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

TO:	Arun District Council Case Officer: Mr S Davis
DATE:	09/04/2026
LOCATION:	Land off Arundel Road Fontwell
SUBJECT:	WA/18/26/PL – Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal

The proposal seeks outline planning permission for the delivery of 64 residential units on land allocated for such development, as defined within the Arun Local Plan (2018) and Walberton Neighbourhood Plan. The application site is located within a mineral safeguarding area for Sharp Sand and Gravel and a similar application was made (for 54 dwellings) in 2024 under planning reference WA/74/24/OUT, to which the MWPA offered no objection, subject to the LPA being satisfied that the proposal met the criteria of M9 b (iii) of Policy M9 of the JMLP and that, should the application be approved, the LPA considers the implementation of a condition to secure an incidental extraction plan.

When considering this application on its own merits, the applicant has provided a brief assessment of the viability of the prior extraction of the safeguarded mineral resource within their submitted Planning Statement (section 5.3). This statement broadly discounts the full prior extraction of the safeguarded mineral resource from the site, noting the limited site area, distance from existing mineral operators of the safeguarded resource and the potential impacts on residential amenity that would arise from the extraction of the mineral resource.

That said, the potential extent and quality of the mineral resource across the site remains unknown at this stage. Whilst the MWPA appreciates the constraints raised within the Mineral Safeguarding Statement, Sharp Sand and Gravel is a finite resource with limited on-shore production within the county.

In accordance with Policy M9 b (iii) of the WSCC Joint Minerals Local Plan (2018, partial review 2021), it will be for the determining authority to weigh the overriding need of the non-mineral development against the safeguarded resource. Where full prior extraction is not feasible (as discussed within the Planning Statement), the MWPA would encourage the LPA to consider the use of condition to secure an Incidental Extraction Plan prior to the commencement of the development. This should identify potential areas of extraction that can be undertaken alongside works required to bring forward the non-

mineral development, as well as discussion around the use of the mineral within the site or its export to a local operator of the resource. The site is underlain by sharp sand and gravel, an aggregate resource, therefore it would not be appropriate to use the material as a 'fill material' or as a landscaping material.

Subject to consideration of the above, the MWPA would offer no objection to the proposed development.

Edward Anderson, Planner
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[redacted]

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From: Edward Anderson [redacted]
Sent: 09 April 2026 15:19
To: Planning <Planning@arun.gov.uk>
[redacted] Simon Davis <Simon.Davis@arun.gov.uk>
Subject: MWPA Response WA-18-26-PL Land at Arundel Road, Fontwell, 64 Dwellings

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Good afternoon,

On behalf of the MMWPA, please find the consultation response attached, for distribution to the relevant case officer (MR S Davies, CC'd).

Kind regards,

Edward Anderson
Planner, County Planning, Planning Services
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