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

TO:	Case Officer: Stephen Ashdown
DATE:	13/06/2025
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:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal

This consultation response is made following the submission of additional information by the applicant. From a Minerals and Waste Safeguarding perspective, no further information has been submitted.

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.

As per our previous responses to this application, the MWPA would broadly agree with the conclusions of the MRA submitted November 2024, 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,

Tyra Money
Tel.: 0330 2228 879
Email: tyra.money@westsussex.gov.uk