

# **West Sussex Joint Minerals Local Plan**

## **Single Issue Soft Sand Review – Proposed Modifications (Regulation 19)**

**November 2020**



Working in Partnership



# **West Sussex Joint Minerals Local Plan Soft Sand Single Issue Review: Proposed Modifications (November 2020)**

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## Executive Summary

Examination hearings were held for the Submission Draft Soft Sand Review of the Joint Minerals Local Plan in August 2020. During the hearings, discussions revealed some modifications would be required, prior to the Planning Inspector being able to confirm that the review is sound and legally and procedurally compliant. The modifications have been prepared and are being published to allow for representations on their soundness and legal and procedural compliance to be made. These representations will be considered by the Planning Inspector, before he issues his report.

The modifications proposed are set out in a table in Chapter 2 of this document. The full version of the proposed text for Policy M2 is set out in Appendix 1. A full version of the proposed text for Policy M11 is set out in Appendix 2.

### About this Consultation

The Proposed Modifications to the Soft Sand Review (SSR) have been prepared following the examination hearings held in August 2020. These modifications are now subject to this representations period, to allow the soundness and legal and procedural compliance of the modifications to be scrutinised.

Representations will be accepted for a period of eight weeks from 9 November 2020 to 8 January 2021.

We are only able to accept representations on the Proposed Modifications. The other parts of the Submitted Soft Sand Review and the adopted JMLP are not part of this consultation.

Once adopted, the new strategy for soft sand will form part of the Joint Minerals Local Plan (JMLP).

The key documents and response forms will be available for inspection, subject to Covid-19 restrictions, during office hours at:

- County Hall, Chichester
- South Downs Centre, Midhurst
- All district and borough offices in West Sussex
- County libraries in West Sussex
- All documents are also available online at [www.westsussex.gov.uk/mwdf](http://www.westsussex.gov.uk/mwdf)

Details on how to make your representation can be found in the Statement of Representations procedure and the guidance note provided.

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## 1. Introduction

### Why do we have to plan for minerals? What is the Soft Sand Review about?

- 1.1 West Sussex County Council (WSCC) and the South Downs National Park Authority (SDNPA) are responsible for preparing a minerals plan for West Sussex that considers the need for minerals and how best to supply them.
- 1.2 The Joint Minerals Local Plan (JMLP) was adopted in July 2018 and provides a basis for making decisions about planning applications for mineral developments. It sets out a vision to 2033 on how and where mineral development can take place, which will ensure that communities, the environment, the economy, and the special character of West Sussex are protected.
- 1.3 During the examination hearings on the JMLP, the Planning Inspector raised concerns about the approach taken to soft sand supply. Changes were therefore made, and a requirement set out in the JMLP (Policy M2) for the County Council and SDNPA to commence a single issue soft sand review of the JMLP, within six months of adoption of the JMLP. The JMLP was adopted in July 2018.
- 1.4 An Issues and Options consultation was undertaken during January – March 2019, followed by a formal representations period on the Soft Sand Review during January – March 2020.
- 1.5 The Soft Sand Review was submitted for examination in April 2020, and virtual hearings took place during August 2020. Modifications are now proposed, that are subject of this representations period. Please note, representations can only be made on the proposed modifications, and not on other parts of the Soft Sand Review or Adopted JMLP.
- 1.6 All examination documents are available to view on our website: [www.westsussex.gov.uk/mwdf](http://www.westsussex.gov.uk/mwdf).

### Sustainability Appraisal

- 1.7 The Authorities have undertaken a Sustainability Appraisal (SA), which incorporates Strategic Environmental Assessment (SEA), as required by the European Union (EU) Strategic Environmental Assessment directive, to inform the preparation of this Review.
- 1.8 Following identification of the proposed modifications following the examination hearings for the SSR, a further appraisal of the proposed modifications was undertaken, and has been published as 'Addendum to the SA for the Soft Sand Review October 2020'.

