

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council
FROM:	WSSC - Minerals and Waste Safeguarding
DATE:	6 November 2023
LOCATION:	Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex
SUBJECT:	DM/23/2610 Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection subject to satisfying policy M9 of JMLP

Thank you for consulting West Sussex County Council, Minerals and Waste on the above application.

The proposed development involves the erection of 55no. residential dwellings, including vehicular and pedestrian access, with other associated works, 5.75 hectares on a parcel of land to the south of Hanlye Lane, just outside Cuckfield. The application site is located within the Building Stone Safeguarding and Consultation Area, the applicant has submitted a Minerals Resource Assessment (MRA) although it is part of the planning statement. The MRA makes reference to the loss of building stone within the site being 'inconsequential' does not provide evidence as to the quality and quantity of the mineral resources and therefore the extent of the underlying resource has not been sufficiently demonstrated. However, the MRA express that the development can prove overriding need due to the five year housing supply and that any extraction would be contrary to landscape and other environmental factors.

Please note consideration should be given to the potential usefulness of this resource within the local built landscape or the proposed development itself, and the MWPA would recommend that the LPA contact their Conservation Officer to fully assess the level of weight to afford the safeguarding of this resource (see 2.5 of the [MWS Guidance](#)). If necessary, the applicant should update the MRA to include an assessment of the quality/quantity of the underlying building stone and identify any potential outcrops that may be suitable for prior extraction. Please re-consult the MWPA as appropriate.

Based on the above; **The MWPA would therefore not object to the proposed development, subject to the LPA being satisfied that the proposal meets the criteria of Policy M9 of the JMLP.**

The decision maker should be satisfied that the proposals minimise waste generation, maximise opportunities for re-using and recycling waste, and where necessary include waste management facilities of an appropriate type and scale (Policy W23 of the West Sussex Waste Local Plan, 2014).

Tyra Money, Minerals & Waste

West Sussex County Council – Planning Services