



global environmental solutions

Washington Sandpit

Revised Indicative Restoration Phasing Proposals and Continuation
of Mineral Extraction

SLR Ref : 416.01258.00002

April 2013



CONTENTS

1.0	INTRODUCTION.....	2
2.0	POTENTIAL REVISED PHASING	3
2.1	Phase 1	3
2.2	Phase 2.....	4
2.3	Phase 3.....	5
2.4	Phase 4.....	5
2.5	Phase 5.....	6
3.0	INDICATIVE VOLUMETRICS AND DEVELOPMENT PROPOSALS.....	8
3.1	Indicative Volumetrics.....	8
3.2	Development Proposals	8
4.0	RELEVANT PLANNING POLICIES.....	10
4.1	National Planning Policy Framework	10
4.2	West Sussex Mineral Local Plan 2003.....	10
4.3	West Sussex Waste Local Plan.....	10
5.0	CLOSURE.....	12

INDICATIVE FIGURES

Figure 1.0	Current Site Survey.....	2
Figure 1.1	Plan view of Phase 1 Infill.....	3
Figure 1.2	3D View of Phase 1 Infill	3
Figure 2.1	3D View of Phase 2 Infill	4
Figure 3.0	Plan view of Phase 3 Infill.....	5
Figure 3.1	3D View of Phase 3 Infill	5
Figure 4.0	Plan view of Phase 4 Infill.....	6
Figure 4.1	3D view of Phase 4 Infill.....	6
Figure 5.0	Plan view of Phase 5 Infill.....	7
Figure 5.1	3D view of Phase 5 Infill.....	7

1.0 INTRODUCTION

A review of the latest Minerals and waste policy documents in West Sussex has identified the following:

- Annual Monitoring Report 2010/11 – the aggregate landbank of sites with valid planning permission for mineral extraction (at the end of 2010) is 4.7 years, compared with the minimum 7 years recommended in Government guidance; and
- West Sussex Waste Local Plan (submission draft) – there is a theoretical shortfall of new inert landfill capacity of 3.6 to 5.4 million tonnes over the plan period.

This brief report has been prepared by SLR on behalf of the Applicant to show an indicative revised restoration scheme at Washington Sand Pit which will allow for the continuation of mineral extraction to ensure that permitted aggregate reserves are not sterilised and the proposed infill of the quarry void with inert fill to achieve an improved final restoration scheme.

The proposals in this report are very much a 'draft for discussion' and have been prepared to provide West Sussex County Council with an indication of a resultant landform and likely timescales.

A general description of each phase has been outlined below supported by a supplementary plan and 3D view of each. For reference purposes a 3D view of the site survey has been included below:

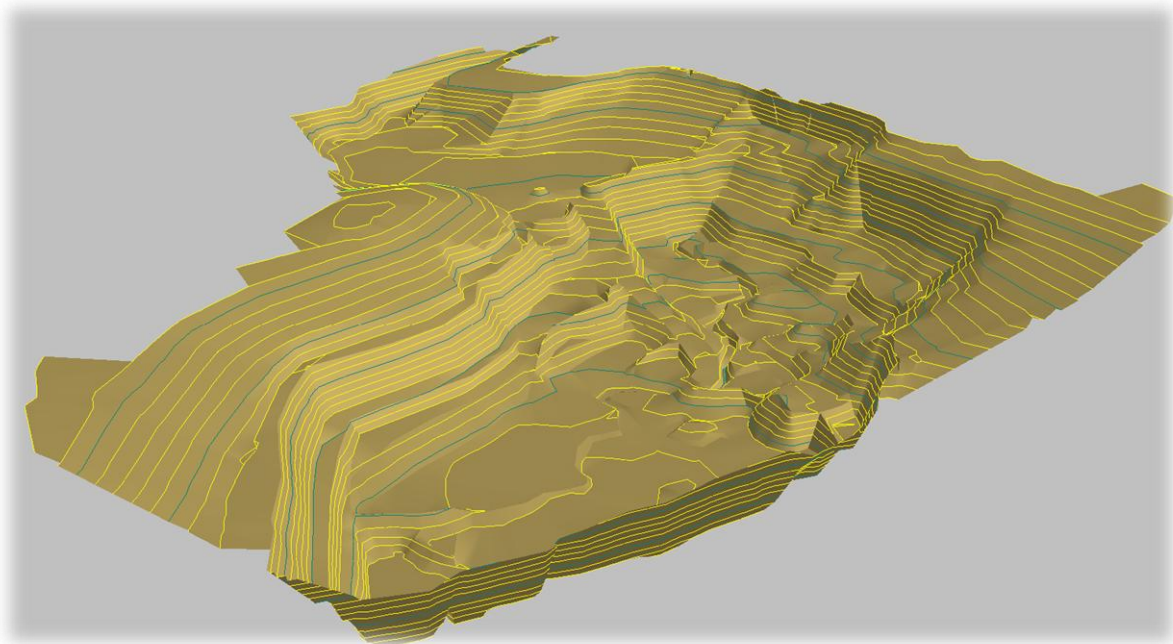


Fig 1.0: Current site survey¹ (Ref: W41-F-0311)

