
From: Edward Anderson <Edward.Anderson@westsussex.gov.uk>
Sent: 07 November 2022 15:22
To: Joanne Fisher
Subject: RE: DM/22/2416 - Land south of Henfield Road, Albourne

Good afternoon Joanne,

Thank you for sending over the Mineral Resource Assessment (MRA). I have reviewed the submitted information and offer the following comments:

The MRA uses existing BGS borehole data from locations around (but not from within) the application site, and concludes that the site sits atop some 3.13 million tonnes worth of Weald Clay of an unknown quality, as no intrusive ground investigations have taken part within the site. While this is a somewhat significant amount of mineral resource, the report continues to identify constraints around the proposed development site that would reduce the potential amount of accessible resource through prior extraction (noting constraints such as impacts upon amenity of residences to the east and the wider environment, and the delay of the delivery of the site for housing should the LPA deem this acceptable).

Further, the report identifies the existing clay reserves within the county (14.2 Mt), and opines that the market need for the mineral resource is low given current demand is already being met. While there are limitations to this report (e.g. lack of on-site data, lack of evidence to suggest buffer zones would result in significant reduction in potential mineral output, to name a couple), the MWPA would broadly agree with the stance that prior extraction at the site would not likely be economically feasible, which is further evidenced within the most recent Annual Monitoring Report (2020-2021), which suggests that West Sussex is currently meeting its 25 year landbank for Brick Clay reserves.

Therefore, subject to the LPA being satisfied that need for the non-mineral development outweighs the safeguarding of the mineral resource, and that the LPA deems that it has been suitably demonstrated that prior extraction if not practicable or environmentally feasible, the MWPA would offer no objection to the proposed development.

Kind regards,

Edward Anderson

Planner, County Planning, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, West Sussex, PO19 1RQ

Internal: 28879 | External: 0330 222 8879 | E-mail: Edward.Anderson@westsussex.gov.uk | Web:

www.westsussex.gov.uk

From: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>
Sent: 31 October 2022 14:43
To: Edward Anderson <Edward.Anderson@westsussex.gov.uk>
Subject: DM/22/2416 - Land south of Henfield Road, Albourne
Importance: High

****EXTERNAL****

Dear Edward,

I refer to the above application currently under consideration and your consultation response of the 25th August (attached for information) where you requested further information.

Please find attached a Preliminary mineral resource assessment which has been submitted to address your request.

Please can you consider this additional information and provide me with a final consultation response in respect of the application. I would be grateful if you could provide your comments in the next 14 days so that I can proceed in the determination of the application.

I look forward to hearing from you in respect of this.

Kind regards

Joanne Fisher BSc (Hons), MATP, MRTPI
Senior Planning Officer
Development Management
Tel: 01444 477330
joanne.fisher@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a Better Mid Sussex.



The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
