

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

|                        |                                                                                                                                                                                                                                                                                                                                           |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>             | Case Officer: Hannah Kersley                                                                                                                                                                                                                                                                                                              |
| <b>DATE:</b>           | 07/08/2025                                                                                                                                                                                                                                                                                                                                |
| <b>LOCATION:</b>       | Land west of Bridge Road Roundabout, Littlehampton<br>BN17 5DF                                                                                                                                                                                                                                                                            |
| <b>SUBJECT:</b>        | LU/124/25/RES   Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building. This application is a Departure from the Development Plan, may affect a public footpath, lies within the parish of Climping and is in CIL Zone 3 and is CIL Liable as new dwellings. |
| <b>RECOMMENDATION:</b> | <input type="checkbox"/> Advice <input type="checkbox"/> More Information<br><input type="checkbox"/> Objection <input type="checkbox"/> Consulted in Error<br><input type="checkbox"/> No Objection <input checked="" type="checkbox"/> No Objection Subject to:                                                                         |

The application relates to the approval of reserved matters following granting of outline consent LU/238/20/OUT for 60 dwellings on the land to the west of Bridge Road Roundabout. A small part of the northern side of the application site is located within a Waste Infrastructure Safeguarding Buffer Zone for the Littlehampton Clinical Waste Facility, located on Arndale Road some 260m from the application site boundary. It does not appear that the MWPA were consulted on or provided comments on the outline planning application, and no information with regard to waste infrastructure safeguarding has been provided at this stage, as would usually be required by Policy W2 of the Waste Local Plan (2014).

That said, it is appreciated that only a small area of the northern tip of the development area falls within this consultation buffer zone. Further, no residential buildings appear to be located within 250m of the operational waste infrastructure. As a result, the potential for the introduction of sensitive receptors proximal to the waste infrastructure that may prevent or prejudice its continued operation by virtue of the 'agent of change' principle is considered low, albeit the LPA should be satisfied that this has been demonstrated when coming to a decision, following technical advice as informed by their Environmental Health Team as necessary.

Therefore, subject to the above considerations, the MWPA would offer no objection to the proposal from a waste infrastructure safeguarding perspective.

Kind regards,

Edward Anderson

[Redacted Signature]

[Redacted Signature]



**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 08 August 2025 12:00  
**To:** Planning Scanning  
**Subject:** FW: MWPA Response LU-124-25-RES Land West of Bridge Road, Littlehampton, BN175DF  
**Attachments:** MWPA Response LU-124-25-RES Land West of Bridge Road, Littlehampton, BN175DF.pdf

WSSC Minerals and Waste response

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Arun District Council, Civic Centre, Maltravers Rd  
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**From:** Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning  
**Sent:** 07 August 2025 14:25  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: MWPA Response LU-124-25-RES Land West of Bridge Road, Littlehampton, BN175DF

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**From:** Edward Anderson [REDACTED]  
**Sent:** 07 August 2025 14:24  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Cc:** PL Planning Applications [REDACTED]  
**Subject:** MWPA Response LU-124-25-RES Land West of Bridge Road, Littlehampton, BN175DF

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Good afternoon,

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

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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