

West Crawley County Local Committee

Wednesday 24 January 2007

Minerals and Waste Development Framework: Public consultation on the draft Minerals and Waste Core Strategy and draft Strategic Waste Site Allocations

Report by Director for Environment and Development and Head of Planning Services

Introduction

1. The County Council is required to prepare the West Sussex Minerals and Waste Development Framework (MWDF - the "Framework"). New documents will be prepared as part of the Framework to replace the adopted West Sussex Minerals Local Plan (MLP) and the approved Revised Deposit Draft of the Waste Local Plan (WLP).
2. The Minerals and Waste Core Strategy Development Plan Document (DPD) will be the key document in the Framework; all other documents must conform generally with the Core Strategy. The Core Strategy will not contain site-specific allocations, which will be covered by other documents such as the Strategic Waste Site Allocations DPD.
3. The new documents are required to be consistent with national policy and in general conformity with the Regional Spatial Strategy, currently the Regional Planning Guidance for the South East (RPG9) until it is replaced by the emerging South East Plan.
4. The first drafts, the Preferred Option drafts, of the Core Strategy DPD and the Strategic Waste Site Allocations DPD were approved by County Council on 15 December 2006. They are accompanied by draft Sustainability Appraisal (SA) Reports that address their potential social, economic, and environmental impacts.
5. The comments of the County Local Committee are sought on the draft documents which represent the County Council's latest 'thinking' on the matters being addressed. As such, they must be seen as 'works in progress' pending further technical work and public consultation on their contents.

Minerals and Waste Core Strategy

6. The Core Strategy will cover the period to 2021 and set out a vision, strategic objectives, a strategy for minerals and waste planning, and a monitoring and implementation framework. It will also contain policies against which proposals for minerals and waste development will be assessed.
7. The key elements of the draft preferred strategy for minerals planning are:
 - safeguarding existing resources;

- meeting the apportionment for sand and gravel in the short/medium-term through the existing allocations in the MLP;
 - meeting additional need to 2021 by identifying any new sites that may be required in a Mineral Site Allocations DPD (to be prepared from 2009);
 - judging proposals for other minerals (including chalk, clay, sandstone, oil, and gas) on their merits against policies in the Core Strategy; and
 - safeguarding the overall level of provision for wharves and railheads.
8. The key elements of the draft preferred strategy for waste planning are:
- net self-sufficiency for the County with only minor cross border movements with adjoining authorities and no specific provision to accommodate waste from London;
 - safeguarding existing waste management facilities;
 - providing for additional built waste management facilities (e.g. for sorting, transfer, recycling, and treatment) by allowing suitable new sites to come forward through a criteria-based approach that focuses on sites within or close to the main urban areas and on previously-developed land;
 - allocating large (strategic) sites for new built facilities across the County to supplement the existing network of sites; these sites will be within or close to the main urban areas along the coast and in the north-east of the County, and the larger settlements in the rural areas;
 - judging proposals for other uses (e.g. open-air composting) on their merits against policies in the Core Strategy;
 - to meet identified need to 2021 for the disposal of non-inert waste residues through existing landfill sites; by allocating suitable sites based on the restoration of clay-working pits; and by allowing other suitable sites to come forward as needed (which will be judged on their merits against policies in the Core Strategy). No sites for land-raising will be identified; and
 - judging proposals for the disposal of inert waste residues on their merits against the policies in the Core Strategy (i.e. no allocations will be made given that previous allocations have not come forward and there is little apparent demand in terms of the submission of planning applications). Available materials should be directed towards the restoration of mineral sites.
9. There are 8 mineral policies, 10 waste policies and 12 generic policies that flow from the draft preferred strategies for minerals and waste. The Core Strategy policies must not repeat national or regional policies.

Strategic Waste Site Allocations

10. The Strategic Waste Site Allocations DPD will cover the period to 2021 and must accord generally with the Core Strategy. It will identify large sites (1 hectare or more) for permanent built waste management facilities to help deliver the Core Strategy. The focus is on sites within or close to built-up areas and on previously-developed land. Greenfield sites have only been considered if alternative sites are not available. The sites must be suitable in

principle for sorting, transfer, recycling, and treatment but the DPD does not prescribe the preferred use for each site.

