

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

TO:	Case Officer: Joseph Swift
DATE:	10/11/2025
LOCATION:	Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
SUBJECT:	DM/25/2640 Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The proposal relates to the submission of reserved matters (pursuant to planning application reference DM/21/3279) relating to the construction of a primary school on the land to the east of Issacs Lane, North of Burgess Hill (Northern Arc). The application site comprises an area of 2.18 hectares and is located within a mineral consultation area for Brick Clay and Building Stone.

As per the exemption criteria for consultation (paragraph 2.4 of the Minerals and Waste Safeguarding [Guidance](#)), the application site area falls below the threshold for consultation (3ha for both Brick Clay and Building Stone). That said, the MWPA appreciates being notified of the development, and would highlight our comments made in relation to DM/18/5114 (outline permission for Burgess Hill Northern Arc), which concluded that *"Providing Policy M9 (iii) is met accordingly or the applicant is willing to investigate prior extraction within the suitable "land parcels" if the permission moves beyond the outline stage, the County Planning Authority would offer No Objection"*.

The MWPA would therefore offer no objection to this application for reserved matters from a Mineral Safeguarding Standpoint.

With regards to waste infrastructure, the application site is located some 300m to the northwest of Burgess Hill Household Waste Recycling Site and some 2km to the east of Goddards Green Waste Water Treatment Works (beyond which is a ~5ha site allocated for waste management as per Policy W10 of the Waste Local Plan, 2014). Both the HWRS and WWTW are safeguarded under Policy W2 of the WLP.

While the principle for a school in this location has already been accepted as per the outline permission, the LPA should be satisfied that the proposal is designed appropriately as to ensure the compatibility between existing and future land uses, as per the agent of change



principle. Broadly speaking, the application site is outside of the safeguarded waste infrastructure consultation zone, and so any impacts may be limited, however, this will be for the determining authority to confirm (to be informed by the technical expertise of the District Environmental Health Officer, as necessary).

Therefore, the MWPA would offer no objection to the proposed development from a waste safeguarding perspective, subject to the considerations outlined above.

Kind regards,

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