

## Rebecca Sprules

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**From:** Sam Dumbrell  
**Sent:** 26 February 2014 13:26  
**To:** PL Planning Applications  
**Subject:** FW: DC-13-2460 Britannia Quest.doc

Horsham DC EHO response.

**Please note new telephone number**

[Sam Dumbrell](mailto:Sam.Dumbrell@westsussex.gov.uk) | Senior Planner, County Planning, [West Sussex County Council](http://www.westsussex.gov.uk) | Location: County Hall, Chichester, West Sussex, PO19 1RH  
Internal: 26947 | External: 0330 222 6947 | E-mail: [sam.dumbrell@westsussex.gov.uk](mailto:sam.dumbrell@westsussex.gov.uk)

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**From:** Corke, Hazel [mailto:Hazel.Corke@horsham.gov.uk]  
**Sent:** 12 February 2014 17:45  
**To:** Sam Dumbrell  
**Subject:** FW: DC-13-2460 Britannia Quest.doc

Hi Sam

Please find attached the EHO's comments on the proposal which were received on 10th Feb.

I will formally respond to the consultation tomorrow.

Regards

Hazel

**Hazel Corke, Principal Planning Officer (South)**

**Web:** [www.horsham.gov.uk](http://www.horsham.gov.uk)    

**Email:** [Hazel.Corke@horsham.gov.uk](mailto:Hazel.Corke@horsham.gov.uk)

**Tel / Mob:** 01403 215177 |

Horsham District Council, Park North, North Street, Horsham, West Sussex RH12 1RL



The annual Rotary Charity Pancake Races takes place in the Carfax on Tuesday 18 February - a great event for all the family.

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**From:** Rankin, Marc  
**Sent:** 10 February 2014 11:18  
**To:** Planning  
**Cc:** Corke, Hazel  
**Subject:** DC-13-2460 Britannia Quest.doc

MEMORANDUM

To: Planning Date: 10<sup>th</sup> February 2013  
Hazel Corke  
Marc Rankin  
From: Environmental Health & Licensing Your ref: DC/13/2460

**Application No: DC/13/2460**

**Case Officer: Hazel Corke**

**Address:**

**Britaniacrest Recycling Washington Sand Quarry Hampers Lane Storrington Pulborough**

**Proposal:**

**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)**

Having reviewed the application, I would suggest that the Environment Agency are consulted as the operation may require an Environmental Permit and the underlying geological conditions may be of relevance. It should also be noted that the nature of the locality has altered in respect of the Storrington AQMA and the development of the adjacent site.

Noise

The Design and Access statement states that the development can best be described as ***“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”***.

This will result in a significant number of vehicle movements not only for the extraction of the suggested 100,000Mt of aggregates but the importation of the suggested 368,000Mt of “inert waste”

The use of the site for mineral extraction and the importation of waste is likely to cause disturbance to nearby residents arising from the use of plant machinery and vehicle movements.

Guidance for the assessment of noise impacts from earth moving operations is considered in Annex E5 to BS5228:2009 (Code of practice for noise and vibration control on construction and open sites). This annex recommends that the guidance given in Annex 2 to Minerals Policy Statement 2 is applied. This guidance states that noise levels should not exceed 10dB above prevailing background noise and also specifies other measures such as the use of broadband reversing alarms.

The development will involve a significant number of vehicle movements over the life of the project. The submitted Transport Statement Ch6 suggests 36 HGV movements per day; it appears that this figure does not acknowledge that vehicles entering the site also leave the site.

Whilst the assessment carried out in Ch6 suggests that predicted noise levels from the site are unlikely to exceed the maximum level 55dBA set out in the Technical Guidance to the NPPF, it is noted that the levels predicted are still greater than 10dBA above the background levels recorded and therefore is likely to adversely impact on neighbouring residents.

