

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

TO:	Case Officer: Stuart Malcolm
DATE:	30/12/2025
LOCATION:	Land West Of Kings Business Centre, Reeds Lane, Sayers Common, West Sussex
SUBJECT:	DM/25/3067 Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.
RECOMMENDATION:	<input type="checkbox"/> Advice <input type="checkbox"/> More Information <input type="checkbox"/> Objection <input type="checkbox"/> Consulted in Error <input type="checkbox"/> No Objection <input checked="" type="checkbox"/> No Objection Subject to:

The proposed development seeks planning permission for 80 dwellings on a ~4.2ha plot of land to the west Of Kings Business Centre, Sayers Common, and is located within the Mineral Safeguarding Area for Brick Clay. 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.

The MRA suggests that, when accounting for highway buffers and standoff to nearby residential land uses, some 120,000tonnes of brick clay underlies the site. The MRA ultimately concludes that the full prior extraction of this amount of mineral resource would not be economically viable given the cost required to backfill the extracted area to an acceptable state for the non-mineral development, albeit no economic assessment of this has been provided. The MRA discusses the potential for the incidental extraction of the mineral resource down to depths required for the excavation works for the non-mineral development, however, states that any mineral extracted would likely be used within the site as general fill and capping, and not for its safeguarded purpose (i.e. as a building material/for the making for bricks).

The MWPA would broadly agree with the conclusions of the MRA, noting the relative abundance of the Brick Clay resource across the county, and would add in this instance that the priority of the extraction of this resource is considered to be 'low'.

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.

Kind regards,

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