

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

TO:	Case Officer: Ms. A Gardener
DATE:	11/12/2021
LOCATION:	Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR
SUBJECT:	F/22/21/PL 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The site is not located within a Mineral Safeguarding Area, and so it is not anticipated that any sterilisation of strategic materials would occur as a result of the proposed development. The MWPA would therefore offer No Objection on these grounds.

West Sussex Waste Local Plan (April 2014)

The MWPA had previously responded to a consultation request at the application site (June 2021) for a similar proposal, to which we requested that a proportionate Waste Infrastructure Assessment be submitted that demonstrates that the proposed development would not prevent or prejudice the existing waste operator at Northwood Farm. The previous application (F/5/21/PL) was refused; reason number 4 of which stating that the applicant had failed demonstrate that the proposed development would not prevent or prejudice the ongoing operation of the aforementioned waste site.

At the time of review, no specific waste infrastructure assessment has been submitted with the application. Further, the applicant does not discuss the planning merits of the application with regard to the WLP within their Planning Statement. However, the applicant has submitted dust, lighting and odour assessments, each of which opine that the proposal would not prevent or prejudice the existing waste operation.

As per our original response, it was suggested that a noise assessment be submitted that demonstrates the normal operation of the waste site would not generate excess noise that would harm the amenity of residents at the application site, however, a noise assessment has not been submitted at this time. At this stage, the MWPA would not consider that the applicant has sufficiently demonstrated compliance with Policy W2 of the WLP.

While it is appreciated that the permission for the extension to the waste facility was approved by the County Planning Authority (WSSC/037/19) on the grounds that amenity impact from noise (and other emissions) would not have a significant impact on



neighbouring amenity (subject to conditions), the applicant should demonstrate that the location of the proposed development would not introduce new sensitive receptors, especially along the southern boundary of the application site, that would be incompatible with the safeguarded waste facility. Discussion with the waste operator is highly encouraged.

Therefore, the MWPA requests that More Information in the form of a Waste Infrastructure Statement is submitted prior to the determination of the application. This report should utilise technical assessments in demonstrating that the submitted information complies with Policy W2 of the WLP. We would echo our previous comments on this matter, referring to the [guidance](#) provided by the MWPA that suggests an appropriate assessment would include detail on the following matters:

- The distance of the proposal from the safeguarded site;
- Any existing screening from buildings or vegetation;
- Identification of pre-existing conditions such as background noise, light, odours, vibration, dust and other emissions;
- The potential for the site to deliver suitable mitigation including the identification of the means by which the development has introduced layout, design and other mitigation measures to mitigate potential effect on and from the safeguarded site;
- Confirmation of pre-application consultation/engagement with the minerals or waste infrastructure operator (to demonstrate a full understanding of the existing and potential future operation of the site, including hours of operation, level of activity and likely sources of noise, light, odours, vibration, dust and other emissions);
- Where appropriate, a full assessment of issues such as noise and light;
- Statement of the overall compatibility of the development with the minerals or waste infrastructure.

The applicant should seek to demonstrate that any existing conditions at the waste site would remain operable (e.g. condition 30 of WSCC/014/09/CM, which specifically relates to noise levels at nearby residential property, among others) and that the extension to the waste site (WSCC/039/19, which has permission but has not yet been implemented as far as the County Planning Authority is aware) is considered to ensure that, as an 'agent of change', suitable mitigation is included before the development is completed (as per paragraph 182 of the NPPF). Appropriate buffers and mitigation should be built into the proposed development, with suitable separation distances provided between sensitive uses and the waste sites, to ensure that the proposed development would be both compatible with existing waste uses, and not prejudice their ongoing or future development.

The decision maker also 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

