

**Wain Estates (Land) Limited,
Hereafter, Wain Estates**

Mineral Assessment Report

For

**Shermanbury Road, Partridge Green,
Horsham.**

October 2025

REPORT NO: 25CHE381/MAR

- *Desk Studies and Site Walkovers*
- *Intrusive Contaminated Land Investigations*
- *Geotechnical Appraisals and Ground Investigations*
- *Landfill Gas Assessments and Remedial Design*
- *Remediation Design and Implementation*
- *Remediation Project Management and Supervision*
- *Site Abnormal Assessments (Foundations and Contaminated Land)*

GEOTECHNICAL - CONTAMINATED LAND - FLOOD RISK

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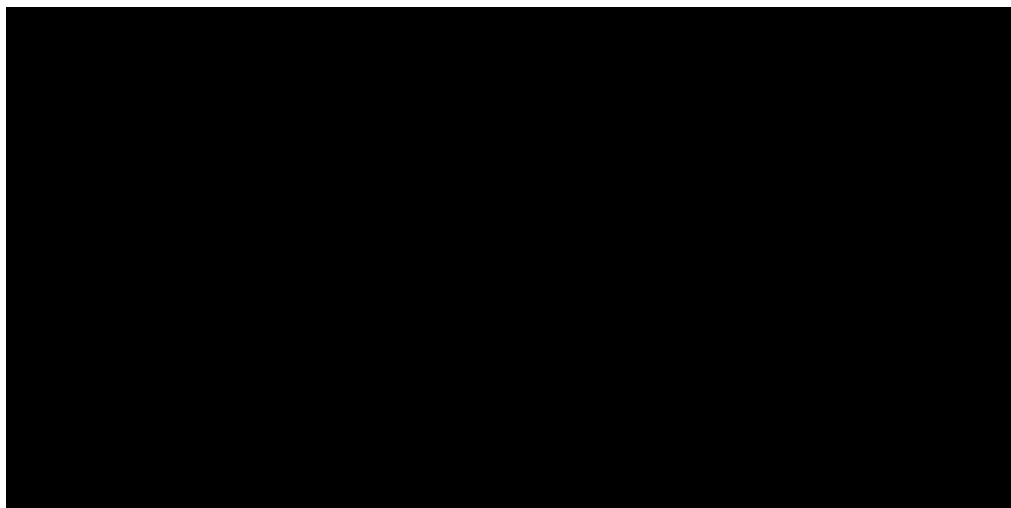
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1	June 2026	Updated with revised boundary	JS

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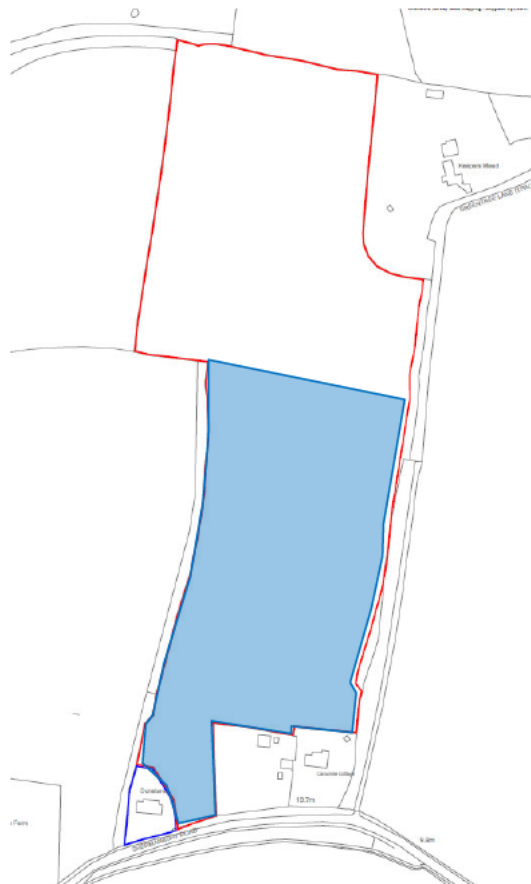
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SITE DESCRIPTION

1.1 Introduction

This investigation was carried out on the instruction of Wain Estates. The purpose of the work was to carry out a Mineral Assessment Report in connection with the outline planning application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs) and vehicular access point from Shermanbury Road. All matters to be reserved except for access. The site red edge can be seen below;

It is important to note that only the green area below will actually be developed (the northern parcel is for biodiversity net gain purposes and the blue outline area is outside of the development).



