



WSSC CONSULTATION RESPONSE 2:
County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: Matthew Porter
DATE:	14/11/2025
LOCATION:	Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD
SUBJECT:	DC/23/0189 Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

Thank you for reconsulting the MWPA on this application. The applicant has provided a brief Mineral Resource Assessment (MRA) following our original consultation response (31/05/2025).

The MRA concludes that the delivery of the non-mineral development would not result in the sterilisation of any viable amount of the safeguarded mineral resource, owing to the significant volumes of overburden across the site, proximity of nearby residential receptors and partial location within the mineral safeguarding area.

The MWPA is satisfied at this stage that the applicant has sufficiently demonstrated that the site would be unsuitable for the prior extraction of the safeguarded mineral resource and would therefore offer no objection to the proposed development from a mineral safeguarding perspective.

Kind regards,

Edward Anderson

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