

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

TO:	Case Officer: Stephen Ashdown
DATE:	04/01/2024
LOCATION:	Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex
SUBJECT:	DM/23/2867 Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal

West Sussex Joint Minerals Local Plan (July 2018)

The site is within a Building Stone and Brick Clay Mineral Safeguarding Areas and would occupy some 103ha of land. Policy M9 of the JMLP notes that proposals for non-mineral development within these 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, 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."*

While it is appreciated that the built aspect of the proposed development is relatively limited, the applicant has not confirmed whether the extraction of the mineral is appropriate, environmentally feasible, or practicable; or if prior extraction is not possible, whether there is an overriding need for the development.

Please therefore could the applicant provide a brief statement that assess the proposal against Policy W8 of the JMLP, and the MWPA reconsulted upon its receipt.

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