

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

TO:	Case Officer: Sam Whitehouse
DATE:	15/07/2026
LOCATION:	Toat Café, Stane Street, North Heath, West Sussex, RH20 1DN
SUBJECT:	DC/26/0826 Outline Planning Application for up to 100 residential dwellings (including 35% affordable), pharmacy, shop/cafe and open space, all matters reserved except access.
RECOMMENDATION:	☐ Advice ☒ More Information ☒ Objection ☐ Consulted in Error ☐ No Objection ☐ No Objection Subject to:

The proposed development seeks outline permission for the residential development (100 dwellings) of some 6.4ha of land to the west of Stane Street at Toat Café, Pulborough. The application site is located within a Mineral Safeguarding Area for Brick Clay (Weald Clay).

The application acknowledges the requirement for the development to be assessed against the WSSC Joint Mineral Local Plan (2018, partial review 2021) ('JMLP') within the submitted Outline Application Statement, however, specifies that this matter will be addressed at Reserved Matters stage via submission of a Mineral Resource Assessment (MRA).

Consideration of mineral safeguarding should be given at the outline stage in order for the LPA to determine whether mineral sterilisation will occur and/or the overriding need for the non-mineral development outweighs the safeguarding of the mineral resource. This should be demonstrated through the submission of an MRA at the outline stage that also considers whether prior extraction is practicable or environmentally feasible.

The applicant's attention is directed towards the WSSC Minerals and Waste Safeguarding [Guidance](#), which contains a list of what should be included within an MRA (para 2.8). Crucially, the proposal should be assessed against Policy M9(b) of the JMLP, which reads as follows:

Policy M9(b)

- (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 (Mineral Safeguarding) areas 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."*

We would therefore request that the LPA request submission of an MRA from the applicant and reconsult us as appropriate. In the absence of this information, the MWPA would object to the proposal.

Kind regards,

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