

WSSC CONSULTATION RESPONSE:

County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: Claire Potts
DATE:	18/03/2022
LOCATION:	Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham
SUBJECT:	Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right 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 1250 residential dwellings and associated infrastructure. The application 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 opines that the proposed development would result in the sterilization of some 3 million metres cubed of sharp sand and gravel. While this is considered to be a significant amount of mineral resource, the MRA concludes that the environmental constraints would prevent any mineral from being extracted at the site. The MWPA would argue that, given the scale and quality of the resource as identified within the MRA, the loss of such a resource would be regrettable and efforts should be made to secure some mineral in full or in part should a full application be submitted.

Regardless, as per Policy M9 of the JMLP, it will be for the determining authority to weigh the overriding need of the non-mineral development against the safeguarded resource. Notwithstanding the above, should the determining authority not be satisfied that the housing need would be overriding, then the applicant should demonstrate that prior extraction would be maximised as far reasonably practicable and environmentally feasible if a full application is to come forward.



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