The West Sussex Joint Minerals Local Plan – Minerals and Waste Safeguarding Guidance March 2020 provides guidance on how the safeguarding of mineral resources and infrastructure associated with minerals supply and waste management will take place in West Sussex.

It is therefore necessary to determine the extent and quality of any resource and quality of any resource and likelihood of this being able to be worked in an environmentally friendly way at the proposed development site.

This purpose of this report is to assess if the minerals both on and under site are ever likely to achieve planning permission for extraction, given its setting and the prevailing circumstances.

1.1.1 Proposed Development

The proposed development consists residential dwellings, public open space and associated infrastructure.

1.2 Site Location

The site is located north of Shermanbury Road, Partridge Green, Horsham, Surrey. The coordinates on the National Grid Reference is 519625,119481.

1.3 Site Description

The following description has been written using satellite imagery.

It appears as though the site comprises of a residential dwelling, agricultural buildings and fields. The residential dwelling 'Dunstons' is located in the southern area of site with a number of agricultural fields beyond to the north (appears to be six separate fields from satellite imagery).

A possible menage appears in the field directly north of the residential property. Large trees and hedgerows outline the site boundary.

Site levels appear to fall in a southerly direction with site levels going from approximately 22.5m on the northern site boundary to 13.3m on the southern site boundary.

1.4 Site History

From mapping available online, the site appears to be undeveloped over the course of the historic maps.

1.5 Geology

The BGS online geological plan indicates that there are no superficial deposits on site. The solid geology at the site comprises of Weald Clay Formation.

No ground investigation has been carried out on the site to date therefore the anticipated ground conditions cannot be confirmed.

The BGS website does not have any information on boreholes close to the site, however those in the surrounding locality indicate that the Weald Clay is at least 50m thick.

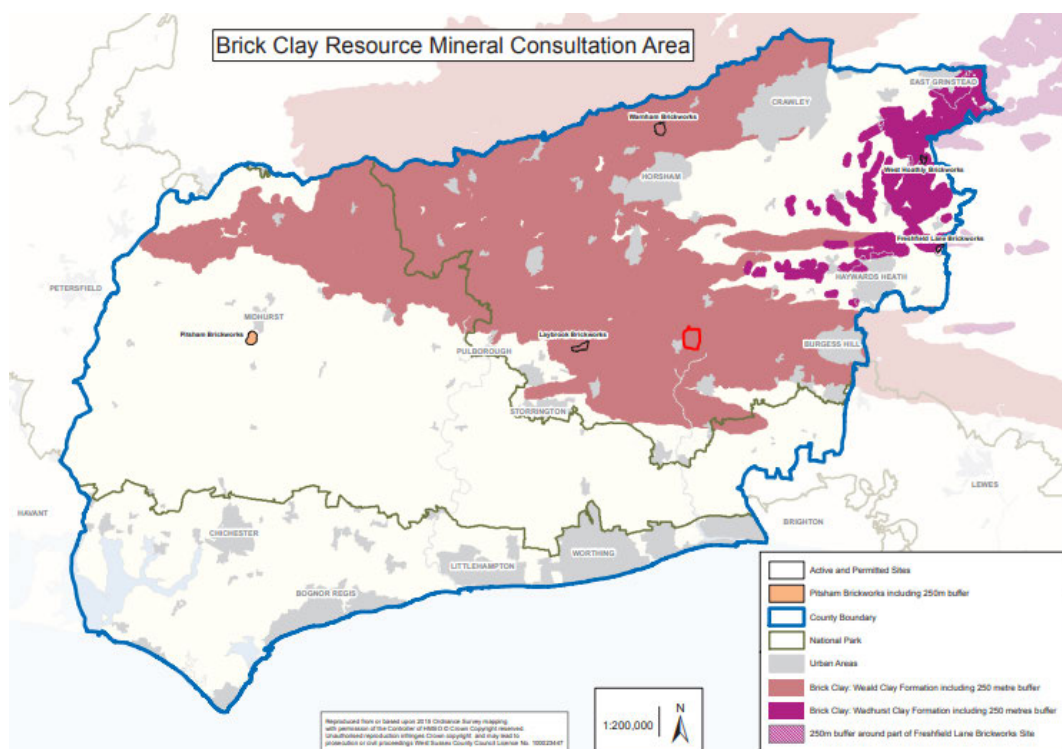
Brick clay is used in the manufacture of structural products and there are five active brick works in West Sussex. The nearest is Laybrook Brickworks which is located 7.85km to the west of the site and is operated by Ibstock Brick Ltd.