¹ Note based on 2011 Site Survey new Site Survey being undertaken by SLR in April 2013.

2.0 POTENTIAL REVISED PHASING

2.1 Phase 1

This shows the potential initial phase of infilling to the southwest of the application site, this option preserves the haul road, and creates a 1(v):5(h) slope which ties into adjacent ground levels. The 1:5 slope is intercepted by a 1(v):2(h) slope which drops down to the haul road, this would be filled against in later phases.

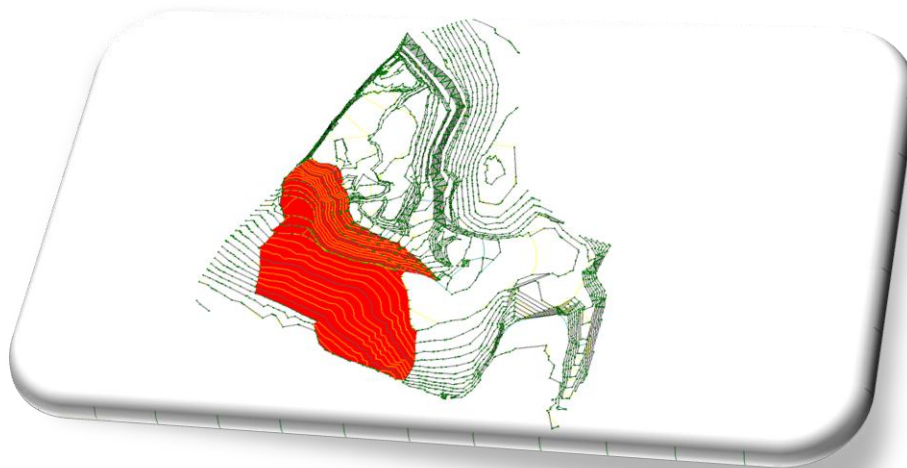


Fig 1.1 Plan view of Phase 1 infill

This initial phase would accommodate approximately c.115,000cu.m of fill.

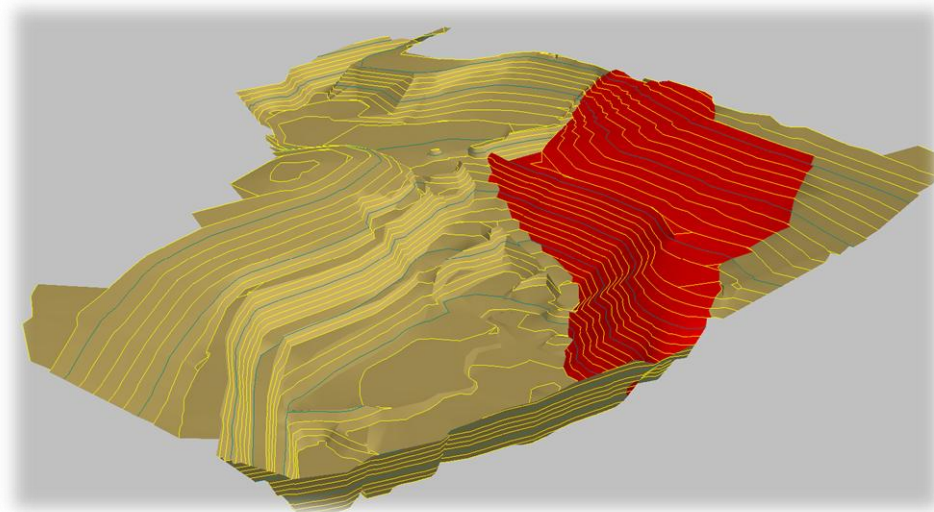


Figure 1.2 3D View of Phase 1 infill

2.2 Phase 2

The second phase of infilling would involve backfilling against the western face, this would preserve access to the haul road and lower part of the pit.

