

Land at Foxhole Farm, Bolney

Mineral Safeguarding Assessment

**On behalf of
Wates Developments Limited**

April 2025



Land at Foxhole Farm, Bolney
On behalf of Wates Developments

Mineral Safeguarding Assessment

IC Planning Ltd
6 Pickersgill Court
Quay West Business Village
Sunderland
SR5 2AQ

Date: April 2025

Contents

1. INTRODUCTION	4
2. THE PROPOSED DEVELOPMENT	7
3. PLANNING POLICY	8
4. THE MINERAL RESOURCE	11
5. ASSESSMENT AGAINST POLICY M9 OF THE WSJMP	15
6. CONCLUSION	19

Appendices

Appendix A - Illustrative Maserplan

Appendix B – Extract from West Sussex Joint Minerals Plan Safeguarding Guidance

Appendix C – 250m Standoff Plan

Abbreviations

BGS – British Geological Survey

DMSDP – Draft Mid Sussex District Plan

ICP – IC Planning

LAA – Local Aggregates Assessment

MSA – Mineral Safeguarding Assessment

NPPF – National Planning Policy Framework

WSJMP – West Sussex Joint Minerals Plan

Originator	Approved	Version	Date Issued	Version Comments
ST		V1	April '24	

© Identity Consult Planning (IC Planning Ltd). All rights reserved April 2024.

1. Introduction

- 1.1 This Minerals Safeguarding Assessment ('MSA') has been produced in support of an outline Planning Application on land to the east of Foxhole Lane. The planning application has been prepared on behalf of Wates Developments Limited.
- 1.2 The application site (the 'site') lies on the eastern side of Bolney between Foxhole Lane and The Street. The southern edge of the proposed allocation is generally bounded by the A272 and the northern edge is set against a public footpath (footpath reference 44Bo). The site covers an area of approximately 18.68ha, most of this land is currently in agricultural use.
- 1.3 The proposed outline planning application seeks planning consent for the following:
- Outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers*
- 1.4 The site is allocated within the emerging Mid Sussex Local Plan (Allocation reference DPA14) to deliver approximately 200 new dwellings. Alongside the new homes, the draft policy requires the following provision to be made on site:
- Land for education provision;
 - Community facility;
 - Community working hub;
 - Allotments; and
 - Informal outdoor space including community orchard and country park
- 1.5 The supporting text to the draft allocation sets out 10 policy requirements that any future planning application must meet. Requirement 9 states:

The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance

- 1.6 The proposed site lies in a two-tier local authority area, as such, all minerals planning related matters are undertaken by West Sussex County Council. As is noted in the abovementioned extract, the relevant mineral safeguarding policy is set out in the 2021 West Sussex Joint Minerals Plan (WSJMP) and its supporting Minerals and Waste Safeguarding Guidance.
- 1.7 This MSA has been produced in accordance with the requirements of the 2021 WSJMP. The assessment has been prepared following a review of the available information from the British Geological Survey ('BGS'), West Sussex County Council and information already provided in relation to the allocation process to date.
- 1.8 This report seeks to comprehensively demonstrate that the potential mineral resources found under limited sections of the Site can be permanently sterilised, without detriment to the resource itself and the local construction market, by the non-mineral development proposed by the Applicant. The policy mechanism for demonstrating this is outlined within Policy M9 of the WSJMP and the following report is structured around providing information to satisfy that policy.

Structure of this Mineral Safeguarding Assessment

- 1.9 The rest of this assessment is structured in the following sections:
- Section 2 - The Proposed Development;
 - Section 3 – Planning Policy;
 - Section 4 – The mineral resource;
 - Section 5 – Assessment against Policy M9 of the WSJMP
 - Section 6 – Conclusions.

IC Planning Minerals Expertise

- 1.10 The Managing Director of IC Planning ('ICP') who has overseen the production of this report is Sam Thistlethwaite (MRTPI) who has an extensive track record of working within the minerals, energy and waste sectors nationwide. Sam has appeared as an expert mineral planning witness at a number of high profile nationally significant extraction proposals supporting their development. He has also provided several mineral safeguarding specific Continuing Professional Development events for both the Royal Town Planning Institute and the Royal Institute of Chartered Surveyors .
- 1.11 Prior to working as a mineral planning consultant, members of the ICP team also worked for minerals and strategic developers identifying new sites for extraction and gaining consent for them through the planning process.
- 1.12 ICP currently represent a number of mineral operators nationwide including those who extract sand and gravel and limestone. Alongside this ICP are also the retained minerals planning adviser for Stone Federation Great Britain who are an industry body that represents the majority of dimension of building stone operators within the country.
- 1.13 The ICP team have undertaken numerous mineral safeguarding assessments nationwide including several across southern England.

