

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

<b>TO:</b>	Case Officer: Andrew Watt
<b>DATE:</b>	03/09/2020
<b>LOCATION:</b>	Land North Of Turners Hill Road Turners Hill West Sussex
<b>SUBJECT:</b>	DM/20/2877   Outline application for single chapel crematorium with a single abated cremator and natural burial site with associated access, car parking, landscaping and drainage. All matters reserved apart from access.
<b>RECOMMENDATION:</b>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Advice</div> <div style="width: 50%;"><input type="checkbox"/> Objection</div> <div style="width: 50%;"><input type="checkbox"/> Modification</div> <div style="width: 50%;"><input type="checkbox"/> No Objection</div> <div style="width: 50%;"><input checked="" type="checkbox"/> More Information</div> <div style="width: 50%;"><input type="checkbox"/> Refusal</div> </div>

West Sussex Joint Minerals Local Plan (July 2018)

The site is within a Building Stone Mineral Safeguarding Area and would occupy some 7ha of land. 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."*

Sterilisation of the mineral resources will occur as a result of the change of use of the land. The applicant has not confirmed whether the extraction of the mineral is appropriate, environmentally feasible, or practicable; or if prior extraction is not possible, whether there is an overriding need for the development.

Building stone is a locally significant resource for the renovation of historic buildings and so it is important that potential sites for extraction are considered with regard to existing infrastructure and local demand (see 2.5 of the [guidance](#) for more information). This should be assessed within a Mineral Resource Assessment, alongside the potential for use of the resource within the proposed development or by other 'users' of the resource where practicable.

We would therefore ask that this additional information is provided prior to the determination of the application.

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](mailto:edward.anderson@westsussex.gov.uk)