

Minerals Resource Assessment

Woodview School, Ingfield Manor Drive, Billingshurst,
West Sussex, RH14 9AX

Report date: March 2026

Prepared for:

Salutem LD Bidco IV Ltd

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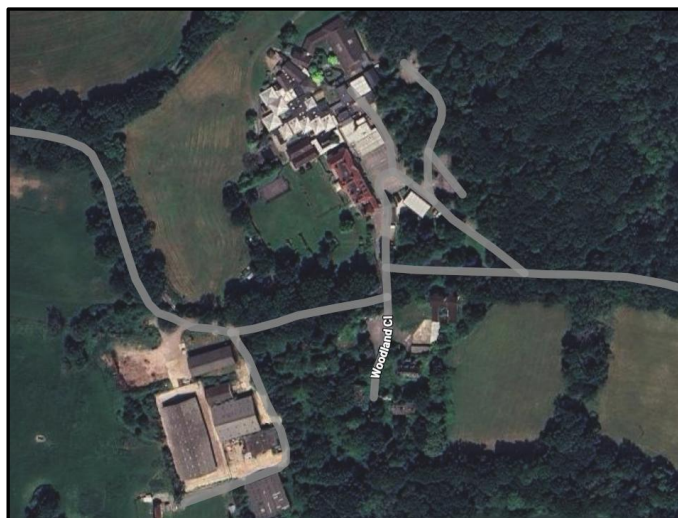
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1 Introduction

- 1.1. Vail Williams LLP has been instructed by Salutem LD Bidco IV Ltd to prepare this Mineral Resource Assessment as part of the planning application for the proposed development at Woodview School, Ingfield Manor Drive, Billingshurst ('the site').
- 1.2. This assessment is required as per the validation requirements by Horsham District Council, Policy 26 of the Horsham District Planning Framework (Local Plan) (2015).
- 1.3. The site is located within a geological area for Weald Clay (see Appendix 1). Built up land within urban areas (the Built Up Area Boundary) is excluded from mineral safeguarding areas due to the broad extent and lesser demand of Weald Clay. The site is not within a BUAB, and is located within the countryside.
- 1.4. This Minerals Resource Assessment will assess whether it is appropriate and practical to extract potential underlying Weald Clay with regards to the existing environmental constraints of the site, the relative availability of the resource and whether there is an overriding need for the development to go ahead.
- 1.5. This report sets out the existing site characteristics, the proposed development, the minerals policy background and an assessment of extraction potential.

2 Site Description

- 2.1. The established school site is located to the north of Billingshurst with access from the roundabout at Five Oaks on Stane Street (A29). The access lane from the roundabout leads to the school site, with parking on the right-hand side, and the derelict buildings on the left. Continuing along the access lane leads to Slinfold Lane Farm to the west. The site is located within the countryside, with woodland to the north, and the wider area being a mixture of open farmland and woodland.



- 2.2. There is a network of footpaths and bridleways in the vicinity of the site. The access road is also partly a bridleway (BIL-1348) and there are footpaths (BIL-1347-1) to the south of the site.

- 2.3. The site is located to the south of the access road and includes numerous buildings in a poor state of repair. The site is not currently used by the school, being unsafe for pupils, and the former residential gardens have become overgrown.
- 2.4. The existing buildings on site comprise 7 two storey houses, garages and a larger three-storey hostel building, with associated hardstanding and parking areas. The buildings are vacant and in poor condition.
- 2.5. The site has a slight slope running from the north-east down to the south-west, with the woodland to the south not forming part of this application and being retained.

3 Planning History

- 3.1. The planning history is set out in the table below, including the wider school site.
- 3.2. Of particular note is the previous application for a new school building in this location that was approved in September 2019, which has now lapsed, reference number: DC-19-0117. The approval was for the *“erection of a 16-bed residential care facility ancillary to Ingfield Manor School (C2 residential institution Planning Use Class) with associated landscape and car parking”*.

