

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

TO:	Case Officer: Sam Whitehouse
DATE:	22/01/2026
LOCATION:	Land East of 1 To 25 Hayes Lane Slinfold West Sussex
SUBJECT:	DC/25/2006 Outline application with all matters to be reserved except for access and layout, for the erection of 38no. dwellings, (including 13no. on-site affordable housing units), together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way No.3782
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 proposed development seeks planning permission for 38 dwellings on a 3.9ha plot of land to the east of Hayes Lane, Slinfold, and is located within the Mineral Safeguarding Area for Brick Clay.

The applicant has included a brief assessment of the proposal against Policy M9 of the Joint Minerals Local Plan (2018, partial review 2021) within their submitted Planning Statement. The statement concludes that, when combined with the small site area, the peripheral environmental features around the site (trees and PROW along the northern boundary) would impede the extraction of any significant levels of mineral resource across the site. The statement continues to suggest that the overriding need for the non-mineral development would override the need for the prior extraction of the safeguarded mineral resource.

The applicant has not provided a detailed assessment of the potential quality or quantity of the underlying mineral resource, nor any discussion as to the extent to which the peripheral features would prevent the prior extraction of the mineral. Therefore the proposal, if approved, would inevitably result in the sterilisation of the mineral resource.

That said, noting the relative abundance of the Brick Clay resource across the county, and the relatively small application site area, the MWPA is satisfied that, in this instance, the priority of the extraction of this resource is considered to be 'low'.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied the proposal meets the requirements of Policy M9 (b) (iii) of the Joint Minerals Local Plan (2018, partial review 2021) i.e. 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.

Kind regards,

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