Chris Cousins
Head of Planning Services

Please respond to: Michael Draper
Tel: (01243) 756846
Fax: (01243) 756862
mike.draper@westsussex.gov.uk
www.westsussex.gov.uk

Environment & Development
The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
Switchboard: 01243 777100

west sussex county council

Adur District Council
Head of Planning and Policy
Civic Centre
Ham Road
Shoreham
West Sussex
BN43 6PR

4 October 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Adc052167
DATE RECEIVED	09 OCT 2007

Dear Sir, Madam

THE TOWN AND COUNTRY PLANNING ACT 1990
COUNTY MATTER WASTE APPLICATION

Address:	*Kingston* Railway Wharf, Brighton Road, Shoreham by Sea, West Sussex, BN43 6RN
Proposal:	Recycling Centre (skip waste) with erection of three ancilliary buildings (main building, wood chipping building & workshop) Portakabin units to provide office accommodation and car parking.
Applicant:	Ms Rachael Rodger
Grid Reference:	522852 105194
To be determined by:	1 January 2008

Please find enclosed 2 copies of the planning application for the above proposed development received in this office on the 1 October 2007. This application has been assessed as being valid and will be determined by the County Council.

Please enter the application details into Part 1 of the Planning Register and make a copy available for inspection by the public and use the second copy for the purposes of formal consultation upon which I need the views of your Authority by 25 October 2007. If I have not heard from you by this date I shall assume that you have no comments to make and the application will be determined by the target decision date. You may wish to carry out internal consultations before providing your observations. Please include in your formal consultation reply the views of the Environmental Health Officer. Would you inform me of the registration reference number as soon as possible.

I have arranged for the application to be publicised with notices on site and in the local newspaper.

The views of other consultees will be sought directly by me. Therefore it is unnecessary for you to duplicate these consultations with external organisations on behalf of the County Planning Authority.

Yours faithfully

Michael Draper
Planning Services - Development Group

Ref. Data Protection Act 1998 over...

DLS/04

ADUR DISTRICT COUNCIL
PLANNING [illegible]SION

west sussex county council

TOWN AND COUNTRY PLANNING ACT 1990

PLAN No.	Ad/0021/07
DATE RECEIVED	09 OCT 2007

APPLICATION FOR PLANNING PERMISSION
INVOLVING MINERALS OR WASTE MATERIALS

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY – 8 copies of the application, including plans, supporting statement , design & access statement (in most cases), are required together with the appropriate fee

1 APPLICANT (in BLOCK CAPITALS)

NAME: Rachael Rodger
CONTACT Skip It Containers Ltd
ADDRESS Basin Road South
Portslade
BRIGHTON BN41 1WF
TELEPHONE NUMBER 01273 418648 FAX 01273 414371
E-MAIL rachael@skipitcontainers.co.uk

2 AGENT (IN BLOCK CAPITALS)

NAME: Owen Protheroe
CONTACT HOP
ADDRESS 41 Church Road
Hove
BN3 2BE
TELEPHONE NUMBER 01273 223900 FAX 01273 326767
E-MAIL owenp@hop.uk.com

3 ADDRESS OR LOCATION OF THE LAND TO WHICH THIS APPLICATION RELATES

Kingston Railway Wharf
Brighton Road
Shoreham by sea BN43 6RM

4 DESCRIPTION OF PROPOSED DEVELOPMENT

Recycling centre (skip waste) with erection of three ancillary buildings (main building, wood chipping building and workshop), portakabin units to provide office accomodation and car parking.

5 TYPE OF APPLICATION (State Yes or No)

[NO] Outline application for the erection of a building

[NO] Approval of Reserved Matters

If YES, state those matters to which this application relates

[NO] Siting [ ] Design [ ] External Appearance [ ] Means of Access [ ] Landscaping of the site

[NO] Renewal of an unexpired, unimplemented Temporary Permission

[NO] Permission to develop land or for retention of building or continuance of use without complying with a condition imposed on a planning permission

If YES, state the date and number of the permission and identify the particular conditions:

Date.....Permission Number.....Condition Number.....

[YES] A full application (including change of use)

6 SITE AREA

The area of the application site is...0.75..... hectares (2 decimal places).

What is the area of gross floor space (ie measured externally) to be created by the development...2526.... square metres. Please show this area (including any proposed access to it and sight lines) edged in red on the submitted plans.

OTHER LAND

Does the applicant own or control any adjoining land ~~YES~~/NO
If yes, please show this land edged in blue on the submitted plans.

7 STATE WHETHER THE PROPOSAL INVOLVES: state Yes or No

[YES] New building(s) or structure(s)

[NO] Alteration or extension of building(s)

Construction of a new access to a highway: [NO] Vehicular [NO] Pedestrian

Alteration of an existing access to a highway [NO] Vehicular [NO] Pedestrian

[NO] Closure of existing access

8 PARTICULARS of USE of BUILDINGS or LAND. State :

[NO] Present use

[YES] If vacant, the last use

METAL RECYCLING

9 ADDITIONAL INFORMATION – state Yes or No

Is the application for the winning or working of Minerals?
NO if yes, complete form Part 4

Is the application for the processing of disposal of waste materials?
YES if yes, complete form Part 3

Does the application include Industrial, Office, Warehousing, Storage, or other Commercial uses.
YES if yes, complete form Part 2

Is any public right of way within or near the site?
NO if yes, indicate the position on plan

Does the proposed development involve the demolition of any building?
NO if yes, indicate their positions on plans

Does the proposed development involve demolition or alteration of a building of Special Architectural or Historic interest or demolition within a Conservation Area?
NO if yes, a separate application for:
Listed Building Consent or Conservation Area Consent
may have to be made to the District Council

How will surface water be disposed of?
Sewer Network — Existing
Connect to Existing — Proposed

How will foul water be disposed of?
(e.g. Mains, Cesspit, etc)
Sewer Network — Existing
Connect to Existing — Proposed

10 PLANS

List the drawings and plans submitted as part of the application and indicate drawing numbers and scales.

51 - Site Layout Detail of Entrance - 1:150
52 - Proposed Layout - 1:200
53 - Existing Site Plan - 1:200
54 - Elevations - 1:250 55 - Location Plan - 1:1250
56 - Turning Circles - 1:200
Southern Water Plant Location Plan

11 FEES

Amount £ 895 Fee category .....

12 I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE

Signed ..... Date 21 - September 2007

On behalf of Rachael Rayer
(insert applicant's name if signed by an agent).

west sussex county council

PLANNING APPLICATION FORM PART 3

ADDITIONAL INFORMATION REQUIRED WHEN APPLICATION INVOLVES THE DISPOSAL OR PROCESSING OF WASTE

1. Does the process involve the following uses of waste	Reuse ~~Yes~~/No (reference .....) Recovery Yes/~~No~~ (reference Design and Access Statement) Disposal ~~Yes~~/No (reference .....)
2. Type(s) of waste to be processed/deposited.	General household and builders waste Sheet bonded asbestos, fridges and TVs (reference to supporting statement.....DAS-2.....)
3. Estimated quantities to be processed/deposited.	Annual quantity to be processed: 60,000 tonnes Annual quantity to be deposited: 0 tonnes Total void within site: 0 tonnes (reference to supporting statement.....DAS-2.....)
4. Length of time operations will last.	Permanently / ~~Temporary~~ for ...25...years (reference to supporting statement.....DAS-9.....)
5. Is a Waste Management Licence being sought for the development?	Yes/~~Exempt~~ (reference to supporting statement.....DAS-2.....)
6. Details of new or modified processing plant.	List additional plant: (reference to supporting statement.....)
7. Proposed hours of working	Weekdays 7 am to 6 pm Saturdays 7 am to 1 pm (reference to supporting statement.....DAS-2.....)
8. Numbers of staff	No. currently employed at site.....0..... Total employed after this development.....45..... (reference to supporting statement.....DAS-3.....)

9. Daily traffic movements at the site	*Current* 0 Lorries 0 Cars	*Proposed* 80 Lorries 20 Cars (reference DAS-2.)
10. Brief description of restoration proposals for the site following completion of working.	As there will be minimal impact on the site (ie. No landfill) Restoration should be fairly simple. (reference to supporting statement DAS-9.....)	
11. Brief description of aftercare proposals for the site following restoration	The site will be returned to a brownfield site. (reference to supporting statement DAS-9.....)	
12. Measures proposed to safeguard local amenity	Dust Yes / ~~No~~ (reference DAS-2.....) Noise Yes / ~~No~~ (reference DAS-2.....) Landscape Yes / ~~No~~ (reference DAS-4.....) Traffic Yes / ~~No~~ (reference DAS-4.....) Ecology ~~Yes~~ / No (reference .....) Archaeology ~~Yes~~ / No (reference .....) Hydrology ~~Yes~~ / No (reference .....) Vibration ~~Yes~~ / No (reference .....) Odour Yes/~~No~~ (reference DAS-2.....) Pests/vermin Yes/~~No~~ (reference DAS-2.....) Others.....(reference .....) .....(reference .....)	
13. Scheme of working.	Phasing ~~Yes~~/No (reference .....) Topsoil management ~~Yes~~/No (reference .....) Management of wastes/washings ~~Yes~~/No (reference .....) Drainage Yes / ~~No~~ (reference DAS-2.) Highway accesses Yes / ~~No~~ (reference DAS-4.....)	
14. Has the site been investigated for its agricultural capabilities?	~~Yes~~ / No (reference to supporting statement.....)	
15. Will the proposal require the diversion of any rights-of-way, overhead lines, watercourses etc? Give details if appropriate.	No diversions necessary reference to supporting statement.....)	

west sussex county council

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

Complete **either** Certificate A **or** B as appropriate, **and** the Agricultural Holdings Certificate

CERTIFICATE A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

Signed:.....On behalf of:.....Date:.....

