

From: Huw James <hjames@eceplanning.com>
Sent: 07 July 2025 10:56:51 UTC+01:00
To: "Simon Lambor" <simon@matsim.co.uk>
Subject: Wayside - Minerals Resource Assessment

Dear Simon,

This statement has been prepared in response to MSDC's request for a Minerals Resource Assessment in relation to the above planning application. As a starting point, there have been prior planning applications and permissions granted on this site where the local planning authority have determined to grant planning permission without the requirement for an assessment and therefore this should not be a requirement. However, we have prepared a brief statement and trust this is helpful.

West Sussex Joint Minerals Plan (Adopted 2021) relates to minerals resource in the County and Policy M9 'Safeguarding Minerals' (b) states that proposals for non-mineral development in the Minerals Safeguarded Areas will not be permitted unless: (i) Mineral sterilisation will not occur; or (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, or (iii) 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.

The site is close to resource areas Brick Clay: Wadhurst Clay Formation and Building Stone Minerals Safeguarding Areas (MSA). However, the site is partly within the built-up area of Balcombe and is an area where residential use is predominant and historic. There has been no historic or likelihood of future mineral activity on the site and its environs due to its size as well as its surroundings. The site would not be suitable for the full prior extraction of the safeguarded mineral resource owing to the potential unacceptable impacts this would cause on the amenity of nearby residential receptors. As noted above, the implications of the safeguarding areas are well known to the local planning authority who have granted planning permission on this residential site previously.

We trust this is helpful.

Kind Regards

Huw James MRTPI
Director

ECE Planning

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