

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

TO:	Case Officer: Joanne Fisher
DATE:	25/08/2022
LOCATION:	Land South Of Henfield Road, Albourne, West Sussex
SUBJECT:	DM/22/2416 Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access.
RECOMMENDATION:	<div> <input type="checkbox"/> Advice <input type="checkbox"/> Objection </div> <div> <input type="checkbox"/> Modification <input type="checkbox"/> No Objection </div> <div> <input checked="" type="checkbox"/> More Information <input type="checkbox"/> Refusal </div>

West Sussex Joint Minerals Local Plan (July 2018)

The site is within areas identified as a brick clay Mineral Safeguarding Area. 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."*

The applicant has not considered the potential for the prior extraction of the resource by way of submission of a Mineral Resource Assessment, or the safeguarding of the mineral resource within their Planning Statement. Therefore, the MWPA would request that more information is submitted prior to a decision being issued, whereby the applicant should demonstrate that the proposal complies with Policy M9 as outlined above.

The applicant's attention is drawn to the WSSC Minerals and Waste Safeguarding Guidance, found [here](#).

West Sussex Waste Local Plan (April 2014)

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



Tel.: 0330 2228 879

Email: edward.anderson@westsussex.gov.uk