App Reference	Site Address	Proposal	Decision
S106/25/0021	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Discharge of Planning obligations to approved application HRA/24/0006.	Pending
DC/24/1682	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Siting of two new school buildings, containing three classrooms, for educational use (Lawful Development Certificate - Proposed).	Permitted 5 March 2025
HRA/24/0006	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to the erection of three temporary classrooms.	Permitted 9 Sept 2025
DC/23/2280	Ingfield Manor School Ingfield Manor Drive Five Oaks West Sussex RH14 9AX	Erection of a prefabricated, single-storey building to provide 2No. classrooms (Class F1), with associated works.	Approved 28 Feb 2025
DC/23/1302	Ingfield Manor School Ingfield Manor Drive Five Oaks West Sussex RH14 9AX	Replacement of window to classroom to provide new Fire Exit to East Elevation and/classroom.	Approved 18 Sept 2023
DC/19/0117	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Erection of a 16 bedroom residential care facility ancillary to Ingfield Manor School (C2 Residential Institution Planning Use Class) with associated landscaping and car parking.	Approved 5 Sept 2019
DC/18/2565	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Prior Notification for demolition of a number of redundant and derelict buildings at Ingfield Manor School.	Deemed consent 14 Jan 2019
DC/18/0080	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 3 to previously approved application BL/9/60 (Proposed erection of new boarding school for 50 children, 9 staff houses, 2 cottages and a block of garages).	Approved 8 March 2018
DC/18/0087	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 2 to previously approved application BL/42/76 (workshop).	Approved 8 March 2018

App Reference	Site Address	Proposal	Decision
DC/18/0085	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 2 to previously approved application BL/146/72 (Erect workshop building and pedestrian access).	Approved 8 March 2018
DC/18/0084	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 1 to previously approved application BL/102/60 (4 det. houses, 2 det hostels, pair of semi-det cottages for staff, garage block, headmasters garage and attendant garden and site works).	Approved 8 March 2018
DC/18/0083	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 1 to previously approved application BL/103/60 (Proposed extension and alterations to form new boarding school).	Approved 8 March 2018
DC/18/0082	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 2 to previously approved application BL/80/60 (Proposed building of new boarding school for 50 children and 6 staff houses, 2 cottages, 1 hostel and block of garages).	Approved 8 March 2018
DC/18/0080	Ingfield Manor School Ingfield Manor Drive Five Oaks Billingshurst West Sussex RH14 9AX	Removal of condition 3 to previously approved application BL/9/60 (Proposed erection of new boarding school for 50 children, 9 staff houses, 2 cottages and a block of garages).	Approved 8 March 2018
DC/10/0984	Ingfield Manor School Ingfield Manor Drive Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Proposed 16 plus unit providing secondary teaching accommodation for up to 15 students.	Approved 14 July 2010
DC/08/2535	Ingfield Manor School Ingfield Manor Drive Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Proposed PSAS classroom extension.	Approved 13 Feb 2009
DC/07/2610	Ingfield Manor School Ingfield Manor Drive Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Proposed covered walkway leading to fire escape staircase.	Approved 29 Feb 2008
BL/101/03	Spastics Society Ingfield Manor School Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Demolish existing storage shed and erect wood structure to house administrative staff. Site: Ingfield Manor School Stane Street Five Oaks.	Approved 2 Sept 2003
BL/36/96	Spastics Society Ingfield Manor School Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Erection of toilet block for disabled children. Site: Ingfield Manor School Stane Street Five Oaks.	Approved 12 June 1996
BL/7/95	Spastics Society Ingfield Manor School Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Classroom extension. Site: Ingfield Manor School Stane Street Five Oaks.	Approved 23 Feb 1995
BL/70/93	Spastics Society Ingfield Manor School Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Extension to form toilet. Site: Ingfield Manor School Five Oaks.	Approved 18 Aug 1993
BL/118/90	Spastics Society Ingfield Manor School Stane Street Five Oaks Billingshurst West Sussex RH14 9AX	Training wing extension. Site: Ingfield Manor School Five Oaks Billingshurst.	Approved 10 Dec 1990

4 Proposed Development

- 4.1. The proposal is for the demolition of the existing buildings and the construction of new single storey buildings for classrooms, a sports hall, parking, and associated development. Further details are contained within the Planning Statement and the Design and Access Statement.

5 Key Planning Policy Relevant to this Minerals Resource Assessment

- 5.1. The documents for consideration in relation to assessing the site's suitability for minerals safeguarding are the National Planning Policy Framework (2019) (NPPF), the West Sussex Joint Minerals Local Plan (2018 [partial review March 2021]), the Horsham District Local Plan (2015) and the Billingshurst Parish Neighbourhood Plan (2019-2031).

