

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

TO:	Case Officer: Steven King
DATE:	06/05/2026
LOCATION:	Land At Borde Hill Lane, Haywards Heath, West Sussex
SUBJECT:	DM/25/3129 Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road. All matters reserved except for access. Amended plans and supporting statements received 15th April reducing the number of proposed dwellings to up 117 and reducing the size of the proposed roundabout).
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

In response to our previous comments (dated 13/02/2026), the applicant has submitted a Mineral Resource Statement. In light of this supporting information, the MWPA offers the following comments:

Mineral Resource Statement (dated February 2026) ('MRS')

The submitted MRS comprises a desk-based study that discusses the potential viability of the prior extraction of the underlying mineral resource across the 9.4ha site, confirmed to be both Building Stone (Cuckfield Stone Formation) and Wadhurst Clay.

The Statement explores the history of the site and identifies that two quarries have previously operated within the boundaries of the application site (Borde Hill Lane Brick Field and Flat Wood Brick Field). It is suggested that these quarries, now ceased, have extracted at least some of the safeguarded mineral resource that underlies the site, which would likely be respective to the footprint of the quarry area.

The MRS continues to discuss the potential quantity of the underlying mineral resource, taking areas of standoff and buffer zones in the interest of protecting the amenities of neighbouring residential properties to the south-east, as well as a buffer zone around the application site boundaries. When considering these buffers, the respective amount of anticipated 'extractable' resource is calculated at 385m³ for Building Stone and 114,000m³ for Wadhurst Clay. When accounting for previously extracted land, the resulting volume of accessible resource would likely be lower than the numbers provided.

To conclude, the MRS suggests that the low volume of these potential resources, proximity to the AONB (High Weald National Landscape) and nearby residential land uses, as well as the historic extractions at the site, would act as significant constraints to any economically viable levels of extraction. In addition, the conclusion references the lack of housing



supply within the District, suggesting there is an overriding need for the non-mineral development (albeit this is for the LPA to determine).

Comments and Conclusion

While no first-hand evidence or preliminary investigative techniques have been provided to demonstrate (and confirm) the potential quality and quantities of the underlying mineral resources, the MWPA would broadly agree with the findings of the MRS, noting that the site has partially been extracted in the past and is therefore less likely to yield any significant amounts of the safeguarded mineral.

Therefore, the MWPA would offer no objection to the proposed development, subject to the LPA being satisfied that there is an overriding need for the development that outweighs the safeguarding of the mineral resource, as required by Policy M9 (b) (iii).

West Sussex Waste Local Plan (April 2014)

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).

Kind regards,

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