



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

NC/26/0023

Rock Common Quarry, The Hollow, Washington, Pulborough, West Sussex, RH20 3DA

DESCRIPTION:

Discharge of condition 10 (Dust Management Plan) and 14 (Air Quality Protection) of Planning Permission WSCC/028/21

RELEVANT PLANNING HISTORY:

WSCC/028/21	The continued winning, working and processing of sand from the existing Rock Common Quarry, the importation of inert classified engineering and restoration material, the stockpiling and treating of the imported material, the placement of the imported material within the quarry void and the restoration and landscaping of the quarry (County Consultation)	Permitted 26/02/2025
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DESCRIPTION OF THE SITE

Rock Common Quarry is an active sand quarry at Washington in Horsham District. The quarry is situated approximately 350 metres to the north-east of the village of Washington. The boundary of the South Downs National Park lies (at its closest point) 50 metres to the south of the site on the other side of the A283.

The A283 (Shoreham to Milford Road) passes close to the southern boundary of the quarry, whilst the A24 (Worthing to Dorking Road) runs within 100 metres of the west boundary. A narrow, unclassified road (Class C), which connects the A283 and A24 and known as 'The Hollow', runs along the north-east boundary of the quarry.

The closest residential and commercial properties include: Washington Towers Caravan and Camping Park, which lies immediately to the west of the quarry between it and the A283; Sandhill Farm, which lies adjacent to the western boundary between the quarry and the A24; Rock House Nurseries, which lies adjacent to the junction of The Hollows and the A24, close to the northern end of the quarry; and Green Barn Farm, a mixed business comprising meeting/conference rooms, on-site butchery, corporate events and activities and catering/BBQs, which is situated adjacent to the eastern boundary of the quarry.

Footpath 2701 runs northwards from the A283 before running adjacent to the western and northern boundaries of the quarry to join The Hollow. Footpath 2604 continues north-east and east from The Hollow, around the processing and operations area before continuing generally northwards.

DESCRIPTION OF THE APPLICATION

This current consultation from West Sussex County Council (WSCC) relates to County application WSCC/028/21/DIS4. WSCC is the determining authority; Horsham District Council is a consultee.

Full details of the development proposal are available on the WSCC Planning Register under this reference.

Planning Application WSCC/028/21 was permitted by WSCC in 26th February 2025. This permitted the continued winning, working and processing of sand from the existing Rock Common Quarry, the importation of inert classified engineering and restoration material, the stockpiling and treating of the

imported material, the placement of the imported material within the quarry void and the restoration and landscaping of the quarry.

Approval is now sought for the discharge of Conditions 10 (Dust Management Plan) and 14 (Air Quality Protection).

The details submitted comprises of a Dust Management Plan and a Technical Note on Air Quality.

RELEVANT PLANNING POLICIES

West Sussex Joint Minerals Local Plan (2018 partial review 2021)

Strategic Objectives 1, 2, 3, 5, 6, 7, 8, 12

Policies M2, M8, M9, M12, M13, M14, M15, M17, M18, M20, M22, M23, M24, M26

West Sussex Waste Local Plan (2014 updated 2024).

Strategic Objectives 8, 9, 10, 13

Policies W8, W11, W12, W13, W14, W15, W16, W18, W19, W20, W21

The National Planning Policy Framework (NPPF)

Horsham District Council Framework (HDPF)

Policy 1 – Sustainable Development

Policy 2 – Strategic Development

Policy 3 – Development Hierarchy

Policy 7 - Economic Growth

Policy 9 – Employment Development

Policy 24 – Environmental Protection

Policy 25 – District Character and the Natural Environment

Policy 26 – Countryside Protection

Policy 30 – Protected Landscapes

Policy 31 – Green Infrastructure and Biodiversity

Policy 33 – Development Principles

Policy 35 – Climate Change

Policy 36 – Appropriate Energy Use

Policy 37 – Sustainable Design and Construction

Policy 39 – Infrastructure Provision

Policy 40 – Sustainable Transport

Policy 41 - Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at

www.horsham.gov.uk

Consultations:

HDC Environmental Health: reported in the PLANNING ASSESSMENT section of this report.

PUBLICITY:

Publicity is undertaken by West Sussex County Council.

MEMBER COMMENTS:

None received

HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

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.

HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

It is not considered that the development would be likely to have any significant impact on crime and disorder.

Environmental Health Assessment

Attention is drawn to the Sussex Air Quality Partnership release of interim Air Quality and Emissions Mitigation Guidance v.2.0 July 2026 that replaces the 2021 version.

Dust Management Plan (Condition 10)

Meteorological Data

Whilst Shoreham is closer to the site, further justification is required for its use as the representative meteorological station. As the assessment considers source contributions, representative local wind conditions are important. Shoreham's coastal location is influenced by sea breezes which may limit its representativeness of conditions at the site.

PM Monitoring

Please clarify what real-time PM monitoring equipment and methodology will be used during the operational phase of the site. Any automatic particulate monitoring survey should be designed to identify potential elevated PM₁₀ concentrations and be demonstrably fit for purpose in the context of mineral site monitoring. Whilst the desk-based assessment provides useful background information, baseline monitoring should be undertaken at least three months before works commence to establish site-specific conditions and enable assessment of the effectiveness of dust mitigation measures.

Extreme Events

Extreme weather conditions are becoming increasingly frequent and severe, including heatwaves, prolonged dry periods, and drought conditions. These events have the potential to increase dust generation, exacerbate off-site impacts, and reduce the effectiveness of standard dust suppression measures. The DMP should therefore identify contingency measures to be implemented during periods of extreme weather, setting out how dust emissions will be monitored, managed, and controlled under such conditions. Incorporating these scenarios into the DMP will help ensure the continued effectiveness of dust mitigation measures, maintain compliance with relevant requirements, and improve the resilience of site operations to changing climatic conditions.

Technical Note – Air Quality (Condition 14)

Acknowledge that Condition 14 of the decision notice requires a damage cost contribution of at least £14,938, as agreed through the planning permission. However, this figure was calculated in December 2020 based on an AADT of 236 vehicle movements for the first five years of operation (2022-2026) and using damage cost values per tonne of pollutant derived from 2017 guidance.

Given the age of the assessment and the subsequent changes in damage cost valuations, it is considered that the approved figure may no longer accurately reflect the current impacts of the development. The final damage cost calculation is therefore unlikely to represent present-day conditions, and the equivalent value would be expected to be higher if recalculated using current methodology and damage cost factors. Therefore, request damage cost assessment is reviewed and updated using the latest available guidance and valuation data.

Further clarification is required regarding the mitigation measures proposed to address operational emissions. The proposed replacement of diesel dump trucks with fully electric-powered field conveyors appears to be a measure that is already required to address highway safety and local amenity considerations and therefore should not be relied upon as additional air quality mitigation.

Regarding the measures to be put forward in the air quality mitigation plan request the applicant avoids duplication of measures that would normally be required through other regimes. The proposed mitigation measures should also have regard to the Horsham Air Quality Action Plan and Storrington Air Quality Action Plan.

Recommendation: Advice

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 02.09.2026

Authorising Officer sign/initial Matthew Porter Date: 02-09-2026