

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

TO:	Arun District Council Case Officer: Anita Gardener
DATE:	16/10/2020
LOCATION:	57 River Road, Littlehampton, BN17 5DD
SUBJECT:	LU/247/20/PL Partial demolition of existing building, retention of boundary wall & street facade, partial demolition of boundary wall to incorporate new pedestrian gateway & gate, erection of 6 No. flats in 2 blocks connected by shared stair & lift core, on site parking yard for 8 No. cars & 8 No. cycles & space for communal refuse & recycling bins. This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018) (JMLP)

As the site is within the built up area boundary, and therefore not located within a designated minerals safeguarding area, it is considered that the proposal would not result in any mineral sterilisation.

The site is, however, located within proximity of the Littlehampton railhead. This is regarded as safeguarded minerals infrastructure vital to the transport and distribution of minerals within the county and is protected by Policy M10 of the JMLP. It is noted that the development is of a minor scale and good degree of separation exists between the development site and the safeguarded infrastructure. As a result, it is not considered that a Minerals Infrastructure Statement would be necessary to the determination of the application.

The MWPA would therefore offer No Objection to the proposed development, subject to the decision maker being satisfied that the proposal would not prevent or prejudice the safeguarded waste infrastructure as per Policy M10 of the JMLP.

West Sussex Waste Local Plan (April 2014)

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

