

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

TO:	Case Officer: Alice Johnson
DATE:	27/01/2026
LOCATION:	Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex
SUBJECT:	DC/25/2057 Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The MWPA have been consulted on the application for 68 dwellings on the 3.3ha plot of land to the north of Little Slaughterford, Barns Green. The application site is located within the Weald Clay (brick clay) Mineral Safeguarding Area and, accordingly, the proposal should demonstrate that it complies with Policy M9 (Safeguarding Minerals) (b) of the Joint Minerals Local Plan (2018, partial review 2021), which reads as follows:

Policy M9 (b)

Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) 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.*

The applicant has referred to the JMLP within their submitted planning statement, however, no reference or assessment to the policy has been made within their statement. Currently, it is presumed that mineral sterilisation will occur as a result of the non-mineral development (i), and it has not been demonstrated that the prior extraction of the mineral would be practicable or environmentally feasible (ii) (iii).

That said, the MWPA is aware of the onsite constraints, including the PROW along the northern site boundary, bordering landscape features and the presence of nearby residential land uses, which would likely act as a constraint to any significant levels of prior extraction. Further, the brick clay resource is relatively abundant across this part of the



county and, when considering the relatively small site area, the priority of its extraction from this site is likely to be considered 'low'.

Therefore, it will be up to the determining authority to assess the level of weight to afford the non-mineral development when considered against the potential sterilisation of the safeguarded mineral resource. The MWPA would offer no objection at this stage, subject to the LPA being satisfied that there is an overriding need for the development and that it has been sufficiently demonstrated that the prior extraction of the mineral resource would neither be practicable or environmentally feasible.

Should an MRA be sought, the applicant's attention is directed toward the M&W Safeguarding [Guidance](#). Please could the MWPA be reconsulted upon receipt of any additional information, as necessary.

Kind regards,

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