

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

TO:	Case Officer: Amanda Wilkes
DATE:	31/05/2023
LOCATION:	Sandgate Nursery West End Lane Henfield West Sussex BN5 9RD
SUBJECT:	DC/23/0189 Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The application site partially falls within an identified mineral consultation area for brick clay. The applicant has not provided a Mineral Resource Assessment, and so it is unclear as to the level of sterilisation that may occur as a result of the development. That said, it is unlikely that the degree of sterilisation would be substantial given only some of the site falls within the consultation area.

The applicant should submit a proportionate assessment against the relevant policy of the JMLP (Policy M9). Subject to this, the MWPA would offer no objection to the proposed developments on mineral safeguarding grounds, subject to the determining authority being satisfied that the need for the non-mineral development outweighs the safeguarding of the mineral resource, and that it has adequately been demonstrated that prior extraction would not be economically practicable or environmentally feasible.

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