



WSSC CONSULTATION RESPONSE:
County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: Anita Gardner
DATE:	12/03/2020
LOCATION:	The Vinery, Arundel Road, Poling, BN18 9PY
SUBJECT:	A/177/19/PL - New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.
RECOMMENDATION:	☐ Advice ☐ Modification ☐ More Information ☐ Objection ☐ No Objection ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The application site is not within an identified Mineral Consultation Area, nor is it in close proximity to infrastructure related to the winning or working of minerals. For this reason, no mineral sterilisation would occur and, as a result, the Minerals and Waste Planning Authority (MWPA) raise no objection to the development on these grounds.

West Sussex Waste Local Plan (April 2014)

The application relates to the redevelopment of the site that has previously been used for green waste management and processing via an in-vessel composting plant (planning permission ref. WSCC/080/10/PO, which allowed the extension of time for the implementation of a 2008 permission). As a result of the reduced economic viability of the site, the applicant seeks to instead develop the site for B1/B8 use.

The Design and Access statement for this application states that '*Although development of this scheme was commenced, no significant building works have been undertaken*'. While this is ambiguous, as a precaution the MWPA would consider that the permission has been implemented and therefore the site should usually be safeguarded against development that would prevent or prejudice the use of existing waste management sites or infrastructure, as per Policy W2 of the Waste Local Plan (2014). The current proposal would clearly prevent or at least prejudice this approved use.

Regardless, the site has not yet been operational, some 10 years after the extended permission for implementation was granted, and, by virtue of this, is not contributing to county waste management figures. Therefore, and as suggested by the applicant, it would be reasonable to assume that the economic viability of the site is questionable. Following this, statistics published within the WSCC 2017-2018 AMR identify that the county-wide capacity for In-Vessel Composting has not changed. This would suggest that there is no shortfall in demand that isn't being met by other operational sites.



Therefore the MWPA will offer No Objection to the proposed redevelopment, and is content that the proposal meets (c) of the WLP (2014) in that the redevelopment of the site would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweighs the retention of the site.

The decision maker should, however, satisfied itself 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