The surface would slope up from existing levels at 1(v):5(h) before intercepting a 1(v):2(h) slope down into the base of the pit.

The steeper 1(v):2(h) slope being backfilled against in Phase 3.

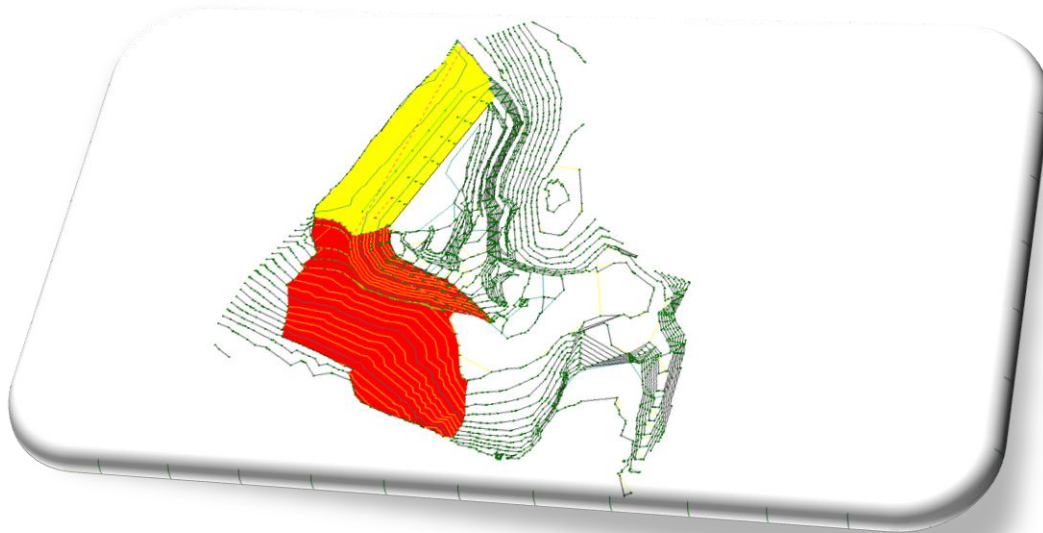


Fig 2.0 Plan view of Phase 2 infill

The total volume of fill accommodated in Phase 2 would be approximately 65,000cu.m

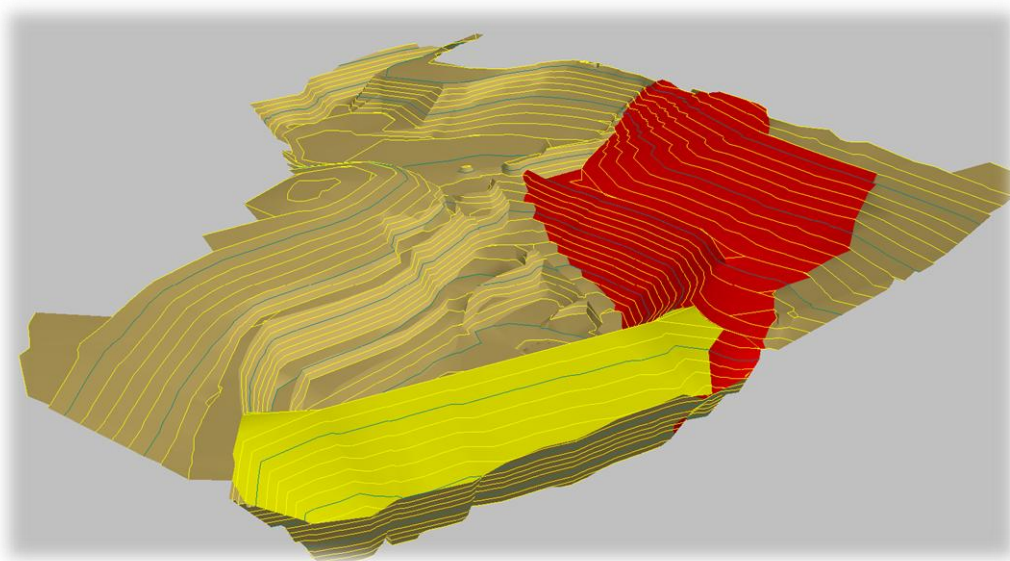


Fig 2.1 View of Phase 2 infill

2.3 Phase 3

Phase 3 of the infilling would take place within the resultant 'bowl' left by Phases 1 and 2, and would bring levels up to the same level as the bench between the upper eastern face and promontory of land to the north.

