

WSSC CONSULTATION RESPONSE:

County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: David Easton
DATE:	15/03/2024
LOCATION:	Land East of Westergate
SUBJECT:	AL/11/24/OUT Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Joint Minerals Local Plan (2018)

The proposed development seeks outline permission for 400 residential dwellings and associated infrastructure to the land to the east of Westergate. The northern part of the application site is located within a mineral safeguarding area for Sharp sand and gravel and the applicant has submitted a Mineral resource Assessment (MRA) as part of the application.

The MRA provides a comprehensive assessment of the potential viability of the extraction of the safeguarded mineral resource prior to development taking place, should permission be approved. The MRA concludes that the relatively small abundance of workable mineral, when combined with environmental groundwater constraints, planning processing and haulage costs, would not yield any significant or meaningful quantities of mineral useable for its safeguarded use (i.e. as an aggregate), with the total accessible resource comprising approximately 109,000m² of sharp sand and gravel.

Further, through evidence based preliminary site investigations comprising analysis of 3.5m deep trial pits across the site, the anticipated available resource is evidenced to be of a low quality, making screening and processing more intensive before any significant yield can be achieved. Ultimately, the report concludes that the available resource would not be economically practicable when combined with the environmental constraints associated with its extraction.

The MWPA would broadly agree with the conclusions set out within the MRA, although would note that sterilization of the mineral resource will inevitably occur as a result of the development.



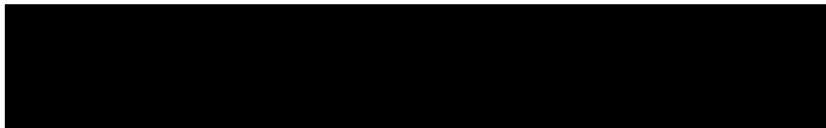
Therefore, as per Policy M9 (b) (iii) of the JMLP, it will be for the determining authority to weigh the overriding need of the non-mineral development against the safeguarded resource. Subject to the above, the MWPA would offer no objection to the proposed development.

Where full prior extraction is not feasible (as discussed within the MRA), the MWPA would encourage the consideration of incidental extraction of the mineral where appropriate for use within the site or for export to local operators, and would support the inclusion of a suitable condition to secure this were the LPA deems necessary. The MWPA would wish to stress that any mineral extracted be used appropriately as a substitute for any similar off-site mineral resource. The site is underlain by sharp sand and gravel, an aggregate resource, therefore it would not be appropriate to use the material as a 'fill material' or as a landscaping material.

West Sussex Waste Local Plan (2014)

The decision maker should be satisfied that the proposals minimise waste generation, maximise opportunities for re-using and recycling waste, and where necessary include waste management facilities of an appropriate type and scale (Policy W23).

Edward Anderson



From: Nicola Oktay on behalf of Planning.Responses
Sent: 20 March 2024 09:35
To: Planning Scanning
Subject: FW: MWPA Response AL-11-24-OUT LEO Westergate, 400 Resi Dev
Attachments: MWPA Response AL-11-24-OUT LEO Westergate, 400 Resi Dev.pdf

WSSC Minerals & Waste response

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From: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk> **On Behalf Of** Planning
Sent: Monday, March 18, 2024 9:30 AM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: MWPA Response AL-11-24-OUT LEO Westergate, 400 Resi Dev

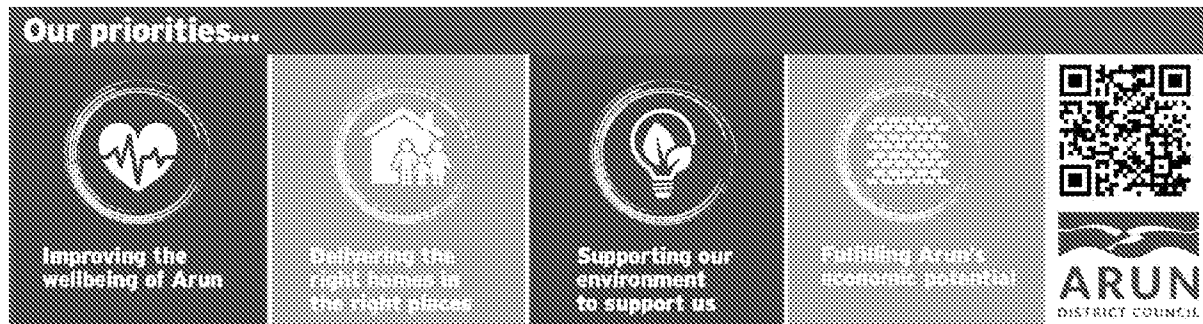
Consultation response

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From: Edward Anderson [REDACTED]
Sent: Friday, March 15, 2024 7:47 PM
To: David Easton <David.Easton@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: MWPA Response AL-11-24-OUT LEO Westergate, 400 Resi Dev

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Good evening David,

My apologies in the delay of getting this one back to you – please find attached the response from the MWPA.

Any questions, please do not hesitate to get in touch.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

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[REDACTED]

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