

County Planning
West Sussex County Council
County Hall
Chichester
West Sussex
PO19 1RH

November 2025

For the attention of: Planning Department

Application under Section 73 of the Town and Country Planning Act 1990 to amend Condition 11 of Planning Permission WSCC/046/15/L

Dear Sir/Madam,

Biffa Waste Services ('Biffa') is applying to West Sussex County Council ('WSCC') under Section 73 of the Town and Country Planning Act 1990 to vary Condition 11 of planning permission WSCC/046/15/L (granted on 3rd May 2016) which allowed for the *'Variation of condition 15 of planning permission L/157/05 to allow waste to also be delivered from Household Waste Recycling sites operated on behalf of West Sussex County Council during the permitted hours of operation'* at Lancing Household Waste Recycling Site and Transfer Station, located at Unit 17, Chartwell Road, Lancing Business Park, Lancing, West Sussex BN15 8TU.

The existing Condition 11 restricts operations on Bank Holidays to the reception (import) of waste only, with no export of recyclable or residual materials permitted during these times.

The full condition states that:

'Unless otherwise agreed in advance and in writing by the County Planning Authority the main hours of operation of the Transfer Station shall be limited to between 07.00 and 19.00 hours Mondays to Fridays and 07.00 to 13.00 hours on Saturdays with only a restricted operation between 13.00 to 18.00 hours on Saturdays and 07.00 to 18.00 hours on Sundays and Bank Holidays limited to the reception (import) and unloading of waste delivered by the Waste Collection Authorities or from Household Waste Recycling sites operated on behalf of West Sussex County Council with no removal (export) of either recyclable or residual wastes from the facility during these times.'

Lancing Waste Transfer Station ('WTS') operates on a small site that handles a large annual throughput of approximately 55,000 tonnes of waste. Due to its limited footprint, the site faces operational constraints, particularly in coordinating the arrival of Refuse Collection Vehicles ('RCVs') from Adur & Worthing Councils ('AWC') and the loading of export lorries. When RCVs are tipping waste, no loading for export can occur, and space restrictions prevent export vehicles from being on site simultaneously.

Although timed delivery and export windows have been agreed with AWC, these are not sufficient during peak periods, especially following Bank Holidays when waste volumes surge due to catch-up collections.

Furthermore, restrictions relating to the operating hours of disposal points and driver working limits make it challenging to clear accumulated waste efficiently.

In order to prevent waste build-up and maintain safe, effective operations, it is therefore necessary to amend Planning Condition 11 to allow for waste export activities to take place on Bank Holidays. This change would ensure the site can be cleared and prepared in advance of periods of exceptional demand.

Previously, WSCC granted a one-time relaxation of Condition 11 to permit waste export activities on Monday 26th May 2025. This approval allowed the loading and removal of twelve articulated lorries carrying Dry Mixed Recycling and Domestic Waste between 07:00 and 16:00. The relaxation was granted in recognition of exceptional operational circumstances, including elevated waste levels following the Bank Holiday and the need to address potential safety and capacity issues on site. WSCC acknowledged that the temporary measure would not result in unacceptable impacts on nearby residents and advised that future occurrences should be managed either through improved coordination with collection authorities or by seeking a formal amendment to Condition 11.

Therefore, Biffa is seeking to vary Condition 11 of planning permission WSCC/046/15/L to allow for the exportation (removal) of waste materials on Bank Holidays, in addition to the currently permitted import operations.

The proposed variation is intended to:

- Improve operational efficiency by enabling waste transfer continuity during public holiday periods.
- Prevent potential accumulation of waste materials within the facility that may otherwise impact capacity, environmental management, and site Health and Safety; and
- Support uninterrupted service provision to local authorities and residents, ensuring the effective functioning of the County's waste management network.

We therefore propose the following amended wording for condition 11:

'Unless otherwise agreed in advance and in writing by the County Planning Authority, the main hours of operation of the Transfer Station shall be limited to between 07:00 and 19:00 hours Mondays to Fridays, and 07:00 to 13:00 hours on Saturdays, with only a restricted operation between 13:00 to 18:00 hours on Saturdays and 07:00 to 18:00 hours on Sundays and Bank Holidays.'

Operations on Sundays and Bank Holidays shall be limited to the reception (import), unloading, and export (removal) of waste and recyclable materials delivered by the Waste Collection Authorities or from Household Waste Recycling Sites operated on behalf of West Sussex County Council.'

No other changes to the approved operations, layout, or environmental management controls are proposed. The site will continue to operate in full accordance with all other planning conditions, the

approved noise and dust management schemes, and the Environmental Permit issued by the Environment Agency.

We believe the proposed amendment represents a minor and reasonable adjustment that maintains compliance with the planning objectives of the original permission, while ensuring continued protection of local amenity and operational resilience.

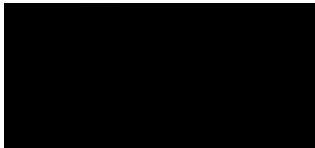
The application has been submitted via the Planning Portal (Ref PP-14441544) and is comprised of the following documents:

- Completed Section 73 Application Form.
- A copy of the Decision Notice (WSCC/046/15/L).
- Cover Letter (This Document).
- Approved Drawing - 0004338/LA/A/02 Rev B 'Planning Application Boundary'
- Planning Application Fee.

Should you require any further information or clarification, please do not hesitate to contact me

Yours faithfully

For Biffa Waste Services



Daniel Barritt
Planning Support Manager