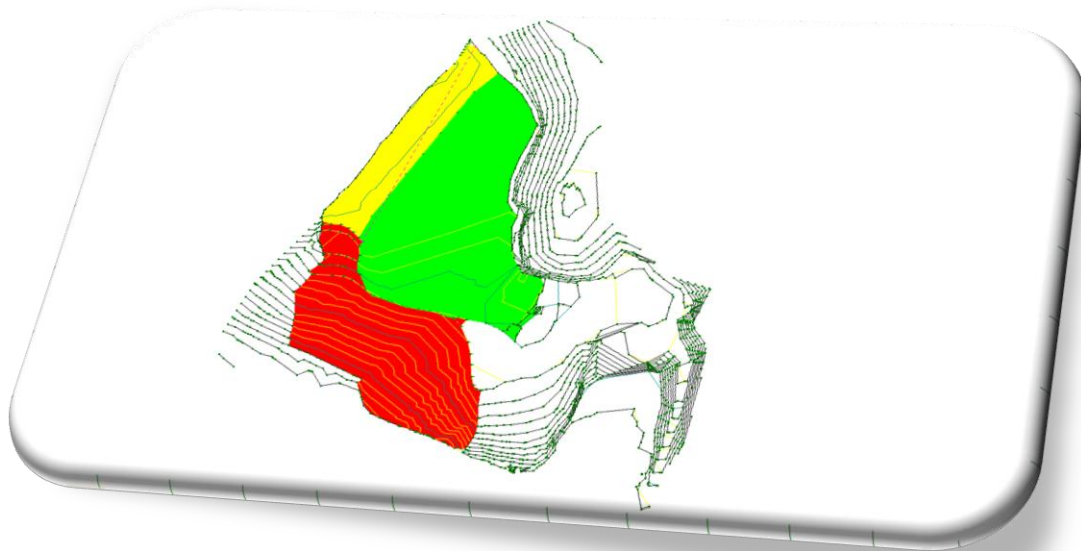


Fig 3.0 Plan view of Phase 3 infill

This phase would accommodate 110,000cu.m of fill

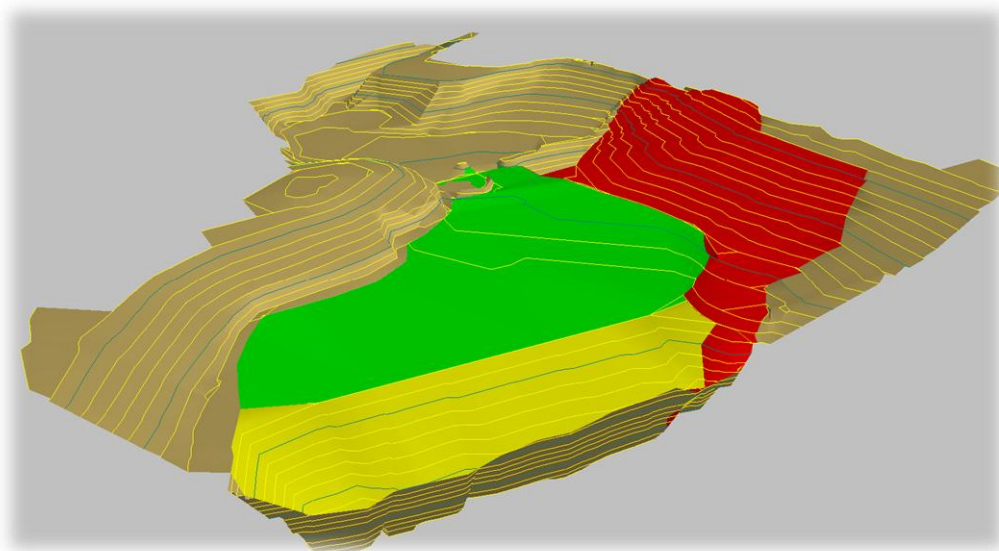


Fig 3.1 3D View of Phase 3 infill

2.4 Phase 4

In order to slacken the slope at the toe of the promontory of land to the north materials would be placed over the intervening bench and Phase 3 infill area; this would absorb a further 4,000cu.m of fill.

