



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

NC/26/0029

Sandgate Park Quarry, Water Lane, Sullington, Storrington, West Sussex, RH20 4AS

DESCRIPTION:

Installation and operation of wash plant and silt press.

This re-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.

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

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) Aug 26

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.

Sullington and Washington Neighbourhood Plan has been Made.

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Policy 1 A Spatial Plan for the Parishes

Policy 3 Employment Uses

Policy 8 Countryside Protection

Policy 15 Green Infrastructure and Biodiversity

Policy 17 Traffic and Transport

CA1 Community Aim – Creation of Sandgate Park

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

Air Quality

The proposed mitigation is acceptable as the S106 contribution would support delivery of measures within the emerging updated Air Quality Action Plan and should be secure by condition.

However, the damage cost calculation should be undertaken using the Defra Air Quality Damage Cost Toolkit for the full appraisal period instead of applying the 2025 central damage cost value per tonne across all assessment years. The toolkit calculates the annual cost for each year separately and then applies the appropriate discount rate to derive a present value. The toolkit should therefore be populated with emissions for each year of the assessment period.

Damage Cost toolkit available at <https://www.gov.uk/government/publications/assess-the-impact-of-air-quality>

Control Panel

Start Year: Year of Installation and operation of wash plant and silt press

End Year: 5 years after start year

Price Base Year: year of application submission

Number of pollutants: 2

Damage cost User Interface

Pollutant 1: NOx

Pollutant 2: PM2.5

Damage Cost Type: Road Transport Urban Small

Although Storrington has a population of fewer than 10,000 people, an AQMA has been declared within the town centre and road traffic is the principal source of air pollution in the district, particularly along major routes such as the A283 through Storrington. It is therefore recommended that the "Road Transport Urban Small" scenario is used within the Damage Cost Toolkit, with the EFT road type selected as "Urban".

Noise

The calculations show that all residential receptors will be below the 55dB LAEQ noise limit. However, it's important to note that some will be only marginally below the limit and therefore there is a risk that that uncertainty in the calculations may mean that the limit is exceeded on occasions due to the variability inherent in site operations.

To address this, it is recommended that a condition requiring a noise management plan be applied to ensure the assumptions in the modelling remain valid throughout the life of the development.

In regard to the previous comments on the fixed plant installation, the Technical note advises that at a distance of 80m the wash plant is generally broadband in nature with no clear tones. It is concluded that:

“The proposed wash plant does not introduce a new or novel source to the site or locality, which has a long history of quarrying works including used of mobile and fixed plant and machinery.”

To ensure this remains valid, a noise management plan should be submitted to and approved by the planning authority as for condition 6 to approved application WSCC/044/18/SR.

Recommendation: No Objection, subject to the above comments to resolve by way of the imposing of planning conditions to any forthcoming permission.

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 24.09.2026

Authorising Officer sign/initial Matthew Porter Date: 24-09-2026