CERTIFICATE B

I certify that:

I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served
Shoreham Port Authority	Albion Street, Southwick, Brighton BN42 4ED	29.8.07

Signed:.....On behalf of: Rachael Rogers Date: 21.9.07

AGRICULTURAL HOLDINGS CERTIFICATE

Delete part (i) **or** (ii) as appropriate

(i) None of the land to which the application relates is, or is part of, an agricultural holding.

OR

(ii) ~~I have/The applicant has given the requisite notice to every person other than~~ my/him/her* self who, on the ~~day 21 days before the date of the application, was a tenant of an agricultural holding on all or~~ part of of the land to which the application relates, as follows.

Tenant's name	Address at which notice was served	Date on which notice was served

Signed:.....On behalf of: Rachael Rogers Date: 21.09.07

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

NOTES.

1. GENERAL

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	ADC062167
DATE RECEIVED	09 OCT 2007

W.S.C.C.
01 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

△3
50.149

CAR PARKING FOR UP TO 22 CA

△1
50.000

© Copyright

ORIGINAL DRAWING SIZE A3

Revision	Date	By	Rev. No.

Client: SKIP IT CONTAINERS

Project: BRIGHTON ROAD, SHOREHAM

Title: SITE LAYOUT DETAIL

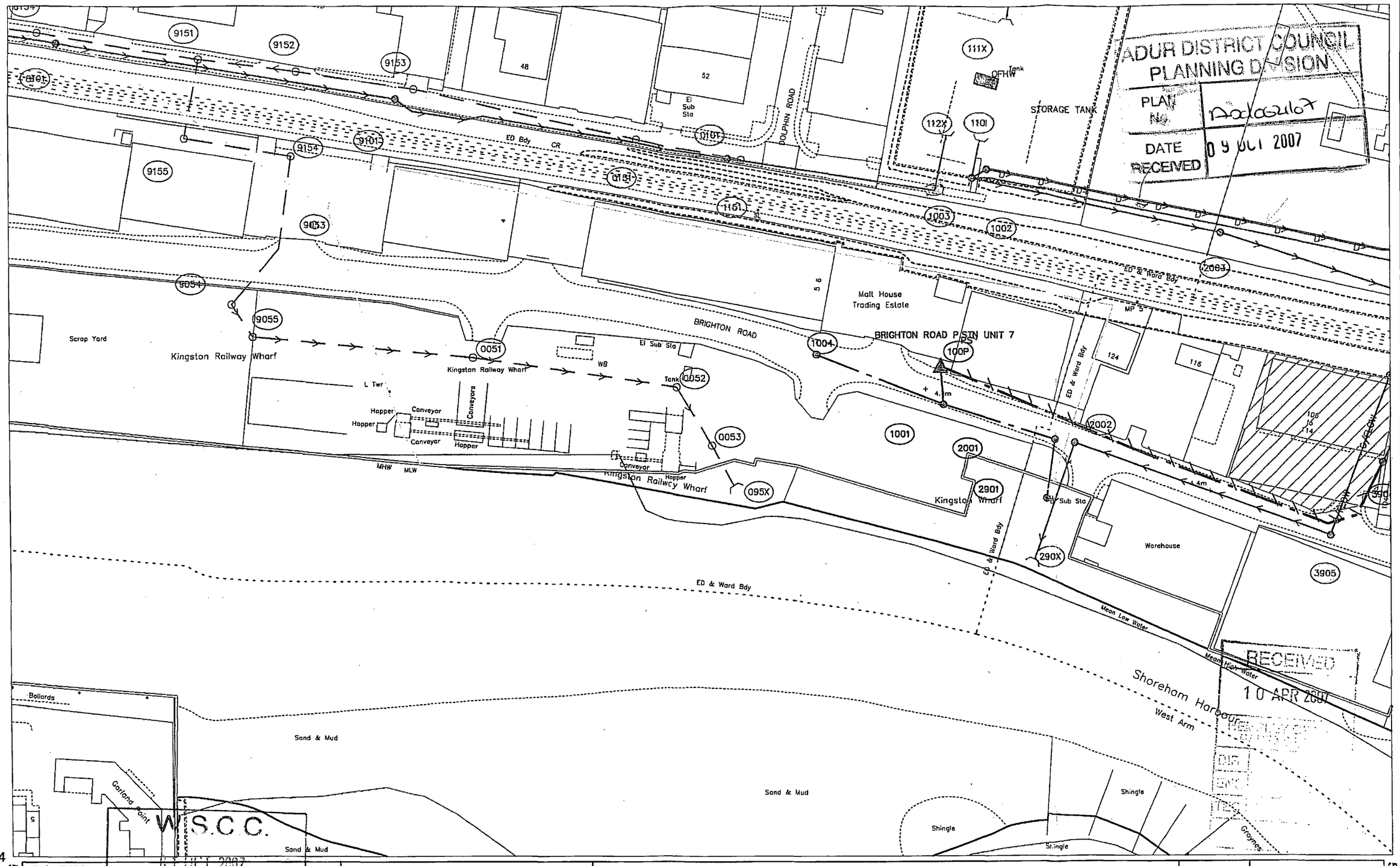
HOP
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223900 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:150	23.03.07	OP				

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	51	

SEWER RECORDS PAGE 1 OF 2

.52



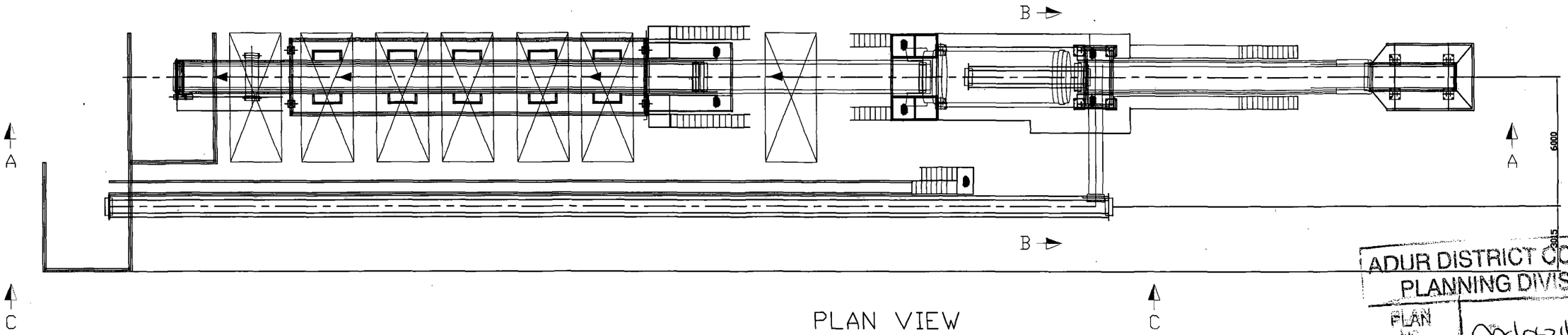
104864

522852

523324

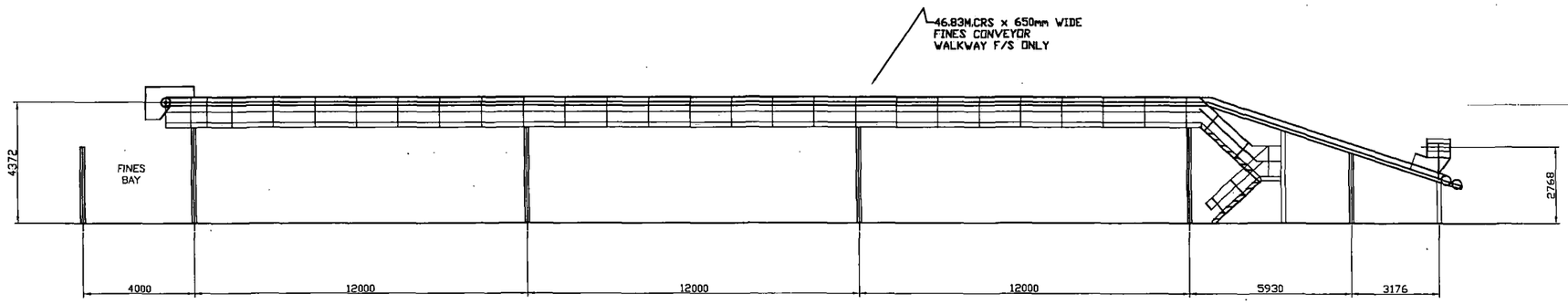
O.S. REF. TQ2305SW	Drawn by: BroomN	The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be *determined* on site.	N
	Scale: 1:1250	WARNING: BAC pipes are constructed of Bonded Asbestos Cement WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement	Southern Water
Title: Skip-It Recycling Centre	Date: 05/04/2007	Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.	

