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## INTRODUCTION

- 14.1 The proposed development comprises a comprehensive scheme for the continuation of mineral extraction and a revised updated restoration of the Washington Sandpit to ensure an appropriate landform is handed back to the Sandgate Park by recovering clean inert materials from local construction projects in the local area.
- 14.2 The Washington Sandpit (previously operated by Hanson Aggregates), adjoins a much larger extraction site known as Sandgate Park operated by CEMEX UK, previously RMC Aggregates. There is no physical boundary between the two sites, both joining to form one contiguous extractive operation.
- 14.3 The application site is well-screened by woodland and existing vegetation with only limited views of the site available. A small number of houses to the north have limited views of the Washington Sandpit.

## MAIN ISSUES

- 14.4 The pertinent issues related to the proposed development are considered to be as follows:
- ensuring that there are no adverse effects from dust generated by the proposed operations;
  - potential adverse landscape and visual impacts;
  - potential increase in traffic on the surrounding road network;
  - potential adverse impacts on the local environment in terms of noise, potential adverse impacts on hydrology,
  - potential adverse impacts on ecology; and
  - the potential cumulative impacts associated with the proposed development
- 14.5 This closing chapter of the Environmental Statement undertaken provides a summary of the conclusions reached within each technical chapter.

## TRAFFIC OPERATIONS

- 14.6 The Transport Assessment undertaken has been written in order to assess the environmental impacts associated with a proposed continuation of mineral extraction and a revised restoration of the existing Washington Sandpit, Hamper's Lane, Storrington.
- 14.7 The findings of the assessment may be summarised as follows:
- The Site currently has a temporary planning consent to extract material until December 2013. The development considered comprises the continuation of extractive activities and concurrent restoration works until December 2015 and then restoration works only

until 2018/19. The restoration works will require in total the importation of approximately 260,000 cubic metres of material.

- The geometry and safety risks associated with the existing highway network have been appraised and the Chapter has concluded that there is no deficiency in the layout of the highway that is contributing to an adverse safety risk. Nor is there any evidence that suggests that the operation is materially contributing to the safety performance of the network.
- In line with scoping discussions, the trip generation of the construction and operational phases of development have been considered against a baseline scenario that omits the trip generation of the existing facility. The trip generation has been calculated on a first principles basis to reflect the average situation throughout the year.
- The relative increase in traffic has been considered in the context of IEA Guidance and it has been concluded that any change is immaterial in the context of the environmental effects of transport, and that this is particularly the case given that there are no sensitive receptors within the study area.
- A review of accidents was undertaken for a five-year study period which confirmed no unacceptable safety risk on any part of the highway network.
- Capacity analyses were undertaken of the Hamper's Lane / A283-Storrington Road junction and this indicates that the junction will operate with around 90% reserve capacity in the 2019 baseline scenario, and that this would broadly remain the same with the development in place.

14.8 It is the conclusion of the Traffic Assessment that the proposed development could be adequately accommodated without any material detriment to the operation of the highway network or the environment.

**No significant adverse traffic impacts identified.**

## AIR QUALITY

14.9 This assessment has considered the potential impacts of the proposed restoration proposals for Washington Pit and the extension of the extraction works in which sand extraction would continue for the first two years of the proposed five year restoration plan. The simultaneous operations of both excavation and restoration have been considered within the assessment.

14.10 Impacts on local air quality from traffic emissions have been assessed using the DMRB criteria. Based upon the calculated traffic generation throughout the five year proposal, HDVs associated with the application site would remain at levels by which the impact on local air quality would be 'neutral'.

