

**WSCC CONSULTATION RESPONSE:
County Planning – Minerals & Waste Planning Authority (MWPA)**

TO:	Arun District Council Case Officer: Amber Willard
DATE:	25/09/2026
LOCATION:	Land West of Yapton lane, Walberton
SUBJECT:	WA/85/26/DOC - Approval of details reserved by condition imposed under WA/2/22/OUT relating to conditions 4-decentralised and renewable energy, 8-acoustic assessment, 12-internal noise levels, 13-external noise levels, 16-Biodiversity Net Gain Stage Report, 24-incidental extraction of the safeguarded mineral resources underlying the site and 35-programme of archaeological work.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☒ No Objection ☐ No Objection Subject to:

The application relates to the discharge of condition 24 of planning permission reference WA/22/2/OUT, which sought permission for the delivery of 48 dwellings to the land west of Yapton Road, Walberton (allowed at appeal, reference APP/C3810/W/22/3309365). Condition 24 reads as follows:

24. *Prior to the commencement of development, a scheme for incidental extraction of the safeguarded mineral resources underlying the site shall be submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:*
- an assessment of the extent, volume and practicability for incidental extraction, which shall be based on detailed ground investigations; and*
 - the methodology for which any identified incidental mineral extraction would be carried out, which shall include a detailed programme/phasing of extraction, and details of the proposed destination/use of the mineral.*

The applicant has submitted an Incidental Extraction Plan (IEP) as part of the wider application to discharge reserved matters at the site. The IEP includes geotechnical analysis of trial pits and boreholes within the site, conducted during 2024, and confirms the presence of the safeguarded sharp sand and gravel of varying quality/quantity across the site. The IEP continues to discuss the potential methodology for the incidental extraction and reuse of the safeguarded mineral as part of the development or for export offsite to an appropriately authorised facility for recovery/recycling where practicable.

Noting the small scale of the site and nearby environmental constraints, the MWPA agrees with the approach suggested by the applicant within the IEP, that is, the incidental extraction and segregation of safeguarded minerals for reuse primarily within the site from processes related to the development, including earthworks and excavations (namely those in relation to drainage, roads and below-ground infrastructure and utilities).

Therefore, the MWPA would offer **no objection** to the scheme and is satisfied that **the condition can now be discharged**.



Kind regards,

Edward Anderson (Planner)

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From: Edward Anderson [REDACTED]
Sent: 25 September 2026 17:04
To: Planning <Planning@arun.gov.uk>
[REDACTED] Amber Willard
<Amber.Willard@arun.gov.uk>
Subject: MWPA Response WA 85 26 DOC Yapton Lane, DoC 24 Incidental Extraction

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Good afternoon,

On behalf of the MWPA, please find the consultation response attached, for distribution to the relevant case officer (Amber Wilard, cc'd).

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

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