THIRD ANGLE PROJECTION - DO NOT SCALE - IF IN DOUBT ASK - DRAWN TO BS 8888

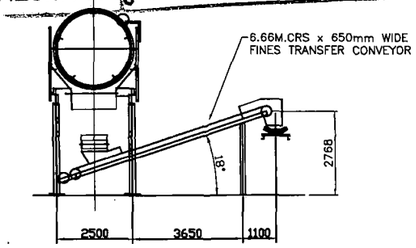


PLAN VIEW

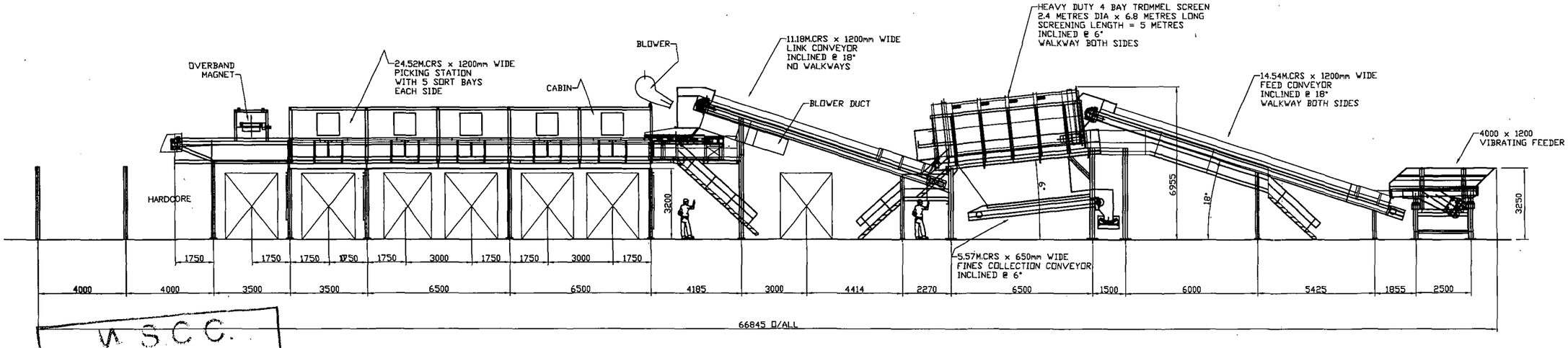
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0621/07
DATE RECEIVED 09 OCT 2007



VIEW ON ARROW C-C



VIEW ON ARROW B-B



SIDE ELEVATION

W.S.C.C.
01 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

PROPOSED WASTE SORTING SYSTEM
(DIMENSIONS ARE APPROXIMATE)

FOR QUOTATION AND
DISCUSSION PURPOSES ONLY

REF	MODIFICATIONS	SIGNED	DATE

SHOP NOTES
MATERIAL - TO BS EN10025 GRADE S275 U.S.O
WELDING - 6mm CONTINUOUS FILLET U.S.O CODED WELDER ONLY

SHOP FINISH
MANUALLY CLEAN AND DE-GREASE STEEL ONE COAT PRIMER AND ONE TOP COAT OF SHADE (SIVAL)

CLIENT
SKIP IT CONTAINER LTD

TITLE
PROPOSED WASTE PLANT G.A
(NEW SITE)

L.J.H. GROUP LTD.
NEWBERY WORKS,
CHANTRY,
Nr. FROME,
SOMERSET,
BA11 3LR
TEL: (01373) 836451
FAX: (01373) 836879

LIMITS TO UNTOLERANCED DIMENSIONS

HOLE CENTRES	BACK MARKS	OVER	0	3000	6000	12000
±0.5	±0.5	TO	3000	6000	12000	18000
			+ 0	+ 0	+ 0	+ 0
			- 3	- 4	- 6	- 8

ALL DIMENSIONS IN MILLIMETERS . REMOVE ALL BURRS AND SHARP EDGES
ALL BOLTS TO BE GRADE 8.8 U.S.O
THREADS LONG ENOUGH TO GIVE A FULL NUT U.S.O
FIT TAPER WASHERS ON ALL INCLINED SURFACES
FIT ADDITIONAL WASHERS ON SLOTTED HOLES

THIS DRAWING IS THE PROPERTY AND DESIGN OF THE L.J.H. GROUP LTD. NO UNAUTHORISED COPYING OR LENDING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE COMPANY.

DRAWN	R.T
DATE	17.04.07
APPROVED	
SCALE	1:100 @ A1

DRAWING No. E5162-04
REV. 0

dilo manufacturing

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

HOP House, 41 Church Road, Hove BN3 2BE
T +44 (0) 1273 223900 **F** +44 (0) 1273 326767
engs@hop.uk.com www.hop.uk.com

SKIP IT RECYCLING CENTRE, KINGSTON RAILWAY WHARF, BRIGHTON ROAD, BN43 6RM

ADUR DISTRICT COUNCIL
PLANNING D
PLAN No. AD1062/07
DATE RECEIVED 09 OCT 2007

DESIGN AND ACCESS STATEMENT

September 2007

Client : Rachael Rodger

Rev.	Prepared by		Checked by		Approved by
	Owen Protheroe		Mark Naumann		Jon Orrell

Hemsley Orrell Partnership
September 2007

constructionline
INVESTOR IN PEOPLE

HOP Consulting Limited t/a Hemsley Orrell Partnership
Registered office: 1 West Street, Lewes, BN7 2NZ. Reg. no. 4402211 England
Directors: Jonathan W Orrell BSc (Hons), CEng, FICE, FCIOB, FIStructE, John F Spearman BSc (Hons), CEng, MICE
Alan J Taylor BEng (Hons) CEng, MIStructE, Adam Humphrey BEng (Hons), MEng, CEng, MIStructE.
Associate Directors: David M Jones MA, CEng, MIStructE, Philip Hedges MIED, Lee Stewart BEng (Hons), CEng, MIStructE.
Mark Naumann BEng (Hons), Nigel Hosker BEng (Hons), CEng, MICE. Consultant: John Hemsley

CONTENTS

0 INTRODUCTION

1 THE DESIGN PROCESS

2 USE

3 AMOUNT

4 LAYOUT

5 SCALE

6 LANDSCAPING

7 APPEARANCE

8 ACCESS

9 AFTERCARE

10 BENEFITS OF THE SITE

APPENDICIES

i. Site Location Plan

ii. Proposed Site Layout (Drawing 56 reduced to A4)

iii. Typical Noise Levels for Waste Sorting System

iv. Elevations (Drawing 54 reduced to A4)

0 INTRODUCTION

0.1 Hemsley Orrell Partnership have been instructed by Skip It Containers Ltd to provide appropriate design and documentation for planning permission for a new recycling centre at Kingston Railway Wharf on Brighton Road.

1 THE DESIGN PROCESS

1.1 The site is located within Shoreham Harbour on the northern bank, just west of the mouth of the harbour within the Adur district, see *Appendix i.*

1.2 Adur District Council have an interim planning guidance document, available on their website, which has formed the basis for the design of the site. Details are specified regarding appearance and layout principles to be followed.

1.3 Safety is of utmost importance, and is the first consideration in all decisions. The impact of the development on the environment and the surrounding neighbourhood is also considered, and the impacts reduced or eliminated.

2 USE

2.1 The proposed site, see *Appendix ii*, will be a busy environment. The main shed, containing the recycling plant will be the core of the operations, where various materials separated for recycling using custom designed plant, described below.

2.2 The combined waste will be tipped within the recycling shed, into a machine with a grab bucket. The waste is shaken and separated, anything which cannot go through the plant e.g. mattresses or anything that is oversized, will be put to one side. The rest of the material is loaded in to a hopper which then feeds along a conveyer into a large trammel. At this stage all the soils and fines will be taken out of the load, leaving behind paper, plastics, wood, hardcore and metals.

All of these materials continue along another conveyor up into a picking station. before the conveyor reaches the picking station a enclosed blower, removes all the small paper, plastic and cardboard into a enclosed cage for bailing and processing, a large over band magnet takes out all of the metal and stores in a container, again ready for processing. That leaves wood, plastics and hardcore to go up into the picking station, where labourers can safely pick these materials and drop into relevant shoots for storage of these products. The product that is left on the conveyer is the hardcore, at the very end of the belt will be a hardcore/concrete crusher built into the system which crushes the clean hardcore down to a product which can be sold back to the building industry.

2.3 Hazardous wastes that are permitted on site are sheet bonded asbestos, fridges and televisions only. These are stored safely until they are removed off site for disposal.

2.4 All wastes are to arrive by skip. Food wastes are not allowed on site, to limit the effects of odour and pests on the site. Pests will also be controlled proactively with a pest control company.

2.5 Expected vehicle movements are in the order of 100 vehicles a day. These consist of skip lorries to bring in waste for recycling, articulated vehicles to remove products and private cars for employees on site. Operations are expected to start from 7am to 6pm on weekdays and from 7am to 1pm on Saturdays. Skip lorries when not in use are not stored on site, apart from exceptional circumstances.

2.6 The second smaller shed will be used for processing the sorted materials. Wood will be chipped, paper and cardboard will be bailed, metal will be stripped and recycled. The plant required to do this is fairly standard and already exists at the previous site. It will be noise and dust controlled.

2.7 Expected tonnage of material to be processed is around 60,000 tonnes per year in total. All handling of wastes will be done within the confines of the buildings, there will be no external storage of waste. Noise monitoring will be in place to help reduce impact on the neighbourhood, see *Appendix iii* for a typical noise rating, while dust suppression will be in force and the site will be frequently hosed down. To address surface water, a drainage scheme will be in place that conforms with the Environment Agency's requirements.

2.8 The third shed in the north west corner will be used as a repair and maintenance workshop, to maintain the functionality of the site. The area adjacent to the third shed and the front wall will be used to store skips not in use. These will be obscured from view to the general public by the existing wall. Offices along the eastern end of the site will be the control centre, overseeing import and export of materials.

2.9 There will be no sales on site, meaning that the general public cannot wander in and request materials, but rather the materials are sent to industrial processors and merchants, who reuse and refine the recycled materials.

2.10 With such a lively environment, it requires a great deal of space to make it safe and ensure traffic coming in has room to manoeuvre. This is done effectively with the space around the buildings, surfaced with tarmac or concrete where required to receive the appropriate vehicles. It is carefully designed to provide room for turning circles of the largest vehicles expected on site. To ensure safety at all times of working, lighting will be in place such that it maximises visibility, whilst keeping light pollution to a minimum.

3 AMOUNT

3.1 The site at the moment is a vacant disused plot on the A259, surrounded by commercial and industrial buildings, with the river Adur on its south side. The proposed development would bring this site into line with the rest of the area, as industrial units surround the site, (see Photo 1 below).

3.2 The Brighton Road is easily capable of supporting the traffic brought on by this development, and will not require redesign or alteration. The aerial photograph below shows the street markings already in place providing a queuing area

3.3 The site will be able to sustain at least 45 staff. Currently employed on the old site are 36 staff, which consist of:-

2 Directors, 2 senior managers, 2 Section managers, 2 office clerks, 3

Maintenance mechanics, 4 Machine drivers, 6 Labourers, and 15 HGV Drivers.

3.4 From the riverside, the public will see grey finished, steel clad sheds that will tie in with Shoreham harbour as a whole. Waste will be concealed as it is stored and handled indoors.

