

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

TO:	Case Officer: Nicola Pettifer
DATE:	25/06/2025
LOCATION:	Land at Campsfield, Linfield Close, Southwater, West Sussex, RH13 9FR
SUBJECT:	DC/25/0102 Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.
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 outline permission for the delivery of up to 82 dwellings on the land at Campsfield, to the south of Lindfield Close, Southwater. The application site is located within a Mineral Safeguarding Area for Brick Clay (Weald Clay Formation) and the proposal is therefore subject to consideration against Policy M9 (Safeguarding Minerals) of the West Sussex Joint Minerals Local Plan (2018, partial review 2021) ('JMLP').

Policy M9 of the JMLP reads as follows:

(a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.

(b) Soft sand (including potential silica sand), sharp sand and gravel, brick making clay, building stone resources, and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the MSAs (as shown on maps in Appendix E) 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 Statement (MRS) within their submitted Planning Statement. The statement broadly concludes that the prior extraction of the mineral resource would not be feasible owing to the limited site area (4.78ha), access constraints and proximity to nearby residential receptors on Lindfield Close (the closest of which are located approximately 50m to the north of the application site). Further, the Statement suggests that the retention of important landscape features around



the site and proximity to the Ancient Woodland to the west of the site would further limit opportunities for extraction. The statement also mentions the need for the non-mineral development and that the proposal would therefore meet criterion b) of Policy M9.

The submitted MRS does not provide an estimate as to the potential quality or quantity of the safeguarded mineral resource that would inevitably be sterilised as a result of the development. The MWPA notes the constrained site access and nearby ecological/residential features that may reduce the potential total area available for prior extraction, however, no formal assessment of these constraints has been provided by the applicant at this stage. That said, when acknowledging the relative abundance of the brick clay throughout the county, the safeguarding of this mineral resource when considered against the relatively small non-mineral development is considered a low priority in this instance.

Therefore, in accordance with criteria (b) (iii) of Policy M9, the MWPA would offer no objection to the proposed development, subject to the determining authority being satisfied that there is an overriding need for the development that would be sufficient to outweigh safeguarding of the safeguarded mineral resource and that it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Should additional information regarding the mineral resource be required in order to determine the application, the determining authority should request a more detailed Mineral Resource Assessment to be made in conjunction with the advice contained within the [Minerals and Waste Safeguarding Guidance](#).

Kind regards,

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