



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

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| TO: | Case Officer: Nicola Pettifer | | |
| DATE: | 08/09/2025 | | |
| LOCATION: | Land East of Tilles Lane, Warnham | | |
| SUBJECT: | DC/25/1155 Erection of 59 dwellings with associated open space, landscaping, parking, access, and drainage infrastructure. | | |
| RECOMMENDATION: | <input type="checkbox"/> Advice | <input checked="" type="checkbox"/> More Information | |
| | <input type="checkbox"/> Objection | <input type="checkbox"/> Consulted in Error | |
| | <input type="checkbox"/> No Objection | <input type="checkbox"/> No Objection Subject to: | |

West Sussex Joint Minerals Local Plan (July 2018, Partial Review March 2021)

The site is within a Brick Clay (Weald Clay) Mineral Safeguarding Area and would occupy some 4.25ha of land. 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."*

Sterilisation of the mineral resources will occur as a result of the change of use of the land, as the application site area exceeds the threshold for consultation (as defined within the Minerals and Waste Safeguarding [Guidance](#)). Although the applicant has referenced the Mineral Safeguarding Area within their submitted Planning Statement, no discussion has been provided to confirm whether the extraction of the mineral would be appropriate, environmentally feasible, or practicable; or if prior extraction is not possible, whether there is an overriding need for the development.

We would therefore ask that the applicant provide a proportionate Mineral Resource Assessment, to be submitted prior to the determination of the application. The applicant's attention is directed toward para 2.6 of the guidance document above. Please can the MWPA be reconsulted once this information has been received.

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).



Kind regards,

Edward Anderson (Planner)

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