2. The Proposed Development

2.1 The proposed development seeks outline planning permission for the following:

“Outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers”

2.2 An illustrated master plan showing an indicative site layout is included in Appendix A of this report. The illustrative layout shows that the residential development across the site is split between two distance area, one in the north and one in the south of the site.

2.3 The central part of the site is indicatively shown as being set aside for publicly accessible open space. The areas set aside for open space will not result in the permanent sterilisation of any mineral resources that are found beneath those parts of the site.

3. Planning Policy

- 3.1 The following section outlines the relevant national and local planning mineral safeguarding policies that are applicable to the Site.
- 3.2 The Site lies within a two-tier planning authority area and as such minerals related matters are addressed by West Sussex County Council. The key mineral policy requirements are therefore set out in the WSJMP, which was last updated in 2021. This document contains the key planning policies to assess the Proposed Development's impact upon safeguarded mineral resources.
- 3.3 This assessment has also considered the latest December 2024 version of the National Planning Policy Framework (NPPF).

National Planning Policy Framework – December 2024

- 3.4 Chapter 17 of the NPPF entitled "Facilitating the sustainable use of minerals" provides several policy details covering a wide range of matters relating to mineral planning. Paragraph 222 outlines the overall policy approach to mineral supply, recognising that mineral resources are finite and limited:

"222. It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation."

- 3.5 Following this overarching policy position statement, the NPPF then outlines the specific measures that mineral planning policies should cover in paragraph 223. In relation to the safeguarding of mineral resources, the following clarification is made in sub section c) of paragraph 223:

"223. c) [Mineral Planning Authorities should] safeguard mineral resources by defining Mineral Safeguarding Areas and Mineral Consultation Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked)"

3.6 The prescribed approach to mineral safeguarding is further explained within paragraph 225 of the NPPF, which states:

“225. Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.”

3.7 The following sections of this assessment will demonstrate that recovering the mineral resources found on the Site will be highly impractical as a result of several existing constraints, including the proximity of residential premises.

3.8 As a result, these restrictions will render any potential mineral extraction fundamentally impractical and economically unviable irrespective of whether the Proposed Development is constructed.

West Sussex Joint Minerals Local Plan

3.9 The WSJMP provides a significant amount of local detail regarding the geology and mineral resources across West Sussex. The plan sets out several general development control and allocation planning policies to guide and determine mineral planning applications.

3.10 In relation to mineral safeguarding, Policy M9 of the WSJMP¹ sets out the circumstances when non-minerals development may be acceptable at a location within a Minerals Safeguarding Area (MSA). The mineral safeguarding areas are defined in Appendix E of the WSJMP.

3.11 An extract of the relevant mineral safeguarding map for the proposed site is attached in Appendix B of this submission. The safeguarding indicates that the site is underlain by deposits of brick clay from the Weald Clay Formation. The WSJMP states² that defining and MSA does not carry a presumption that any areas within MSAs will ultimately be acceptable for mineral extraction.

3.12 Policy M9 recognises that the aim of safeguarding is to avoid needlessly sterilising resources and encourage prior extraction of the mineral where practicable and viable before non-mineral development occurs.

¹ Page 56 of the WSJMP

² Paragraph 6.9.7 of the WSJMP

3.13 Policy M9 and its supporting text states that where a non-mineral development affects a mineral safeguarding areas the planning application should be accompanied by a “Minerals Resource Assessment”³. Policy M9 states the following:

“Policy M9: Safeguarding Minerals

- a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.*

- b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) 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, having regards to the other policies in this Plan; 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.*