- 14.11 The transport scheme for the proposed development would ensure that all HDV traffic associated with the works would access and exit the site from the east. This would ensure that no HDV traffic is allowed to access or travel through the village of Storrington and the Storrington AQMA.
- 14.12 The potential dust impacts of the development have been assessed in terms of the risk of PM10 impact for which Air Quality Standards exist, and the risk of fugitive dust impact which is associated with amenity issues.
- 14.13 An assessment of PM10 has been completed following guidance within LAQM.TG (09) which takes into consideration background PM10 levels and distance to receptors. On the basis of the low background levels and that there is no record of complaints to Horsham District Council or the operator, it is considered that the proposed restoration works would generate an insignificant impact on local PM10 levels.
- 14.14 A semi-quantitative assessment of deposited dust was undertaken to identify whether any of the identified receptors in the area surrounding the application site were at risk of dust impact from the proposed activities. Consideration within the assessment was given to the distance of the receptor from the site boundary, the frequency of wind directions that would increase the risk of dust impact and rainfall patterns that would assist in dust suppression.
- 14.15 Five of the seven receptors located within 500m of the application boundary were found to be at risk of dust impact in the absence of dust control measures being employed on site. The potential for dust impacts on the nearby ecological sites were assessed with the potential dust impacts assessed as insignificant on the basis that effective dust control was implemented on site.
- 14.16 Mitigation measures currently employed on site have been reviewed are providing they are continued to be implemented on site throughout the five year restoration proposals, are considered to be adequate in reducing the dust impacts at local receptors to an acceptable level.
- 14.17 All potential dust impacts from the proposed restoration scheme are considered to be reversible i.e. the risk of impact will cease on completion of activities on site. The magnitude of release is comparable to those within the approved 2 year restoration scheme but over a longer period of an additional 3 years.
- 14.18 The impacts are considered to be short term (reflecting the proposed 5 year duration) with no significant impacts on the local air quality

**No significant adverse Air Quality impacts identified.**

## NOISE

- 14.19 The assessment has considered the potential operational proposals to give rise to noise impacts at the closest noise-sensitive receptors.

- 14.20 The NPPF assessment has shown that;
- Predicted noise levels from continued extraction operations and the import and processing of material would meet the derived criteria at Location 1 and exceed the criterion at Locations 2 and 3.
- 14.21 In view of the above mitigation measures in the form of the erection of temporary screens around the area where the dozer and excavator are working are recommended in order to reduce the identified impacts at Locations 2 and 3.
- 14.22 Assuming the screens have been correctly erected the repeated NPPF shows that the predicted noise levels would now be within the derived criteria at Location 3 but would still slightly exceed the criterion at Location 2.
- 14.23 However it is considered that noise should not pose a material constraint to the import and processing of material at the site once the following points have been taken into account;
- The noise surveys were undertaken on a Saturday afternoon when existing operations at the Washington Sandpit had ceased;
  - In reality noise from existing operations would contribute to the noise climate during normal operational hours; consequently it is considered that the prevailing noise levels at Location 2 would be higher during a normal working week;
  - The higher prevailing noise levels would mean that the specified noise criterion at Location 2 would also increase potentially meaning that the predicted noise levels would subsequently be within the noise limits;
  - the predicted noise levels at Location 2 are still below the maximum limit of 55dB LAeq,1hr during the daytime (07:00 to 19:00 hours) specified in the Technical Guidance to the NPPF; and
  - all the noise predictions are based on a worst-case situation when all the plant is working at its nearest approach to each noise sensitive receptor and during the initial period of the development when extraction and infilling activities will take place simultaneously. Once the extraction activities have ceased the predicted noise levels will almost certainly be lower at all the nearest noise-sensitive receptors.

**No significant adverse Noise impacts identified subject to the proposed mitigation measures.**

## WATER ENVIRONMENT

- 14.24 The potential impacts of the proposed processing/recycling and restoration scheme upon the baseline hydrological environment have been identified and assessed, and where appropriate, mitigation measures have been accommodated into the design of the proposal.
- 14.25 All aspects of the operation of the Site would be in accordance with best practice guidance.

- 14.26 A Flood Risk Assessment (FRA) has been undertaken for the proposed development. The FRA concluded that the application site is presented as being deliverable and highly sustainable in flood risk terms, and that key requirements set out within the NPPF and local planning policies may be adequately satisfied.
- 14.27 Appropriate SUDS measures would be incorporated into the scheme to ensure surface water runoff from the proposed development is managed in a robust and sustainable manner.
- 14.28 Thus, following review of the mitigation included in the site design and the specific mitigation measures identified in this chapter, the overall potential significance of impact to the water environment is assessed as acceptable and 'low' to 'near zero'.

