

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

TO:	Case Officer: Matthew Porter
DATE:	16/09/2026
LOCATION:	Land North of Melton Drive, Storrington, West Sussex
SUBJECT:	DC/26/1168 Outline application, with all matters reserved, for the phased development comprising: Phase 1 construction of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 residential development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access.
RECOMMENDATION:	☐ Advice ☒ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☐ No Objection Subject to:

The proposed development seeks outline planning permission for a phased development including the provision of access onto Fryern Road to the west (Phase 1) and up to 56 dwellings (Phase 2). The application site comprises an area of some 4.6ha and is located within the Mineral Consultation Area for Brick Clay (Weald Clay) and the Mineral Safeguarding Area for Building Stone. Accordingly, the application should be considered against Policy M9 of the Joint Minerals Local Plan (partial review 2021). The applicant has not provided a proportionate assessment to discuss any underlying mineral and the potential for its prior extraction.

Policy M9 (b) of the JMLP notes that proposals for non-mineral development within these 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."*

Given the application site is within the Brick Clay (Weald Clay) Consultation Area, nearby permissions, residential landuses and the relative abundance of the Brick Clay resource across the county, the prior extraction of the Brick Clay resource in this instance is likely to be 'low', albeit this should be for the applicant to demonstrate by way of submission of a Mineral Resource Assessment, proportionate to the scale of the site and to the satisfaction of the LPA as per Policy M9 b) iii).



With regard to building stone; consideration should be given to the potential usefulness of this resource within the local built landscape or the proposed development itself, and the MWPA would recommend that the LPA contact their Conservation Officer to fully assess the level of weight to afford the safeguarding of this resource (see 2.5 of the Minerals and Waste Safeguarding [Guidance](#)). If necessary, the applicant should update the MRA to include an assessment of the quality/quantity of the underlying building stone and identify any potential outcrops that may be suitable for prior extraction.

Therefore, should the LPA deem necessary in order to determine the level of weight to afford the safeguarding of the mineral resource when considered against the non-mineral development, please could the applicant be requested to submit a proportionate Mineral Resource Assessment, and the MWPA reconsulted upon its receipt.

Kind regards,

Edward Anderson (Planner)

Tel.: 0330 2228 879

Email: edward.anderson@westsussex.gov.uk