11. The DPD must also identify additional non-inert landfill sites that are required to 2021 whilst avoiding a potential over-provision of capacity. No inert landfill sites will be allocated as available materials should be directed towards restoration of mineral sites.
12. The County Council is required under the new planning system to consider all 'reasonable' options. This includes sites currently allocated in the draft WLP, other sites that were rejected in the preparation of that plan, and some new sites. Evidence from the WLP process has been reconsidered, together with new evidence, to ensure that the County Council has the right information to inform decision-making.
13. Following completion of technical work, consideration of the comments received as part of informal consultation with the Waste Area Forums, and the SA of the sites, 16 potential sites for built waste facilities have been provisionally allocated in the Preferred Option (see Appendix A).
14. Decisions about allocating sites for non-inert landfill, based on the restoration of suitable clay-working pits, need to take account of the latest estimate of future need and potential supply. Details are contained in the draft DPD.
15. It should be noted that existing capacity may be affected by the Inspector's decision to permit the Lidsey landfill extension on appeal. Other factors may also affect the supply equation before the DPD is finalised, e.g., any permissions granted for additional non-inert landfill capacity. Therefore, the situation may change before the final draft of the DPD is approved by County Council (scheduled for October 2007).
16. Taking into account the assessment of the suitability of the six potential non-inert landfill sites (see Appendix A), the SA, and the assessment of need and supply, only three sites have been provisionally allocated in the Preferred Option as there are no overriding constraints to their development. These are the Brookhurst Wood extension, Langhurstwood Quarry (the claypit north of Graylands), and Laybrook Brickworks.
17. The remaining three potential sites have overriding constraints to their development for non-inert landfill: Rudgwick Brickworks; Freshfield Lane Brickworks; and West Hoathly Brickworks.
18. This approach broadly meets identified need through to 2021. It is recognised that other sites may be required to meet identified need and proposals for such sites will be judged on their merits against the policies in the Core Strategy.

Timetable

19. The draft DPD and the draft SA Reports will be published for six-weeks public consultation from 19 January to 2 March 2007. Copies will be available for inspection on the website; at County Hall; all County Libraries and Help

Points; all District and Borough Council offices; and the South Downs Joint Committee office.

20. There will be public meetings as follows:
 - 7pm, Monday 22 January 2007, Steyning Centre.
 - 7pm, Monday 29 January 2007, Chichester (Assembly Rooms).
 - 7pm, Wednesday 31 January, Littlehampton (Community School).
 - 7pm, Thursday 1 February, Haywards Heath (Clair Hall).
 - 7pm, Monday 5 February, Horsham (Tandridge House School).
21. All comments must be made in writing. Where possible, they should be made using the online form via the website (www.westsussex.gov.uk/mwdf). However, comments can also be made in writing and sent either:
 - by post to Head of Planning Services (Ref: MWDF), West Sussex County Council, The Grange, Tower Street, Chichester, West Sussex, PO19 1RH
 - by email to mwdf@westsussex.gov.uk; or
 - by fax, headed "Head of Planning Services (Ref: MWDF)", to 01243 756862.
22. The representations received will be considered and further technical work undertaken before the final draft DPD and SA Reports are prepared.
23. The final drafts of the Core Strategy and Strategic Waste Sites Allocations will be considered by County Council in July and October 2007 respectively. Following approval, they will be submitted to the Government, followed by six-week periods for representations about their 'soundness'.
24. Both DPD will be examined by an independent Inspector. The Inspector will report back identifying binding changes to be made before they can be adopted by the County Council.

Recommendation

25. That the comments of the County Local Committee about the draft documents be forward to the Cabinet Member for Strategic Planning.

Appendix A: Potential Strategic Waste Sites

Provisional Built Waste Management Facility Allocations

<i>Sites</i>	<i>County Local Committees</i>
Adur District [Shoreham Cement Works, Upper Beeding]	[Adur]
Arun District Blue Prince Mushroom Site, Poling Ford Airfield Lec site, Bognor Regis Lineside Way, Littlehampton	Joint Downland Joint Downland Joint Western Arun Joint Eastern Arun
Chichester District Bepton Road Depot, Midhurst Candy House, Rutland Way, Chichester Fuel Depot, Bognor Road, Chichester Portfield, Chichester	North Chichester South Chichester South Chichester South Chichester
Horsham District Holmbush Farm, Faygate Land adjoining Oakhurst Business Park, Southwater Nowhurst Business Centre, Strood Green Shoreham Cement Works, Upper Beeding Warnham Brickworks	North Horsham North Horsham North Horsham Chanctonbury North Horsham
Mid Sussex District Fairbridge Way, Burgess Hill Imberhorne Lane, East Grinstead	South Mid Sussex North Mid Sussex
Worthing Borough Decoy Farm, East Worthing	Worthing

Provisional Non-Inert Landfill Allocations

<i>Sites</i>	<i>County Local Committees</i>
Horsham District Brookhurst Wood extension Langhurstwood Quarry Laybrook Brickworks	North Horsham North Horsham Chanctonbury

Other Potential Non-Inert Landfill Sites (not provisionally allocated)

<i>Sites</i>	<i>County Local Committees</i>
Horsham District Rudgwick Brickworks	North Horsham
Mid Sussex District Freshfield Lane Brickworks West Hoathly Brickworks, Sharpthorne	Central Mid Sussex North Mid Sussex

