

Client	Welbeck Strategic Land IV LLP		
Project	Land North of Guildford Road, Rudgwick		
Document	Mineral Resource Assessment	Revision	A
Date	22 September 2025		
Author	S Lower	Checked	P Carnell



Introduction

This statement has been prepared in response to the West Sussex County Council (WSCC) Consultation Response (County Planning – Minerals & Waste Planning Authority, dated 15 September 2025) in relation to planning application reference DC/25/1269 for Outline Planning Application for up to 90 residential dwellings (including 40% affordable housing), all matters reserved apart from access, at Land North of Guildford Road, Bucks Green, Rudgwick, West Sussex.

The consultation response requested the submission of a proportionate Minerals Resource Assessment, together with consideration of the requirements of the West Sussex Waste Local Plan, to demonstrate compliance with the development plan. This statement has been prepared to address those matters.

Minerals Resource Assessment

Within the Horsham District Planning Framework (HDPF), the supporting text for Policy 2 (Sustainable Development) confirms that development proposals should have regard to the defined County Minerals Safeguarding Areas and the associated Minerals Consultation Area guidance and policy prepared by West Sussex County Council (WSCC).

The application site falls within the Brick Clay (Weald Clay) Mineral Safeguarding Area as identified in the West Sussex Joint Minerals Local Plan (2018, Partial Review 2021) and associated Safeguarding Guidance.

Relevant Policy Context

Policy M9 of the Joint Minerals Local Plan states that non-mineral development within safeguarded 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 regard to other policies in the 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.

Assessment Against Policy M9

Criterion i – Mineral Sterilisation

Whilst the proposed development site lies within the safeguarded Brick Clay resource, the extent of the land (4.41ha) and its location mean that sterilisation would be limited to this individual parcel. Given the extensive distribution of Weald Clay across the county, the loss of this site is not considered to represent a significant constraint on the wider availability or supply of brick clay. The sterilisation effect is therefore considered to be negligible in countywide terms.

Criterion ii – Prior Extraction

The practicalities of prior extraction have been considered. The site is located immediately adjacent to existing residential development and forms part of a draft Local Plan housing allocation. Mineral extraction in this location would be incompatible with the established land uses, would generate significant environmental impacts (including noise, dust, and vehicle movements), and would conflict with the timely delivery of housing on an allocated site. For these reasons, prior extraction is neither appropriate nor environmentally feasible.

Criterion iii – Overriding Need

The development would deliver up to 90 new dwellings, including 40% affordable housing, making a significant contribution to Horsham District Council's housing supply. This is of strategic importance in ensuring the Council can demonstrate and maintain a deliverable five-year housing land supply. The identified overriding need for housing in this location clearly outweighs the safeguarding of the underlying mineral resource, particularly given that prior extraction is impracticable.

Conclusion

Having regard to Policy M9 of the Joint Minerals Local Plan and the WSCC Minerals Safeguarding Guidance, it is concluded that:

Any sterilisation of the underlying Brick Clay resource would be negligible in strategic terms.

Prior extraction is not practicable or environmentally feasible due to site constraints and the need for housing delivery; and

The overriding need for residential development on this draft allocation outweighs the safeguarding of the mineral resource.

On this basis, the proposed development is considered acceptable in mineral safeguarding terms.