From: Alethea Evans <alethea.evans@westsussex.gov.uk>
Sent: 11 November 2013 10:47
To: James Appleton
Cc: Darryl Hemmings; Rupy Sandhu
Subject: Former Minelco site, Free Wharf, Shoreham Port
Attachments: WSCC Response_Former Minelco Free Wharf_Morrisons Application.pdf

Importance: High

James,

Following your discussion with Darryl last week, the County Council has prepared a response, see attached, to the planning application for a supermarket on the Former Minelco site, Free Wharf, Shoreham Port.

If you have any queries, please get in touch with myself or Darryl.

Kind Regards

Alethea

Please note new telephone number

Alethea Evans | Senior Minerals and Waste Planner, West Sussex County Council | Location: Northleigh, County Hall, Chichester, PO19 1QT
Internal: 26435 | External: 03302 226435 | E-mail: alethea.evans@westsussex.gov.uk

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11/11/2013

Mr James Appleton
Executive Head of Planning, Regeneration
and Wellbeing
Adur & Worthing Councils,
Portland House,
44 Richmond Road,
Worthing, West Sussex, BN11 1HS

Dear James,

RE: Former Minelco site, Free Wharf, Shoreham Harbour

Further to your telephone call with Darryl Hemmings on Wednesday 6 November I am able to provide the response of West Sussex County Council in relation to the above planning application.

Current national mineral policy relating to the safeguarding of wharf capacity is set out within National Planning Policy Guidance:

- Paragraph 35 states that "plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people". This introduces the potential need for wharves and/or railheads to be safeguarded in terms of their role in moving minerals and waste via sustainable transport modes, but also the potential conflict between the use of wharves and/or railheads by people as well.

- Paragraph 143 states that "in preparing Local Plans, local planning authorities should safeguard: existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and existing, planned and potential sites for concrete batching, the manufacture of coated materials, other than concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material".

The adopted West Sussex Minerals Local Plan (2003), which is considered to be broadly consistent with the requirements of NPPF, is now 10 years old and needs to be revised. The Plan sets out safeguarding of current and potential wharves for mineral uses, including those at Shoreham Harbour as follows:

- Free Wharf;

- Kingston Wharf;
- Tuberville Wharf and
- Brighton Power Station 'A' Wharf.

West Sussex County Council, together with the South Downs National Parks Authority, has commenced production of a Minerals Local Plan to replace the current Plan. Survey and evidence gathering work has now started on the Minerals Local Plan with the first stage of informal engagement in 2014. As part of this process, the County Council have commissioned Land Use Consultants to prepare a Wharves and Railhead Study. The Study will form part of the survey and evidence gathering work that is required to support the development of the West Sussex Minerals Local Plan and Shoreham Harbour JAAP by clearly presenting and justifying conclusions for the need to safeguard, or not, existing and proposed wharves and railheads, rail links to quarries, associated storage and handling and processing facilities within West Sussex.

A first draft of the Study has now been completed, setting out a range of scenarios upon which further engagement is required before the County Council makes a final decision on the most appropriate policy approach for inclusion within the Minerals Local Plan.

Despite Minerals Local Plan 2003 safeguarding Free Wharf, the evidence presented within the draft Wharves and Railhead Study does not suggest that there is any evidence to support the continued safeguarding of Free Wharf for mineral uses. The final version of the Study is expected to be delivered before the end of November 2013. However, in view of this emerging evidence, the County Council consider that safeguarding of Free Wharf should not solely prevent the site from alternative development.

Yours sincerely,



Alethea Evans

Senior Planner (Minerals and Waste)