2.1 Policies

The West Sussex Joint Minerals Local Plan – Minerals and Waste Safeguarding Guidance March 2020 details the following minerals as economically important in West Sussex:

- Sand (sharp, soft and silica) and gravel
- Brick making clay
- Building stone (sandstone); and
- Chalk.

Based on the maps located in the Appendix of this document, the site is situated in a consultation area for Brick Clay (Weald Clay Formation) – see extract below. Red circle indicates the site location.



Policy M9 of the Plan stated the proposals for non-mineral development within the 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.

3 SITE SUITABILITY

3.1 Constraints upon Mineral Development

The application sites lie within a Minerals Safeguarding Area for brick clay. This policy requires proposals for development other than non-mineral extraction, to demonstrate that they will not sterilise the resource or that consideration has been given to prior extraction, on site constraints and the need for the proposed development. In relation to the land off Shermanbury Road, the primary considerations are as follows:

- Topography
- Land Ownership
- Residential Amenity
- Nearby Brickworks

3.2 Topography

The site generally slopes in a southerly direction (approximately 22.5m to 13.3m). Prior extraction is neither practical nor environmentally feasible as any significant change in ground level would reduce the stability of the site for built development.

3.3 Land Ownership

The application site is subject to a legally binding promotion agreement between the landowner and Wain Estates. Any potential for mineral extraction would be dependent upon the willingness of the owners to put forward their land for such development. Whilst it may be subject to change, the position of the landowner is a critical factor and potentially an absolute constraint to minerals development for the foreseeable future.

3.4 Residential Amenity

There is currently no statutory guidance on minimum working distances of mineral sites from houses. However, Technical Guidance to the Framework states that permissions for mineral extraction close to residential property may not provide adequate protect and in some cases it may be justified to consider adequate separation distances. Any such distance should be effective but reasonable. The site adjoins the existing residential properties along the north eastern and southern boundary of the site (see below) with further residential being found in the locality to the west. The proximity to housing would, therefore, present a significant consideration for any future mineral working proposal in terms of resultant impacts arising from noise, dust, air quality, traffic and visual intrusion.



In consideration of the potential noise and dust impacts, minimum working distances from infrastructure and utilities are usually based upon cautious geotechnical criteria and would be likely to require an unworked margin of at least 100m, between the edge of any proposed mineral working and the existing properties / public highway.

Referring to Policy M9 – It can be clearly demonstrated that it is not environmentally acceptable or economically viable to extract the mineral prior to non-mineral development taking place.

3.5 Nearby Brickworks

The extraction of brick clay is usually undertaken to supply an adjoining or nearby brickworks. As the closest brickworks is located 7.85km west of the site, there would be no demand for clay extracted from this site. The clay has no economic or commercial value and therefore in the terms of policy M9, sterilisation will not occur.

3.6 Summary

In summary, the site has a number of constraints that make mineral extract of the underlying clay environmentally unacceptable or uneconomically viable, the main driving force being that the site is bounded by residential properties to the north east, south and west.

4 REFERENCES

4.1 The West Sussex Joint Minerals Local Plan – Minerals and Waste Safeguarding Guidance March 2020