



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

NC/26/0017 (WSCC/019/26)

Sandgate Quarry, Water Lane, Storrington, Pulborough, West Sussex, RH20 3LY

DESCRIPTION:

Temporary installation and operation of wash plant and silt press to produce high-quality end-of-waste recycled products for re-use in construction projects.

RELEVANT PLANNING HISTORY:

NC/18/0042 (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

SG/23/98

Review of Minerals Planning Permission SG/16/48, SG/17/49, SG/27/60, SG/16/64, SG/22/70 and SG/48/71 for Sand Extraction.

Granted 11-02-1999

DC/2500/08 (SG/2/99)

Variation of conditions 1, 6 and 13 (and condition 7) of planning permission SG/2/99 for the extension of sand extraction operations (County Matters)

Permit 20-03-2009

WSCC/086/13/SR

Section 73 application to vary conditions attached to DC/2500/08(SR) to extend the period for mineral extraction to 31 December 2015 (West Sussex County Council Consultation)

Permit 03-12-2013

WSCC/104/13/SR

The continuation of mineral extraction for a two year period and the importation of inert material over a five year period only, to enable the restoration of mineral working at Washington Sandpit for the long term benefit of the Sandgate Country Park (County Consultation)

Permit 01.05.2015

WSCC/009/18/SR

Proposed variation of Conditions 2 (Cessation) and 3 (Approved plans) of and removal of Condition 27 (b) (HGV numbers) from Planning Permission WSCC/104/13/SR at Washington Sand Pit, Hampers Lane, Sullington, West Sussex, RH20 4AF

Permit 31.08.2018

SITE AND SURROUNDS

The site is located outside of the village of Storrington which is situated approximately 1km to the west of the site. The boundary to the South Downs National Park is to the south on the other side of the A283.

Sandgate Park Quarry sandpit is some 34ha of flat partly restored and partly worked soft sand areas. The site is an existing quarry with densely planted boundaries already in place. The eastern boundary

of the site adjoins an existing quarry which is being restored – Washington Pit Quarry. The north boundary adjoins an area of previously restored grassland now grazed.

A residential estate of 76 dwellings exists to the east of Hampers Lane. Dwellings also exist north of the site along Badgers Holt. The northern part of Sandgate Park Quarry is an archaeological site.

Sullington Warren Site of Special Scientific Interest lies immediately to east (300m) of the site on the other side of Water Lane. Sullington Warren is a heathland habitat for breeding birds, with archaeological interest. Chantry Mill SSSI lies to the southwest of the site (650m) on the opposite side of Washington Road. Amberley Mount to Sullington Hill SSSI lies 2km to the southwest. Sandgate Park immediately north of the site is a Site of Nature Conservation Importance (SNCI).

The closest Listed Buildings are Grade II ‘Jasmine Cottage’ and ‘School Cottage’. Both are on Water Lane, some 50 metres to the west of the site.

DETAILED DESCRIPTION:

This current consultation from West Sussex County Council (WSCC) relates to County application WSCC/019/26. 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.

The proposed wash plant and silt press is to produce end of waste recycled products for re-use in construction projects. The wash plant would process a proportion of the material imported to site.

The new structures to be in the eastern section of the existing site and will be largely screened from public view along Public Rights of Way and the highway network by existing woodland to the north and south, and the existing quarry to the east and west; the site being set lower than the surrounding landscape and therefore the plant will sit down within this lower topography.

It is anticipated that the wash plant would operate for a maximum of 8 hours per day (08:00 – 16:00) on Monday to Friday only. It would be necessary for the silt press to run on longer than the wash plant but would operate no later than 20:00 – this operation does not need to be attended on site and would be monitored remotely – the Site would still close at 18:00 Monday to Friday. The wash plant & silt press would not be operated on Saturdays.

The operation of the wash plant & silt press would generate 3no. additional full time jobs at the site.

The proposal involves an increase in of 27 HGV movements (31 total additional trips) during permitted hours, equating to circa 2-3 additional vehicle movements per day. A Transport Statement has been submitted which reviews the highway impacts.

The proposed structures on site would not alter current logistics that enable vehicles to enter and turn within the site and so enter and exit the site safely.

Restoration and Aftercare

The submitted Planning Statement makes clear the site is currently ahead of the previously consented restoration schedule (WSCC/044/18/SR) and the temporary installation and operation of this plant will not impact on its delivery.

