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

TO:	Horsham District Council Case Officer: Shazia Penne
DATE:	19/07/2024
LOCATION:	Washington Paddocks, London Road, Washington, West Sussex, RH20 4AJ
SUBJECT:	DC/24/0893 | Change of Use of Existing Sand School for Dog Agility in addition to Equestrian Purposes (Retrospective) |
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018, as revised March 2021)

The site is located within a Mineral Safeguarding Area for Soft Sand and is located within proximity of the southwestern boundary of the operational minerals infrastructure of Rock Common. The proposed development seeks retrospective permissions for the change of use to the site to allow for dog agility training alongside its current equestrian use, and the applicant has not acknowledged either planning constraint within their submission.

Given the site is already developed and no extension to the site is proposed, it is our understanding that no additional development would commence that may sterilise any safeguard mineral resource. Therefore, as per Policy M9 of the JMLP, no mineral sterilisation would occur and the MWPA would offer **no objection** to the development in this regard.

With regard to the safeguarding of minerals infrastructure, the application site is located within close proximity to the southwestern corner of Rock Common, the boundary of which is located some 105m to the northeast. Policy M9 (a) of the JMLP states that:

> *(a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.*

The LPA should be satisfied that the proposed development would not prevent or prejudice the continued operation of the safeguarded waste infrastructure either by way of introducing additional sensitive receptors or cumulative highways impacts, as per the advice provided within para 3.4 of the M&W Safeguarding Guidance. Subject to the LPA being satisfied that the proposed change of use would not have any significant impacts upon the existing quarry, the MPA would offer no objection to the proposal.

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