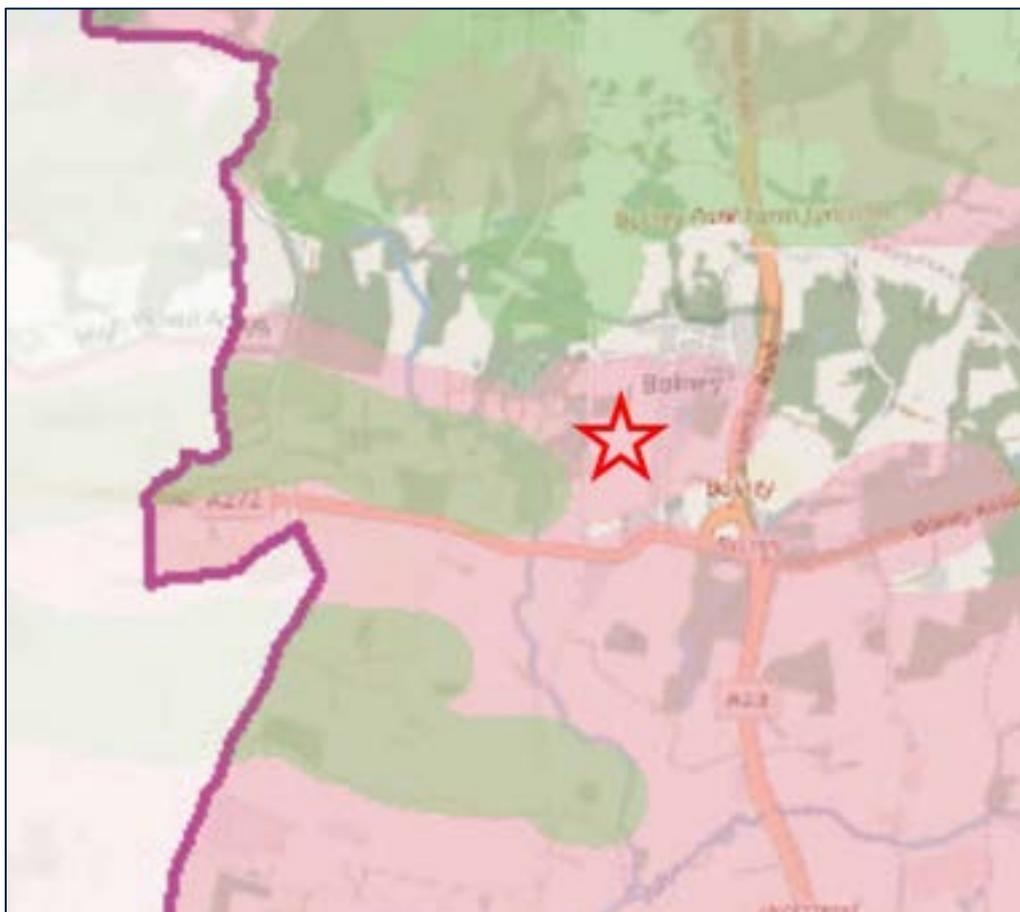
3.14 The proposed development site is affected by brick making clay reserves and as such is affected by the criteria outlined in section b). This criterion has been used to guide the assessment provided in Section 5 of this report.

³ Paragraph 6.9.14 on 57

4. The Mineral Resource

- 4.1 The adopted WSJMP is accompanied by minerals safeguarding plans⁴ which highlight the distribution of the individual mineral reserves across the county as well as showing the Mineral Consultation Areas within each district. The Mineral Consultation Area map for Mid Sussex District Council is included in Appendix B.
- 4.2 The safeguarding areas identify the anticipated extent of superficial and bedrock mineral resource across the authority based upon the available BGS data for that area.

Figure 4.1 - WSJMP Policy Map Extract



- 4.3 An extract from the WSJMP safeguarding map is shown above in Figure 4.1. The broad extent of the site boundary for the development is also shown on Figure 4.1. An illustrative site plan is included in

⁴ Appendix E of the WSJMP

Appendix A. Both the mineral safeguarding maps and the district level Mineral Consultation Area plans are large scale plans, as a result it is difficult to determine at a site level the full extent of the mineral reserves affected. It is clear however from the image shown in Figure 4.1 that the majority of the site is affected by the safeguarding area. It is difficult to be certain, given the scale of the safeguarding map but it appears that a small part of the southern edge of the site may be excluded from the safeguarded areas.

- 4.4 The area marked in green indicates a building stone resource consultation area however this sits outside of the proposed site boundary on the western side of Foxhole Lane. This mineral resource area will be unaffected by the proposed development.
- 4.5 The mineral safeguarding areas shown in Appendix E of the WSJMP include a 250m buffer. This 250m buffer extends beyond the anticipated extent of the mineral resource and is applied to ensure that new developments do not restrict or sterilise potential mineral extraction or processing operations by introducing new sensitive receptors close to those operations. This point is discussed in more detail in Section 5 of this report.
- 4.6 The authors of this report are not aware of any formal expressions of interest by any minerals operators in extracting either of the resources indicated as being present on site.

