

# DESIGN & ACCESS STATEMENT

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## CONTENTS

<b>1.0 INTRODUCTION .....</b>	<b>1-1</b>
Overview.....	1-1
<b>2.0 SITE AND SURROUNDING AREA .....</b>	<b>2-1</b>
The Application Site.....	2-1
Site Description.....	2-1
Surrounding Area.....	2-2
<b>3.0 USE AND PROCESS .....</b>	<b>3-1</b>
Process of the Proposed Development.....	3-1
Mineral Extraction .....	3-1
Phased Restoration .....	3-2
Proposed Restoration Scheme .....	3-3
Temporary Site Infrastructure.....	3-4
<b>4.0 SCALE AND AMOUNT .....</b>	<b>4-1</b>
<b>5.0 LAYOUT AND APPEARANCE.....</b>	<b>5-1</b>
<b>6.0 ACCESS.....</b>	<b>6-1</b>

### V1 Appendices

Appendix A. Planning Application Forms and Certificates;  
Appendix B. Approved Restoration Drawing – DWG NO. W41m/15m (Ap SG/2/99);  
Appendix C. Proposed Planning Application Drawings; and  
**Appendix D. Design & Access Statement**

### Planning Drawings Schedule (Appendix C)

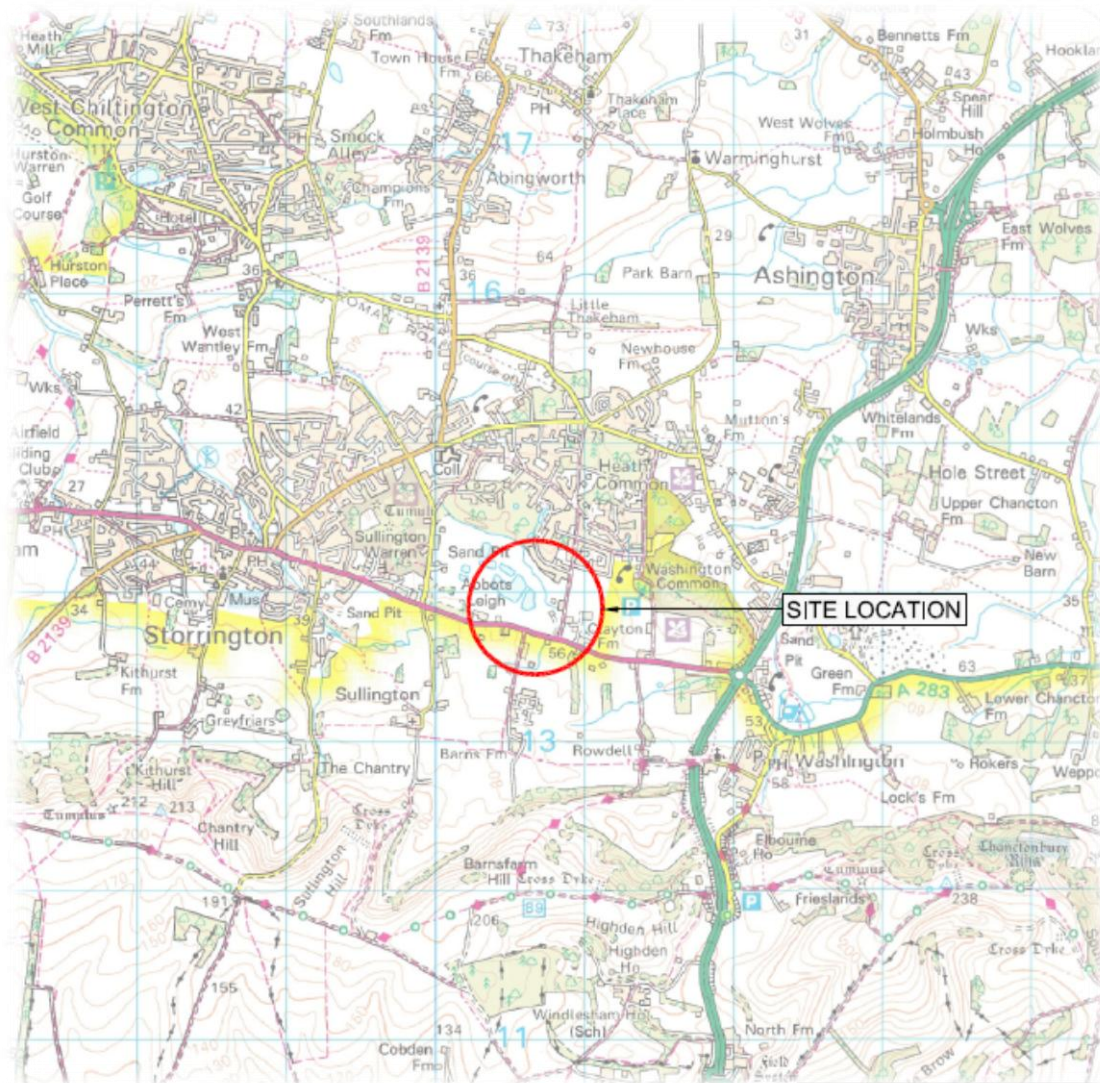
Drawing 001 Site Location Plan  
Drawing 002 Site Boundary Plan  
Drawing WLP/15 Draft Proposed Restoration Scheme