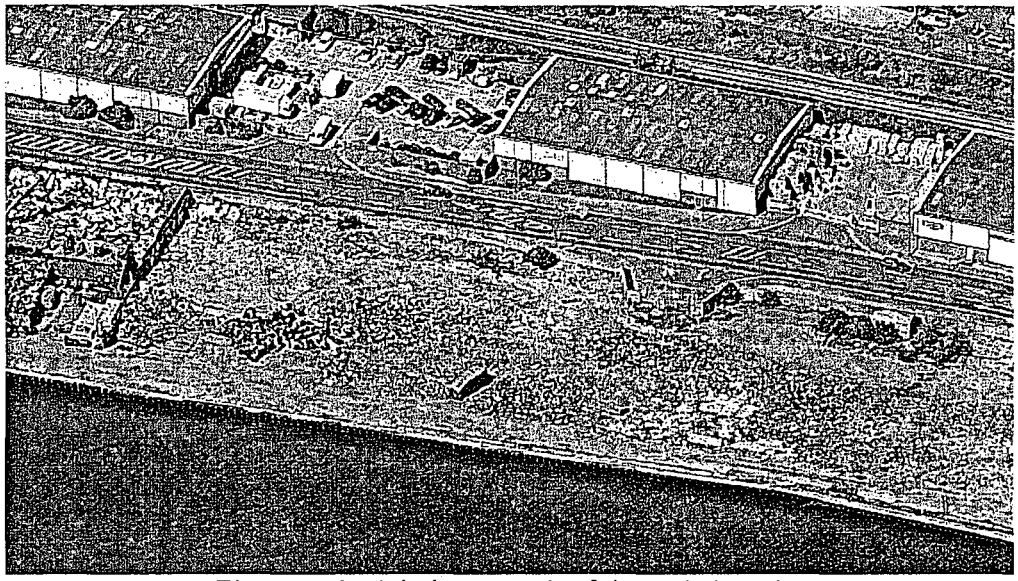
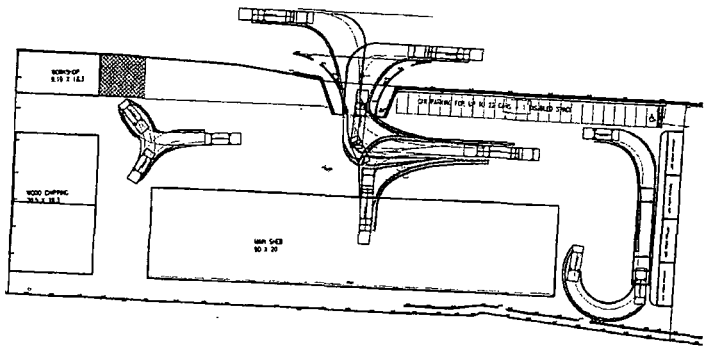


Photo 1: Aerial photograph of the existing site

4 LAYOUT

4.1 As can be seen from the proposed layout below and *Appendix ii*, careful consideration has been made for vehicular movements, as well as pedestrian access to offices. Car parking is located as close as practicable to offices, and storage areas for skips are in an appropriate place. All waste storage will be done within the main shed, so there will be no external storage of waste.

4.2 There is room for even the largest expected vehicle to perform a turn, while allowing for the possibility of access to the river if the decision is made to transport materials by water. In consideration for the opposite bank, all frontages on the south side block the view of waste materials



Proposed Site Layout (Not to scale)

5 SCALE

5.1 The height of the central building is determined by the requirement to lift materials into the recycling plant, see *Appendix iv*. The plant itself determines the length of the building, and its depth has been calculated to allow vehicles to turn safely, see *Appendix ii*. Similarly, the second smaller shed is appropriately large enough to accommodate all the processes anticipated to occur within it.

5.2 These building heights fit in with the surrounding buildings which are all of an industrial nature. The offices are appropriate to the scale of the operations that will be carried out, where two cabins are to be used for administration and overseeing the works, one will be for welfare and staff relaxation, and one will be a toilet block.

6 LANDSCAPING

6.1 Since this site is purely industrial, this section is not applicable.

7 APPEARANCE

7.1 The appearance of the site will be one of a busy, vibrant working environment to coincide with the surrounding environment. Sheds will be clad in grey finished steel, and offices will be of standard portakabin construction.

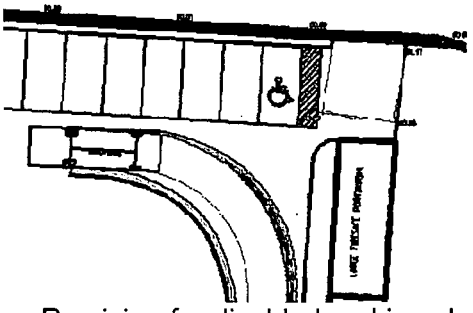
7.2 The waste to be recycled will be shielded from view from the river and the opposite bank by the main shed, and from the road by the existing high wall. Lighting to enable safe working will be such that minimal impact is made on surroundings. Noise and dust will be controlled on site to minimise their impact on neighbours.

8 ACCESS

8.1 Access to the site will be from Brighton Road, the A259. On site, all areas are accessible to all authorised people. Access to unauthorised persons is restricted by the entry gate, locked when the site is not is use, and the existing high wall.

8.2 There are no steps or areas that a disabled person could not access. Provision has been made for one disabled car parking space, closest to the offices, see below and *Appendix ii.*

8.3 There is provision for future access to the river on either side of the main shed, as an option if development allows for greater exportation of product.



Provision for disabled parking shown.

9 AFTERCARE

9.1 The lease on this site is expected to last at least 25 years, but eventually the time may come when the site will be restored to its original condition. The offices and sheds can be removed and there is minimal restoration required, as no landfill will occur here. It is part of the waste management licence held by Skip It Containers Ltd to carry out the works to return the site to its original condition.

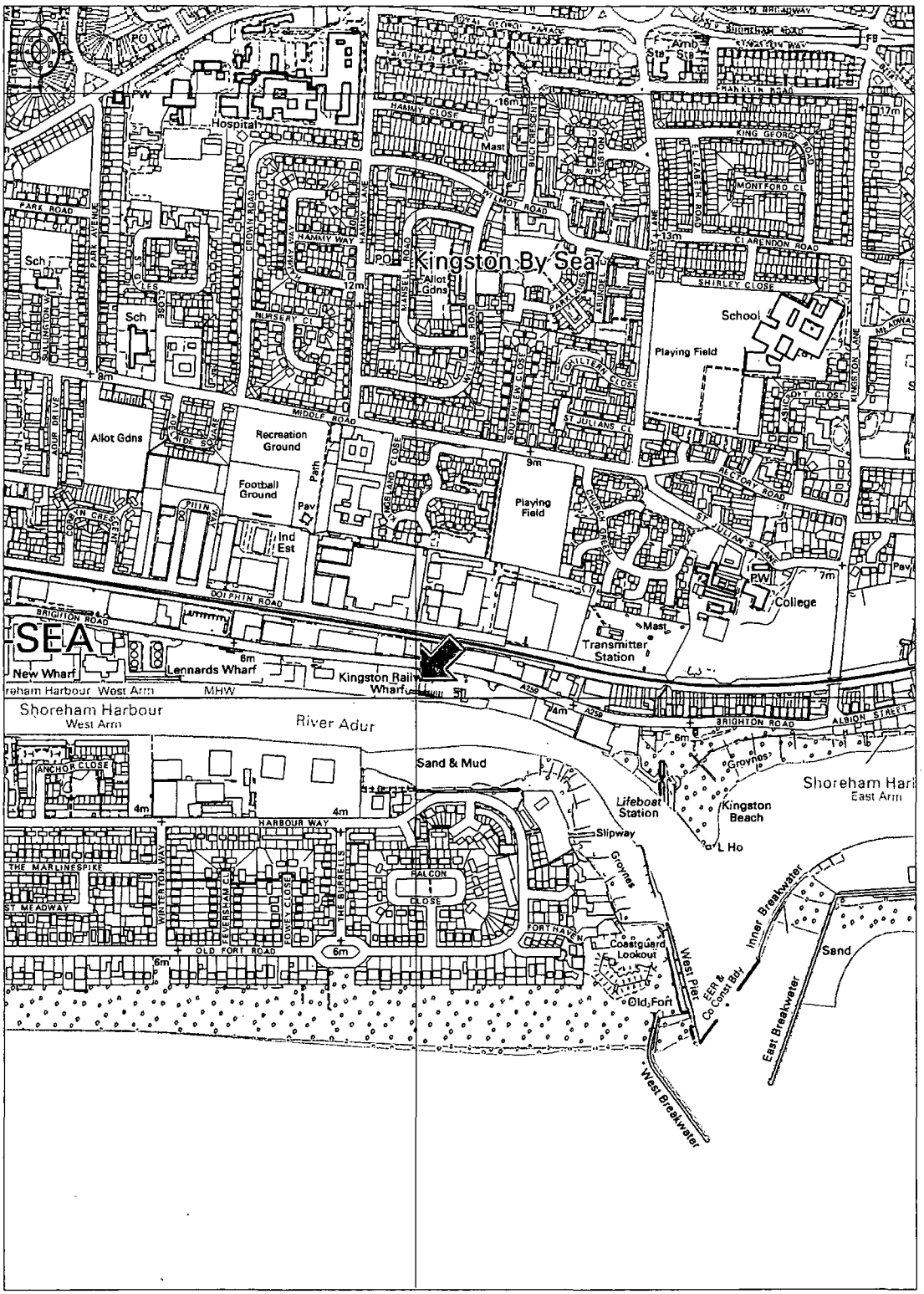
10 BENEFITS OF THE SITE

10.1 "The need for recycling is becoming increasingly important in not only our every day lives but for the large waste producers. As a carrier of these wastes, we feel it is our responsibility to recycle as much material as is humanly possible. We have researched our markets greatly and feel that we can turn a skip load of "rubbish" into products that can be used and put back into the building industry.
The wood will be shredded to such a small size, that this product can be used to re make furniture or can fuel Power Station such a slough heat & power, the paper and cardboard can be baled and taken to nearby Newhaven for further recycling and the metal can be stripped and recycled as we currently do. The soils will be graded some of which can be sold for reuse. Most of these products are currently being deposited in our local landfills or incinerated." – Rachael Rodger.

