

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

TO:	Case Officer: Stuart Malcolm
DATE:	02/03/2026
LOCATION:	LVS Hassocks, London Road, Sayers Common, Hassocks, West Sussex, BN6 9HT
SUBJECT:	DM/26/0238 Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The proposed development relates to the submission of a hybrid application for both the demolition and replacement of the existing SEN school and provision of 210 dwellings and associated amenity space/landscaping. The application site includes previously developed land (i.e. the existing SEN school) and encompasses a site of approximately 14.4ha.

The application site is located within the Mineral Safeguarding Area for Brick Clay (Weald Clay Formation). Therefore, the applicant should demonstrate how the proposal would meet the requirements of Policy M9 (Safeguarding Minerals) of the WSSC Joint Minerals Local Plan (2018, 2021 partial review). The applicant has submitted a Mineral Resource Assessment (MRA) alongside the application to assess the feasibility of the extraction of the safeguarded mineral resource prior to the delivery of the non-mineral development.

The submitted MRA broadly concludes that extraction of the safeguarded mineral prior to the delivery of the non-mineral development would not be economically practicable, owing to the prevalence of the weald clay resource across the county and existing 25-year reserves at operational minerals sites, or environmentally feasible, given the location of nearby residential areas within 250m of the application site and presence of important natural landscape features within and around the site.

The MRA does not provide a qualitative or quantitative assessment of the potential underlying mineral resource that would inevitably be sterilised as a result of the non-mineral development.



The MWPA is aware of the allocation of the site for the provision of housing within the Draft Mid Sussex District Plan (2023). The MWPA would also highlight the presence of the existing SEN school on site, which represents previously developed land (upon which mineral sterilisation is already presumed to have occurred). These factors, in combination with nearby environmental constraints and the abundance of the brick clay resource across the county, suggest that the prior extraction of the mineral resource underlying the application site as 'low' priority.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied the proposal meets the requirements of Policy M9 (b) (iii) of the Joint Minerals Local Plan (2018, partial review 2021) i.e. 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.

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