Brick Clay: Weald Clay Formation

- 4.7 There are two brick clay resources within West Sussex, the Weald and the Wadhurst formations. These are recognised as being regionally important clay resources⁵. The WSJMP recognises that the Weald Clay formation resource covers broad extent across West Sussex and that demand for this material is relatively low compared to other mineral resources that are safeguarded⁶.
- 4.8 It is on the basis of this low demand that the WSJMP safeguarding maps do not safeguard this mineral resource within the urban areas that are defined within the settlement boundaries as they are shown on the district plans.

⁵ Paragraph 6.9.10 of the WSJMP

⁶ Paragraph 6.9.10 of the WSJMP

- 4.9 The demand and use of mineral resources within West Sussex is reviewed through the production of annual monitoring reports. The most recent monitoring report available on the West Sussex Council website covers a period 2023 to 2024⁷.
- 4.10 In relation to brick clay, the monitoring report states that there are five brick clay sites within the county. The report notes that brick clay supply, unlike other minerals, is not subject to apportionment but it does play an important role in West Sussex and the wider economy.
- 4.11 The total permitted reserves of brick clay, when the monitoring plan was produced, was 12.49 million tonnes across five sites, of these three were active and two were inactive.
- 4.12 The NPPF states that Mineral Planning Authorities should plan for maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment. For brick clay reserves should be at least 25 years. The monitoring report states⁸ that there are estimated to be two brickworks in West Sussex with at least 25 years of reserves.
- 4.13 The historic levels of permitted reserves and annual sales of brick clay in West Sussex are shown in Figure 4.2 below. The information shown in Figure 4.2 is taken from page 12 of the 2023/2024 Monitoring Report.

Figure 4.2 - Brick Clay Permitted Reserves and Annual Sales (2014 to 2023)

Year	Total Brick Clay Reserve Remaining on Sites with Planning Permission (mt)	Annual Sales (mt)
2014	16.1	0.35
2015	18.7	0.28
2016	18.3	0.33
2017	18.0	0.33
2018	17.8	0.30
2019	17.5	0.31
2020	14.2	0.31
2021	13.04	0.28
2022	12.8	0.28
2023	12.49	0.28
10-year average	15.9	0.31

⁷ https://www.westsussex.gov.uk/media/vkqna0d1/monitoring_report_2023to2024.pdf

⁸ Paragraph 4.3 of the 2023 to 2024 WSJMP Monitoring Report

- 4.14 The information shown in Figure 4.2 states that the total permitted Brick Clay Reserve for West Sussex was 12.49 million tonnes in 2023. It is also clear that the 10-year annual sales average from 2012 to 2021 was 310,000 tonnes per annum. On that basis there was 40.29 year supply of permitted reserves based upon the current 10 year average sales figures.
- 4.15 It is clear based upon the supply and historical demand figures noted above that there is no need for new sources of brick clay over the long term. This point is reflected within the minerals safeguarding guidance produced by West Sussex Council which acknowledges that demand for brick clay is low.
- 4.16 It is accepted that current supply levels do not reduce the need to safeguard mineral resource over the longer term. However, the current supply and demand figures coupled with the broad geographical spread of the brick clay mineral resource across West Sussex are relevant considerations when considering individual proposals and weighing the benefits of those schemes against the level of mineral sterilisation that may or may not occur.

5. Assessment against Policy M9 of the WSJMP

5.1 The following section is based on a desktop review of the Proposed Development and its surrounding context. No mineral safeguarding specific intrusive site investigations have been undertaken in the preparation of this report.

5.2 Based upon the justifications outlined in the following section of this report it is our opinion that further costly intrusive site investigations could not be justified at this stage to solely address the mineral safeguarding impact. This is based upon our assessment of the scheme against the criteria contained in Policy M9 of the WSJMP.

5.3 The following section will provide details in relation to the assessment criteria identified within part b) of Policy M9 which requires assessment against the following criteria:

(b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) 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, having regards to the other policies in this Plan; 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.*

5.4 In relation to criteria i) at this stage it cannot be demonstrated that mineral sterilisation will not occur. No site specific intrusive geological drilling has been undertaken to date and there are no publicly available BGS borehole records for the site.

