

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

TO:	Case Officer: Sam Whitehouse
DATE:	15/09/2026
LOCATION:	Land North of Rectory Lane, Ashington, West Sussex
SUBJECT:	DC/26/1186 Outline Application for redevelopment of the site to provide up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.
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 redevelop the site to provide up to 125 dwellings. The application site comprises an area of some 7.4ha and is located within the Mineral Safeguarding Area for Brick Clay (Weald Clay) and Building Stone. 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 includes a comprehensive review of the site, including ground investigation surveys (informed by five sampler borehole and fifteen trial pits across the site) and data provided by the BGS. This data, when combined with buffer zones to protect the amenity of nearby land uses and account for other environmental constraints, confirms that the site is underlain by some 0.42 to 0.48mt of winnable brick clay. Therefore, in the absence of any prior extraction, mineral sterilisation would occur should the outline permission be granted. The assessment notes the absence of the Building Stone layer across the site in their investigations.

Acknowledging this, the MRA concludes that prior extraction of the mineral resource would be appropriate or practicable, owing to matters including; on-site and nearby environmental constraints, residential receptors located to the south of the application site along Rectory Lane, the abundance of supply of the mineral resource throughout the county, the logistical requirement to enable to the extraction of the mineral, and the delays any extraction would cause to the delivery of the non-mineral development (anticipated to be some 10-20 years when accounting for extraction and restoration) and its subsequent commercial viability.

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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