

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 16 July 2021 13:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WSCC Minerals Safeguarding Consultation Response - AL/85/21/PL - Norton Farm House

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From: Tyra Money [REDACTED]
Sent: 16 July 2021 13:46
To: Planning <Planning@arun.gov.uk>
Subject: WSCC Minerals Safeguarding Consultation Response - AL/85/21/PL - Norton Farm House

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Dear Arun District Council,

Thank you for consulting West Sussex County Council, Waste and Minerals on the above application.

Location: Norton Farm House, Norton Lane, Chichester, PO20 3NH

Proposal: Subdivision of existing building to create 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works. This application affects the setting of a listed building, affects the Norton Lane, Norton Conservation Area & is in CIL Zone 3 & CIL Liable as new dwelling.

The application in question **does not fall** within the thresholds or consultation areas set out in the Minerals and Waste Safeguarding Guidance (March, 2020). These thresholds are set out in the Consultation Thresholds (June 2021) attached to this email. Therefore, we have not provided a detailed response in this case.

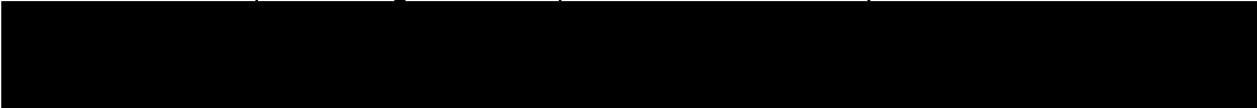
As per these thresholds, the MWPA would not expect to be consulted on a non-mineral development (residential in this case) within the sharp sand and gravel safeguarding areas when the total site area is less than 0.5ha or the development is for less than 10 dwellings especially as this is a minor application for changes to an existing dwelling. Due to this it is considered that significant levels of mineral sterilisation would not occur if the development was permitted, therefore, the minerals and waste authority would offer a **no comment** to the proposed development.

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).

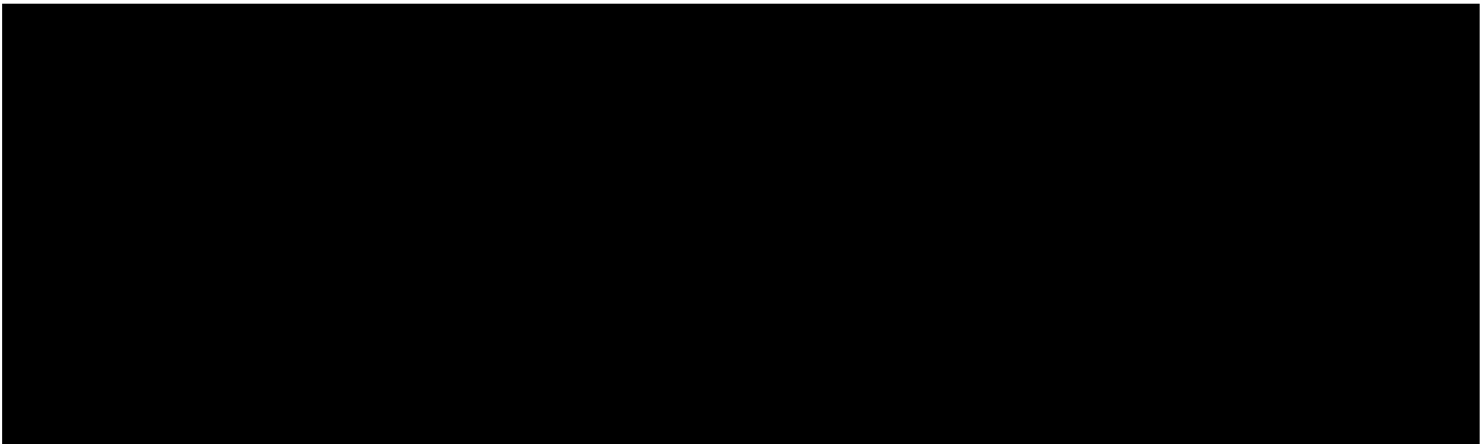
Kind regards

Tyra Money

Trainee Planner | Planning Services | West Sussex County Council



Working Hours: 8:00 am – 4:00 pm



From: WSCC Consultation Responses 

Sent: 14 July 2021 11:43



Subject: Application Response Application AL/85/21/PL Allocation

You have been allocated district reference AL/85/21/PL. The location and proposal for this case are below.

Location: Norton Farm House
Norton Lane
Chichester
PO20 3NH

Proposal: Subdivision of existing building to create 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works. This application affects the setting of a listed building, affects the Norton Lane, Norton

Conservation Area & is in CIL Zone 3 & CIL Liable as new dwelling.

The case had previously been allocated to Kevin Brook

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Minerals and Waste Safeguarding - When to Consult WSCC

Location of proposed development	Consult MPA/WPA?	Consult MPA/WPA?	What is required
	Residential Applications	Non-residential applications	
Within 250m of safeguarded waste site (Para.1.9 of Safeguarding Guidance)	All applications	All applications	Waste Infrastructure Statement (Para. 3.3. to 3.8 of the Safeguarding Guidance)
Within 250m of safeguarded mineral infrastructure (Para.1.8 of Safeguarding Guidance)	All applications	All applications	Minerals Infrastructure Statement or Minerals Resource Assessment (Para. 2.6 to 2.11 and 3.3. to 3.8 of the Safeguarding Guidance)
Within the sharp sand and gravel MCA	All applications for 10 dwellings or more or on 0.5 ha or more*	All applications for 1,000sq m or more or on 1ha or more*	Mineral Resource Assessment (Para. 2.6. to 2.11 of the Safeguarding Guidance)
Within the soft sand (including potential silica sand) MCA	All applications for 10 dwellings or more or on 0.5 ha or more*	All applications for 1,000sq m or more or on 1ha or more*	Mineral Resource Assessment (Para. 2.6. to 2.11 of the Safeguarding Guidance)
Within the Wadhurst clay MCA	All applications for 10 dwellings or more or on 0.5 ha or more*	All applications for 1,000sq m or more or on 1ha or more*	Mineral Resource Assessment (Para. 2.6. to 2.11 of the Safeguarding Guidance)
Within the Weald clay MCA	All applications for non-mineral development on 3ha or more*	All applications for non-mineral development on 3ha or more*	Mineral Resource Assessment (Para. 2.6. to 2.11 of the Safeguarding Guidance)
Within the building stone MCA	All applications for non-mineral development on 3ha or more*	All applications for non-mineral development on 3ha or more*	Mineral Resource Assessment (Para. 2.6. to 2.11 of the Safeguarding Guidance)

*Subject to the exceptions.

Exceptions

The following exceptions apply to proposals for non-mineral development that fall above the thresholds set out in the table above:

- Applications for development and extensions to existing buildings within the curtilage of existing development (residential and commercial);
- Applications for Conservation Area Consent;
- Applications for Listed Building Consent;
- Applications for Advertisement Consent;
- Applications for reserved matters including subsequent applications after outline consent has been granted unless minerals related issues have been raised at outline stage;
- Minor amendments to planning permissions;
- Prior Notifications (Telecoms, forestry, agriculture, demolition);
- Certificates of lawfulness of existing use or development (CLEUD) and Certificates of lawfulness of proposed use or development (CLOPUD);
- Applications for extensions of time;
- Applications for works to trees.