National Planning Policy Framework (2024) (NPPF)

- 5.2. Paragraph 7 of the NPPF sets out the purpose of the planning system is to contribute to achieving sustainable development, including the provision of homes, commercial development and supporting infrastructure. The NPPF identifies this can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.3. Chapter 17, Facilitating the Sustainable Use of Minerals, sets out that there should be a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs.
- 5.4. Paragraph 225 states that Local Planning Authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.
- 5.5. Paragraph 227 identifies that planning authorities should plan for a steady and adequate supply of minerals and, point d), this should take account of the need for provision of brick clay from a number of different sources to enable appropriate lends to be made.

The West Sussex Joint Minerals Local Plan July 2018 (Partial Review March 2021)

- 5.6. The West Sussex Joint Minerals Local Plan was adopted by West Sussex County Council and the South Downs National Park Authority in July 2018. The plan underwent a partial review in March 2021.
- 5.7. The key consideration in respect of this Minerals Resource Assessment, within the West Sussex Joint Minerals Local Plan, is Policy M9 (Safeguarding Minerals) which details that proposals for non-mineral development within the Minerals Safeguard Areas (extract of map within appendix) will not be permitted unless:
- Mineral sterilisation will not occur; or
 - It is appropriate and practical to extract the mineral prior to a development taking place having regard to the other policies of this Plan; or
 - The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practical or environmentally feasible.
- 5.8. The supporting text for Policy M9 notes the broader extent and lesser demand for Weald Clay, resulting in the urban areas being excluded from safeguarding. The supporting text also recognises the extract of minerals might not be economically viable or that there could be an overriding need for the development.

Horsham District Planning Framework (Local Plan) (2015)

- 5.9. Policy 26 of the framework (Strategic Policy: Countryside Protection) recognises the rural character and nature of the countryside. This includes criteria point 2 that is enabling the extraction of minerals.
- 5.10. The only other reference is to mineral resources within the framework is directed to the West Sussex County Council Joint Minerals Local Plan, as discussed above, and that this should be read in conjunction with this Framework.

Billingshurst Parish Neighbourhood Plan (2019-2031)

- 5.11. There is no specific reference to mineral safeguarding with the Neighbourhood Plan.
- 5.12. The Neighbourhood Plan offers broad support for educational facilities, including schools, as set out in the Planning Statement. There is no specific reference to the site contained within the Neighbourhood Plan.

6 Mineral Resource Assessment

- 6.1. Weald Clay is a valuable and limited resource and therefore its presence is protected by mineral safeguarding areas. Due to the extent and lesser demand of Weald Clay in respect of other forms of clay and minerals the West Sussex Joint Minerals Local Plan has excluded urban areas from the mineral safeguarding areas.
- 6.2. Appendix E of the West Sussex Joint Minerals Local Plan (extract in appendix) shows the extent of the safeguarding. The site is outside of the built-up area boundaries, and its location falls within the safeguarding area, which covers an expansive area of Horsham (and neighbouring) District.
- 6.3. The site is a long established and successful school, providing specialist education and care for pupils. The area proposed is previously developed, with existing buildings situated throughout the site. The proposal is to replace these buildings with new facilities for the school to continue to provide care and education. Due to the existing buildings on the site, there are utilities within the site that would need to be diverted, causing disruption and at significant cost.
- 6.4. Due to the nature of the SEND school, particularly with young students, any proposed mineral extraction would be severely detrimental to their well-being, safety, and education. Any minerals extraction would, potentially, result in the cessation of the established school use. Consequently, this is considered unviable given the use of the site.
- 6.5. From an environmental perspective, the site surroundings include woodland and trees, noting the ancient woodland adjoining the driveway, and there are also public rights of ways. The application is accompanied by comprehensive ecology reports and careful design consideration has been necessary to ensure the ecology is protected throughout the construction and future use of the site. These environmental constraints and amenity impacts, limit the practicality of any mineral's extraction.
- 6.6. The unadopted access road to the site is within private ownership, meaning access would have to be negotiated, including legal agreement, for the commercial extraction of ground minerals.

