

Our ref: IRUK-WSCC-SPQ-02

22nd January 2024

West Sussex County Council
Planning Services
Ground Floor
Northleigh
County Hall
Chichester
PO19 1RQ

FAO: Chris Bartlett

Dear Chris

Sandgate Park Quarry: Siting of a Replacement Office Unit

Further to our recent correspondence we are submitting on behalf of CEMEX UK Operations Ltd (CEMEX) a planning application for the siting of a replacement office unit at Sandgate Park Quarry, Water Lane, Storrington, RH20 4AS.

This letter contains information to form the Planning Statement and the submission also contains:

- Application Forms & Certificates
- Application Fee
- Site Location Plan (**LOC-01**)
- Application Boundary & Site Layout Plan (**APP-01**)
- Elevations Plan (**ELE-01**)

Background

Sandgate Park Quarry is a 34-hectare quarry that has been operating since before 1949. The site location is shown on Drawing **LOC-01**. 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.

Proposed Development

It is proposed to install 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. The position of the former CEMEX office and welfare unit and the proposed new position are shown on Drawing **APP-01**.

It would be a prefabricated structure of the same size and construction as the existing office unit (pictured below). 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 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.



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 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.

The Development Plan

Policy M2: Soft Sand of the **West Sussex Joint Minerals Local Plan (2018)** seeks to assess new sites or extensions proposals for soft sand extraction. It permits development provided that *"The proposal is needed to ensure a steady and adequate supply of soft sand and to maintain at least a seven-year land bank, as set out in the most recent Local Aggregates Assessment"*. Sandgate Park Quarry is an existing soft sand site and its sand reserve is already permitted and counted in the current West Sussex landbank. The proposed office block supports the continuation of these already permitted operations and as such is in accordance with Policy M2.

Existing Minerals Infrastructure is safeguarded by **Policy M10: Safeguarding Minerals Infrastructure** of the WSJMLP. The proposed office and welfare unit would replace an existing facility, as such it would prevent the loss of safeguarded infrastructure, and support the continued extraction, as such it accords with **Policy M10: Safeguarding Minerals Infrastructure**.

The site lies adjacent to the boundary of the South Downs National Park and so under **Policy M12: Character** of the WSJMLP 2018 must not have *"an unacceptable impact on the character, distinctiveness, sense of place of the different areas of the County, the special qualities of the South Downs National Park"*. Given that the development would not be visible from public viewpoints and would be part of an already permitted quarry, it would not have an impact on the landscape character of the area and so accords with this policy.

The site is not located within an ecologically designated area and the installation of replacement office block would require no disturbance of habitats so the proposed development would accord with **Policy M17: Biodiversity and Geodiversity** of the WSJMLP.

The proposed development would not give rise to *"lighting, noise, dust, odours, vibration, and other emissions,"* as it will not alter the existing operations of the quarry site and as such would not have an

unacceptable impact on public health and amenity, which accords with **Policy M18: Public Health and Amenity**.

Policy M23: Design and Operation of Mineral Developments permits minerals development “including ancillary development” provided that they seek to protect amenity and conserve landscape character. Given the proposal’s compliance with **Policy M12** and **M18**, it is considered that it would also accord with this policy.

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.

The proposal complies with the relevant policies of the Development Plan and as such is considered sustainable development supported by the NPPF (2023).

If you require anything further in the determination of this planning application, please do not hesitate to contact me.

Yours sincerely



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Planning Manager

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CC: A. Scott (CEMEX)