5.5 The nearest publicly available borehole records are regularly spaced along the alignment of the A23. The majority of these boreholes are classed as being confidential and are not available for public review. One of the nearest publicly available borehole logs which goes to sufficient depth is TQ22SE8 which is taken from a position close to the Junction of Cowfold Road (A272) and the A23⁹.

⁹ Grid reference TQ 26541 22563, what3words ///boom.parked.pegged

5.6 Figure 5.1 shows the record of the borehole returns which demonstrate that a clay formation was present at that location.

LE GRAND ADSCO TQ/22/6/8
2656 2254
 CIVIL ENGINEERING DIVISION of
 LE GRAND SUTCLIFF AND GELL LIMITED

RECORD OF TEST BORING No. R3 at Bolney Division,
 For East Sussex County Council.

O/No. 3664 Boring Completed on 7.9.64. O.D. Level 82.72
 Boring lined to a Depth of 10'0" Diameter 6"

BORING FOREMAN'S STRATA RECORD		THICKNESS		DEPTH		WATER OBSERVATIONS			
		ft	ins	ft	ins	Date	Time	W.S.	DWL
Topsoil and stones		1	6	1	6	(0-4)			
V.ry silty clay		4	0	5	6	(1-6)			
Silty sand with little clay		4	9	10	3	(3-11)			
Stiff brown silty clay		4	9	15	0	(6-6)		Nil	
TOTAL DEPTH				15	0	(9-6)			

SAMPLING DETAILS

Lab Location No. _____

5.7 The borehole location, similar to the proposed site is covered by the same brick clay safeguarded mineral consultation area.

5.8 In relation to criteria ii) for the reasons that are set out below, it will not be viable or environmentally practicable to extract the mineral resources from the site due to the existing environmental constraints that are present.

5.9 Notwithstanding this, if prior extraction was undertaken, a large amount of material would need to be sourced and brought to the site to replace the volume of material that would be removed as a result of the excavation. This replacement material would likely be in the form of imported inert construction waste (i.e. demolition rubble and soils). This material would then be used to build up the development level platforms to ensure that the proposed site could be constructed.

- 5.10 If material was not brought into the site following any prior extraction, then the proposed development site would be permanently and substantially lower than the surrounding landscape. This would lead to significant issues with drainage and the management of foul and surface water from the site. There may also be issues with the resulting abrupt changes in gradient that may impact upon the access road into the site.
- 5.11 Criteria iii) of part b) of Policy M9 is the most applicable the proposed development in that prior extraction is not practical or environmentally feasible.
- 5.12 It would not be viable to extract the mineral reserves found on site due to the presence of multiple existing constraints, the most significant of which is the presence of existing residential properties. The proposed site is abutted by residential development to the south on Cowfold Road, to the east on The Street, to the north on Lodge Lane and the isolated properties (Foxhole Farm and Bolney Wine Estate) on the west of the site on Foxhole Lane.
- 5.13 It is accepted that there are no statutory standoffs required for mineral developments, the distances mentioned in the following section are based on experience of the authors involvement with multiple mineral extraction sites nationwide.
- 5.14 This approach is supported by the WSJMP itself which applies a 250m consultation buffer from existing mineral resources and infrastructure for new development. This buffer is applied to ensure that no new environmentally sensitive developments (e.g. housing) are built too close to existing minerals operations which may restrict those operations as a result of the unacceptable environmental affects experienced within 250m of a site.
- 5.15 For residential properties a 250m standoff distance is generally applied. This distance has been used as within that range it is more likely that the effects of noise, air quality and vibration will need to be significantly controlled and mitigated to avoid having unacceptable impacts.
- 5.16 It is accepted that residential receptors can be located within 250m of an active minerals operation and equally that there can be receptors beyond 250m that do experience unacceptable amenity impacts. For the purposes of this mineral safeguarding assessment the 250m distance provides a robust indication of an acceptable proximity to a residential receptor.
- 5.17 There are no parts of the mineral safeguarding area found on site that are beyond 250m from any existing residential premises (See drawing ICP/B/001 in Appendix C). On that basis from a residential

amenity perspective it is unlikely that any mineral extraction scheme would be acceptable in terms of the potential impact upon existing properties. In this respect the mineral safeguarding area is already heavily sterilised by the proximity of existing residential properties.

5.18 In addition to the constraint on mineral development caused by the existing residential properties, there are other existing restrictions which would limit mineral extraction these include:

- The surrounding road network would need to be stood off to allow extraction to be safely undertaken. Commonly for mineral extraction schemes a distance of 10m is applied from minor roads and 30m can be applied to major roads to ensure stability of the adjacent road way
- There are overhead telecom wires along Foxhole Lane, these will need to be stood off;
- There are mature established tree line and hedgerows on the site's periphery, these features will also need to be stood off from to ensure there are no damage to the root structures.