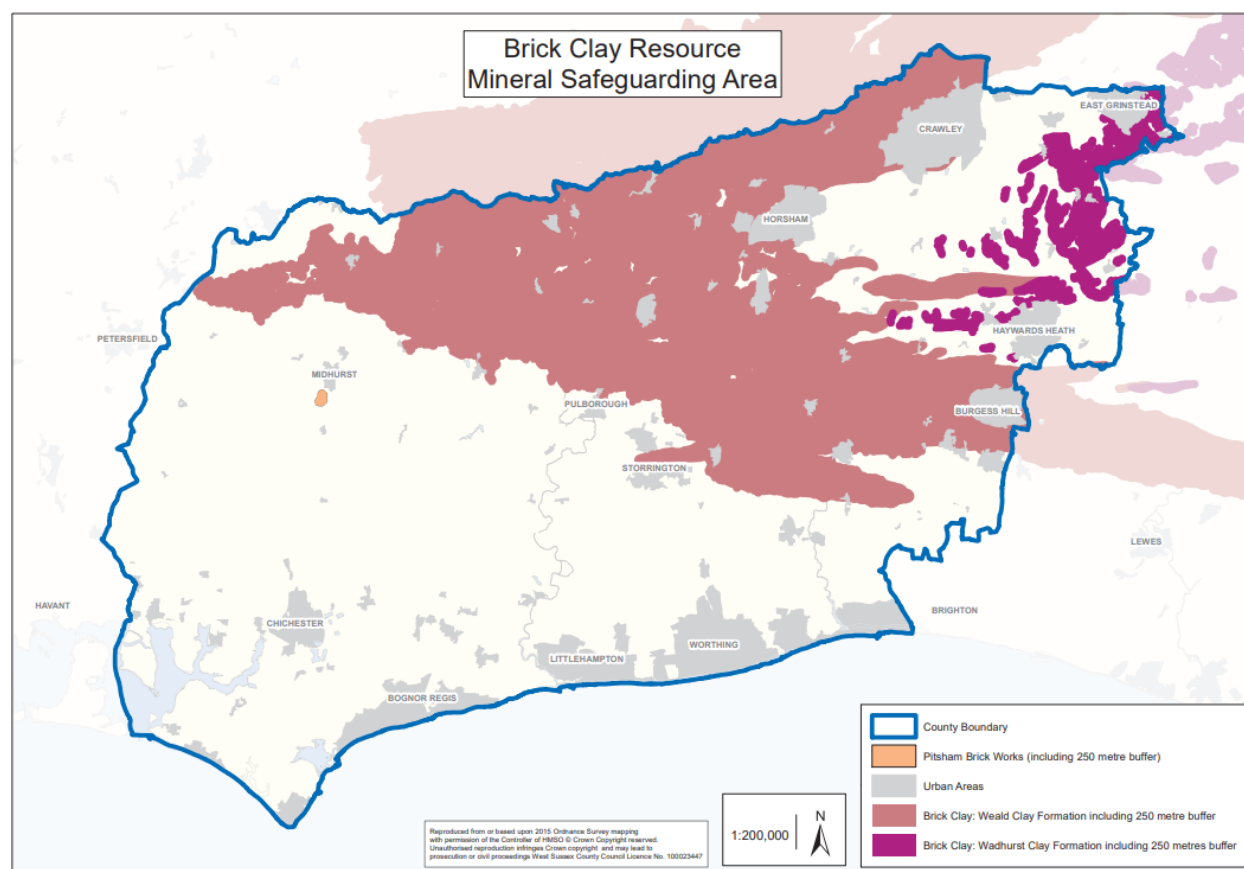
- 6.7. Along with the existing buildings on the site, the planning history identifies the site was granted permission in 2019 for redevelopment. The previous application was accompanied by a Mineral Resource Assessment, and that was considered as part of the determination of that application. The granting of that proposal confirms that the site is unsuitable for mineral extraction.

7 Conclusion

- 7.1. On the basis of the established use of the site, as a SEND school, and the limiting site constraints it is considered the proposal complies with policy M9 of the West Sussex Joint Minerals Local Plan, in that, *“the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practical or environmentally feasible”*.
- 7.2. The site is previously developed, relatively small in extraction terms, it previously secured permission for redevelopment which considered mineral extraction as part of that determination, has environmental constraints, access limitations, and is a long-established school site.
- 7.3. There is an identified need for additional education facilities and the site is not considered commercial and environmentally viable for mineral extraction.
- 7.4. Therefore, it is considered that there is no likely prospect of minerals extraction from this site or that this is necessary in respect of future mineral demand.

Appendix 1

Mineral Resource Map: Joint Minerals and Local Plan (July 2018 (Partial Review March 2021))



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