10.2 "As carriers we have to show a high level of recycling, with local incinerators being built in both East and West Sussex County Council, we want to be a company that gives a different option, a option to recycle not just to burn. We would like to think that in time, we can help with local council waste which can go through our plant and make a difference, to our Local countryside."

Appendix i
Site Location Plan

RAILWAY QUAY
SHOREHAM



© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:10000

SITE LOCATION PLAN
12276/1

Appendix ii
Proposed Site Plan

NOTES:

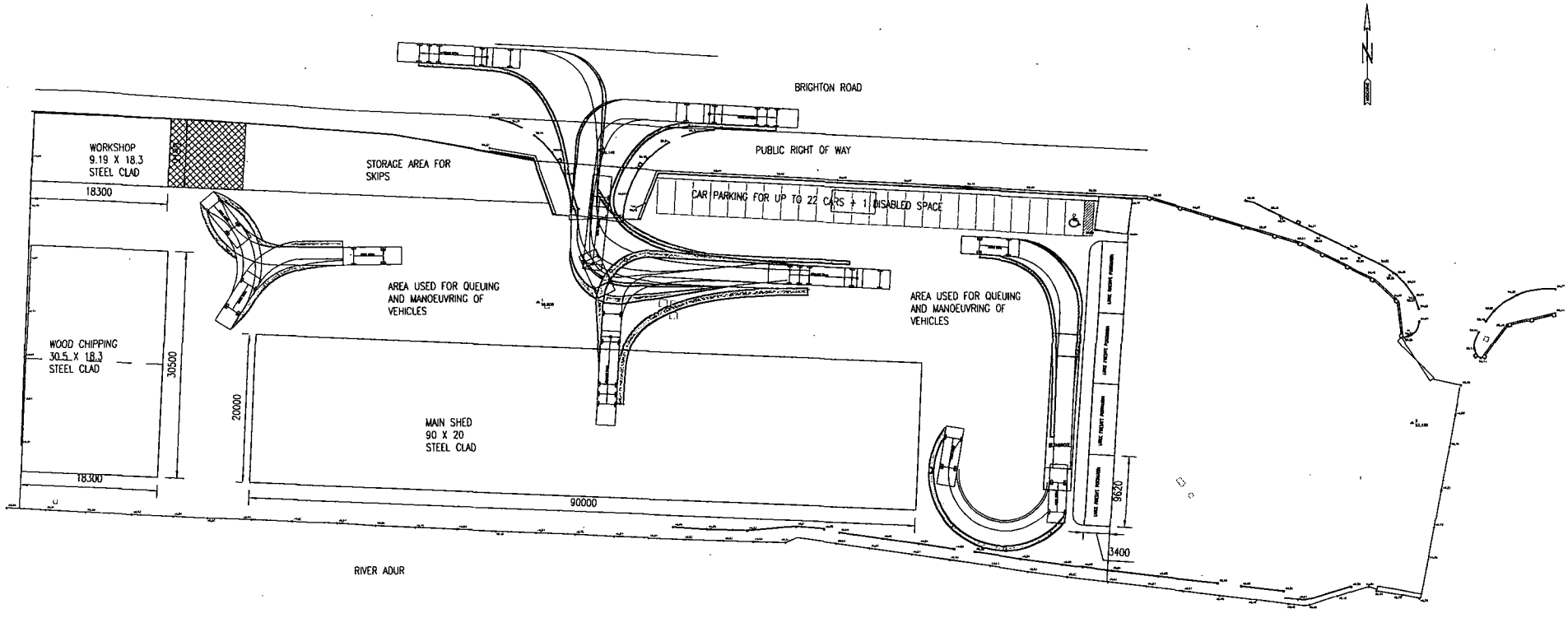
1. GENERAL

(i) This drawing is not to be scaled, except for planning purposes, work to figured dimensions only, confirmed on site.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



TOTAL AREA OF SITE =
0.755 HECTARES

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ISSUED FOR INFORMATION

AREA CONFIRMED AS 0.755 HECTARES	12.08.07	CP	A
Revision	Date	By	Rev. No.

Client: SKIP IT CONTAINERS

Project: BASIN ROAD NORTH, SHOREHAM

Title: PROPOSED LAYOUT WITH TURNING CIRCLES

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 11 Church Road, Hove, BN3 2FL
Tel : +44 (0)1273 232000 Fax : +44 (0)1273 232407
E-Mail : engineers@hop.co.uk
www.hop.co.uk

Scale	Date	Drawn	Engineer	Checked	Approved	HOP Checked
1:200	20.08.07	CP	CP	DR	MH	MB

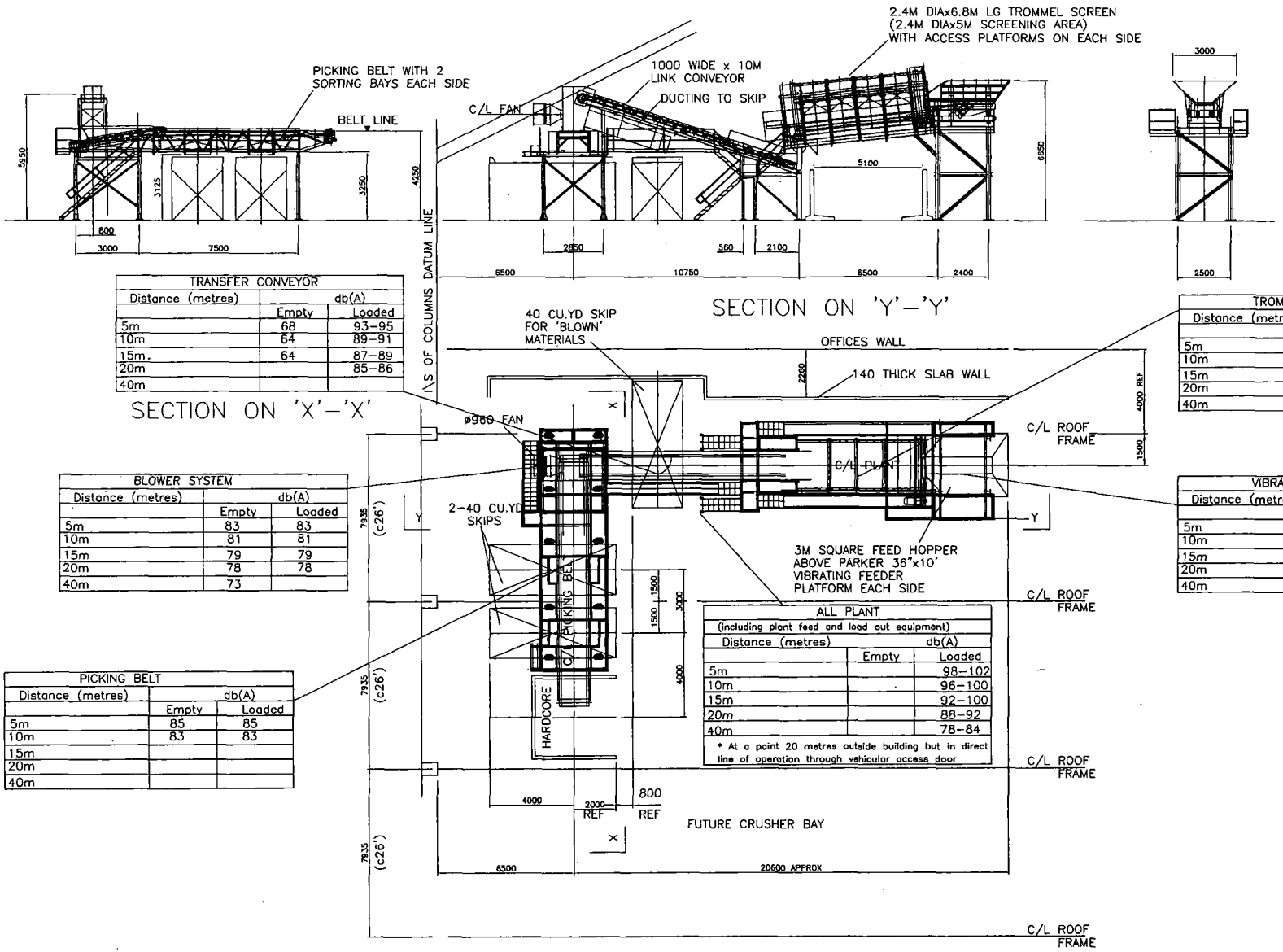
Project No.	Sheet No.	Dwg. No.	Rev. No.
12276	01	56	A

ORIGINAL DRAWING SIZE A0

© Copyright

Appendix iii
Typical Noise Levels for Waste Sorting System

THIRD ANGLE PROJECTION – DO NOT SCALE – IF IN DOUBT ASK – DRAWN TO BS 308



TRANSFER CONVEYOR		
Distance (metres)	db(A)	
	Empty	Loaded
5m	68	93–95
10m	64	89–91
15m.	64	87–89
20m		85–86
40m		

TROMMEL SCREEN		
Distance (metres)	db(A)	
	Empty	Loaded
5m	68	96–103
10m	66	94–99
15m	64	87–89
20m	64	84–86
40m	63	

BLOWER SYSTEM		
Distance (metres)	db(A)	
	Empty	Loaded
5m	83	83
10m	81	81
15m	79	79
20m	78	78
40m	73	

VIBRATING FEEDER		
Distance (metres)	db(A)	
	Empty	Loaded
5m	76	77
10m	73	74
15m	71	73
20m	70	73
40m		

PICKING BELT		
Distance (metres)	db(A)	
	Empty	Loaded
5m	85	85
10m	83	83
15m		
20m		
40m		

ALL PLANT		
(including plant feed and load out equipment)		
Distance (metres)	db(A)	
	Empty	Loaded
5m		98–102
10m		96–100
15m		92–100
20m		88–92
40m		78–84

* At a point 20 metres outside building but in direct line of operation through vehicular access door

REF	MODIFICATIONS	SIGNED	DATE

SHOP NOTES

SHOP FINISH

CLIENT

TITLE
WASTE SORTING SYSTEM
TYPICAL NOISE LEVELS

LIMITS TO UNTOLERANCED DIMENSIONS						
HOLE CENTRES	BACK MARKS	OVER	0	3000	6000	12000
		TO	3000	6000	12000	18000
±0.5	±0.5		± 0	± 0	± 0	± 0
			– 3	– 4	– 6	– 8

ALL DIMENSIONS IN MILLIMETRES - REMOVE ALL BURRS AND SHARP EDGES .
ALL BOLTS TO BE SUPPLIED WITH SPRING WASHERS .
THROUGH LONG ENGLISH TO GIVE A FULL NUT U.N.O.
FIT SPRING WASHERS ON ALL ENCLOSED SURFACES .
FIT ADDITIONAL WASHERS ON SLOTTED HOLES .