## 1.0 INTRODUCTION

### Overview

- 1.1 This document comprises a Design and Access Statement (DAS) and has been prepared by SLR Consulting Limited (SLR) on behalf of Britaniacrest Recycling Ltd (Britania). This DAS is part of a package of documents being submitted to West Sussex County Council (WSCC) in support of a planning application in respect of revising the restoration profile at Washington Sandpit.
- 1.2 The application site is located at National Grid Reference TQ 10749 13796. The location is shown in Drawing 01 Site Location Plan (Please refer to Volume 1 Appendix C Proposed Drawings).

Figure 1-0 Site Location



- 1.3 Britania proposes to amend the approved restoration at the Site by continuing to extract permitted mineral reserves and receive inert material generated from sources within West Sussex to secure the restoration of the site within a 5 year timescale. This approach is reflective of the aspiration of local and national government to not sterilise permitted mineral reserves and to deal with waste at the local level.
- 1.4 The development is best described below:
- “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”***
- 1.5 Following the removal of up to 100,000 tonnes of permitted mineral reserves, the quarry void available for restoration is currently estimated to be 260,000 cubic metres which, based on a material density factor of 1.80 tonnes per cubic metre, would result in a need for 468,000 tonnes of clean inert waste/soil import ( $260,000 \times 1.80 = 468,000$ ): the material density factor has been provided by the applicant and is based on their extensive knowledge and experience.
- 1.6 The importation of fill material will occur by road transport given the absence of other appropriate transport networks in the vicinity of the site.
- 1.7 This DAS has been prepared in accordance the government guidance and the Commission for Architecture and the Built Environment’s (CABE) document “Design and Access statements: How to write, read and use them”. The aim of the Statement is to explain the principles considered in the design and layout of the proposed development.
- 1.8 The Statement should be read in conjunction with the following information contained within:
- Planning Application Forms and Drawings; and
  - Planning and Sustainability Statement.

# SITE AND SURROUNDING AREA 2

## 2.0 SITE AND SURROUNDING AREA

### The Application Site

- 2.1 The application Site comprises an area of approximately 6.5 hectares.
- 2.2 For identification purposes, the Site is centred on National Grid Reference TQ 10749 13796 and edged red on the plans accompanying this planning application.
- 2.3 The Site is located directly north of the A283 and approximately 2km east of the centre of Storrington, in West Sussex.

Figure 2-0 Approximate Site Boundary



### Site Description

- 2.4 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.
- 2.5 A small number of houses to the north have limited views of the Site but will not have views of the working area as the previous extraction of sand has left



## SITE AND SURROUNDING AREA 2

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a deep depression in the landscape. The further extraction of sand will take place in this depression effectively screening the operations on Site. Sand screening and ancillary operations will also take place at a level lower than the surrounding ground levels.

- 2.6 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 Pit.
- 2.7 The A283 forms the approximate boundary between two National Character Areas (NCAs), namely the South Downs and Wealden Greensand NCAs as defined by Natural England. The site is within the Wealden Greensand NCA its character to the north of the A283 but is influenced by the South Downs NCA directly to the south, which is now designated as the South Downs National Park.
- 2.8 The South Downs form a prominent escarpment to the south rising to over 200m AOD in elevation, running east to west, and with the crest of the ridge approximately 1.5km to the south of the site within the South Downs National Park.
- 2.9 To the north the ground is generally undulating with shallow valleys and low hills such as Washington Common to the northeast of the site.
- 2.10 The location of the quarry therefore lends itself to providing proximate access onto those roads considered most suitable for lorry traffic.

### Surrounding Area

- 2.11 The site is sandwiched between the settlement of Washington located approximately 1.5km to the East of the Site and the settlement of Storrington located approximately 2km to the West.
- 2.12 The site is in or near to two National Character Areas (NCAs), as defined by Natural England, namely the South Downs (125) and Wealden Greensand (120) NCAs, with the A283 forming the approximate boundary between them. The site itself lies within the Wealden Greensand NCA to the north of the A283 but its character is influenced by the South Downs NCA directly to the south.
- 2.13 The South Downs form a prominent escarpment to the south rising to over 200m AOD in elevation, running east to west, and with the crest of the ridge approximately 1.5km to the south of the site within the South Downs NCA. The scarp slopes provide a backdrop to the landscape of the Wealden Greensand.
- 2.14 The site boundaries to the north, east and south are generally well vegetated with hedgerows and tree growth. A variable density of hedgerows exists within the adjacent landscape, with many small areas of broadleaved woodland. Small areas of heathland are also present and these tend to be

## SITE AND SURROUNDING AREA 2

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more heavily wooded. Overall the local landscape has a well wooded and vegetated appearance within the lowland areas, but becomes open with limited woodland and hedgerows on the more elevated ground rising to the South Downs in the south.

