

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

TO:	Case Officer: Andrew Watt
DATE:	25/09/2025
LOCATION:	Juhring And Hobbs Field At Saint Hill Manor, Saint Hill Road, East Grinstead, West Sussex
SUBJECT:	DM/25/2223 Hard paved car park with 121 spaces and toilet facilities adjacent to Saint Hill Road. Hard paved access road servicing both Juhring and Hobbs fields. Engineered grass surfaced provision of 619 spaces for temporary parking for specific events in Juhring field. Re-contouring of Hobbs field with grassed surface and provision of permanent pads for a marquee together with washroom facilities and substation with backup generator.
RECOMMENDATION:	☐ Advice ☐ More Information ☐ Objection ☐ Consulted in Error ☐ No Objection ☒ No Objection Subject to:

The application site comprises an area of 5.07ha to the west of Saint Hill Road, within the countryside of East Grinstead. The application site is located within the Brick Clay (Wadhurst Clay) and Building Stone Mineral Safeguarding Area. Policy M9 (b) of the Joint Minerals Local Plan (2018, partial review 2021) states 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."*

The applicant has provided a Mineral Safeguarding Assessment (MSA) as part of their application submission. The MSA confirms the presence of the safeguarded mineral resource across the site though the use of BGS geological survey data, and broadly concludes that the prior extraction of the mineral resource across the site would not be feasible owing to the location of the application site within the AONB (National Landscape), proximity to a Listed Building (Grade II), poor connection to the Lorry Route Network and poor anticipated quality of the underlying mineral.

The MSA concludes that, while some pockets of mineral resource around the site may be viable mineral resources in their own right, their prior extraction would not be economically feasible, and the prior extraction of any underlying mineral resource across the wider site would detriment the surrounding landscape character and setting of the proximal listed



building. The anticipated quantity and quality of mineral resource to be sterilised as a result of the development is unknown at this time.

Broadly, the MWPA is minded to agree with the conclusions within the MRA, given the relatively small application site area and nearby protected landscapes/historic assets. That said, with regard to building stone; consideration should be given to the potential usefulness of this resource within the local built landscape or the proposed development itself, and the MWPA would recommend that the LPA contact their Conservation Officer to fully assess the level of weight to afford the safeguarding of this resource (see 2.5 of the MWS [Guidance](#)), especially with regard to the nearby heritage assets. If necessary, the applicant should update the MRA to include an assessment of the quality/quantity of the underlying building stone and identify any potential outcrops that may be suitable for prior extraction. Please reconsult the MWPA as appropriate.

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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