### Habitat Regulations Assessment (HRA)

- 1.9 The purpose of the HRA is to report on the 'likely significant effects' of the plan on internationally designated nature conservation sites.
- 1.10 The HRA was produced by officers of the South Downs National Park Authority and West Sussex County Council to inform the preparation of the SSR.
- 1.11 No significant issues have arisen. However, the assessment suggests that a project level Appropriate Assessment is necessary for each of the

proposed soft sand sites. Minor wording amendments or additions were recommended to policies and site allocations in the recommendations and were incorporated into the Submission SSR.

- 1.12 A further assessment has been undertaken in relation to the Proposed Modifications. This assessment has been published as 'Addendum to the HRA for the Soft Sand Review October 2020'.

## 2. Proposed Modifications

- 2.1 The Authorities proposed modifications to the Submitted SSR at the beginning of the examination as document EX/MD/001. These modifications covered:
- Updates to reflect the most recent Local Aggregates Assessment;
  - More robust development principles in relation to the water environment
  - A footnote to Policy M2 referring to sites with planning permission or allocations in emerging minerals plans; and
  - Corrections to typographical errors.
- 2.2 Following discussions during the examination hearings, a number of modifications were proposed to the development principles for the sites, including:
- A new development principle requiring net gains in biodiversity
  - Additional references to Local Wildlife Sites and the South Downs Way
  - Additional wording in relation to cumulative impact of other minerals development
  - Additional wording in relation to the retention of trees and hedgerows
- 2.3 The full text of the modifications and the reason for each modification is set out in the table within Chapter 3 of this document. There are no other modifications proposed to the submitted SSR. Other sections of the JMLP are not part of this consultation.

### 3. Schedule of Proposed Modifications

3.1 The table below sets out Suggested Main Modifications (SMM) to the changes to the Joint Minerals Local Plan proposed in the Single Issue Soft Sand Review (SSR). Text to be deleted is shown as ~~struck through~~ and additional text to be added is shown in red and underlined.

