



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

TO:	Case Officer: Amber Willard
DATE:	13/05/2025
LOCATION:	Sefter Farm, Pagham Road, Pagham, RH21 3PX
SUBJECT:	P/40/25/PL Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated) and may affect the setting of a listed building.
RECOMMENDATION:	☐Advice ☐Objection ☐No Objection ☒More Information ☐Consulted in Error ☐No Objection Subject to:

Joint Minerals Local Plan (2018, partial review 2021)

The application site is not located within an identified mineral safeguarding area. Therefore, it is not expected that any significant degree of mineral sterilisation will occur, and the MWPA would offer No Objection to the application from a mineral safeguarding perspective.

West Sussex Waste Local Plan (2014)

The proposed development seeks planning permission to extend the existing production building and remodel the existing reservoir to the south. The application site is located proximally to operational waste that makes an important contribution to the transfer of waste within the County (Sefter Farm AD Plant), as identified within the most recent Annual Monitoring Report ([2023- 2024](#)). Accordingly, the applicant should demonstrate that the proposal would comply with Policy W2 of the WLP i.e. that the proposal would not prevent or prejudice the continued operation of the operational waste infrastructure.

The applicant's attention is directed towards paragraph 3.4 of the West Sussex Minerals and Waste Safeguarding [Guidance](#), which sets out advice on the matters to be addressed within an appropriate Waste Infrastructure Statement. The MWPA would request that the applicant demonstrates how the proposal would remain compatible with the operational waste infrastructure, as required by Policy W2 of the Waste Local Plan, and is reconsulted with this supporting information upon its receipt.

Kind regards,

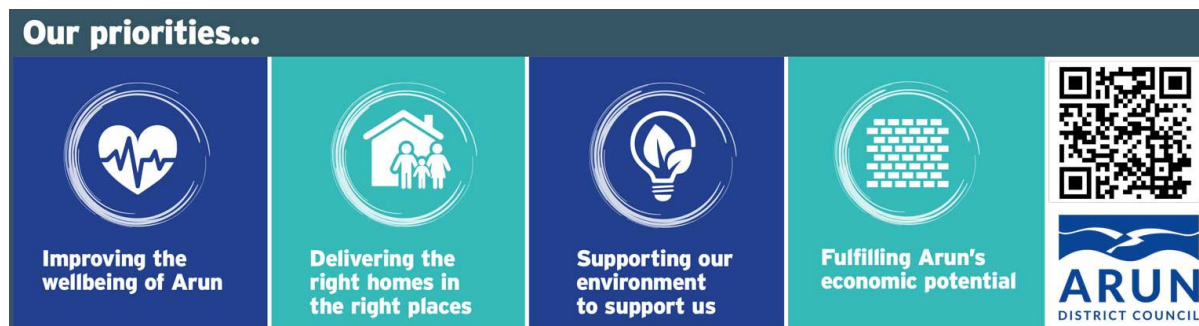
Edward Anderson, Planner



Planning Correspondence – Response to Minerals and Waste

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Richard Goodall
Sent: 09 June 2025 15:38
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Re: P/40/25/PL

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Dear Amber,

I have spoken to the applicants who have confirmed my initial thoughts on the AD Plant and its ongoing operational importance.

Specifically, the existing AD plant is the cornerstone of Barfoot's operation both in terms of its sustainable credentials and the importance their customers place on this; and their efficient operation of the enterprise. The plant provides the vast majority of the power used on site and provides a substantial cost saving against that same power being imported via the grid. Many of their processes are power intensive and therefore their ability to source their own power is highly advantageous.

The current application does not in any way impact on the existing AD or its day to day operation. There is no question of the plant being closed or its output reduced, even during any construction phase.

It should be noted that the AD is critical to the day to operational efficiency and viability of the applicant's enterprise and will be retained.

As an aside you will note that the applicants have also installed solar across much of their extensive roof area which further illustrates their commitment to renewable non-carbon based power.

I trust that this clarifies matters and demonstrates full compliance with Policy W2 of the Waste Local Plan.

Regards

On Wed, 4 Jun 2025 at 15:01, Amber Willard <Amber.Willard@arun.gov.uk> wrote:

Dear Mr Goodall

P/40/25/PL

I have received comments from WSCC minerals and waste regarding P/40/25/PL.

They require some additional information to address how the proposal would remain compatible with the operational waste infrastructure nearby.

Please are you able to address their comments by the 18th June so I can reconsult them.

Thanks

Amber Willard MRTPI

Principal Planning Officer, Planning Department

E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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Richard Goodall
Advoco Planning



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From: Nicola Oktay on behalf of Planning.Responses
Sent: 01 July 2025 09:19
To: Planning Scanning
Subject: FW: MWPA Response P-40-25-PL Sefter Farm, Pagham Road, PO21 3PX
Attachments: MWPA Response P-40-25-PL Sefter Farm, Pagham Road, PO21 3PX.pdf; Additional Information Waste Infrastructure.pdf

WSSC Minerals and Waste response

Nikki Oktay
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T: 01903 737965
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From: Edward Anderson [redacted]
Sent: 30 June 2025 15:49
To: Planning <Planning@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>; PL Planning Applications <[redacted]>
Subject: MWPA Response P-40-25-PL Sefter Farm, Pagham Road, PO21 3PX

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Good afternoon,

Having reviewed the comments submitted by the applicant (attached, dated 09/06/2025), I am now satisfied that the proposed development would not prevent or prejudice the continued operation of the safeguarded waste infrastructure, as required by Policy W2 of the WSSC Waste Local Plan (2014).

Therefore, the MWPA would offer No Objection to the proposed development.

I have attached our original response for reference.

Kind regards,

Edward Anderson
Planner, County Planning, Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ
[redacted]

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