THIS DRAWING IS THE PROPERTY AND DESIGN OF THE L.J.H. GROUP LTD. NO UNAUTHORISED COPYING OR LENDING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE COMPANY .

DRAWN	SNF
DATE	15/08/00
APPROVED	
SCALE	1:80

DRAWING No. A5675–NOISE

REV.

L.J.H. GROUP LTD.
MIDGE WORKS,
COVENTRY,
RU. FROME,
SOMERSET,
BA11 3JS
TELE (01373) 836401
FAX (01373) 836879

LJH GROUP

Appendix iv
Elevations

NOTES.

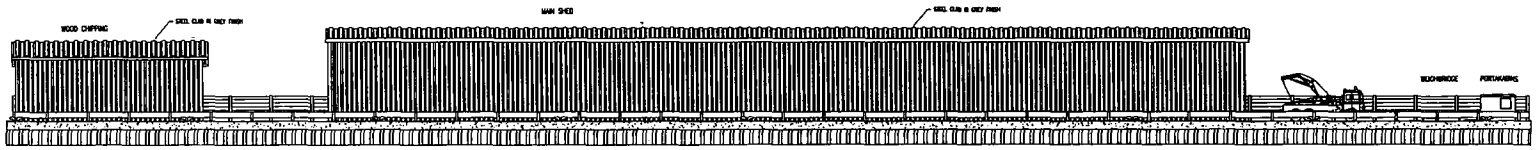
1. GENERAL.

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

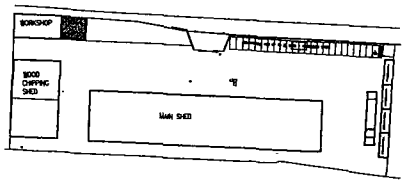
(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

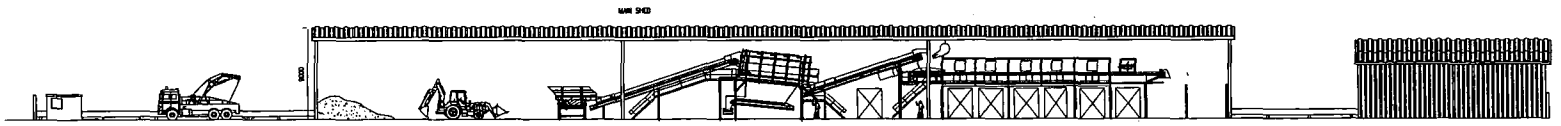
(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



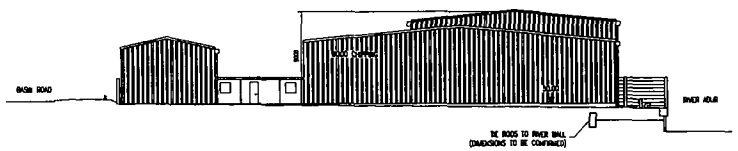
SOUTH ELEVATION.
(1:250)



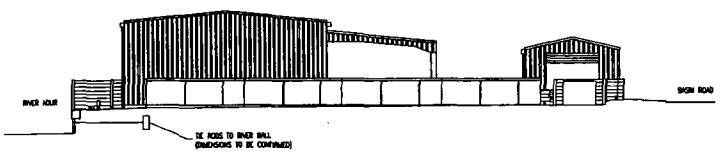
SITE PLAN
(1:1000)



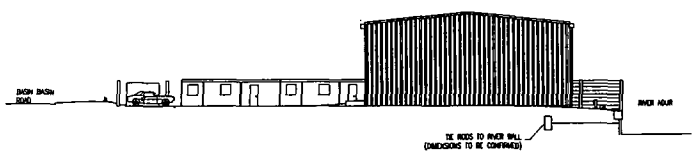
NORTH ELEVATION.
(1:250)



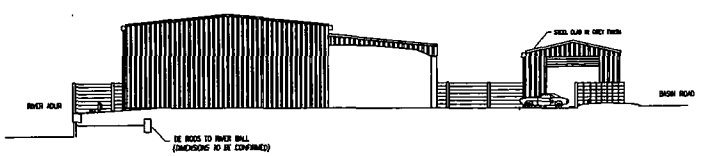
WEST ELEVATION.
(BOUNDARY FENCE OMITTED FOR CLARITY)
(1:250)



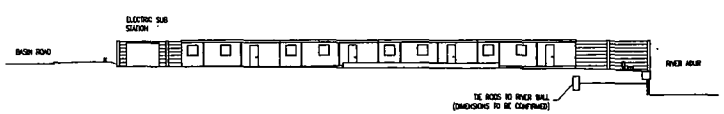
EAST ELEVATION.
(BOUNDARY FENCE OMITTED FOR CLARITY)
(1:250)



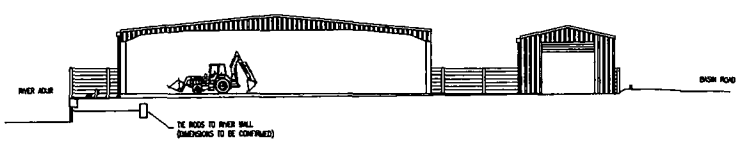
WEST ELEVATION OF MAIN SHED.
(1:250)



EAST ELEVATION OF MAIN SHED.
(1:250)



WEST ELEVATION OF OFFICES.
(1:250)



EAST ELEVATION OF CHIPPING SHED.
(1:250)

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ISSUED FOR APPROVAL

Revision	Date	By	Rev. No.

Client: SKIP IT CONTAINERS

Project: BRIGHTON ROAD, SHOREHAM

Title: ELEVATIONS

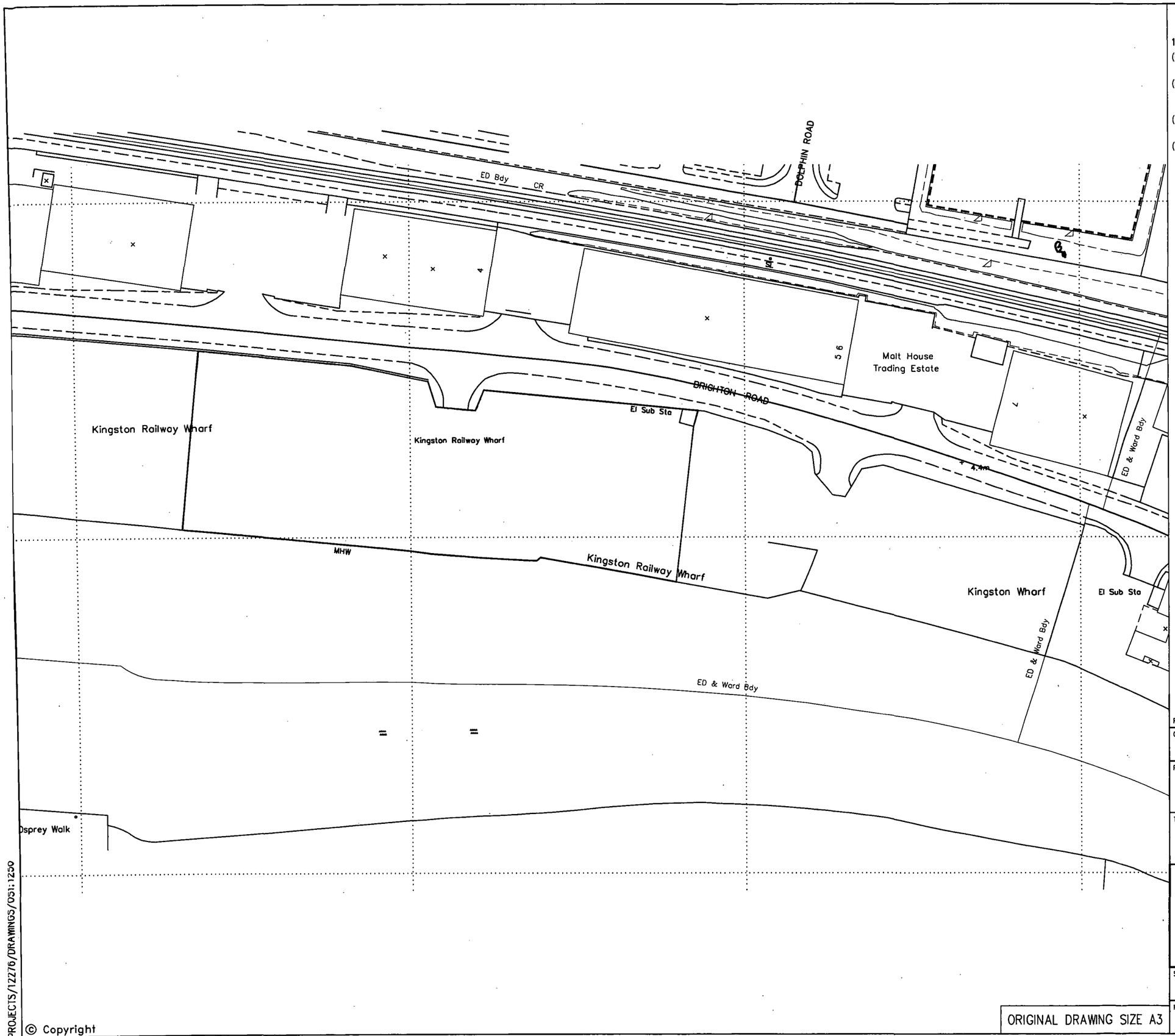
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223900 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:250	18.04.07	DP	DP	MR	MR	MR

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	54	

ORIGINAL DRAWING SIZE A1

© Copyright



© Copyright

PROJECTS/12276/DRAWINGS/051:1250

ORIGINAL DRAWING SIZE A3

NOTES.