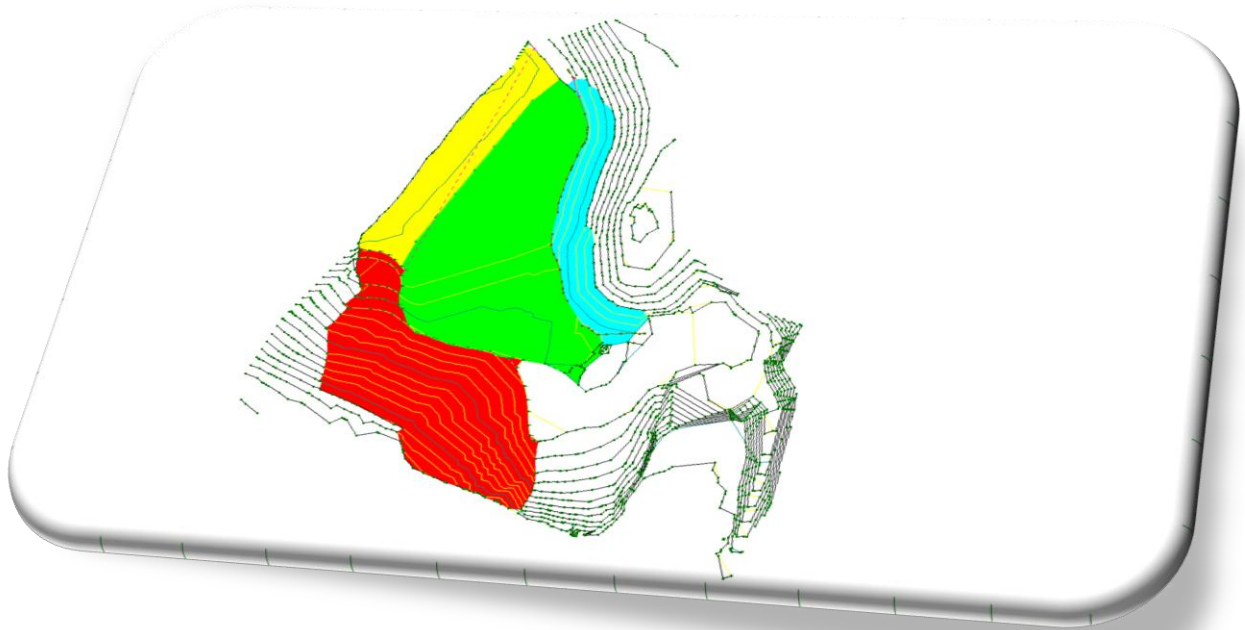


Fig 4.0 Plan view of Phase 4 infill

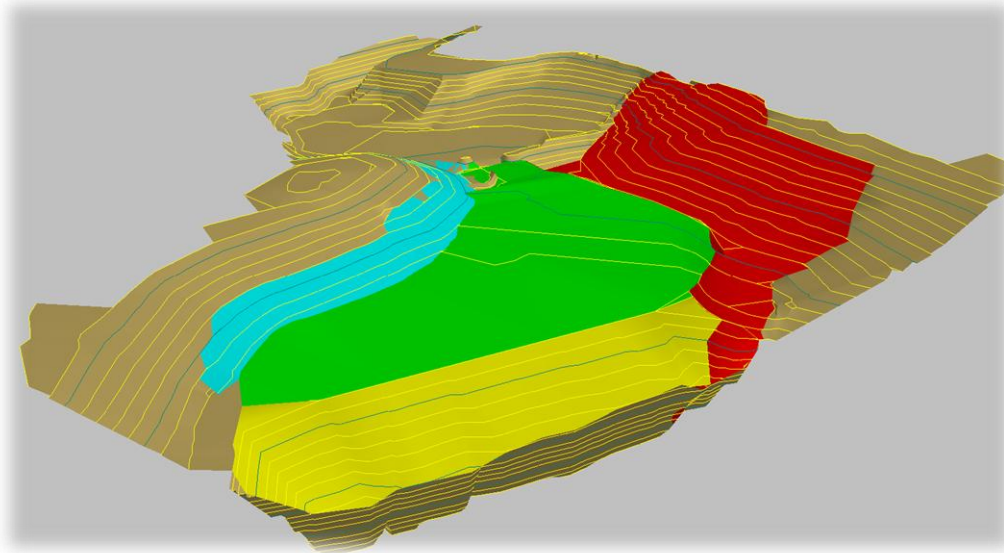


Fig 4.1 3D View of Phase 4 infill

2.5 Phase 5

The final Phase of infilling would involve the backfilling of the current site access area to remove the valley feature and create a landform more akin to that seen in the surrounding landscape.

