

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

TO:	Case Officer: Kate Turner
DATE:	13/04/2026
LOCATION:	Land To The Rear of The Copse, Worthing Road, Horsham, West Sussex, RH13 9AT
SUBJECT:	DC/26/0355 Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☒ Consulted in Error ☒ No Objection ☐ No Objection Subject to:

The proposed development seeks Planning Permission for the development a 2.8ha area of land to the west of Southwater for the delivery of 23 dwellings and associated infrastructure and landscaping. The application site is located within the Mineral Safeguarding Area (MSA) for Brick Clay (Weald Clay) and Building Stone.

Paragraph 2.4 of the Minerals and Waste Safeguarding [guidance](#) sets out the criteria for when the MWPA should be consulted on applications within Mineral Safeguarding Areas. Consultation with the MWPA on applications for non-mineral development within a Brick Clay or Building Stone MSA are only necessary when the development area exceeds 3ha.

Therefore, given the application site area is less than 3ha, no significant degree of mineral sterilisation is anticipated. As a result, the MWPA would offer no objection to the proposed development from a mineral safeguarding perspective.

Kind regards,

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