



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

TO:	Horsham District Council Case Officer: M Porter
DATE:	14/08/2020
LOCATION:	Berkeley Homes Development Site, Worthing Road, Southwater, RH13 9BT
SUBJECT:	DC/19/2464 Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater
RECOMMENDATION:	☐ Advice ☐ Modification ☐ More Information ☐ Objection ☒ No Objection ☐ Refusal

Joint mineral Local Plan (2018)

The application site is within an identified Brick Clay and Building Stone Safeguarding Area, and the proposed number of dwellings (80) exceeds the consultation threshold criteria of 10. It is therefore considered that the proposed development would, if approved, result in sterilisation of the mineral resource.

However, the site has previously gained outline permission (DC/14/0590) for residential development and is identified as a strategic location for housing (as per the Horsham District Planning framework 2015). While this outline permission has now lapsed, no mineral concerns were raised as per the previous approval. Therefore, the MWPA would offer No Objection on the basis that the application meets the exemption criteria detailed within 2.4 of the Minerals and Waste Safeguarding Guidance (March 2020, found [here](#)).

It is recommended that, where practicable, the applicant consider further investigation of the presence of building stone on site which would likely be a narrower horizon of mineral, and for which prior extraction could be considered. Further, given the historic local use of the mineral as a building material characteristic of the area, consideration could be given to its potential incorporation into the development as proposed.

WSSC Waste Local Plan (2014)

There are no identified safeguarded waste operators within proximity of the site that would have their operations prevented or prejudiced as a result of the development. 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).

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