

Mineral Resource Statement for Land at Boweries, Barnham Road LA Ref: BN/135/20/PL

West Sussex County Council is the Mineral Planning Authority for West Sussex and the South Downs National Park. This statement demonstrates that the residential planning application at the Boweries (the Site) - being an application other than mineral extraction - can demonstrate that the development will not sterilise a resource or that consideration has been given to prior extraction in consultation with the Minerals Planning Authority, and that the need for the proposed residential development outweighs the economic value of the resource.

In the first instance, reserves of river terrace deposits, and London clay formation are commonplace in West Sussex and are predominantly situated in less developed areas than the Site. It is also acknowledged that the nature of the geology at the Site would affect the viability of developing a high-quality quarry. Even if the deposit was suitable, the constraints of the Site demonstrate that only a limited area for working, which, even if mineral deposits occurred at reasonable depth, could not be undertaken in an environmentally acceptable manner.

The site lies in a semi-rural location, with residential properties within a few meters of the Site. Given these short distances, it is considered highly likely that the level of noise impacts associated with mineral extraction at the Site would contravene the policies detailed in the NPPF and NPSE. In addition, any extraction activities emissions occurring on Site are likely to reach the relevant downwind receptors and cause associated impacts.

It is considered that the most significant potential air quality impact would be associated with fugitive dust emissions from mineral extraction works. Given the significant risk of impacts, the location is unlikely to be considered suitable for such a facility in regards air quality. Based on the characteristics of the surrounding land use and the constrained extent of the geology on the Site it is considered that it would be commercially unviable and environmentally unacceptable to extract minerals from the application Site.

As a result, it is not necessary to undertake prior extraction in advance of the proposed residential development.