

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

TO:	Case Officer: Jason Hawkes
DATE:	15/09/2026
LOCATION:	Mowbray Employment Park Horsham West Sussex
SUBJECT:	DC/26/1240 Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The proposed development seeks planning permission for outline planning permission to provide an employment park north of Horsham, including the delivery of commercial, industrial and logistics use. The application site comprises 5 separate land parcels covering a 17.2ha area and is located within the Mineral Safeguarding Area for Brick Clay (Weald Clay). Accordingly, the application should be considered against Policy M9 of the Joint Minerals Local Plan (partial review 2021), and the applicant has provided a Minerals Resource Assessment (MRA) with their application submission.

The MRA does not provide a qualitative or quantitative assessment of the potential underlying mineral resource and, given the application site is located within the MSA, it can only be assumed that mineral sterilisation will occur should outline permission be granted for the non-mineral development.

The MRA broadly concludes that extraction of the mineral resource prior to the non-mineral development would be impractical, owing to on-site environmental constraints an abundance of supply of the mineral resource throughout the county.

Further, the application has been made following the lapse of a previous outline permission (DC/16/1677), made following allocation of the site and wider area for a mixed use and strategic development to accommodate at least 2,500 homes and associated infrastructure (informed by the HDPF Policy SD1: Strategic Policy - Land North of Horsham). Therefore, the applicant has informed that there is an overriding need for the development that outweighs the safeguarding of the mineral.

The MWPA would broadly agree with the conclusions of the MRA, noting the relative abundance of the Brick Clay resource across the county, and would add in this instance that the priority of the extraction of this resource is considered to be 'low'.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied the proposal meets the requirements of Policy M9 (b) (iii) of the Joint Minerals Local Plan (2018, partial review 2021) i.e. 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.

Kind regards,

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