



WSSC CONSULTATION RESPONSE:

County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: Simon Davis
DATE:	19/10/2021
LOCATION:	Land at Bayards Level, Mare Lane, Eastergate, PO20 3RZ
SUBJECT:	Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.
RECOMMENDATION:	☒ Advice ☐ Modification ☐ More Information ☐ Objection ☒ No Objection ☐ Refusal

West Sussex Joint Minerals Local plan (2018)

The application site comprises a roughly 2ha site to the south of Mare Lane, Eastergate, and falls within an identified mineral Safeguarding Area for Sharp Sand and Gravel. The applicant has submitted a Mineral Resource Assessment that assesses the viability of the prior extraction of the resource at the site using evidence from both trial pits within the site and an assessment of planning policy. The MRA concludes that prior extraction at the site would not be economically viable, owed to the significant treatment any good quality sharp sand and gravel would require if extracted, the environmental constraints at the site, the limited demand for the resource and the potential delay that prior extraction would cause to the delivery of the non-mineral development when considering Arun District Council's housing targets.

Irrespective of the above, mineral sterilisation will inevitably occur at the site as a result of the development. The applicant has not demonstrated a potential value or quantity of the resource at the site, nor demonstrated a discussion with local operators. That said, the MWPA broadly agrees with the findings within the MRA. The application site is largely constrained by external development by virtue of its semi-rural location and, while it is somewhat well-located in relation to the Strategic Lorry Route Network, is bounded by sensitive receptors to the south and west and the recently approved residential development immediately to the east (BN/50/20/PL). These factors, combined with those raised within the MRA (such as the potential impacts on local ecology, utilities and the water environment), further support the opinion that prior extraction at the site would not be practical or economically feasible.

Although prior extraction for this site in isolation is unlikely be practicable in this case, the determining authority will need to be satisfied that there is an overriding need for the non-mineral development that outweighs the safeguarded resource as per Policy M9 (b) (iii) of the JMLP (2018).



It is noted that the MRA details the potential for incidental extraction at the site where groundworks may be required for the development (section 5). Should it be considered that full Prior Extraction is not possible, the MWPA would encourage the applicant to consider the use of locally extracted mineral within the proposed development where it makes sense to and would be willing to work with the LPA on this matter by way of an appropriate condition if necessary.

Waste Local Plan (2014)

The application site is located within close proximity of an existing safeguarded scrap vehicle waste infrastructure (Sussex Recovery) which operates some 350m to the south of the site, beyond existing housing. The submitted report includes a brief segment within section 6 that discusses the safeguarded waste infrastructure. This concludes that the proposed development would not result in any significant impacts on the existing operations at the waste infrastructure site, and the MWPA would broadly agree with this statement. The decision maker should be satisfied that the proposed development would not prevent or prejudice the operation of this existing waste infrastructure as per Policy W2 of the WSWLP (2014).

Edward Anderson