SMM Ref	SSR Ref	JMLP Para/Policy	Submitted SSR	Proposed Modification	Reason for Proposed Modification
SMM1	SSR3	6.2.13	<p><b>New paragraph number: 6.2.14.</b></p> <p>The current 10 year average sales value is much higher than for sharp sand and gravel, at 293,737 tonnes per annum (2008 – 2017), and other relevant local information suggests average demand may be as high as 372,459 tonnes per annum. Total permitted reserve of land-won soft sand in West Sussex is 2,754,000 which currently provides a landbank of 7.4 years, based on the 10 year average sales, taking account of other relevant local information. Current reserves are not sufficient to meet demand over the Plan period (up to 2033). Planning Guidance (NPPG, para 064) states that MPA's should also consider average sales over the previous three years, to identify the general trend of demand. The 3-year average of soft sand sales is 295,115 tonnes (2015-2017). Based on this 3-year average and current reserves, the landbank (taking account of other relevant local information) is currently 9.3 years.</p>	<p><b>New paragraph number: 6.2.14.</b></p> <p>The current 10 year average sales value is much higher than for sharp sand and gravel, at <del>293,737</del> 288,718 tonnes per annum (<del>2008 – 2017</del> <u>2009-2019</u>), and other relevant local information suggests average demand may be as high as <del>372,459</del> <u>371,869</u> tonnes per annum. Total permitted reserve of land-won soft sand in West Sussex is <del>2,754,000</del> <u>2,300,437</u> which currently provides a landbank of <del>7.4</del> <u>6.2</u> years, based on the 10 year average sales, taking account of other relevant local information. Current reserves are not sufficient to meet demand over the Plan period (up to 2033). Planning Guidance (NPPG, para 064) states that MPA's should also consider average sales over the previous three years, to identify the general trend of demand. The 3-year average of soft sand sales is <del>295,115</del> <u>315,560</u> tonnes (<del>2015-2017</del> <u>2016-2019</u>). Based on this 3-year average and current reserves, the landbank (taking account of other relevant local information) is currently <del>9.3</del> <u>7.3</u> years.</p>	Updated figures as contained in the Local Aggregate Assessment 2019 (May 2020) [SSR.OSD.005a]
SMM2	SSR4	6.2.14	<p><b>New paragraph number: 6.2.15.</b></p> <p>The relevant strategic objectives are:</p> <p>1: To promote the prudent and efficient production and use of minerals <del>and to ensure a steady and adequate supply</del>, having regard to the market demand and constraints on supply in the Plan area.</p> <p>3: To make provision for soft sand, silica sand and sharp sand and gravel, to meet the need, from outside the South Downs National Park, where possible; and only allow development within the national park in exceptional circumstances and where it is in the public interest.</p>	<p><b>New paragraph number: 6.2.15.</b></p> <p>The relevant strategic objectives are:</p> <p>1: To promote the prudent and efficient production and use of minerals <u>and to ensure a steady and adequate supply</u>, having regard to the market demand and constraints on supply in the Plan area.</p> <p>3: To make provision for soft sand, silica sand and sharp sand and gravel, to meet the need, from outside the South Downs National Park, where possible; and only allow development within the national park in exceptional circumstances and where it is in the public interest.</p>	To fix a typographical error and retain the Strategic Objectives as adopted in the Joint Minerals Local Plan.
SMM3	SSR5	New para 6.2.16	<p>In order to inform the strategy for the provision of land won soft sand, the Authorities considered the opportunities for extraction:</p> <p>within West Sussex but outside of the SDNP</p> <ul style="list-style-type: none"> <li>▪ outside of West Sussex</li> <li>▪ from other sources</li> <li>▪ from within the SDNP, within West Sussex</li> <li>▪ a combination of the options</li> </ul>	<p>In order to inform the strategy for the provision of land won soft sand, the Authorities considered the opportunities for extraction:</p> <p>within West Sussex but outside of the SDNP</p> <ul style="list-style-type: none"> <li>▪ outside of West Sussex<sup>1</sup></li> <li>▪ from other sources</li> <li>▪ from within the SDNP, within West Sussex</li> <li>▪ a combination of the options</li> </ul> <p><u>Footnote 1: where these opportunities are included in emerging or adopted mineral plans, or exist as sites that hold current planning permissions.</u></p>	For clarity in response to representations raised by Hampshire County Council.
SMM4	SSR36	-	<p><b>New paragraph number: 7.2.8.</b></p> <p><b>East of West Heath Common (Extension), Rogate (Policies Map 9):</b> Located near to Rogate, Chichester, the extension to West Heath Quarry is located within the South Downs National Park, and used for agricultural purposes. The site is approximately 14 hectares in size and would provide 950,000 tonnes of soft sand. Materials would be exported from the extension site to the existing quarry by conveyor or pipeline, for processing, before transport by road using the existing quarry access and routing provision. Development of this site should contribute to the Petersfield to Pulborough via Midhurst non-motorised route. The after use for this site would be to create a low level water environment that should maximise nature conservation and informal recreation. Any restoration scheme should be fully integrated with the restoration scheme on the existing site. The restoration proposals should also take account of the opportunities to improve long distance trails and key public Rights of Way. Restoration proposals should clearly relate to landscape projects in the wider South Downs National Park<sup>1</sup>.</p> <p>Footnote 1: SSR Landscape Assessment (2019).</p>	<p><b>New paragraph number: 7.2.8.</b></p> <p><b>East of West Heath Common (Extension), Rogate (Policies Map 9):</b> Located near to Rogate, Chichester, the extension to West Heath Quarry is located within the South Downs National Park, and used for agricultural purposes. The site is approximately 14 hectares in size and would provide 950,000 tonnes of soft sand. <u>The area available for extraction may be limited by the development principles set out below, including the results of the hydrogeological survey.</u> Materials would be exported from the extension site to the existing quarry by conveyor or pipeline, for processing, before transport by road using the existing quarry access and routing provision. Development of this site <u>should avoid and minimise any impact on West Heath Common and the River Rother Local Wildlife Site.</u> <u>Development should also</u> contribute to the Petersfield to Pulborough via Midhurst non-motorised route. The after use for this site would be to create a low level water environment that should maximise nature conservation and informal recreation. Any restoration scheme should be fully integrated with the restoration scheme on the existing site. The restoration proposals should also take account of the opportunities to improve long distance trails and key public Rights of Way. Restoration proposals should clearly relate to landscape projects in the wider South Downs National Park<sup>1</sup>.</p> <p>Footnote 1: SSR Landscape Assessment (2019).</p>	<p>a) To include wording agreed with the Environment Agency</p> <p>b) To provide additional references to West Heath Common and the River Rother Local Wildlife Site in response to the Sussex Wildlife Trust and discussions at the Hearings.</p>
SMM5	SSR38	-	<p><b>New paragraph number: 7.2.9.</b></p> <p>The development principles for the East of West Heath Common site are as follows:</p> <p>i. A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites;</p> <p>ii. A landscape and visual impact assessment should inform the development of proposals for the extraction of minerals from the site (including the use of conveyors or pipeline),</p>	<p><b>New paragraph number: 7.2.9.</b></p> <p>The development principles for the East of West Heath Common site are as follows:</p> <p><u>i. Development proposals must identify and incorporate opportunities for net gains in biodiversity;</u></p> <p><u>ii. i</u>—A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of</p>	<p>a) The development principles for the site amended to included recommendation from the Environment Agency.</p> <p>b) To insert a new development principle to require net gain in biodiversity for consistency with</p>



