

**WSSC CONSULTATION RESPONSE (2):
County Planning – Minerals & Waste Planning Authority**

TO:	Case Officer: Alice Johnson
DATE:	26/08/2026
LOCATION:	Land at Station Road, Warnham, West Sussex RH12 3SR
SUBJECT:	DC/26/0585 Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access
RECOMMENDATION:	☒ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☐ No Objection Subject to:

Thank you for reconsulting the MWPA on this application. Our initial response, provided on the 22nd of May, 2026, requested further information with regards to how the application site would remain compatible with the safeguarded minerals (Wienerberger Brickworks) and waste (Brookhurst Wood) infrastructure to the northeast of the application site, to be submitted in the form of both a Minerals and Waste Infrastructure Statement. The applicant has not submitted these statements at this time, however, they have updated the Air Quality Assessment (AQA) following subsequent consultation responses provided by your Environmental Health and Licencing Team.

The updated AQA provides discussion around the Agent of Change Principle (Section 10) and broadly concludes that, whilst the proposal would introduce a small resident population to the site and nearer to industrial activities generating Airbourne particulate matter (PM_{2.5}), the current background concentrations of these emissions are substantially below targets set by the Environment Act and any future development of these particulate sources would be subject to strict environment controls as per their respective Environmental Permits. As a result, the Assessment concludes that there is no evidence to suggest that the site is unsuitable for residential purposes with regards to impacts arising from Air Quality (including dust and odour).

We would caution any reliance on controls imposed by Environmental Permits when assessing impacts between sites, noting that permits require best available techniques be adopted to minimise odour, rather than providing any safeguard against odours being experienced at neighbouring receptors.

As identified within the Environmental Health and Permitting Team's consultation response, dated 20/08/2026, the overall odour effect as concluded within the AQA remains 'slight adverse', which is a cause for concern. The MWPA would highlight that receptors experience of odour is often a highly subjective matter, and the development would introduce several new sensitive receptors to an area where odour complaints are well documented within the wider locality. As requested by the Environmental Health Officer (EHO), further evidence should be provided to demonstrate the extent of 'slight adverse' impacts of odour across the site.

At this stage, the MWPA continue to defer to EHOs for any detailed technical appraisal of the submitted AQA and any subsequent revisions, as well as matters in relation to noise, in accordance with relevant standards and guidance. If EHOs are satisfied with the findings of these assessments, the LPA must ensure that all mitigation measures proposed and relied upon (including their ongoing retention/maintenance), are robustly secured to ensure no prejudice to the operation of safeguarded minerals and waste infrastructure. If EHOs are not satisfied with the information provided, the MWPA would object to the development.

As stated in our previous response, the applicant should provide both a Minerals and Waste Infrastructure Safeguarding Assessment, drawing upon the conclusions of the Noise and Air Quality Assessments and including discussion with neighbouring land uses, to demonstrate the compatibility between the application site and existing/future nearby minerals and waste uses, in accordance with Policy M2 of the JMLP and W10 of the WLP. Please could the MWPA be reconsulted on this application should this information come forward.

Kind regards,

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