

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

TO:	Case Officer: Ms. A Gardener
DATE:	28/05/2021
LOCATION:	Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR
SUBJECT:	F/5/21/PL Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.
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 proposed development would be located within the proximity of existing waste infrastructure at Northwood Farm, with the proposed dwellings along the southern site boundary of the application site being located some 100m to the north of the area of waste operations. Existing waste sites and infrastructure should be protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation, as per Policy W2 of the Waste Local Plan.

It is noted that the County Planning Authority recently approved an extension to the waste site to allow for the on-site crushing of concrete within a specialised facility (WSSC/037/19), which was deemed to not have a significant impact on the amenity of existing neighbouring properties around the waste site (subject to conditions).

As per Policy W2 of the Waste Local Plan and in accordance with the 'agent of change principle', the applicant should demonstrate that the proposed development would not prevent or prejudice the ongoing operation of the waste management site by way of submission of a Waste Infrastructure Assessment. The guidance provided on this matter by the MWPA 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 MWPA would therefore request that an appropriate and proportionate Waste Infrastructure Assessment is submitted and the MWPA is re-consulted upon receipt of this document.

Edward Anderson

