

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

TO:	Case Officer: Mr. N. Crowther
DATE:	28/05/2021
LOCATION:	Land at West Walberton Lane Walberton BN18 0QF
SUBJECT:	WA/32/21/PL Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, 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

Joint Minerals and Waste Local Plan (2018) (JMLP)

The proposed development involves the creation of 30 no. new dwellings on the land to the west of Walberton Green and along the western side of West Walberton Lane. The application site is some 1.5ha in surface area and is located outside of the Built-Up Area Boundary of Walberton (as defined within the Arun Local Plan, 2018). The site is located within a mineral safeguarding area for Sharp Sand and Gravel, and it is noted that the Walberton Conservation Area runs along the eastern site boundary.

Policy M9 of the JMLP notes that proposals for non-mineral development within these areas will not be permitted unless:

- (i) *"Mineral sterilisation will not occur; or*
- (ii) *It is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- (iii) *the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible."*

Sterilisation of the mineral resources will occur as a result of the change of use of the land. The applicant has not confirmed whether the extraction of the mineral is appropriate, environmentally feasible, or practicable; or if prior extraction is not possible, whether there is an overriding need for the development.

Sharp Sand and Gravel is a locally significant resource for the construction and aggregate industry, among other uses, and so it is important that potential sites for extraction are considered with regard to existing infrastructure and local demand (see 2.6 of the [guidance](#) for more information). This should be assessed within a Mineral Resource Assessment,



alongside the potential for use of the resource within the proposed development or by other 'users' of the resource where practicable.

We would therefore ask that this additional information is provided prior to the determination of the application.

West Sussex Waste Local Plan (April 2014)

As per W2 of the WLP, the proposed development should not prevent or prejudice the operation of existing waste sites or infrastructure that make a significant contribution to the transfer of waste within the county. From a desktop study it is apparent that no waste management facilities or infrastructure are within the immediate proximity of the proposed development area.

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

