

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

TO:	Case Officer: James Cross Arun District Council
DATE:	22/12//2020
LOCATION:	Boweries, Barnham Road, Eastergate, PO20 3RT
SUBJECT:	BN/135/20/PL Construction of 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). This site is a Strategic Site in SP2 (Zero Rated).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The proposal is for the development of an existing residential site within an identified Sharp Sand and Gravel Mineral Safeguarding Area. As the application site is for the development of land within the curtilage of an existing development, the MWPA would consider the proposal to meet the exemption criteria for consultation as per 2.4 of the Minerals and Waste Safeguarding Guidance. Regardless, the applicant has submitted a brief Mineral Resource Assessment he applicant and so the MWPA shall offer comment in relation to this.

The submitted MRA opines that Mineral Sterilisation will not occur at the site as a result of the limited site area and its semi-rural location. While Mineral Sterilisation will inevitably occur at the site as a result of the development (and is arguably already sterilised by way of the existing property on the land), the MWPA would agree that the extraction of these minerals would not likely be environmentally feasible or economically practicable given the presence of adjoining neighbours and the narrow plot of the site, which would result in a very limited extraction area once buffer zones etc. are taken into account.

Therefore the MWPA would offer No Objection to the proposed development.

West Sussex Waste Local Plan (April 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 Waste Management within Development).

Edward Anderson

