

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

TO:	Arun District Council Case Officer: Mr S Davis
DATE:	23/12/2021
LOCATION:	Land West of Fontwell Avenue, Fontwell, Eastergate, PO20 3RX
SUBJECT:	BN/147/21/OUT Outline application with all matters reserved (except access) for the erection of up to 8 No. dwellings. This application also lies within the parish of Aldingbourne. This application is a Departure from the Development Plan. 4 No dwellings including access, landscaping & associated works.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Joint Minerals Local Plan (2018)

The applications site is located within an identified Sharp Sand and Gravel safeguarding area. The Minerals and Waste Safeguarding Guidance (updated March, 2020) provides thresholds on when the Minerals and Waste Planning Authority should be consulted on non-mineral developments (2.4). As per these thresholds, the MWPA would not expect to be consulted on a non-mineral development (residential in this case) with 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. In this case, the development area is for 8 dwellings, and so it is considered that significant levels of mineral sterilisation would not occur if the development was permitted.

Therefore, the minerals and Waste Planning Authority would offer **No Objection** to the proposed development on a mineral safeguarding grounds.

Waste Local Plan (2014)

The application site is located some 300m to the north of an operational waste facility (S.R.C Recycling). The applicant has not provided a waste infrastructure statement to demonstrate that the proposed application would not prevent or prejudice the operation of the existing waste infrastructure, as per Policy W2 of the WLP, however, given the minor nature of the proposed works and its location beyond existing residential dwellings in relation to the waste site, it is not considered likely that the development, if approved, would reduce the operational capacity of the existing waste infrastructure.

Therefore, the MWPA would offer **No Objection** to the proposal, subject to the LPA being satisfied that the above concerns would not arise as a result of the development. Should



the determining authority require further information to assess this, then we would recommend that the MWPA is reconsulted following the submission of a Waste Infrastructure Assessment.

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

