



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

TO:	Case Officer: Amber Willard
DATE:	31/07/2025
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 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:

This consultation response is made following the submission of an updated Mineral Resource Assessment (MRA) from the applicant, dated July 2025, to which the MWPA would offer the following comments:

The updated MRA identifies the presence of the safeguarded mineral resource (Sharp Sand and Gravel) at the site and, by using the accompanying Ground Water and Geotechnical Report, suggests that a total of ~266m³ of the resource could be extracted in tandem with excavations required for the foundations of the development and to a depth of 1m. This figure represents an “incidental extraction” approach, and full prior extraction of the mineral resource from the entire site down to a depth of 3m would likely yield greater quantities of the mineral resource. That said, given the limited site area and standoff for environmental constraints should prior extraction be considered (including the tree line to be retained along the northwestern boundary and nearby neighboring residences to the east), it is unlikely that any significant quantities of the mineral resource would be recoverable in this case.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied that there is an overriding need for the development that would outweigh the safeguarding of the mineral resource and that it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Kind regards,
Edward Anderson, Planner



[Redacted]

[Redacted]

[Redacted]

[Redacted]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
--	---	---	--	--

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 01 August 2025 08:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: MWPA Response 2 BN-46-25-PL Land South of Wandleys Lane, Eastergate, PO20 3SE

Please upload as consultation for BN/46/25/PL

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942







E: amber.willard@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to www1.arun.gov.uk/planning-application-finder



Our priorities...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
--	---	---	---	--

From: Edward Anderson [REDACTED]

Sent: 31 July 2025 18:02

To: Planning <Planning@arun.gov.uk>

Cc: Amber Willard <Amber.Willard@arun.gov.uk>; PL Planning Applications
[REDACTED]

Subject: MWPA Response 2 BN-46-25-PL Land South of Wandleys Lane, Eastergate, PO20 3SE

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good evening,

Please find the consultation response (2) from the MWPA attached.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

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

[REDACTED] Web:

www.westsussex.gov.uk

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to

ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