5.19 Taking account of the existing constraints to mineral extraction on site, it is reasonable to conclude that it would not be viable to extract the minerals reserves that are safeguarded.

5.20 On the basis of the above, it has been demonstrated that, primarily through the presence of existing surrounding residential receptors, that it would not be environmentally feasible to recover the safeguarded brick clay resource from beneath the site. on that basis the sterilisation of the mineral resource is consistent with Policy M9 of the WSJMP.

6. Conclusion

- 6.1 This mineral safeguarding assessment has sought to demonstrate that the proposed development can be undertaken without having a negative impact upon the safeguarded mineral resources that are located beneath the site.
- 6.2 The WSJMP recognises that the safeguarded brick clay mineral resource covers a broad extent of West Sussex and that the resource is in a relative low demand. This is borne out by the fact that West Sussex has a NPPF compliant level of supply of brick clay with a permitted supply sufficient to meet the demand for the next 40 years needs based on historical trend data.
- 6.3 The mineral resources found on site are already sterilised by the proximity of the existing residential properties on the Street, Cowfold Lane, Foxhole Lane and Lodge Lane. The mineral resources found on site are all within 250m of residential properties on at least one of these streets. These same constraints would also restrict any potential to undertake prior extraction on the site before any development was undertaken.
- 6.4 Considering all of the above factors it is clear that the proposed development will not have an unacceptable affect upon the safeguarded mineral resources found beneath the site. On that basis the Foxhole Lane proposals comply with Policy M9 of the WSJMP.

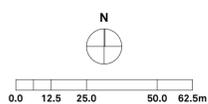
Appendix A – Illustrative Masterplan



KEY

- | | | |
|---|---|--|
| 1. New vehicular access from Cowfold Road | 7. Viewpoint with seating area and interpretation | 13. Outdoor educational space |
| 2. New pedestrian / cycle links to The Street | 8. Community orchard | 14. SuDS basins |
| 3. New pedestrian link to existing PRow | 9. Community hub building | 15. Foul water pumping station |
| 4. Primary tree-lined access roads | 10. Children's play areas (LEAPs and LAPs) | 16. Electricity Substation |
| 5. Secondary informal 'rural' lanes / mews | 11. Outdoor gym | 17. New woodland planting |
| 6. New publicly accessible countryside open space | 12. Community allotments | 18. Country estate road through countryside open space |

rev.	date	changes description	status	issued by
P07	10/04/2025	Drawing updated to incorporate comments from pre-app	S4	DM
P06	07/01/2025	Drawing updated for planning; annotation added	S4	DM



RE-FORMAT

this drawing is the copyright of Re-Format LLP and may not be copied, altered or reproduced in any way or passed to a third party without written authority. All dimensions subject to site survey and site verification. Do not scale for construction ©