SMM Ref	SSR Ref	JMLP Para/Policy	Submitted SSR	Proposed Modification	Reason for Proposed Modification
			<p>taking into account and seeking to minimise adverse impacts on the South Downs National Park;</p> <p>iii. The Landscape and Visual Impact Assessment should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p> <p>iv. Existing hedgerows, mature trees and vegetation along perimeters and within the site, should, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p>v. There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p>vi. Proposals should ensure that there are no significant adverse impacts on the nearby Scheduled Monuments bridges and structures on relevant parts of the road network;</p> <p>vii. At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p>viii. A hydrological assessment should be completed, evaluating and seeking to minimise the impact from the proposals on ground water and watercourses, including the River Rother SNCI;</p> <p>ix. Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;</p> <p>x. A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p>xi. Consideration should be given to ensuring mitigation measures are applied to Public Footpath 861, which is 500m west of the site, and may be impacted by the use of conveyors;</p> <p>xii. Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site. A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</p>	<p>any Natura 2000 sites;</p> <p><del>iii. #</del>—A landscape and visual impact assessment should inform the development of proposals for the extraction of minerals from the site (including the use of conveyors or pipeline), taking into account and seeking to minimise adverse impacts on the South Downs National Park;</p> <p><del>iv. #</del>—The Landscape and Visual Impact Assessment should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p> <p><del>v. #</del>—Existing hedgerows, mature trees and vegetation along perimeters and within the site, <del>should</del> <b>must</b>, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p><del>vi. #</del>—There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p><del>vii. #</del>—Proposals should ensure that there are no significant adverse impacts on the nearby Scheduled Monuments bridges and structures on relevant parts of the road network;</p> <p><del>viii. #</del>—At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p><del>ix. #</del>—A hydrological assessment should be completed, evaluating and seeking <b>to avoid</b> and minimise the impact from the proposals on ground water and watercourses, <del>including the River Rother SNCI</del>. <b>Where necessary, changes to the development boundary will be made to prevent impacts on the water environment.</b></p> <p><del>x. #</del>—The potential for impact on the Wealden Heaths Phase II SPA and East Hampshire Hangers SAC should be considered, and mitigation applied to ensure no harm occurs;</p> <p><del>xi. #</del>—Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;</p> <p><del>xii. #</del>—A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p><del>xiii. #</del>—Consideration <del>should</del> <b>must</b> be given to ensuring mitigation measures are applied to Public Footpath 861, which is 500m west of the site, and may be impacted by the use of conveyors;</p> <p><del>xiv. #</del>—Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site. <del>A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</del></p> <p><del>xv. #</del>—<b>A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</b></p>	<p>national policy.</p> <p>c) To strengthen wording in relation to submitted development principles iv, vii and xii.</p> <p>d) To amend a drafting error and add the requirement for a site liaison group as a separate development principle.</p>
SMM6	SSR34	-	<p><b>New paragraph number: 7.2.7.</b></p> <p>The development principles for Ham Farm are as follows:</p> <p>i. A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites</p> <p>ii. A Landscape and Visual Impact Assessment should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park and its setting, and Wiston Park;</p> <p>iii. The LVIA should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p> <p>iv. The access should be carefully sited to ensure lines of mature broadleaf trees remain intact. A tree survey and arboricultural impact assessment in accordance with “BS5837 Trees in Relation to Design, Demolition and Construction 2012” should be provided to ensure that retained trees are adequately protected from site operations and that any to be removed are clearly identified and appropriate mitigation proposed;</p> <p>v. The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting;</p> <p>vi. During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the eastern and southern boundaries to strengthen and reinforce existing screening of views into the site from the A283, Cherrytree Rough to the north and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any</p>	<p><b>New paragraph number: 7.2.7.</b></p> <p>The development principles for Ham Farm are as follows:</p> <p><b><u>i. Development proposals must identify and incorporate opportunities for net gains in biodiversity;</u></b></p> <p><del>ii. #</del>—A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites</p> <p><del>iii. #</del>—A Landscape and Visual Impact Assessment should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park and its setting, and Wiston Park;</p> <p><del>iv. #</del>—The LVIA should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p> <p><del>v. #</del>—The access should be carefully sited to ensure lines of mature broadleaf trees remain intact. A tree survey and arboricultural impact assessment in accordance with “BS5837 Trees in Relation to Design, Demolition and Construction 2012” should be provided to ensure that retained trees are adequately protected from site operations and that any to be removed are clearly identified and appropriate mitigation proposed;</p> <p><del>vi. #</del>—The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting;</p> <p><del>vii. #</del>—During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the eastern</p>	<p>a) To insert a new development principle to require net gain in biodiversity for consistency with national policy.</p> <p>b) To strengthen wording in relation to submitted development principles vii, xi and xvii.</p>