1. GENERAL

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad062107
DATE RECEIVED 09 OCT 2007

W.S.C.C.
01 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Revision	Date	By	Rev. No.

Client: SKIP IT

Project: KINGSTON RAILWAY WHARF, BRIGHTON ROAD, BN43 6RM

Title: LOCATION MAP

HOP
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223900 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:1250	07.08.07	OP	OP			OP

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	55	

NOTES.

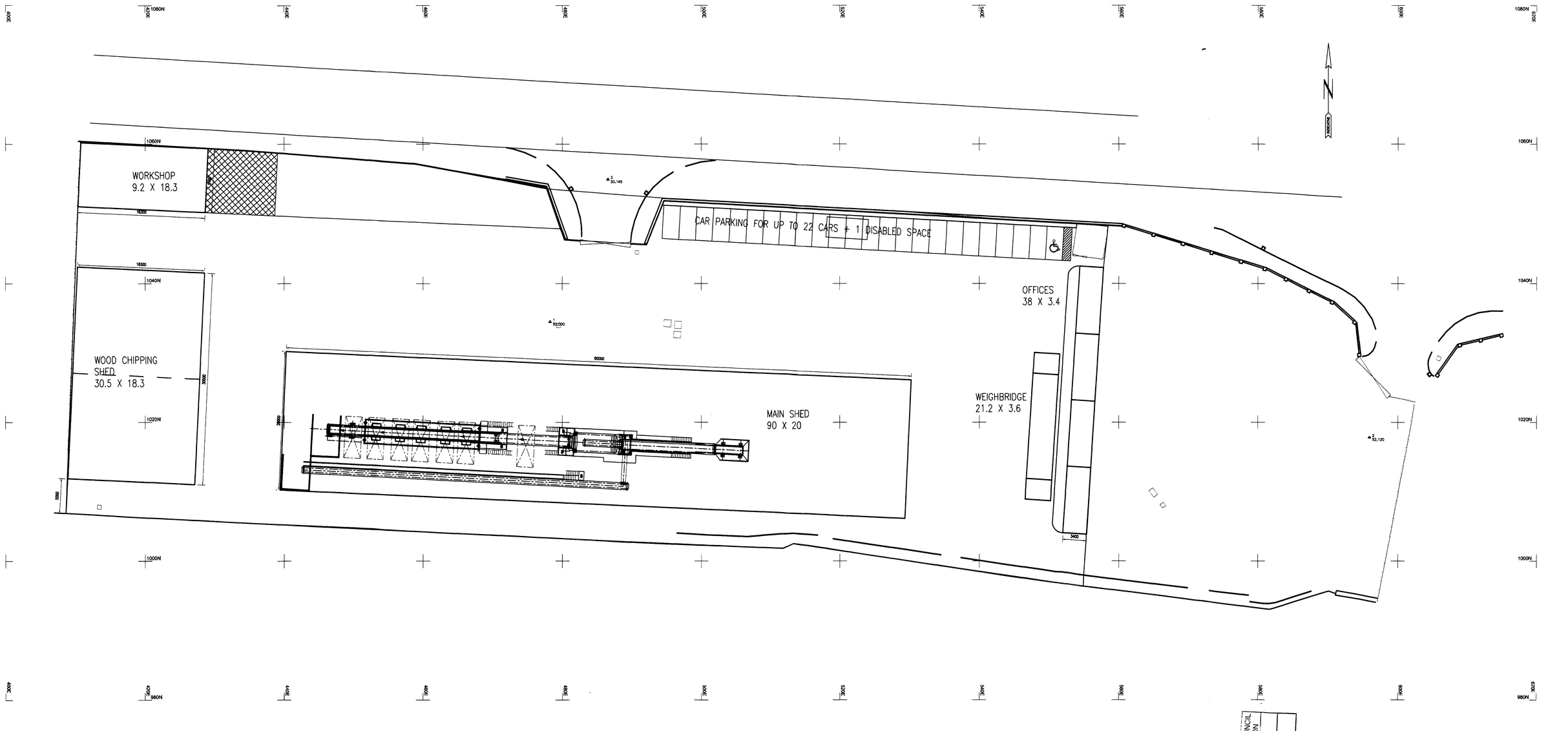
1. GENERAL

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



TOTAL AREA OF SITE =
0.755 HECTARES

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Pe/0016/07
DATE RECEIVED 09 OCT 2007

W SCC.
10 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ISSUED FOR INFORMATION

Revision			
AREA CONFIRMED AS 0.755 HECTARES	12.06.07	OP	A
	Date	By	Rev. No.

Client: SKIP IT CONTAINERS

Project: BRIGHTON ROAD, SHOREHAM

Title: PROPOSED LAYOUT

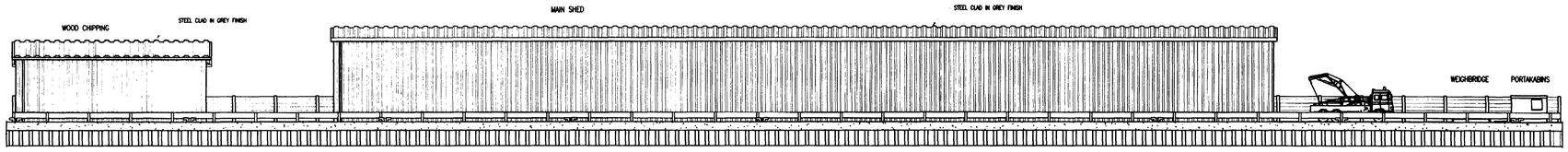
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223900 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:200	12.06.07	OP	OP	MN	MN	MN

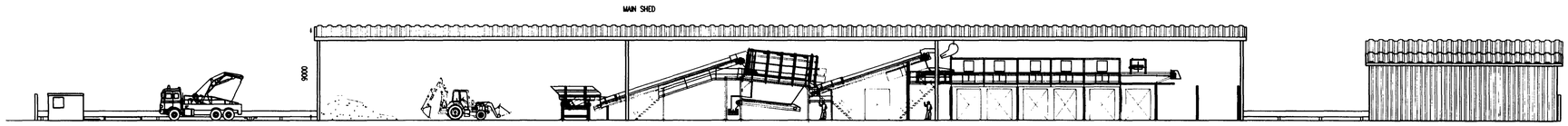
Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	52	A

ORIGINAL DRAWING SIZE A0

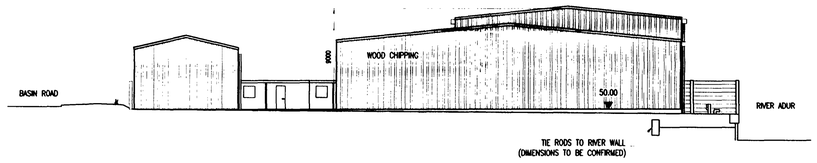
12276/A/52
© Copyright



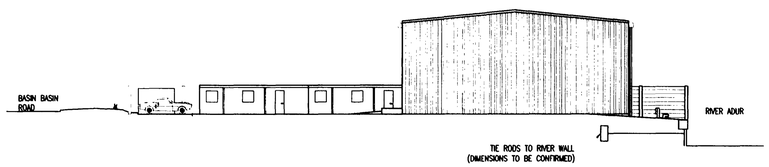
SOUTH ELEVATION.
(1:250)



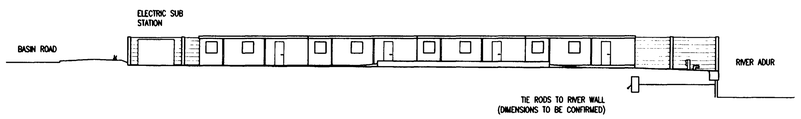
NORTH ELEVATION.
(1:250)



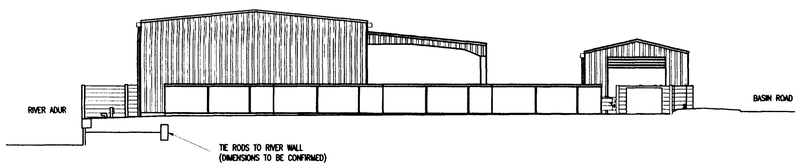
WEST ELEVATION.
(BOUNDARY FENCE OMITTED FOR CLARITY)
(1:250)



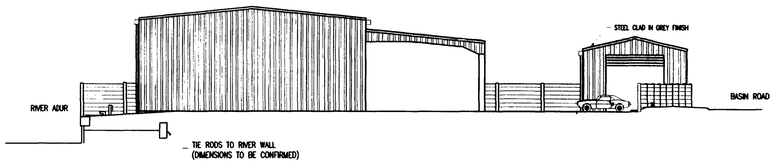
WEST ELEVATION OF MAIN SHED.
(1:250)



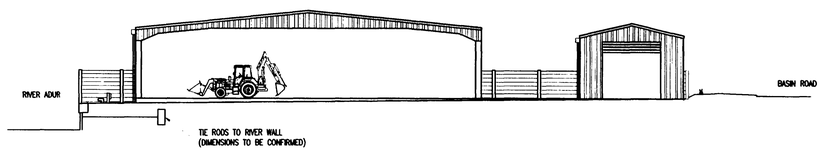
WEST ELEVATION OF OFFICES.
(1:250)



EAST ELEVATION.
(BOUNDARY FENCE OMITTED FOR CLARITY)
(1:250)



EAST ELEVATION OF MAIN SHED.
(1:250)



EAST ELEVATION OF CHIPPING SHED.
(1:250)

NOTES.

