

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

TO:	Case Officer: Joseph Swift
DATE:	05/02/2026
LOCATION:	Land Off West Hoathly Road, East Grinstead, West Sussex
SUBJECT:	DM/26/0073 The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The proposed development seeks planning permission for 44 new dwellings on a ~1.9ha plot of land to the east of West Hoathly Road, East Grinstead, and is located within the Mineral Safeguarding Area for Brick Clay (Wadhurst). Accordingly, the application should be considered against Policy M9 of the Joint Minerals Local Plan (partial review 2021), and the applicant has provided a Minerals Resource Assessment (MRA) with their application submission which considers the proposal against Policy M9.

The MRA provides a desk-based study that suggests that prior extraction of the safeguarded resource would not be economically practicable or environmentally feasible, owing to: the lack of appropriate road or rail infrastructure to transport mineral offsite or import backfill material to the site, proximity of the site to nearby residential receptors, nursery school and ancient woodland, and the reduced workable site area resulting from the necessary standoffs in order to mitigate environmental impacts upon these receptors.

The MRA provides evidence of discussions with local operators of the mineral resource, however, cites that interest in the resource is low given the small site area, unknown quality/quantity of the mineral and unpredictable timeframes of the development. The MRA does discuss the potential of incidental extraction of the mineral resource.

Although mineral sterilisation will occur as a result of the non-mineral development (the full extent of which is currently unclear), the MWPA is broadly satisfied with the conclusions of the MRA given the small site area and constraints around the site that would be likely to limit any significant recovery of the mineral resource prior to the commencement of the non-mineral development.

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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