



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

NC/26/0022

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

### **DESCRIPTION:**

Discharge of condition 9 (Noise Management Plan) 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 |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|

### **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/DIS3. 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 26<sup>th</sup> 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 Condition 9 (Noise Management Plan).

The details submitted comprises of a Noise Management Plan.

### **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](http://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

The submitted Noise Management Plan addresses the majority of the requirements of condition 9. However, there is no reference to monitoring to ensure site noise targets are being met.

Condition 9 states:

*“The noise management plan shall include ‘best practicable means’ of noise prevention, reduction and minimisation (including provision for ongoing review, and dealing with noise complaints).”*

The Noise Management Plan needs to be updated to detail regular noise monitoring.

**Recommendation: Advice**

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**DELEGATED**

Case Officer sign/initial     Stephanie Bryant     Date: 02.09.2026

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