



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

TO:	Case Officer: Sam Whitehouse		
DATE:	23/12/2025		
LOCATION:	Land West of Bines Road, Bines Road, Partridge Green, West Sussex, RH13 8EQ		
SUBJECT:	DC/25/1922 Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.		
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 101 dwellings on a 6.3ha plot of land to the west of Bines Road, Partridge Green, and is located within the Mineral Safeguarding Area for Brick Clay.

The applicant has included a Mineral Resource Assessment as part of their submission, which concludes that the prior extraction of the mineral resource would not be appropriate at the site owing to the potential environmental impacts of extraction upon the amenity of nearby land uses (including dust generation, noise and increase traffic), the potential disruption extraction would cause to the landform and delivery of the non-mineral development, and the overriding need for the non-mineral development when compared to the relatively minor amount of brick clay that would be sterilised if prior extraction is not undertaken (estimated to be around ~405,000 tonnes).

The MWPA would broadly agree with the conclusions of the MRA, noting 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'.

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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