

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council
FROM:	WSSC - Minerals and Waste Safeguarding
DATE:	24 February 2026
LOCATION:	Land North Of Borers Arms Road Cophorne West Sussex RH10 3LH
SUBJECT:	DM/26/0303 Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Cophorne Bank and Borers Arms Road.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

Thank you for consulting West Sussex County Council, Waste and Minerals on the above application. However, this site appears to be with Surrey County Council so please refer to them for comments.

The application site in question **does not** meet the criteria for consulting West Sussex County Council as set out in the [Minerals and Waste Safeguarding Guidance](#) therefore, the minerals and waste authority would offer a **no comment** to the proposed development. A summary of these thresholds is attached to this email and a short video (approx. 20 mins) explaining minerals and waste safeguarding and when the County Council should be consulted is available by clicking this link: <http://www2.westsussex.gov.uk/ssr/mwsfgrdngprsrntn.ppsx>. To hear the audio, view the slides as a 'slide show'.

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 of the West Sussex Waste Local Plan, 2014).

Minerals and Waste
West Sussex County Council – Planning Services