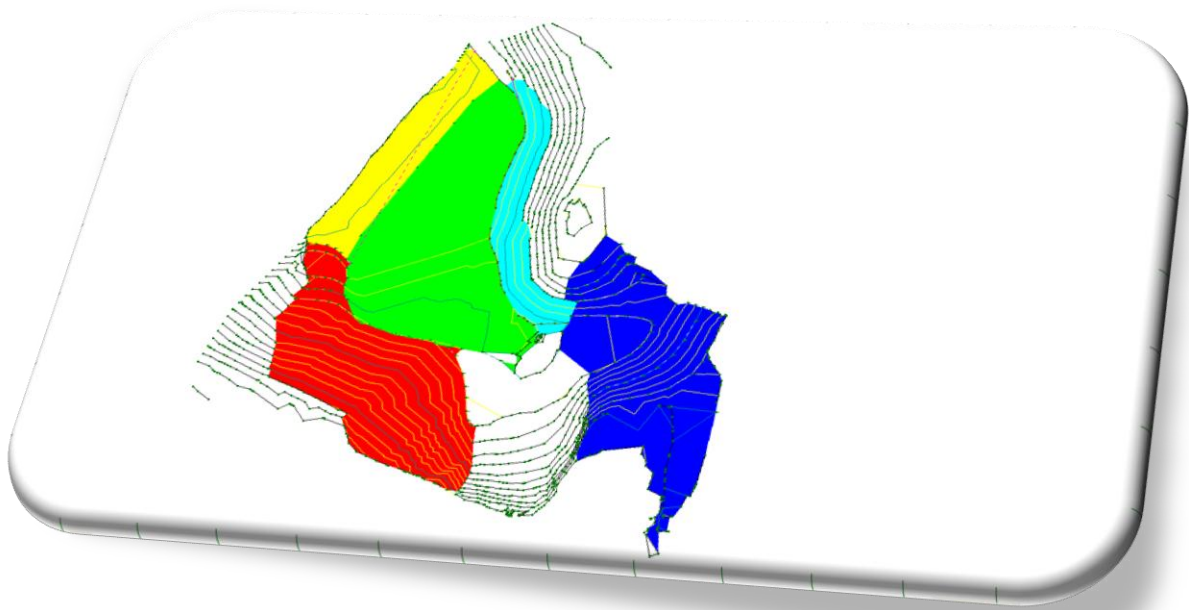


Fig 5.0 Plan view of Phase 5 infill

Infilling within this area would accommodate a further 15,000cu.m of Fill.

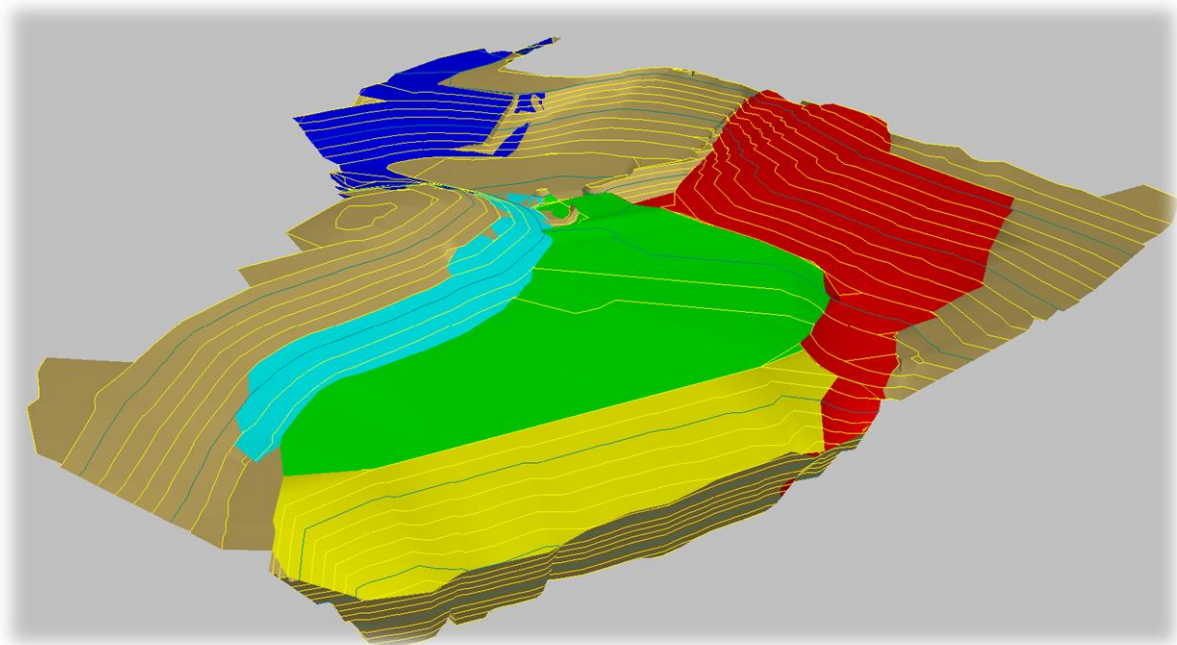


Fig 5.1 3D View of Phase 5 infill

3.0 INDICATIVE VOLUMETRICS AND DEVELOPMENT PROPOSALS

3.1 Indicative Volumetrics

The indicative volumetrics for the 5 Phases illustrated in this report are shown in the table below:

Table 1.0 Indicative Volumetrics

Phase Number	Potential Volume (cu.m)
1	115,000
2	65,000
3	110,000
4	4,000
5	15,000
Total Volume (cu.m)	309,000

3.2 Development Proposals

The current planning permission at Washington Pit (DC/2500/08(SR)) requires the restoration of the site to be started by 31st December 2013.

In its current state this will lead to the sterilisation of existing permitted aggregate reserves and remove the opportunity to secure an improved and updated restoration scheme for the longer term benefit of the area.

The revisions being sought at Washington Pit include the following:

- An additional two years for continued sand extraction to ensure the removal of all permitted reserves;
- The importation, over a five year period, of 309,000 cu m of inert fill to secure an improved restoration of the site; and
- A recycling plant over the five year period to ensure that recycling is maximised and only waste requiring disposal is used in the restoration of the site.

3.2.1 Access

It is considered that the existing access arrangements will continue to be utilised.

3.2.2 Throughput

Based on a conversion rate of 1.8 cu m to 1 tonne it is calculated that 309,000 cu m equates to 171,667 tonnes of inert infill which over a 5 year period averages 34,333 tonnes a year

3.2.3 HGV Movements

Based on 34,333 tonnes a year, 16 tonne loads and 250 working days a year this results in 9 vehicles (18 movements) a day and with use of backhaul arrangements for the sand and recycled aggregates it is considered unlikely that there would be any significant increase in traffic levels.

3.2.4 Hours of Operation

It is proposed that the Hours of Operation change (MON-FRI) from:

- Monday to Friday 0800 to 1800 hours; to Monday to Friday 0700 to 1700 hours (to enable deliveries outside of rush hour)

But remain as permitted on:

- Saturday 0800 to 1300 hours; and
- No working on Sundays or public holidays except for essential maintenance between the hours of 0800 to 1800.

4.0 RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework

Minerals policy in the NPPF confirms that minerals are a finite natural resource that can only be worked where they occur so it is important to make best use of them to secure their long term conservation.

The NPPF also confirms that mineral planning authorities should make provision for maintaining landbanks of at least 7 years for sand and gravel.

4.2 West Sussex Mineral Local Plan 2003

Policy 29 of the Plan commits the mineral planning authority for the period after 2006 to provide a landbank for the period 2006 to 2013 at a rate of 880,000 tonnes a year.

Policy 34 also allows for small extensions where sterilisation of mineral resources would be avoided and an environmental benefit would occur.

4.3 West Sussex Waste Local Plan

The Proposed Submission Draft Plan, November 2012 identifies at paragraph 2.10.12 a theoretical shortfall in new inert landfill capacity of 3.6 to 5.4 million tonnes over the plan period. However evidence suggests that much inert material is currently being used for beneficial purposes and therefore the need for new landfill capacity is likely to be significantly less. However the restoration of mineral workings is considered to be a beneficial purpose and it is important that such opportunities continue to arise so that suitable outlets for inert material requiring disposal continue to arise over the plan period.

Policy W4 supports the processing and recycling of inert waste where they can be accommodated at mineral working and are tied to the life of the proposed operation.

Policy W9 sets out the tests for depositing inert waste to land including:

- Need – the plan already identifies a need;
- Results in clear benefits – the proposals will provide an improved restoration scheme;
- Material is only residual waste remaining after recycling – a recycling plant is proposed to ensure this;
- Genuine need to use waste material – this is the only material available;
- The material to be re-used is suitable for its intended use – only residual waste which cannot be re-used or recycled will be used;
- The amount of waste is the minimum required – the proposed phasing plans indicates that this is the minimum amount to achieve an improved final landform;
- No adverse impacts on natural resources or environmental constraints – assessments would accompany any planning application to demonstrate no adverse impacts;
- No adverse impact on protected landscapes – the site is an existing sand pit and the proposed restoration scheme will provide long term benefits to the area;
- No sterilisation of minerals – the proposed scheme will ensure no mineral is sterilised; and
- Restoration of the site to a high standard – the purpose of the scheme is to deliver a more up to date, higher quality restoration scheme.

