



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

<b>TO:</b>	Case Officer: Matthew Porter
<b>DATE:</b>	07/07/2025
<b>LOCATION:</b>	Land To The South of Broadbridge Way, Broadbridge Heath, West Sussex
<b>SUBJECT:</b>	DC/25/0894   Full Planning Application for the erection of 89no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sergeant Way, provision of public open space, landscaping and drainage solutions.
<b>RECOMMENDATION:</b>	<div><input type="checkbox"/>Advice</div> <div><input type="checkbox"/>Objection</div> <div><input type="checkbox"/>No Objection</div> <div><input checked="" type="checkbox"/>More Information</div> <div><input type="checkbox"/>Consulted in Error</div> <div><input type="checkbox"/>No Objection Subject to:</div>

The application seeks planning permission for the delivery of 89 new homes on the northeastern parcel of land, previously land set-aside for the provision of a new primary school, relating to the south of Broadbridge Way development (outline permission DC/09/2101).

The application site is within the 250m consultation buffer zone of operational waste infrastructure (Broadbridge Heath Depot, as identified within the 2023-2024 [AMR](#)). Therefore, the application should be considered against Policy W2 of the West Sussex Waste Local Plan (2014) to demonstrate that the proposal would not prevent or prejudice the continued operation of the safeguarded waste infrastructure by way of introduction of sensitive receptors, in accordance with the 'agent of change principle'.

It appears that technical assessments of both background noise and air quality has been submitted with this application, however, neither refer to the safeguarded waste infrastructure. Notwithstanding individual review of these documents by the District's Environmental Health Officer, the applicant should provide a Waste Infrastructure Statement that considers the development against Policy W2 informing as to whether the introduction of new housing would have any significant impact upon the continued operation of the safeguarded waste infrastructure. The applicant's attention is directed towards section 3.4 of the Minerals and Waste Safeguarding [Guidance](#).

Therefore, the MWPA is minded to request more information in the form of a Waste Infrastructure Statement at this stage. Please could the applicant be asked to provide this information and the MWPA reconsulted accordingly upon its receipt.

Kind regards,

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