www.re-format.co.uk
mail@re-format.co.uk
+44 (0)1730 778778

drawn by
DM
checked by
MS

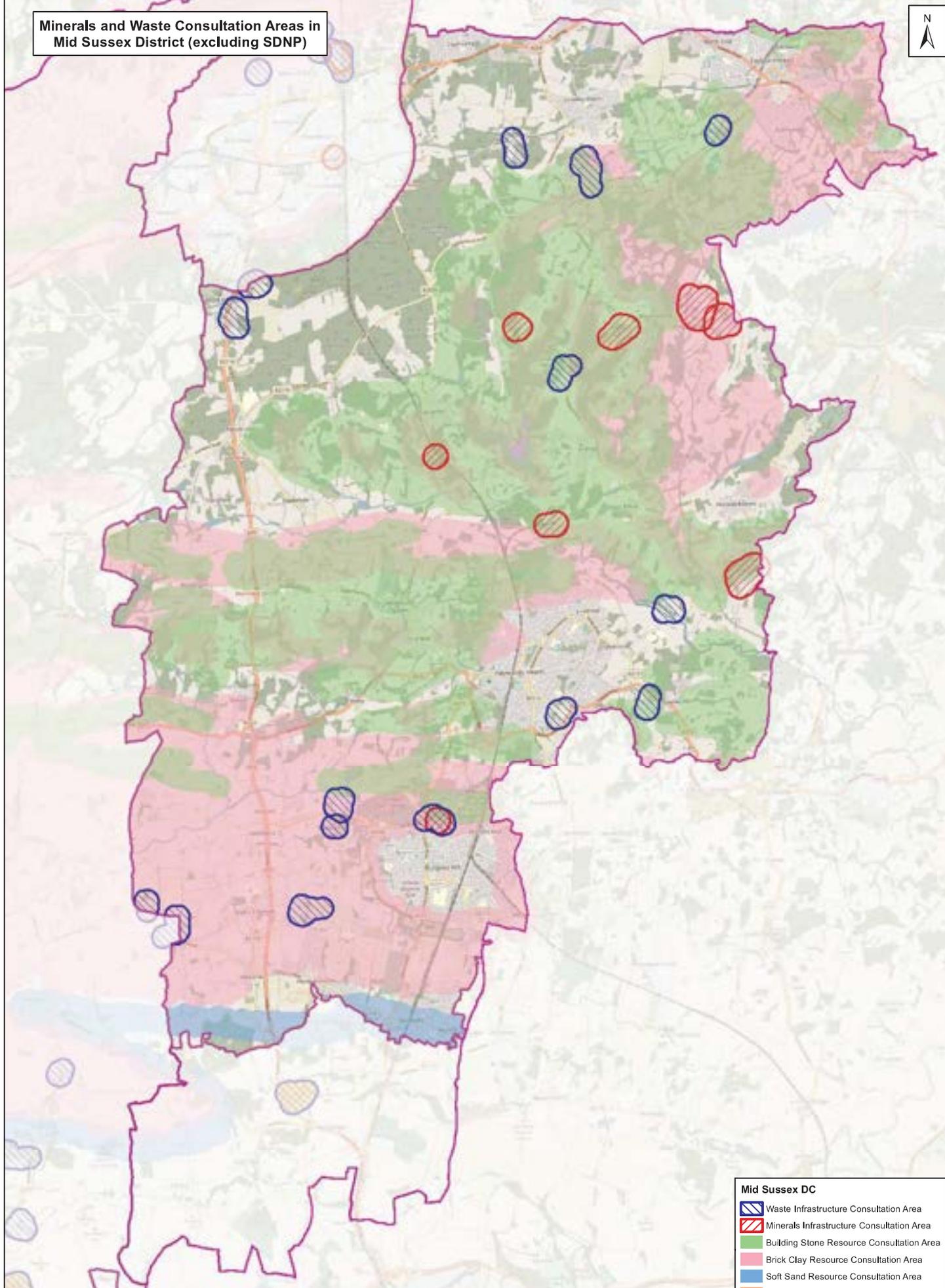
date created
Aug 2024
scale at A1
1:1250

project title
Foxhole Farm, Bolney
document title
Illustrative Masterplan

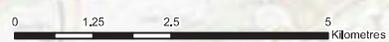
project	originator	volume	level	type	role	number
P20074	RFT	XX	XX	DR	A	0101
<small>status</small> S4	<small>suitability description</small> For Planning					<small>revision</small> P07

Appendix B – Extract from WSJMP Safeguarding Map

Minerals and Waste Consultation Areas in
Mid Sussex District (excluding SDNP)