SMM Ref	SSR Ref	JMLP Para/Policy	Submitted SSR	Proposed Modification	Reason for Proposed Modification
			<p>screening landform and/or planting should be designed to be consistent with local landscape character in order to minimise unintended additional impacts on landscape character from incongruous screening features;</p> <p>vii. Existing hedgerows, mature trees and vegetation along perimeters and within the site, should, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p>viii. There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p>ix. A historic building setting impact assessment of nearby listed buildings (including but not limited to Horsebrook Cottage and Wappingthorn Manor) should be carried out and mitigation provided, if required;</p> <p>x. At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p>xi. A hydrological assessment should be completed, evaluating and seeking to minimise the impact from the proposals on ground water and watercourses, including but not limited to, Alderwood Pond and Wiston Pond;</p> <p>xii. A flood risk assessment should be carried out and mitigation provided, if required;</p> <p>xiii. The transport assessment should consider the net impact of changing the land use from agricultural (maize production) to mineral and include allowances for the importation of materials for restoration and importation of feedstock for anaerobic digestion at Wappingthorn Farm;</p> <p>xiv. A HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the villages of Steyning and Storrington;</p> <p>xv. If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;</p> <p>xvi. Vehicular access to the site to be created at the existing gated access and shall be designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;</p> <p>xvii. There should be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;</p> <p>xviii. Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;</p> <p>xix. There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;</p> <p>xx. A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p>xxi. Options for restoration could include reinstating the original profile of the site and returning it to agricultural use and restoring the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the surrounding structure of hedgerows and lines of trees. Long term restoration should aim to maximise the habitat value by taking opportunities to link the surrounding hedgerow and woodland structure; and</p> <p>xxii. A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</p>	<p>and southern boundaries to strengthen and reinforce existing screening of views into the site from the A283, Cherrytree Rough to the north and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any screening landform and/or planting should be designed to be consistent with local landscape character in order to minimise unintended additional impacts on landscape character from incongruous screening features;</p> <p><del>viii. vii</del> Existing hedgerows, mature trees and vegetation along perimeters and within the site, <del>should</del> <b>must</b>, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p><del>ix. viii</del> There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p><del>x. ix</del> A historic building setting impact assessment of nearby listed buildings (including but not limited to Horsebrook Cottage and Wappingthorn Manor) should be carried out and mitigation provided, if required;</p> <p><del>xi. x</del> At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p><del>xii. xi</del> A hydrological assessment should be completed, evaluating and seeking to <b>avoid and</b> minimise the impact from the proposals on ground water and watercourses, including but not limited to, Alderwood Pond and Wiston Pond;</p> <p><del>xiii. xii</del> A flood risk assessment should be carried out and mitigation provided, if required;</p> <p><del>xiv. xiii</del> The transport assessment should consider the net impact of changing the land use from agricultural (maize production) to mineral and include allowances for the importation of materials for restoration and importation of feedstock for anaerobic digestion at Wappingthorn Farm;</p> <p><del>xv. xiv</del> A HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the villages of Steyning and Storrington;</p> <p><del>xvi. xv</del> If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;</p> <p><del>xvii. xvi</del> Vehicular access to the site to be created at the existing gated access and shall be designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;</p> <p><del>xviii. xvii</del> There <del>should</del> <b>must</b> be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;</p> <p><del>xix. xviii</del> Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;</p> <p><del>xx. xix</del> There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;</p> <p><del>xxi. xx</del> A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p><del>xxii. xxi</del> Options for restoration could include reinstating the original profile of the site and returning it to agricultural use and restoring the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the surrounding structure of hedgerows and lines of trees. Long term restoration should aim to maximise the habitat value by taking opportunities to link the surrounding hedgerow and woodland structure; and</p> <p><del>xxiii. xii</del> A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</p>	
SMM7	SSR40	-	<p><b>New paragraph number: 7.2.11.</b></p> <p>The development principles for the Chantry Lane Extension are as follows:</p> <p>i. A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites;</p> <p>ii. A Landscape and Visual Impact Assessment (LVIA) should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park;</p> <p>iii. The LVIA should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p>	<p><b>New paragraph number: 7.2.11.</b></p> <p>The development principles for the Chantry Lane Extension are as follows:</p> <p><b><u>i. Development proposals must identify and incorporate opportunities for net gains in biodiversity;</u></b></p> <p><del>ii. i</del> A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites;</p> <p><del>iii. ii</del> A Landscape and Visual Impact Assessment (LVIA) should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park;</p> <p><del>iv. iii</del> The LVIA should cross reference all other relevant studies within the Environmental</p>	<p>a) To insert a new development principle to require net gain in biodiversity for consistency with national policy.</p> <p>b) To strengthen wording in relation to submitted development principles vi, ix and xii.</p>

