

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

TO:	Case Officer: Sam Whitehouse
DATE:	03/07/2026
LOCATION:	Paynters Croft, Burndell Road, Yapton, BN18 0HR
SUBJECT:	F/36/26/OUT Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No. dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

West Sussex Joint Minerals Local Plan (July 2018, Partial Review March 2021)

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.

WSSC Waste Local Plan (April 2014)

The proposed development seeks outline planning permission for the delivery of 40 dwellings on the land at Paynters Croft, to the west of Burndell Road. The application site is located within a Waste Infrastructure Consultation Zone, with nearby waste operations including TJ Waste Material Recycling Facility (extant permission WSSC/018/25 to allow handling of non-inert waste and a live application WSSC/009/26 to allow tipping within the MRF building during normal operational hours and import/export of waste on Bank and Public Holidays). Accordingly, any development within these areas should be assessed against Policy W2 of the WSSC Waste Local Plan, 2014, which seeks to ensure that development does not prevent or prejudice the continued operation of safeguarded waste infrastructure (in this case, by way of the Agent of Change principle).

The applicant has provided a Waste Infrastructure Statement which draws from the submitted Noise Assessment to conclude that, subject to the implementation of proposed noise attenuation measures (including a 1m bund with 2.5m acoustic fence on top along the southern boundary of the application site), the proposed scheme is designed to ensure that any future residents would not experience any unacceptable noise impacts from the adjacent industrial land uses to the south.

At this stage, the MWPA would defer any comments to be made in relation to the acceptability of the Noise Assessment to the LPA's Environmental Health/Protection Consultee and would offer No Objection to the proposed development from a Waste Infrastructure standpoint subject to the satisfaction of these consultees. Further, the LPA



may require submission of additional assessments, including those relating to odour and dust, noting operations at the adjacent Waste Infrastructure are subject to an Environmental Permit and controlled via appropriate management plans (as approved under WSCC/018/25). Please could the MWPA be reconsulted upon receipt of this information should it be necessary in determining the proposal at the outline stage.

Kind regards,

Edward Anderson (Planner)

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 04 August 2026 10:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: MWPA Response F-36-26-OUT - Paynters Croft, Yapton, 40 Dwellings

E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: Edward Anderson [REDACTED]
Sent: 03 August 2026 14:58
To: Planning <Planning@arun.gov.uk>
Cc: PL Planning Applications [REDACTED] Amber Willard
<Amber.Willard@arun.gov.uk>
Subject: MWPA Response F-36-26-OUT - Paynters Croft, Yapton, 40 Dwellings

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Good afternoon,

On behalf of the MWPA, please find the consultation response attached, for distribution to the allocated case officer (cc'd).

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ

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