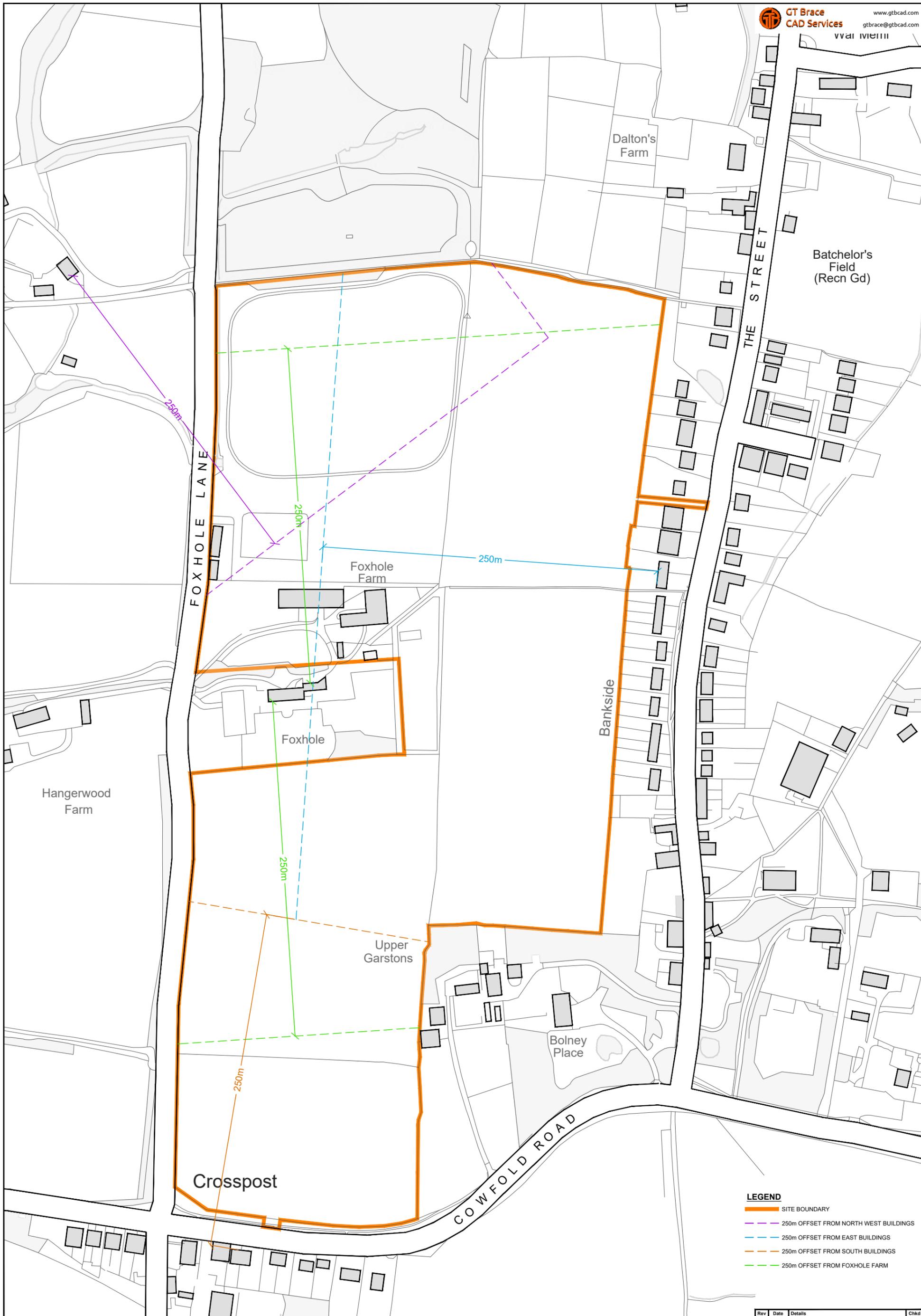


Reproduced from or based upon 2015 Ordnance Survey mapping with permission of the Controller of HMSO © Crown Copyright reserved. Unauthorised reproduction infringes Crown copyright, and may lead to prosecution or civil proceedings West Sussex County Council Licence No. 100023447



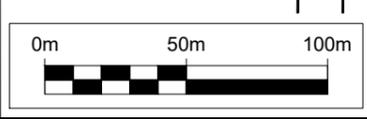
- Mid Sussex DC**
-  Waste Infrastructure Consultation Area
 -  Minerals Infrastructure Consultation Area
 -  Building Stone Resource Consultation Area
 -  Brick Clay Resource Consultation Area
 -  Soft Sand Resource Consultation Area
 -  Sharp Sand Resource Consultation Area
 -  Chalk Resource Consultation Area

Appendix C – Existing Constraints Plan



LEGEND

- SITE BOUNDARY
- - - 250m OFFSET FROM NORTH WEST BUILDINGS
- - - 250m OFFSET FROM EAST BUILDINGS
- - - 250m OFFSET FROM SOUTH BUILDINGS
- - - 250m OFFSET FROM FOXHOLE FARM



IC Planning Ltd
 Portland House - Block D
 New Bridge Street West
 Newcastle upon Tyne
 NE1 8AL
 Tel: 0191 0548 0570
 Web: www.icplanning.co.uk

Project Title
 BOLNEY
 WEST SUSSEX

Drawing Title
 MINERAL SAFEGUARDING PLAN

Rev	Date	Details	Drawn	Checked	Approved	Chkd
	14/04/2025	Scale 1:2500 @ A3	BY GTB	by ST	by ST	
WORKING DRAWING						
Drawing Number ICP/B/001						Rev -