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Mr John Palmer  
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12 June 2013

*By email only to [john.palmer@slrconsulting.com](mailto:john.palmer@slrconsulting.com)*

Dear John,

**Pre-Application Planning Advice: Revised Restoration of Washington Sandpit, Hampers Lane, Sullington, West Sussex, RH20 4AF**

I write following our site meeting on 29 May 2013 regarding the above. The following provides planning advice on the project based on the information discussed and presented at that meeting, and set out in the written details provided prior to it.

Background and Understanding of Project

I understand that SLR has been commissioned by Britannia Crest Recycling Ltd to investigate varying the approved restoration (approved under condition 13 of planning permission DC/2500/08 (SR)) at the above site to allow the remaining reserves of sand to be extracted.

Britannia Crest Recycling Ltd wish to vary Condition 13 of pp DC/2500/08 (SR), which reads as follows:

13. **Unless otherwise agreed in writing with the Mineral Planning Authority prior to the implementation of any changes the site shall be restored in accordance with the restoration details provided on the submitted plan W41m/12a and described in section 2.6 of the statement submitted in support of application SG/37/93, as amended by the conditions of this permission, by no later than two years after the permanent cessation of working of sand from the site or 31 December 2013 whichever is earlier.**

Reason: To secure the satisfactory restoration of the site.

We discussed your client's short-term and long-term proposals for the site, as summarised below:

1. Varying pp DC/2500/08 (SR) to extend the period of time by 2 years to allow extraction of the remaining sand reserves and to fully restore the site; and
2. Britannia Crest Recycling Ltd's proposals for carrying out the processing/recycling of 309,000m<sup>3</sup> of imported inert waste materials within the site for use within restoration over a five year period.

Regarding proposal **2**, the use of the site for the processing/recycling of 309,000m<sup>3</sup> of imported inert materials for use within the site's restoration would require a full planning application, it being a waste operation. Any submitted planning application would require screening for Environmental Impact Assessment (EIA). Notwithstanding the EIA requirements, any submitted planning application would require numerous accompanying environmental and amenity based assessments and supporting information, relating to this new use and its impacts being introduced into the locality. It

would also require consideration against development plan policies and planning guidance.

I made you aware of a similar type of planning application (WSCC ref: SG/10/93), albeit one lesser in size and scale, that was refused in 2004 on land at the adjoining CEMEX site. I provided you with a copy of SG/10/93's decision notice and committee report. You were advised that any long-term proposal involving waste processing/recycling operations was unlikely to be considered favourably at this location. Additionally, proposal **2** would require a significant amount of work and time, which your client does not have relative to satisfying the requirements of condition 13 of pp DC/2500/08 (SR). To ensure that the mineral use is kept alive you were advised that **1**, above was the priority for both your client and the County Planning Authority and should be progressed.

Regarding proposal **1**, the recent monitoring visit by the County Planning Authority on 14 May 2013 identified that conditions 14 (phase 1 restoration) and 17 (restoration and aftercare) were not being complied with. Extraction by your client had taken place in the site's south-western corner, in an area that had been restored prior to 2001, breaching condition 14. A copy of the approved restoration plan 'Phase 1 Restoration' W41r/17, was provided to you and your client. As advised, the breach of condition 14 must be rectified through putting back the extracted materials presently being retained on site. Condition 8 of pp DC/2500/08 (SR) prohibits materials, other than sand for processing through the processing plant, being brought onto or deposited on the site.

In order to keep the mineral use alive, an application to vary the approved restoration of pp DC/2500/08 (SR) and its timescales should be submitted as a matter of urgency. Conditions 1, 6, 13, 14, 15, 16 and 17 of planning permission DC/2500/08 (SR) are all material here.

#### EIA / Validation Requirements

Any submitted planning application would require screening for Environmental Impact Assessment (EIA). Notwithstanding the EIA requirements and in specific response to the items in your Pre-Application Submission (dated 12 April 2013) but without the benefit of external consultation, I would advise accordingly:

Identified Need: The reasoning behind the proposal, the required timescales and proposed working arrangements must be fully justified and clearly explained.

Landscape and Visual Impact: Whilst a full Landscape Visual Impact Assessment (LVIA) is not required, an appropriate and proportionate landscaping strategy building on that considered and approved (under condition 13 of pp DC/2500/08 (SR)) must be submitted. This strategy will include an assessment of views from public vantage points within the locality and their setting/s, particularly those from the north-west, west and south, should be identified and considered. Photos/plans/photomontages/surveys (including 3-D visualisations where appropriate) should be submitted to demonstrate that the development would not result in significant off-site visual/landscape impacts within the locality. Details relating to proposed working arrangements and restoration (approved under condition 14 of pp DC/2500/08 (SR)), soft landscaping and aftercare must also be submitted. The final landform should also be carefully appraised, and its layout (use, planting, impact on CEMEX's approved restoration, impact on the objectives of Policy AL19 in Horsham DC's 'Site Specific Allocation of Land' (2007) and impact on the South Downs National Park) must be given careful consideration by your landscape consultant. Your landscape consultant should work closely with your engineers in finalising the landform to fit with the surrounding landscape, and these considerations should be clearly set out in your application.

A Landscape and Restoration Management Plan should be submitted with the application, setting out establishment and maintenance operations to be carried out over a five year period following restoration, together with the management objectives for each vegetation and habitat type. The management objectives should seek to provide connectivity across the site and locality, specifically detailing how restoration would accord with both CEMEX's approved restoration and Policy AL19 in Horsham DC's 'Site Specific Allocation of Land' (2007).

Arboriculture: A tree survey should be undertaken, specifically in relation to trees and planting that will be retained on and near the site. An arboricultural method statement, according with BS5837:2012 'Trees in relation to design, demolition and construction' shall be submitted identifying measures to protect the retained trees and planting.

Ecology and Biodiversity: Whilst full ecological and biodiversity surveys are not required, appropriate and proportionate assessments building on that considered and approved (under condition 13 of pp DC/2500/08 (SR)) must be submitted. This work should be undertaken in accordance with the requirements for submission of a Landscape and Restoration Management Plan as detailed above.

Noise and Air Quality: Appropriate and proportionate noise and air quality assessments should be undertaken to establish the impact of extending both the proposed sand extraction operations and restoration period and its processes. This should consider the vehicles and plant to be used on the site, vehicles moving to and from the site, and should take into account any mitigation provided by the natural topography and the previously restored areas. You should confirm the 'sensitive receptors' to be considered in this work with Horsham District Council's Environmental Health Officers ([publichealth.licensing@horsham.gov.uk](mailto:publichealth.licensing@horsham.gov.uk) or 01403 215100).

Water Environment: Whilst the sandpit is not located in any Environment Agency designated Groundwater Source Protection Zones or Flood Risk Areas, considering the revisions to the approved restoration that includes a lake setting, drainage details and related impacts on the locality must be provided for this proposal, including the adjoining CEMEX sandpit.

A copy of WSCC's Local List for the Validation of Planning Applications (2009) is included with this response. It should be read in conjunction with the above Pre-Application Submission response.

The advice above is based on the information available at the time, and is given without prejudice to the formal planning process, which may result in a different view being taken. None of the information should be taken to imply that planning permission will be granted.

Yours sincerely,

Sam Dumbrell  
Senior Planner