From: Hannah Powell
Sent: 02 February 2015 13:51
To: Lawrence Simmons
Subject: RE: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Hi Lawrence
My recommendations remain the same as those in my previous email dated 19th January.

I am concerned that a site in this use is uncapped and there is no site drainage. I understand that this site is used for the storage of general building rubbish, hard core, wood, white goods and scrap metal. The site holds three exemption certificates from the EA, a condition of exemption S2 specifies that the storage place of scrap metals has sealed drainage. I am concerned that the general uncapped nature of a site in this use could potentially lead to ground and groundwater contamination as other materials accepted at this site such as general builders waste could contain potentially contaminative items. I would recommend that a condition is added to the application requiring the applicant to cap the surface of the site with an impermeable material and a standard drainage condition is added to this application ideally with the inclusion of an interceptor.

There is potential for dust and noise to be a problem when material is moved and sorted, to reduce this I would advise that a condition is added to the application requiring more substantial bunkers and site boundaries are constructed. For example concrete posts and gravel boards could be used to construct the bunkers and close boarded fencing used on the eastern boundary.

With regard to the operating hours, I appreciate it is situated with an industrial estate but it is in reasonably close proximity to residential dwellings to the east. The garage units to the north of this site close between 12.00 and 12.30 on Saturdays. Considering this I would consider it reasonable for the opening hours to be
Monday – Friday: 08.00 to 18.00hrs
Saturday: 08.00 to 13.00hrs
Sunday and bank holidays: closed

This application gives no details of external lighting. A separate application will need to be submitted if there are any changes to external lighting.

Regards
Hannah

Please note: I work on Mondays, Wednesdays and Thursdays

Hannah Powell - Environmental Health Technician, Housing, Health and Community Safety | Adur & Worthing Councils
Location: Portland House, Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63357 | External: 01273 263357 | E-mail: hannah.powell@adur-worthing.gov.uk
Follow us on Facebook and Twitter - or search Adur and Worthing

Please think before you print this and save paper

From: Lawrence Simmons
Sent: 02 February 2015 11:17
To: Hannah Powell
Subject: RE: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Hannah

That being the case please by all means state your formal requirements so that I can complete the application.

With regards

From: Hannah Powell
Sent: 02 February 2015 10:07
To: Lawrence Simmons
Subject: RE: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Hi Lawrence
I had a call back from the EA late last week concerning this. She advised me that there is a duty of care on the operator to comply with the conditions on the exemption. I advised her of the activities which they carry out, particularly the storage of scrap metal and the uncapped condition of the ground with no drainage. As this activity is considered to be low risk they wouldn't enforce the conditions on the exemption but she would write a letter to them to highlight their responsibilities.
Regards
Hannah

Please note: I work on Mondays, Wednesdays and Thursdays

Hannah Powell - Environmental Health Technician, Housing, Health and Community Safety | Adur & Worthing Councils
Location: Portland House, Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 63357 | External: 01273 263357 | E-mail: hannah.powell@adur-worthing.gov.uk
Follow us on Facebook and Twitter - or search Adur and Worthing

Please think before you print this and save paper

From: Lawrence Simmons
Sent: 02 February 2015 09:14
To: Hannah Powell
Subject: FW: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

For information

From: Jane Moseley [mailto:jane.moseley@westsussex.gov.uk]
Sent: 30 January 2015 15:55
To: Lawrence Simmons
Subject: RE: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Lawrence

Sorry for the delay. We have consulted with the EA and are waiting to hear back from them. We have also consulted our fire officers who have visited the site and have no concerns.

From my perspective I have few concerns as the operation is so low key, and the impacts no different to an industrial use which wouldn't require permission. It's not a particularly well-managed site, but for an operation this small we wouldn't necessarily expect them to have invested in expensive containment measures to create bunkers etc. – and they are managing construction/demolition waste so the I consider the risks to people and the environment are low (compared with biodegradable waste).

The site's located at the rear of an industrial estate, along a railway line so from my perspective the potential for impacts seems to be limited, and the use provides employment – where there must be limited employment alternatives for a site of this size and in this location.

Hopefully that helps understand my thinking on this.

Kind regards
Jane.

Jane Moseley | Interim County Planning Manager, County Planning, West Sussex County Council | Location: Strategic Planning, Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: 26948 | External: +44 (0) 330 222 6948| E-mail: jane.moseley@westsussex.gov.uk

From: Lawrence Simmons [mailto:Lawrence.Simmons@adur-worthing.gov.uk]
Sent: 26 January 2015 16:29
To: Jane Moseley
Subject: RE: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Jane

I am awaiting a final response from our own EH formation. There is no objection on noise grounds but here is an extract of a request for the EA's position from the Adur-Worthing contamination officer:

"The waste exception S2 for storage of scrap metal specifies that the storage place has sealed drainage. It appears that the whole site is uncapped and the supporting statement within the planning application states that there is no drainage on site. (The exemption for the treatment of metals also requires this. I do not think they currently carry out this function but obviously have the potential to do so).

Have you been consulted on this application? What are your thoughts? I have asked for a standard drainage condition to be added on the application with the inclusion of an interceptor but I imagine you will be requiring something similar?"

Meanwhile do WSCC have any objections to the application? I note occupiers of nearby homes across the Adur – Brighton boundary have objected.

I wonder whether the proposed activity would be better accommodated on a waste transfer depot and of course there is the loss of business space which may be a concern.

With regards

From: Jane Moseley [mailto:jane.moseley@westsussex.gov.uk]
Sent: 26 January 2015 16:03
To: Lawrence Simmons
Subject: Consultation re. waste use at Chalex Industrial Estate (your ref. AWDM/1722/14)

Lawrence
I am the case officer for the above application which I am keen to determine as soon as possible but note AWDC has yet to respond.

Could you please confirm whether you intend to respond and if so, when. It would be useful if you could advise whether your EHOs have any concerns.

Many thanks
Jane.

Jane Moseley | Interim County Planning Manager, County Planning, West Sussex County Council | Location: Strategic Planning, Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: 26948 | External: +44 (0) 330 222 6948| E-mail: jane.moseley@westsussex.gov.uk

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

Click here to report this email as spam.

Important Information and Disclaimer. Please do not print this e-mail unless necessary.

The domain from which this e-mail is sent is not indicative of the Council on whose behalf it is sent. The author will indicate in the body of the e-mail on whose behalf it is sent.

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000.

Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email.
This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient please note that any form of distribution, copying or use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error please return it to the sender and delete the material from any computer and destroy any printed copy.

Adur District Council and Worthing Borough Council cannot guarantee that this message or any attachment is virus-free or has not been intercepted or changed.
The views of the author may not necessarily reflect those of either Adur District Council or Worthing Borough Council. Any opinions or other information in this message that do not relate to the official business of Adur District Council and / or Worthing Borough Council are neither given nor endorsed by them.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.