



WSCC CONSULTATION RESPONSE 2: County Planning – Minerals & Waste Planning Authority

TO:	Case Officer: Nicola Pettifer		
DATE:	03/12/2025		
LOCATION:	Land East of Tilletts 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 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 application site is located within the Mineral Safeguarding Area for Brick Clay. The MWPA has previously provided comments on this application (dated 08/09/2025), requesting that the applicant provide a Mineral Resource Assessment (MRA) to demonstrate whether the extraction of the mineral resource prior to the commencement of the non-mineral development would be economically practicable or environmentally feasible. The applicant has since provided an MRA, to which the MWPA would offer the following comments:

The submitted MRA discusses the potential for the prior extraction of the underlying brick clay within the western part of the site, however, concludes that nearby residential land uses along the southern site boundary would act as a constraint to any significant quantities of the resource. As a result of the standoff required in order to protect the amenity of these nearby land uses, the MRA concludes that the remaining accessible underlying mineral would not be suitable for prior extraction, owing to its limited quantity, relative abundance across the county and the potential constraints that extraction would impose upon the non-mineral development.

The MRA does not provide a detailed assessment of the potential quality or quantity of the underlying mineral resource (usually demonstrated by way of intrusive investigations such as trail pit or borehole) and instead relies on British Geological Survey data. Further, the report does not explore the extent to which the temporary mineral extraction would impact the amenity of nearby residential land uses beyond that caused by the temporary construction period of the non-mineral development.

That said, the MWPA is aware of the relative abundance of the Brick Clay resource across the county and would agree in this instance that the priority of the extraction of this resource is considered to be 'low'. In addition, it is reasonable at this stage to assume that nearby receptors would limit the viability of prior extraction across the entirety of the site, further reducing the potential quantity (and economic practicability) available for extraction.

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,

Edward Anderson (Planner)

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