundary of the site, they shall be replaced in the next planting season following completion of the construction, in accordance with details which are first submitted to and approved in writing by the Director of Communities, Economy and Transport.

Reason: To ensure the protection of existing trees and hedgerows in the interests of visual amenity and biodiversity, in accordance with Policy WMP25 and WMP27 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policy EN12 of the Wealden Local Plan 1998.

29. No retail sales shall take place from the site.

Reason: To enable the County Planning Authority to control the development in accordance with Policy WMP23b of the East Sussex, South Downs and Brighton & Hove Minerals and Waste Plan 2013.

30. If no substantive composting operations take place on the site for more than 24 consecutive months, the impervious base, bunds and any structures associated with the development shall be removed from the site and the land restored. Such restoration shall be in accordance with details, which shall be submitted to and approved in writing by the Director of Communities, Economy and Transport, within 2 months following the 24 months during which no substantive composting operations have taken place on the site.

Reason: In the interests of the countryside locality and amenity, in accordance with Saved Policies GD2 and EN8 of the Wealden Local Plan 1998 and Policy WMP25 of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013.

31. There shall be no illumination of the external faces of the site buildings or structures or other external areas other than in accordance with a scheme submitted to and approved in writing by the Director of Communities, Economy and Transport. The submitted scheme shall show the position, height, type and power of each light and indicate the need in safety and security terms, and the circumstances in which the light shall be activated. Thereafter the artificial illumination of the site shall take place only in accordance with the approved lighting scheme.

Reason: In the interests of the amenity of the countryside location and to comply with Policy WMP25 of the East Sussex, South Down and Brighton & Hove Waste and Minerals Plan 2013 and Saved Policies EN8 and EN27 of the Wealden Local Plan 1998.

INFORMATIVES

1. The Applicant is informed of the need to ensure that the development also accords with the conditions of the site's Environmental Permit, issued by the Environment Agency.
2. The Applicant's attention is drawn to the provisions of The Wildlife and Countryside Act 1981 (as amended) particularly with regard to the protection of nesting birds, slow worms, grass snakes, common lizards and adders which are protected against international killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which may be affected during the proposed operations.
3. For avoidance of doubt, any monitoring undertaken of noise levels from the site activities will need to take into consideration all operations, including the simultaneous green waste composting and wood waste processing operations.
4. The Applicant is reminded that the site will be monitored as part of the County Council's Site Monitoring Policy, to ensure operations at the site remain in compliance with the conditions attached to the planning permission hereby approved.
5. Should the applicant wish to seek a permanent change to allow Bank Holiday operations, it would be expected that any such application would need to be supported by an updated Acoustic Report that measures the noise impacts on such days at the nearest receptors.

Schedule of Approved Plans and Documents

Planning Statement: Change of Opening Times, Red Line Location Plan

BACKGROUND DOCUMENTS

Please see electronic file – reference LW/904/CM

RUPERT CLUBB

Director of Communities, Economy and Transport