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

HDC Site Specific Allocations of Land (2007)

Policy AL19 - Sandgate Country Park

The objective of this designation is to secure the area, as soon as practical, after mineral working to create Sandgate Country Park. The Council seeks to encourage proposals that could assist in creating the park. A feasibility study undertaken by Land Use Consultants (2000) concluded that a country park could be achieved in this area and that it would make a valuable contribution to a variety of recreational facilities.

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.

PLANNING ASSESSMENT

Principle

The site has long established lawful planning use for mineral extraction. The current proposal relates to that established and lawful use. The recycling of aggregate for reuse is supported by Horsham District Planning Framework (HDPF) policies on circular economy and sustainability.

As such, the proposal would be compliant with HDPF policy 26 which sets out acceptable development proposals in the countryside (which includes the extraction of minerals). Notwithstanding this, policy 26 requires proposals to be scale appropriate to their countryside character and location. On this, the proposed additional development and site activity would be ancillary in nature to existing quarry operations.

Horsham District's Site-Specific Allocations of Land (2007) is part of the adopted Local Development Framework. This allocation includes the site as part of the future Sandgate Country Park, albeit only on cession of mineral working or as soon as practical to do so. Waste and Mineral allied development should not prejudice this long-term aspiration.

It is judged the ancillary waste infrastructure provision proposed would not frustrate the delivery of future restoration in once the quarry ceases operation; thereby avoiding conflict with local plan policies of the Horsham District Site Specific Allocations of Land (SSAL) development plan document adopted 2007 and CA1 Community Aim – Creation of Sandgate Park in the Storrington, Sullington & Washington Neighbourhood Plan 2018-2031.

It would be for the determining authority (West Sussex County Council) to consider compliance with national planning policy and the West Sussex Joint Minerals Local Plan (2018 partial review 2021) and Minerals and Waste Plan (2014 updated 2024).

Designated Heritage Assets and Landscape Character and Visual Impact

With the site designated as the Sandgate Country Park and located at the northern boundary of the South Downs National Park, the development has the potential to affect sensitive landscape features.

The proposed development is well-screened by mature woodland and vegetation, which would be retained, with only limited immediate views available from the wider landscape, mainly from the north and west. Therefore, the new structures on the site would give rise to visual harm. Also, in this context, no harm would arise from the proposed development onto the setting of adjacent Listed Buildings on Water Lane.

Overall, this development would not adversely impact upon the landscape visually or its character, or the setting of the South Downs National Park and its special qualities. It has been evidenced in proposing where the development is located on the site that the applicant has had regard to reducing impact on the qualities of the national park; therefore, the statutory test in the Levelling-up and Regeneration Act 2023 has been satisfied.

Ecology and Biodiversity

Natural ecological changes already taking place around the periphery of the quarry, and existing biodiversity (notably of sand martins) are protected through the operations and conditions of the existing quarry site consent.

It is for the determining authority, which has its own in-house ecologist advisor, to be satisfied that the proposed development would not result in additional harms not mitigatable in mirroring the existing quarry site consent operational limitations and restrictions.

Highway Matters

The acceptability of highway matters will be led by the determining authority, in their capacity as local highway authority. Whilst it is noted the potential impacts of traffic generated by the proposal have been assessed, the proposal would result in an increase in heavy goods vehicle movements on the primary road network, including the A283 east and A24, therefore it will have traffic impacts in Horsham District.

West Sussex County Council should have regard to this, as well as the wider impact of heavy goods vehicle movements when considering the application, as this will be a considerable impact for existing residents. Given this context, HDC advocates conditions are attached which limit the number and times of trips and routes used by heavy goods vehicles accessing the site.

Environmental Protection

The new site infrastructure is sufficiently distanced and screened from nearby residential properties (along Badgers Holt, John Ireland Way, Washington Road and Water Lane) to avoid overbearing or overshadowing impacts.

Given previously consented hours of quarry operation, and associated delivery times and routing will remain unchanged from previous consents, HDC officers do not raise significant concerns with regards to highway safety impacts or impacts to residential amenity from the marginal increase in highway movements when set against the backdrop of the long established quarry operations.

Horsham District Environmental Health have provided comments with regards to Air Quality and Noise.

Air Quality

The proposed development would result in a change in HDV flows of more than 25 AADT adjacent to the Storrington AQMA, which would normally trigger the need for an air quality assessment under IAQM guidance. However, a routing agreement is in place to ensure that no development-related traffic travels west through Storrington, where the AQMA has been declared for exceedances of the annual mean NO₂ objective. On this basis, a detailed air quality assessment is not required.

