

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

TO:	Case Officer: Stephen Ashdown
DATE:	05/12/2024
LOCATION:	Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex
SUBJECT:	DM/23/2866 Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping
RECOMMENDATION:	<input type="checkbox"/> Advice <input type="checkbox"/> Objection <input type="checkbox"/> Modification <input checked="" type="checkbox"/> No Objection <input type="checkbox"/> More Information <input type="checkbox"/> Refusal

This consultation response is made following the submission of additional information by the applicant on the 8th of November, 2024. From a Minerals and Waste Safeguarding perspective, no further information has been submitted, however, this response has the benefit of reviewing the Mineral Resource Assessment; the findings of which are consistent with our response provided on the 15th of December, 2023.

The application site occupies a large area (~99ha), within which are identified branches of underlying safeguarded building stone mineral resource both along the northern and southern site boundaries. Further, an identified area of brick clay (Wadhurst Clay formation) is located partially within the southeastern site boundary (albeit only a minor incursion into the application site). The submitted MRA discusses the potential viability of the prior extraction of the safeguarded mineral resources, as required by Policy M9 of the Joint Minerals Local Plan.

The MRA evidences preliminary field techniques (12 no. 3m trial pits) and uses existing BGS borehole data to determine the potential coverage of the underlying mineral resource. In addition, the report identifies some historic extraction activities undertaken within/proximal to the site. Ultimately, the MRA concludes that, owing to the environmental constraints around the site (including areas of trees/Ancient Woodland and existing watercourse), when coupled with the sparse coverage of identified deposits of the building stone, the level of mineral sterilisation that would occur as a result of the development (~42,000m³) would be insignificant when considered within the context of



the available resource and that already being worked within the wider county. The MRA concludes that the potential level of sterilisation of Wadhurst Clay would be $\sim 210\text{m}^3$.

The MWPA would broadly agree with the conclusions of the MRA, noting the indicative layout requirement of the non-mineral development in respect to existing landscape features around the site. Therefore, subject to the LPA being satisfied that the proposal would comply with the requirements of Policy M9 of the JMLP, the MWPA would offer no objection to the proposed development.

Kind regards,

Edward Anderson

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