

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

TO:	Case Officer: Mr S Davies
DATE:	10/12/2025
LOCATION:	Nyton Rest, Nyton Farm Shop, Nyton Road, Aldingbourne, PO20 3TU
SUBJECT:	AL/67/25/PL Permanent planning permission for change of use to agricultural worker's accommodation comprising of 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access with associated works. This application falls in CIL Zone 3 (Zero rated) as other development.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☒ No Objection ☐ No Objection Subject to:

Planning permission is sought for the permanent siting of 14 chalets for use as workers accommodation following the grant of temporary planning permission by the LPA (references AL/61/20/PL and AL/94/22/PL), the MWPA of which was consulted on both applications and raised no objections. The application site is located within a Mineral Safeguarding Area (MSA) for Sharp Sand and Gravel and should be considered against Policy M9 of the WSSC Joint Minerals Local Plan (2018), as follows:

Policy M9

Proposals for non-mineral development within (Mineral Safeguarding) 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."*

The wider application site has permanent planning permission for traveling showperson plots and. Therefore, irrespective of the temporary nature of the previous permissions, it is considered that the underlying mineral resource, if any, has already been sterilised by way of the extant planning consent across the site.

Therefore, the MWPA would have no objections to the proposed scheme from a Mineral Safeguarding Perspective.

Edward Anderson (Planner)



From: Nicola Spencer on behalf of Planning.Responses
Sent: 11 December 2025 15:45
To: Planning Scanning
Subject: FW: MWPA Response AL-67-25-PL Nyton Rest, Aldingbourne, Permanent Dwellings
Attachments: MWPA Response AL-67-25-PL Nyton Rest, Aldingbourne, Permanent Dwellings.pdf

PL- Consultation- Minerals and Waste response

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From: Nicola Spencer <Nicola.Spencer@arun.gov.uk> **On Behalf Of** Planning
Sent: 11 December 2025 09:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: MWPA Response AL-67-25-PL Nyton Rest, Aldingbourne, Permanent Dwellings

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From: Edward Anderson [REDACTED]
Sent: 10 December 2025 17:58
To: Planning <Planning@arun.gov.uk>
Cc: PL Planning Applications [REDACTED]
Subject: MWPA Response AL-67-25-PL Nyton Rest, Aldingbourne, Permanent Dwellings

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Good evening,

On behalf of the MWPA, please find the consultation response attached, for distribution to the relevant case officer.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ

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