

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

TO:	Arun District Council Case Officer: Amber Willard
DATE:	21/11/2025
LOCATION:	Lower Farm, Yapton Lane, Walberton, BN18 0AS
SUBJECT:	WA/90/25/DOC – Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 6-Environmental Management Plan, 11-Archaeological works, 14-safeguarding mineral resources, 16-BNG plan-30 year monitoring plan, 17-Construction Environmental Management Plan and 19-statutory Biodiversity Net Gain Plan (please see WA/89/25/DOC for discharge of conditions 2-surface water drainage, 3-addiitonal surface water run-off and 5-surface water drainage survey).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Thank you for consulting the MWPA on the application to discharge condition 14 of planning permission reference WA/65/24/PL. Condition 14 reads as follows.

Condition 14:

Prior to the commencement of development, a scheme for the 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, the recording and monitoring of any safeguarded resource extracted and details of the proposed destination/use of the mineral.

Reason: To ensure the incidental extraction and recovery of any underlying safeguarded mineral resource, where practicable, in accordance with Policy M9 of the West Sussex Joint Minerals Local Plan (JMLP) and the National Planning Policy Framework.

The applicant has provided a Detailed Mineral Resource Assessment (MRA) in order to discharge the condition. As it stands, the MRA is somewhat contradictory in its conclusion, suggesting that some level of incidental extraction may be possible if the development is undertaken at a deeper ground level (noting the MRA places the onus on the determining authority to consider whether this approach is appropriate), but then discusses the limitations of this approach and ultimately concludes that incidental extraction would not be possible (i.e. impracticable).



The purpose of the incidental extraction condition is to determine whether any viable deposits of the safeguarded mineral resource may be recovered from the application site alongside the works required to bring forward the non-mineral development. In this instance, the application has been approved (subject to conditions) and the alteration of excavation depth would be beyond the scope of this consultation response (noting the potential conflicts this may introduce to approved plans, as well as those currently being discharged, notably those relating to drainage).

The applicant has confirmed that excavations down to 1m would be required in order to create the footing for the development. As demonstrated by the 19 intrusive ground samples across the site, this layer mainly contains overburden with limited deposits of the safeguarded resource; the total value of which would not be sufficient for export or reuse within the site other than as a fill/landscaping material within the wider application site.

The MRA has demonstrated that there are unlikely to be any deposits of the safeguarded mineral resources that could be practicably extracted as the development progresses (as per the approved plans). Therefore, it is considered that the first part of the condition has been discharged and, as a result, the second part of the condition does not need to be addressed given incidental extraction has been deemed impracticable/unviable.

The MWPA therefore has no objection to the condition being discharged.

Kind regards,

A large black rectangular redaction box covering the signature and name of the official.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 24 November 2025 11:19
To: Planning Scanning
Subject: FW: MWPA WA-90-25-DOC Lower Farm, Yapton Lane, BN18 0AS
Attachments: MWPA WA-90-25-DOC Lower Farm, Yapton Lane, BN18 0AS.pdf

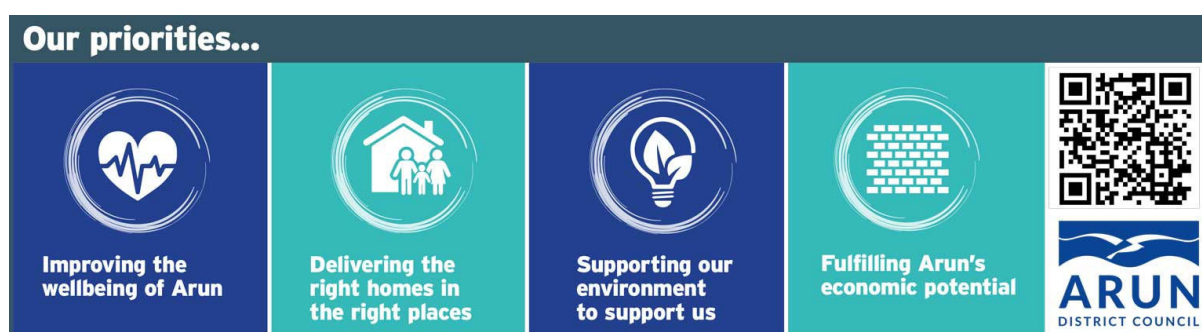
WSSC Minerals and Waste Safeguarding response

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From: Edward Anderson [REDACTED]
Sent: 21 November 2025 11:14
To: Planning <Planning@arun.gov.uk>
Cc: PL Planning Applications [REDACTED]; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: MWPA WA-90-25-DOC Lower Farm, Yapton Lane, BN18 0AS

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Good morning,

On behalf of the MWPA, please find the consultation response attached (case officer cc'd).

Kind regards,

Edward Anderson
Planner, County Planning, Planning Services
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[REDACTED]

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