



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

TO:	Case Officer: Amber Willard
DATE:	07/05/2025
LOCATION:	Land South of Wandleys Lane, Eastergate, PO20 3SE
SUBJECT:	BN/46/25/PL Application for construction of 10 No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
RECOMMENDATION:	<input type="checkbox"/> Advice <input checked="" type="checkbox"/> More Information <input type="checkbox"/> Objection <input type="checkbox"/> Consulted in Error <input type="checkbox"/> No Objection <input checked="" type="checkbox"/> No Objection Subject to:

The application relates to the delivery of 10 dwellings on land located outside of the built-up area boundary of Eastergate. The site is within the mineral safeguarding area for Sharp Sand and Gravel and, accordingly, the applicant should demonstrate that the proposed development would comply with Policy M9 of the Joint Minerals Local Plan (2018, partial review 2021).

The applicant has provided a brief Mineral Resource Assessment (MRA) within the submitted Planning Statement. The assessment does not provide any assessment of the quality or quantity of the underlying resource and suggests that, while no mineral extraction will occur at the site, the development will re-use any existing minerals within the redevelopment of the site. In conclusion, the assessment suggests that the underlying mineral resource will be safeguarded.

The conclusion of the MRA is somewhat confusing and does not appear to properly apply the policy in this case, as the underlying mineral resource will inevitably be sterilised if the non-mineral development is to go ahead without prior extraction. That said, it is appreciated that the site may represent partially developed and, when considered against the exemption criteria within the Mineral and Waste Safeguarding [Guidance](#), this would suggest that the mineral resource is already sterilised and so no further mineral sterilisation would occur as a result of the development.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied that the application site currently represents previously developed land (i.e. no mineral sterilisation would occur). Should the LPA deem necessary, it is recommended that the applicant provides an updated MRA to discuss this, evidencing the exemption criteria within the Minerals and Waste Safeguarding Guidance as appropriate.

Kind regards,
Edward Anderson, Planner



[REDACTED]

WSSC Minerals and Waste response



[REDACTED]

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From: Edward Anderson [REDACTED]
Sent: 07 May 2025 15:15
To: Planning <Planning@arun.gov.uk>
Cc: PL Planning Applications [REDACTED]
Subject: MWPA BN-46-25-PL Land South of Wandleys Lane, Eastergate, PO20 3SE

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Good afternoon,

