Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
NC/24/0004
Sandgate Park Quarry, Water Lane, Storrington, Pulborough, West Sussex, RH20 3LY

DESCRIPTION:
Siting of a replacement office unit (ancillary to planning permission WSCC/044/18/SR)

DETAILED DESCRIPTION:

It is proposed to install is a single storey office and welfare unit which would be placed on top of the existing IRUK office and welfare unit, to create a two-storey unit measuring 6m in height. It would be a prefabricated structure of the same size and construction as the existing office unit. There would be an external covered staircase placed on the northern elevation to access the new unit, as shown on Drawing ELE-02. There are no windows proposed on the northern elevation and the external staircase would be fully enclosed.

The development would be ancillary to existing permission WSCC/044/18/SR and as such would be expected to remain on site until no later than January 2031 and would operate in conjunction with the site's existing planning conditions. The proposed unit is a replacement of an existing office and welfare facility, and the number of onsite staff is not changing, so no additional parking is proposed.

No new external lighting is proposed, and no construction works would be conducted at night so no construction lighting would be used. Water supply for the welfare facilities would be the same as existing (mains supply), and as this unit is replacing a previous one and there is no increase in site staff, there would be no increase in water usage resulting from this proposal. Wastewater from the welfare facilities would drain into the existing onsite main sewer connection.

SITE DESCRIPTION:

Sandgate Park Quarry is a 34-hectare quarry that has been operating since before 1949. The site location is in the countryside on the north side of the A281, situated between Storrington to the east and Washington to the West. Planning consent was most recently granted by West Sussex County Council in January 2020 (ref: WSCC/044/18/SR) for:

"Continuation of working the mineral (sand extraction), but with an enhanced restoration scheme for nature conservation and informal recreation involving the importation of 1.8 million tonnes of inert material over a period of eleven years".

At this point CEMEX entered a partnership with Inert Recycling UK Ltd (IRUK) under which IRUK would deliver the approved restoration scheme. The approved restoration works commenced in December 2021 with the importation of inert material beginning on 17th January 2022. The commencement of the restoration works necessitated a reconfiguration of the site yard to allow for installation of the approved site office and welfare facility and wheelwash facility for IRUK and to create clear separation of mineral and waste HGV movements. This included relocating the existing CEMEX weighbridge and weighbridge office.

In addition, the old CEMEX site office which needed replacement was removed to create additional staff and visitor car parking capacity.

For a period of time since the removal of the old CEMEX office CEMEX staff have been sharing the

IRUK office facility and utilising the smaller weighbridge office but this is unsustainable, and CEMEX are now seeking to replace their office unit on site.

The site falls within the Storrington, Sullington and Washington Neighbourhood Plan Community Aim 1; within the bat sustenance zone (HDPF Policy 31); an archaeological notification site; and adjacent to the Sullington Warren Site of Special Scientific Interest; and in the vicinity of Public Right of Way Network (Footpaths 3506 and 2631).

RELEVANT PLANNING HISTORY:

Numerous historic permissions relating to application site and landfilling operations, the most recent being:

WSCC/044/18/SR	Continuation of working the mineral (sand extraction), but with an enhanced restoration scheme for nature conservation and informal recreation involving the importation of 1.8 million tonnes of inert material over a period of eleven years	Approved 08-01-2020

RELEVANT PLANNING POLICIES

The following Policies are relevant to the assessment of this application in the context of Horsham District:
National Planning Policy for Waste
National Planning Practice Guidance – Waste
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)
1 - Strategic Policy: Sustainable Development
2- Strategic Policy: Strategic Development
3 – Strategic Policy: Development Hierarchy
24 - Strategic Policy: Environmental Protection
25 - Strategic Policy: The Natural Environment and Landscape Character
26 – Strategic Policy: Countryside Protection
31 - Green Infrastructure and Biodiversity
32 – Strategic Policy: The Quality of New Development
33 - Development Principles
34 – Cultural and Heritage Assets
35 – Climate Change
36 – Energy
37 – Sustainable Design and Construction
38 – Strategic Policy: Flooding
40 – Sustainable Transport

Storrington Sullington and Washington Neighbourhood Plan (2018-2031)
1 – A spatial plan for the Parishes
8 – Countryside Protection
14 – Design
15 – Green Infrastructure & Biodiversity
17 - Traffic & Transport
18 – Car parking
CA1 – Community Aim – Creation of Sandgate Park

REPRESENTATIONS AND CONSULTATION RESPONSES:
None.

PUBLICITY:
Undertaken by West Sussex County Council.

MEMBER COMMENTS:
None.

Other Considerations
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

Principle

The development would be ancillary to existing permission WSCC/044/18/SR and as such would be expected to remain on site until no later than January 2031 and would operate in conjunction with the site's existing planning conditions. As such, it would not undermine community aspirations for the delivery of Sandgate County Park (Storrington Sullington and Washington Neighbourhood Plan CA1 – Community Aim – Creation of Sandgate Park). This outcome can be secured as a recommended condition.

Other planning matters

As the proposed unit is a replacement of an existing office and welfare facility, the site already has sufficient parking to facilitate the use of the office unit and the number of onsite staff is not changing, so no additional parking is proposed. No new external lighting is proposed, and no construction works would be conducted at night so no construction lighting would be used.

Water supply for the welfare facilities would be the same as existing (mains supply), and as this unit is replacing a previous one and there is no increase in site staff, there would be no increase in water usage resulting from this proposal. Wastewater from the welfare facilities would drain into the existing onsite main sewer connection. It is for the competent authority (West Sussex County Council in this instance) to judge if this satisfies the necessary test of 'water neutrality' under Habitat Regulations Appropriate Assessment.

There are no windows proposed on the northern elevation and the external staircase would be fully enclosed to ensure privacy and no overlooking of neighbouring properties. In addition, the proposed new unit would be screened from the nearest residents by approximately 45m of existing dense woodland and vegetation. This would ensure that there would be no adverse amenity impacts on the nearest neighbours. This boundary treatment would also reduce the visibility of the development from public vantage point so that it would not adversely impact visually upon the verdant character of Water Lane, given the existing backdrop of the working CEMEX site.

Conclusion
The proposed development responds to CEMEX's continued need for dedicated office and welfare space at Sandgate Park Quarry. As detailed above, the positioning and design of the replacement office and welfare unit would ensure no adverse landscape, visual or amenity impacts and would not affect any other existing operations of the quarry site.

Given the community aim set out in the Neighbourhood Plan to realise the creation of Sandgate County Park, it is recommended in the event of planning approval that condition be imposed to ensure the development would be ancillary to existing permission WSCC/044/18/SR and as such would be expected to remain on site until no later than January 2031 and would operate in conjunction with the site's existing planning conditions.

Recommendation: No objection to Consultation, subject to recommended condition be imposed to ensure the development would be ancillary to existing permission WSCC/044/18/SR and as such would be expected to remain on site until no later than January 2031 and would operate in conjunction with the site's existing planning conditions.

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

DELEGATED

Case Officer sign/initial Matthew Porter Date: 30-01-2024

Authorising Officer sign/initial J Hawkes Date: 31.01.2024