



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

TO:	Case Officer: Stephanie Bryant	
DATE:	12/11/2024	
LOCATION:	Land South of Furners Lane, Henfield	
SUBJECT:	DC/24/1538 Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access	
RECOMMENDATION:	<input type="checkbox"/> Advice <input type="checkbox"/> Modification <input type="checkbox"/> More Information	<input type="checkbox"/> Objection <input checked="" type="checkbox"/> No Objection <input type="checkbox"/> Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The proposed development seeks planning permission for the delivery of 29 houses on a 2.9ha plot of land to the east of Henfield. The site is allocated for residential development of up to 30 homes within the Henfield Neighbourhood Plan (2021) under Policy 2.3.

The southern part of the application site, approximately 1ha of land, is located within the mineral safeguarding consultation area for Soft Sand. Policy M9 (b) of the JMLP notes that proposals for non-mineral development within these areas will not be permitted unless:

- (i) *Mineral sterilisation will not occur; or*
- (ii) *It is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- (iii) *the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.*

The applicant has submitted a brief Mineral Resource Assessment within the accompanying Planning and Affordable Housing Statement (section 6.15). The MRA concludes that the need for the non-mineral development would outweigh the loss of the safeguarded resource which, given the limited site area, is of an inconsequential amount when considered against the wider supply across the county.

Regardless, it is currently unknown as to the potential quality and quantity of the underlying mineral resource and, given the application site is within a mineral safeguarding area, it can only be assumed at this stage that the sterilisation of the safeguarded mineral resource will inevitably occur as a result of the development.

That said, given the limited site area within the mineral safeguarding zone when combined with other environmental constraints around the site (noting the proximity of nearby residential receptors, albeit the applicant should provide further assessment of any



potential amenity impacts of prior extraction, as necessary), the MWPA is broadly satisfied that the proposal has been considered against Policy M9 of the JMLP.

Therefore, subject to the LPA being satisfied that the overriding need for the development outweighs the safeguarding of the mineral and it has been adequately demonstrated that prior extraction is not practicable or environmentally feasible, the MWPA would offer no objection to the proposed development.

West Sussex Waste Local Plan (April 2014)

The decision maker should be satisfied that the proposals minimise waste generation, maximise opportunities for re-using and recycling waste, and where necessary include waste management facilities of an appropriate type and scale (Policy W23).

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