While compliance with the routing agreement and environmental permit conditions could be secured by condition, the site is considered a major development and is adjacent to the AQMA and therefore a simplified air quality assessment is still required in line with the Sussex Air Quality Guidance. The determining authority is advised the applicant provide an air quality assessment and an Emissions Mitigation Statement, including a damage cost calculation, in accordance with the Sussex Air Quality and Emissions Mitigation Guidance (2021). Mitigation measures should be costed and proportionate to the calculated emissions and associated health damage costs. Sussex Air quality guidance aims to avoid the duplication of measures that would normally be required through other regimes.

In addition, it is advised the site's current Dust Management Plan (Air Quality Assessments Ltd, 2021) - J0507/1/F1 be reviewed to align with current regulatory requirements, or if amendments are necessary, considering the installation and operation of the wash plant and silt press.

Only once the above matters have been satisfactorily addressed, the recommendation is include a condition requiring the review of the routing agreement. This should apply to all HGV movements associated with the wash plant, silt press, restoration works, recycling activities, and all other site operations, including the import and export of materials.

Noise

There are residential properties that surround the site, along; the A283 to the south, Badgers Holt to the northwest, Water Lane to the west, and to the east of Hampers Lane.

Whilst noted there is a requirement for the filter press to operate beyond the regular hours, up until 20:00 Monday to Friday inclusive', it is not clear why the filter press is required to operate up until 20:00 hours Monday to Friday i.e. beyond the currently consented hours and clarity on this is requested.

The calculated noise levels (Scenario 1) at Wood End and Brambledown are only marginally below the Planning Limit of 55dB. Calculations provided in the appendices is welcomed, however it is not entirely clear how the 54dB value which has been calculated for these two properties has been derived.

It is also not clear what noise levels these two properties currently experience in the 0700am to 1800pm hours period and how much the proposed plant will contribute to noise levels during this time. The character of the noise associated with the wash plant may also be different and potentially more noticeable; it is however not clear if this has been considered as part of the assessment.

From reviewing Table 5.1 it is also noted the highest noise level out of hours is calculated to be 35dB at Sandgate Lodge, like comment 3 above it is not entirely clear how this figure has been derived.

Whilst it is fully appreciated that comparing noise levels with the planning limit and current Government minerals planning guidance is entirely relevant, given the proposals include fixed plant it is however not clear why an assessment in accordance with BS4142 'Methods for rating and assessing industrial and commercial sound' has also not formed part of the overall noise assessment as an additional line of evidence.

Summary

Horsham District Council (HDC) has considered the details of the application package, informed by the consultee responses and taking account of potential impacts and the ability to secure mitigation, and advises the following: -

As the proposed development is located on an active mineral extraction site identified in the West Sussex Waste and Minerals Local Plans and is to provide for ancillary built waste management facilities to the consent inert waste import to the site, it is for WSCC as the determining Waste and Minerals Authority to balance the asserted merits of the proposal against waste and mineral local plan policy.

HDC Officers judge resultant impacts to designated heritage assets and landscape character and visual impacts and continued delivery of the restoration and aftercare, would not be unacceptable in their nature, and could be mitigated by way of condition, in the event of planning approval. To this outcome, HDC officers recommend planning conditions to secure the temporary installation and use of the plant and its removal and restoration of the land in accordance with the approved restoration scheme

The acceptability of highway matters will be led by the determining authority, in their capacity as local highway authority. Whilst it is noted the potential impacts of traffic generated by the proposal have been assessed, the proposal would result in an increase in heavy goods vehicle movements on the primary road network, including the A283 east and A24, therefore it will have traffic impacts in Horsham District. West Sussex County Council should have regard to this, as well as the wider impact of heavy goods vehicle movements when considering the application, as this will be a considerable impact for existing residents. Given this context, HDC advocates conditions are attached which limit the number and times of trips and routes used by heavy goods vehicles accessing the site.

It is for the determining authority, which has its own in-house ecologist advisor, to be satisfied that the proposed development would not result in biodiversity harms not mitigatable in the existing quarry site consent operational limitations and restrictions.

However, based on the information submitted the Council retains reservations over the environmental protection impacts of the proposed facility on residential receptors, in terms of noise and air quality.

It would be essential for the matters identified by the District Environmental Health to be suitably addressed by either avoidance or mitigation by way of conditions, if permission is approved. This includes routing of heavy goods vehicle having regard to the Storrington Air Quality Management Area.

Recommendation: No Objection, subject to satisfactory resolution to the outstanding matters of noise and air quality raised by the District Environmental Health

DELEGATED

Case Officer sign/initial Matthew Porter Date: 01-07-2026

Authorising Officer sign/initial Adrian Smith Date: 01/07/2026
