

**WSSC CONSULTATION RESPONSE (2):
County Planning – Minerals & Waste Planning Authority**

TO:	Case Officer: Sam Whitehouse
DATE:	20/10/2025
LOCATION:	Land North of Guildford Road, Bucks Green, Rudgwick, West Sussex
SUBJECT:	DC/25/1269 Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
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:

This response is made following the request for more information as per our previous comments (15/09/2025). The applicant has since provided a Mineral Resource Assessment (MRA), which briefly discusses the application in the context of Policy M2 of the Joint Minerals Local Plan (2018).

The MRA concludes that the application site is unsuitable for prior extraction and that the non-mineral development as proposed would result in the sterilisation of a 4.41ha area of the Weald Clay (Brick Clay) mineral resource. This is attributed to the proximity of the application site to nearby residential dwellings and the potential amenity impacts that would arise from mineral extraction activities should they take place (including noise, dust and vehicle movements). Further, the MRA notes the relative abundance of the Brick Clay resource across the county and identifies the application site as being of strategic importance for the delivery of housing (noting its allocation in the Draft Horsham District Local Plan 2023 – 2040).

The submitted MRA does not include any assessment of the potential quality or quantity of the underlying mineral resource, nor does it provide any evidence of the potential amenity impacts that would arise from the temporary mineral extraction process and how they would differ from those arising from the delivery of the non-mineral development. That said, the MWPA appreciates the relative low-priority of the mineral resource given its abundance across the county and the potential strategic value of the site with regards to housing provision, albeit the level of weight to attribute this when considered within the planning balance will be up for the LPA to determine.

Therefore, the MWPA would offer no objection to the proposed development from a mineral safeguarding standpoint, subject to the LPA being satisfied that it has been demonstrated that the prior extraction of the mineral resource would not be economically practicable or environmentally feasible, and that there is an overriding need for the non-mineral development that outweighs the safeguarding of the underlying mineral resource.

Edward Anderson (Planner)

Tel.: 0330 2228 879

Email: edward.anderson@westsussex.gov.uk