Policy W13 deals with protected landscapes and the proposed scheme would be designed to ensure that it enhances rather than undermines the objectives of the National Park, as required by part b of the policy.

Policy 20 on restoration and aftercare seeks high quality, practicable schemes which it is intended to deliver here and maximising local landscape character, biodiversity and wider environmental objectives. The scheme would also seek to deliver public amenity benefits with car parking and public access.

All plant and machinery would be removed upon completion and a phased scheme would be provided to ensure progressive restoration at the earliest opportunity.

5.0 CLOSURE

This pre-application report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Britaniacrest Recycling Ltd; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.



global environmental solutions

AYLESBURY

7 Wormal Park, Menmarsh Road,
Worminghall, Aylesbury,
Buckinghamshire HP18 9PH
T: +44 (0)1844 337380

BELFAST

24 Ballynahinch Street, Hillsborough,
Co. Down, BT26 6AW Northern Ireland
T: +44 (0)28 9268 9036

BRADFORD-ON-AVON

Treenwood House, Rowden Lane,
Bradford-on-Avon, Wiltshire BA15 2AU
T: +44 (0)1225 309400

BRISTOL

Langford Lodge, 109 Pembroke Road,
Clifton, Bristol BS8 3EU
T: +44 (0)117 9064280

CAMBRIDGE

8 Stow Court, Stow-cum-Quy,
Cambridge CB25 9AS
T: + 44 (0)1223 813805

CARDIFF

Fulmar House, Beignon Close, Ocean
Way, Cardiff CF24 5HF
T: +44 (0)29 20491010

CHELMSFORD

Unit 77, Waterhouse Business Centre,
2 Cromar Way, Chelmsford, Essex
CM1 2QE
T: +44 (0)1245 392170

DUBLIN

7 Dundrum Business Park, Windy
Arbour, Dundrum, Dublin 14 Ireland
T: + 353 (0)1 2964667

EDINBURGH

No. 4 The Roundal, Roddinglaw
Business Park, Gogar, Edinburgh
EH12 9DB
T: +44 (0)131 3356830

EXETER

69 Polsloe Road, Exeter EX1 2NF
T: + 44 (0)1392 490152

FARNBOROUGH

The Pavilion, 2 Sherborne Road, South
Farnborough, Hampshire GU14 6JT
T: +44 (0)1252 515682

GLASGOW

4 Woodside Place, Charing Cross,
Glasgow G3 7QF
T: +44 (0)141 3535037

HUDDERSFIELD

Westleigh House, Wakefield Road,
Denby Dale, Huddersfield HD8 8QJ
T: +44 (0)1484 860521

LEEDS

Suite 1, Jason House, Kerry Hill,
Horsforth, Leeds LS18 4JR
T: +44 (0)113 2580650

MAIDSTONE

19 Hollingworth Court, Turkey Mill,
Maidstone, Kent ME14 5PP
T: +44 (0)1622 609242

NEWCASTLE UPON TYNE

Sailors Bethel, Horatio Street,
Newcastle-upon-Tyne NE1 2PE
T: +44 (0)191 2611966

NOTTINGHAM

Aspect House, Aspect Business Park,
Bennerley Road, Nottingham NG6 8WR
T: +44 (0)115 9647280

ST. ALBANS

White House Farm Barns, Gaddesden
Row, Hertfordshire HP2 6HG
T: +44 (0)1582 840471

SHEFFIELD

STEP Business Centre, Wortley Road,
Deepcar, Sheffield S36 2UH
T: +44 (0)114 2903628

SHREWSBURY

Mytton Mill, Forton Heath, Montford
Bridge, Shrewsbury SY4 1HA
T: +44 (0)1743 850170

STAFFORD

8 Parker Court, Staffordshire Technology
Park, Beaconside, Stafford ST18 0WP
T: +44 (0)1785 241755

WARRINGTON

Suite 9 Beech House, Padgate Business
Park, Green Lane, Warrington WA1 4JN
T: +44 (0)1925 827218

WORCESTER

Suite 5, Brindley Court, Gresley Road,
Shire Business Park, Worcester
WR4 9FD
T: +44 (0)1905 751310



Energy



Waste
Management



Planning &
Development



Industry



Mining
& Minerals



Infrastructure