



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

| | |
|------------------------|---|
| TO: | Case Officer: Matthew Porter |
| DATE: | 03/02/2026 |
| LOCATION: | Thakeham Tiles Ltd, Rock Road, Storrington, West Sussex, RH20 3AD |
| SUBJECT: | DC/25/2087 Outline application for the demolition of existing buildings, and the re-development of the site for up to 108no. dwellings (including a mix of private and affordable housing units), with associated infrastructure including vehicular, cycle and pedestrian access, parking, landscaping, open space and play provision, and sustainable drainage with all matters reserved except access. |
| 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: |

The MWPA have been consulted on the application for the demolition of buildings at the Thakeham Tiles site and delivery of 108 dwellings with associated access, landscaping and infrastructure. The 6.12ha application site is located within the Mineral Safeguarding Area for the Soft Sand mineral resource, and the southern extent of the site is understood have been historically quarried for Soft Sand. The MWPA is not aware of any extant permissions for mineral extraction at this site, and notes that a smaller iteration of the application site (for 90 dwellings) was approved via Planning Committee under planning application reference DC/18/2095 (the permission of which is understood to have since lapsed).

The applicant has referenced Policy M9 of the Joint Mineral Local Plan (2018, 2021 Partial review) (JMLP), stating that the submitted Planning Statement includes a Mineral Resource Assessment (MRA), however, no such assessment appears to have been included. That said, from a Mineral Safeguarding Perspective, the application site is allocated for residential development under the Thakeham Neighbourhood Plan (2017) and, given the site history, any useable mineral resource is likely to have already been extracted from the site.

Therefore, the MWPA would raise no objection to the proposed development, subject to the LPA being satisfied that it complies with Policy M9 of the JMLP i.e. there is an overriding need for the development and that it has been demonstrated that prior extraction would not be economically practicable or environmentally feasible. If the LPA requires further information to come to this decision, a MRA should be provided and the MWPA reconsulted. If necessary, any such assessment should be undertaken with reference to the WSSC Minerals and Waste Safeguarding [Guidance](#).

Kind regards,

Edward Anderson