- 2.15 To the north within the Wealden Greensand the ground is generally undulating with shallow valleys and low hills such as Washington Common to the northeast of the site.
- 2.16 The nearest residential properties to the Site are the Oaks (situated to the North of the Site), Cardrona (situated on Hampers Lane to the East of the Site) and Chanctonbury Lodge situated on Washington Road to the South of the Site).

### 3.0 USE AND PROCESS

- 3.1 The application site would continue to be used for extracting permitted mineral reserves whilst receiving inert material generated from sources within West Sussex to secure the restoration of the site within a 5 year timescale. This approach is reflective of the aspiration of local and national government to not sterilise permitted mineral reserves and to deal with waste at the local level.
- 3.2 The development is best described below:
- “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”***
- 3.3 Following the removal of up to 100,000 tonnes of permitted mineral reserves, the quarry void available for restoration is currently estimated to be 260,000 cubic metres which, based on a material density factor of 1.80 tonnes per cubic metre, would result in a need for 468,000 tonnes of clean inert waste/soil import ( $260,000 \times 1.80 = 468,000$ ): the material density factor has been provided by the applicant and is based on their extensive knowledge and experience.
- 3.4 The importation of fill material will occur by road transport given the absence of other appropriate transport networks in the vicinity of the site.

### Process of the Proposed Development

- 3.5 The proposed development would initially see both mineral extraction and the importation of inert material for the first two years followed by a further three years of the importation of inert material to secure the long term restoration of the Site to benefit the sandgate country park.
- 3.6 The proposed development would require the importation of inert construction material to secure the long term restoration of the site to a beneficial afteruse with the focus for the site being on amenity and habitat creation.
- 3.7 The proposed method of achieving restoration is to import suitable inert material which would be placed in a safe and controlled manner to achieve the final proposed landform as set out in the proposed restoration scheme (see Volume 2b Technical Appendix 10 Drawings).

### Mineral Extraction

- 3.8 The remaining sand reserves at the site are estimated to be approximately 100,000 tonnes.

- 3.9 Existing site operations would continue including the extraction of sand by mechanical means and transportation of this material from the site via the public road network.
- 3.10 A section of the completed Phase 1 site restoration has been disturbed and needs to be returned to its previously restored condition, to comply with the restoration scheme.
- 3.11 This operation would be carried out as part of the proposed development using on site material.

### Phased Restoration

- 3.12 The phased restoration of the site will comprise of 5 phases each described below.
- 3.13 These phases and volumes are indicative only and should not be relied upon for construction purposes.
- 3.14 The proposed method of achieving restoration is to import suitable inert material which would be placed in a safe and controlled manner to achieve the final agreed landform.

### Phase 1

- 3.15 Initial infilling would take place in the south west corner of the application site. In this phase the upper extent of the recently created sandstone face is retained at approximately 56m AOD with material buttressed up to 51m AOD and creating a 1(v):9(h) falling to 1(v):3(h) slope which ties into the existing landform at the western extremes of the site. The land drops away to approximately 29m AOD to the north where the landform levels reach the site boundary. This initial phase would accommodate C. 54,500 cu.m of fill.

### Phase 2

- 3.16 The second phase of infilling would take place along the western edge of the application site to form the newly defined waterbody on the boundary with the Cemex site. The upper extent of infilling will be at 40m AOD into the site, creating a 1(v):6(h) slope across the eastern edge of the waterbody. The Cemex boundary is at approximately 27m AOD and rises to the west to a series of islands with maximum 1(v):3(h) side slopes, peaking at 40m AOD. This phase would accommodate C. 40,000 cu.m of fill.

### Phase 3

- 3.17 The third phase involves the infilling of material to extend the Phase 2 infill eastwards towards the processing area. The level of land ranges from 40m AOD and 49m AOD, levelling out from a 1(v):3(h) rise to 1(v):10-15(h) slopes in the east. This phase would accommodate C. 60,000 cu.m of fill.



### Phase 4

- 3.18 The fourth phase involves the buttressing of material against the existing northern faces of the site to slacken the toe of the slope and levelling of material across the informal recreational/campsite area. A platform accommodating public access lies at 46m AOD and rises to the east to 48mAOD across the informal recreational/campsite area. Material is then buttressed up against the existing steep faces at the northern edge of the site ranging in height from 46mAOD at their base to 52m AOD, sloping at c. 1(v):8(h). This phase would accommodate C. 57,600 cu.m of fill.