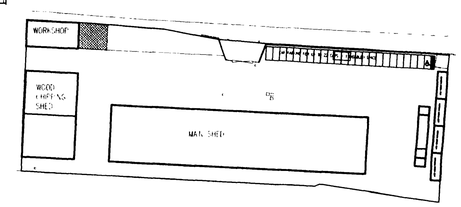
1. GENERAL

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



SITE PLAN
(1:1000)

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A/61/07
DATE RECEIVED	09 OCT 2007

HOP
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ISSUED FOR APPROVAL

Revision	Date	By	Rev. No.

Client: SKIP IT CONTAINERS

Project: BRIGHTON ROAD, SHOREHAM

W S C.C.
11 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Title: ELEVATIONS

HOP
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel: +44 (0)1273 223606 Fax: +44 (0)1273 326767
E Mail: engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:250	18.04.07	OP	OP	MN	MN	MN

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	54	

ORIGINAL DRAWING SIZE A1

© Copyright

NOTES.

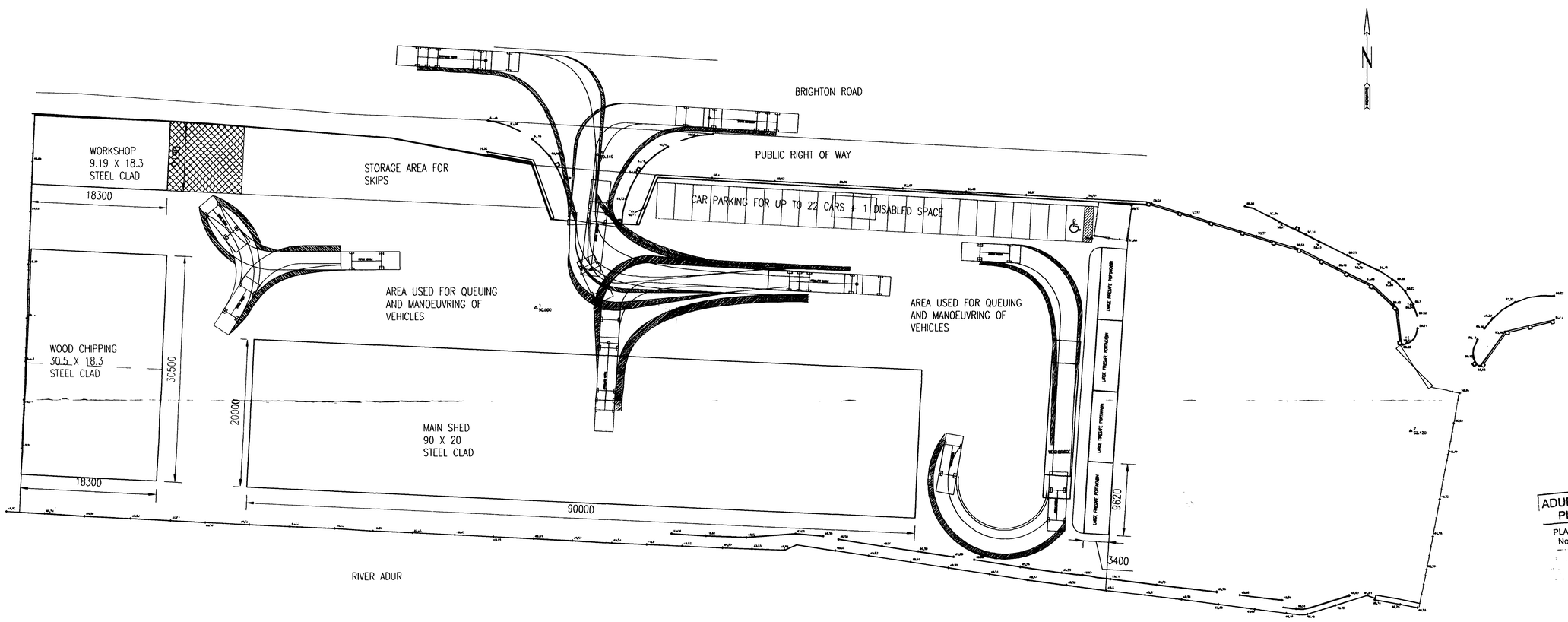
1. GENERAL

(i) This drawing is not to be scaled, except for planning purposes, work to figured dimensions only, confirmed on site.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A2/0621/07
09 OCT 2007

W.S.C.C.
01 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

TOTAL AREA OF SITE =
0.755 HECTARES

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS

ISSUED FOR INFORMATION

Revision	Date	By	Rev. No.
AREA CONFIRMED AS 0.755 HECTARES	12.06.07	OP	A

Client: SKIP IT CONTAINERS

Project: BASIN ROAD NORTH, SHOREHAM

Title: PROPOSED LAYOUT WITH TURNING CIRCLES

HOP
HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223800 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:200	20.08.07	OP	OP	MH	MH	MH

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	56	A

ORIGINAL DRAWING SIZE A0

© Copyright

NOTES.

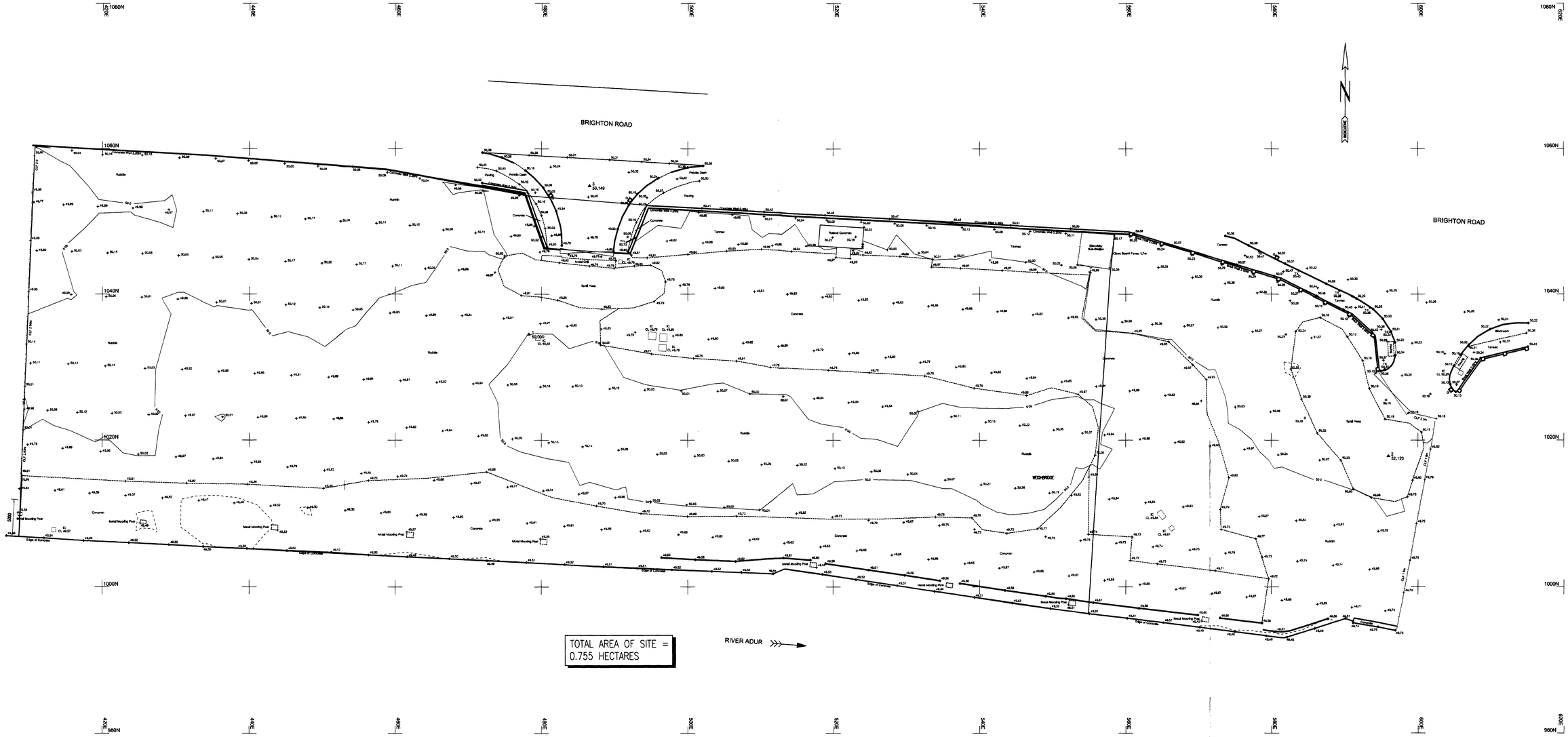
1. **GENERAL**

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site, except for planning purposes.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No: Potable
DATE RECEIVED: 01 OCT 2007

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
ISSUED FOR INFORMATION

Revision	Date	By	Rev. No.
AREA CONFIRMED AS 0.755 HECTARES	12.06.07	OP	A

Client: SKIP IT CONTAINERS

Project: BRIGHTON ROAD, SHOREHAM

W.S.C.C.
01 OCT 2007
DEVELOPMENT CONTROL
PLANNING SERVICES

Title: EXISTING SITE PLAN

HEMSLEY ORRELL PARTNERSHIP
CONSULTING CIVIL & STRUCTURAL ENGINEERS
HOP House, 41 Church Road, Hove BN3 2BE
Tel : +44 (0)1273 223900 Fax : +44 (0)1273 326767
E-Mail : engineers@hop.uk.com
www.hop.uk.com

Scales	Date	Drawn	Engineer	Checked	Approved	HOP Contact
1:200	12.06.07	OP	OP	MR	MR	MR

Project No.	Task No.	Dwg. No.	Rev. No.
12276	01	53	A

ORIGINAL DRAWING SIZE A0

12276/53

© Copyright