

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

TO:	Arun District Council Case Officer: Mrs A Gardner
DATE:	26/11/2021
LOCATION:	Metcraft Ltd, Harwood Road, Littlehampton, BN17 7BB
SUBJECT:	LU/290/21/PL Construction of a new industrial unit with the replacement of an existing industrial unit with proposed maximum heights of 14 metres. This application is in CIL Zone 4 (zero rated) as other development.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Join Minerals Local Plan (2018)

The proposed development area is located within a built-up area and so no mineral sterilisation would be expected as a result of the proposal. The MWPA would therefore offer No Objection on these grounds.

The application site is, located within the Minerals Infrastructure buffer zone of the Littlehampton, which includes the Railway Wharf and Tarmac Plant; both of which are safeguarded minerals infrastructure as per policy M10 of the JMLP. Therefore, the applicant should demonstrate that the proposed development would not prevent or prejudice the existing operations of this infrastructure.

The applicant has submitted a Mineral Infrastructure Statement that opines that the proposed development would be compatible with the existing infrastructure by virtue of its location in respect to the wharf. Further, the report assesses the proposal with regard to potential amenity and environmental related constraints, and concludes that the proposed development would not directly impinge on the safeguarded mineral infrastructure.

It is noted that no part of the application site is within or would share a boundary with the safeguarded mineral infrastructure and it would utilise a different access route to the Wharf (Bridge Road). Therefore, the MWPA would broadly agree with the conclusion of the assessment and would offer No Objection to the proposed development.

Waste Local Plan (2014)

The application site is within an area identified for the safeguarding of existing waste operations that make a significant contribution to waste management within the county,



including the Medisort facility on Fort road, the Littlehampton Clinical Waste Facility on Arndale Road and the Arundel District Council Depot (operated by Biffa) on Harwood Road.

The applicant has not included a Waste Infrastructure Assessment within their submitted documents. While it is appreciated that the developments to the site would be contained within the application site boundary, there is potential for a cumulative highways impact that may impose upon the waste facilities around the site.

That said, given the scale of the proposal, the MWPA would offer No Objection to the proposal at this stage subject to the determining authority being satisfied that the continued operation of waste facilities in the area (with a specific emphasis on the council depot to the north) can be maintained going forward as per Policy W2 of the WLP.

Edward Anderson