As an Environmental Permit may be required the applicant should seek advice from the Environment Agency in respect of any requirements that they may impose. Given the proximity of residential premises to the site, it is recommended that, if you are minded to permit this development, a condition in line with the NPPG should be applied that:

- Sets a noise limit at noise-sensitive properties that does not exceed the background level by more than 10dB(A)

Importation of materials

Information supplied by the applicant states that up to 368,000Mt of materials will need to be imported to the site to complete development.

The proposal to use inert waste, which can include construction wastes, as the materials to create the restoration of the site is viewed with concern. The European Waste Catalogue description of construction and demolition wastes recognises that those wastes may be contaminated and therefore appropriate examination and quarantining of imported materials is required. No further details on how the imported materials are to be selected, screened or managed is provided in the application.

An Environmental Permit may also be required and the applicant should seek advice from the Environment Agency in respect of any waste regulation requirements they may impose.

These schemes may result in the contamination of green field sites through the importation of contaminated materials. There is also a water course in close proximity. An absence of reliable information about the imported materials may mean that this site has to be regarded as potentially contaminated for the purposes of the statutory contaminated land provisions as set out in Part IIa of the Environmental Protection Act 1990 .

As an Environmental Permit may be required the applicant should seek advice from the Environment Agency in respect of any requirements that they may impose. Given the proximity of residential premises to the site, it is recommended that, if you are minded to permit this development, conditions should be applied that:

- The imported materials shall only constitute inert uncontaminated soils and subsoils;
- Each load of material imported to the site and/or placed without being tested for contamination by an appropriately qualified consultant. The results of the testing shall be made available in full to the planning authority within 7 days of the material being placed;
- A validation report prepared by an appropriately qualified consultant shall be supplied upon completion of the works to demonstrate that no material or wastes other than clean soil or subsoil have been deposited at the site;
- Any materials other than inert uncontaminated soils and subsoil's shall be removed from the development and copies of the consignment notes provided to the planning authority.

### Dust

Soil stockpiles and placing or moving of soils at the site offer a potential for significant dust nuisance to be caused. No substantive details of dust control strategies for the development have been provided.

As an Environmental Permit may be required the applicant should seek advice from the Environment Agency in respect of any requirements that they may impose. Given the proximity of residential premises to the site, it is recommended that, if you are minded to permit this development, conditions could be applied that:

- Restrict emissions of dust from site so that they are not emitted beyond the site boundary.

### Air Quality

AQ Ch7 of the assessment offers mitigation for the impact of the development of the site.

The impact of traffic emissions (NO<sub>2</sub> & PM<sub>10</sub>) on the AQMA are mitigated by the Applicant's proposed routing of all HGV's eastbound along the A283, with no HGV site traffic travelling through Storrington itself. (Paragraphs 7.70 - 7.72 of the AQ Assessment).

If you are minded to permit this development, it is suggested that a condition should be applied that:

- Ensures that HGV's are restricted to a route eastbound along the A283 for the duration of scheme operation. This should be enforceable through Policy W16 of the Waste Local Plan (Regulation 22): Air, Soil and Water (see paragraph 7.29 of the AQ Assessment).

### General Amenity Issues

In addition to the above and in order to minimise the potential for nuisance to arise during the lifespan of the proposed development it is recommended that the following conditions be applied should consent be granted:

1. Hours of operation shall only take place between 08:00hours and 18:00 hours on Mondays to Fridays and between 08:00 hours and 13:00 hours on Saturdays, and not on Sundays Bank or Public Holidays.
2. Deliveries to or from the site shall be restricted to 08:00-17.30 hours on Monday to Friday and Fridays and between 08:00 hours and 12::30 hours on Saturdays, and not on Sundays Bank or Public Holidays.
3. No burning shall be undertaken on the site.

Note to applicant

Compliance with planning conditions does not necessarily prevent action from being taken by the Local Authority or members of the public to secure the abatement, restriction or prohibition of statutory nuisances actionable under the Environmental Protection Act 1990 or any other statutory provisions.

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