**No significant adverse Water Environment impacts identified subject to the proposed mitigation measures.**

## LANDSCAPE AND VISUAL

- 14.29 A landscape and visual appraisal of the proposed development has been completed in accordance with accepted guidance and methodology.
- 14.30 A study of the landscape and visual components of the site and the local area was undertaken through desktop study and fieldwork. This study identified the main landscape and visual receptors and resulted in a baseline appraisal, against which the existing and proposed landscape and visual impacts could be assessed. The main landscape and visual implications of the development and their predicted effects were then identified.

### Landscape Effects

- 14.31 Direct landscape effects caused by the proposed development are minimal given that it is already an operational site. No new elements of the landscape will be lost and because of the screening effects of trees and woodlands close to the site, the proposals will have no influence, either direct or indirect on the character of the landscapes within which the site is situated.
- 14.32 Perceived landscape effects outside the site are also limited due to the enclosed nature of the site and screening provided by the peripheral vegetation.
- 14.33 The extension of operations on site for a further 5 years would have a slight adverse effect on the wider landscape in terms of HGV movements to and from the site, however this would not be permanent.
- 14.34 Wider effects on the landscape would be Moderate/minor in the worst case; in relation to Policy AL 19 and relates to the delay in implementing restoration of the full site and the long term aspirations of that policy. However, in the

long term the proposed development would result in a restoration scheme which matures to adequately reflect the objectives of the aforementioned policy.

**No significant landscape effects have been identified.**

## Visual Effects

14.35 The viewpoint analysis demonstrates that the proposed development would have a minimal visual effect across the study area, due to vegetative screening. This effect would be limited to the extension of glimpsed views of continuing operations on site over an additional 5 year period, and includes views of the phased restoration of the site, at which time the resultant landform and vegetation will closely assimilate with the surrounding area.

14.36 The most notable effects would be:

- the glimpses through peripheral vegetation from Cadrona/Hampers Lane (Moderate);
- the effects visible from The Oaks (Moderate); and
- potential views from other properties to the northwest of the Oaks with similar open aspects (worst case Moderate).

14.37 Visual effects on other viewers within the vicinity of the site would be Moderate/minor or minor in nature and largely neutral during working of the site but neutral to beneficial following the long term establishment of the proposed restoration scheme.

14.38 Visual effects on users of the South Downs National Park to the south would be negligible if perceivable.

**No significant visual effects have been identified.**

## ECOLOGY

14.39 No significant residual ecological impacts are predicted from the time extension of sand extraction or from the importation and processing of inert waste materials for use in the restoration of Washington Sandpit.

14.40 The restoration of the site to a country park will have a positive major residual impact on a site of 'Local' importance through the creation and enhancement of a range of habitats as part its restoration to a country park with benefits for wildlife.

14.41 There are no legal or policy implications for ecology and nature conservation from the proposed scheme.

14.42 The continuation of recovery operations will not require any further taking of land outside the already active permitted sandpit and as such is not likely to have significant ecological impacts on the existing baseline conditions within the application site, or on the wider surrounding area, over and above the

impacts already experienced spatially from the existing operations carried out at this site. Although temporally the time extension will continue any such impacts for an additional 5-year period this is not likely to have a significant impact on any designated sites habitats and/or species within the application site or in close proximity to Washington Sandpit.

- 14.43 The restoration of the site to a country park provides an opportunity to enhance this site for biodiversity through the creation of habitats and provision of features suitable for a wide range of individual and groups of species that would have benefits for biodiversity over the long-term at this site whilst providing a recreation facility for the local population.

**No significant adverse effects on ecology identified.**

### CUMULATIVE IMPACTS

- 14.44 No significant adverse cumulative effects have been identified as a result of the proposed development and positive impacts in relation to employment have been identified.

**No significant adverse cumulative effects identified.**

### SUMMARY

- 14.45 The assessments undertaken confirm that, subject to the mitigation proposed, that the proposed development should result in no significant adverse effects on the environment or local communities.