### Phase 5

- 3.19 Phase 5 would involve the final raising of levels across the south east corner of the site where the land is proposed to slope at between 1(v):3(h) and 1(v):20(h) from 49m AOD at the base of the slope to 55m AOD at the top, levelling out to 56m AOD across the picnic area platform on the southern edge. This phase would accommodate C. 48,700 cu.m of fill.

**Table 3-0 Potential Volumes of Phases**

Phase Number	Potential Volume (cu.m)
1	54,500
2	40,000
3	60,000
4	57,600
5	48,700
	260,800

- 3.20 Estimated Total Volume (cu.m) 260,800.

### Proposed Restoration Scheme

- 3.21 The proposed development would see the importation of inert material on site in parallel with the continued working of the sand resources on site for 2 years, involving the deepening of the pit from 26m AOD to approximately 17m AOD. Inert materials would continue to be progressively used to backfill the site for a further three years starting in the south west corner and working clockwise around the site.
- 3.22 The land would be raised to between 36m AOD at its western edge, to 57m AOD along the existing site boundary at the southern edge. The site would be seeded and planted as per the proposed restoration scheme (drawing WP L/15 in Volume 2B - Technical Appendix 10), and so although permanent in nature, restoration works would integrate the site into its setting without issue.
- 3.23 No important elements of the existing landscape would be lost as a result of the proposed restoration scheme and the screening effects of trees and woodlands close to the site would be retained.

- 3.24 In comparison with the current permitted restoration plan, the proposed restoration generally increases the area of grassland within the site at the expense of the lake area. This allows greater scope for picnic areas and creates a larger more sheltered recreation area at the base of the access road ramp. This area has the potential to be developed as a small camping area.
- 3.25 The proposed restoration scheme would see some selective thinning of woodland at the south eastern corner of the site to accommodate a new parking area, as well as additional landform abutting the Cemex lake at the western edge of the site, but the scheme is contained within the existing framework of woodland at the site periphery, and uses existing features, e.g. access, carefully within the design. Therefore, the final restoration would be of benefit to the character of the wider landscape and the proposed country park.

### Temporary Site Infrastructure

- 3.26 In order to complete the extraction and restoration operations the following site infrastructure is required (as set out in Technical Appendix 5 volume 2B).
- Temporary Single Storey temporary office building;
  - Wheel Wash;
  - Weighbridge;
  - JCB Excavator;
  - Cat D6T; and
  - Power-screen Warrior 1400 x

### 4.0 SCALE AND AMOUNT

- 4.1 Following the removal of up to 100,000 tonnes of permitted mineral reserves, the quarry void available for restoration is currently estimated to be 260,000 cubic metres which, based on a material density factor of 1.80 tonnes per cubic metre, would result in a need for 468,000 tonnes of clean inert waste/soil import ( $260,000 \times 1.80 = 468,000$ ): the material density factor has been provided by the applicant and is based on their extensive knowledge and experience.

### 5.0 LAYOUT AND APPEARANCE

- 5.1 The site layout has been designed to meet safe and practical operational requirements and improve vehicle circulation in the site.
- 5.2 A landscape and visual assessment of the proposed development has been completed in accordance with accepted guidance (please see Volume 2A Chapter 9).
- 5.3 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.
- 5.4 The main landscape and visual implications of the development and their potential impacts were identified, and mitigation was developed to further reduce these impacts.
- 5.5 Drawing 002 shows the proposed indicative Site Layout (please see Volume 1 Appendix B).

### 6.0 ACCESS

- 6.1 Access to the Site is achieved via Hampers Lane Vehicular access to the application is currently via a private haul road that connects onto Hamper's Lane some 8-metres north of the existing priority T-junction that is created where Hamper's Lane connects onto the A283-Storrington Road. This junction will be improved as part of the planning permission (DC/10/1457) which will increase the distance over which visibility is available from the junction, and increase the separation distance between the site access and the A283-Storrington Road junction.
- 6.2 The junction has been considered in the context of its geometry, past safety performance and swept-path analysis has been undertaken to assess whether vehicles departing the site access would block inbound traffic from the main road. The assessment concludes that the geometry of the junction is sufficient of the intended purpose, as evidenced by the recent and historic use of the access by HGVS, and there is not existing unacceptable safety risk at the junction that would indicate a deficiency in the layout of the highway.
- 6.3 All vehicles will arrive and depart the site from the east. Some 1.3 kilometres east of the application site, at the Washington Roundabout, the A283-Storrington Road becomes a designated lorry route. Also at this location, access is also provided onto the A24-London Road which is also designated as a lorry route.



## PHOTOGRAPHS 7

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