SMM Ref	SSR Ref	JMLP Para/Policy	Submitted SSR	Proposed Modification	Reason for Proposed Modification
			<p>iv. The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting, and designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;</p> <p>v. During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the boundaries to strengthen and reinforce existing screening of views into the site from the A283, and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any screening landform and/or planting should be designed to be consistent with local landscape character in order to minimise unintended additional impacts on landscape character from incongruous screening features;</p> <p>vi. Existing hedgerows, mature trees and vegetation along perimeters and within the site, should, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p>vii. There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p>viii. At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p>ix. A hydrological assessment should be completed, evaluating and seeking to minimise the impact from the proposals on ground water and watercourses, given its location close to the Arun Valley SPA;</p> <p>x. An HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the village of Storrington;</p> <p>xi. If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;</p> <p>xii. There should be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;</p> <p>xiii. Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;</p> <p>xiv. There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;</p> <p>xv. A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p>xvi. Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site.</p> <p>xvii. A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</p>	<p>Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;</p> <p><del>v. iv.</del>—The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting, and designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;</p> <p><del>vi. v.</del>—During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the boundaries to strengthen and reinforce existing screening of views into the site from the A283, and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any screening landform and/or planting should be designed to be consistent with local landscape character in order to minimise unintended additional impacts on landscape character from incongruous screening features;</p> <p><del>vii. vi.</del>—Existing hedgerows, mature trees and vegetation along perimeters and within the site, <del>should</del> <b>must</b>, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;</p> <p><del>viii. vii.</del>—There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;</p> <p><del>ix. viii.</del>—At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;</p> <p><del>x. ix.</del>—A hydrological assessment should be completed, evaluating and seeking to <b>avoid and</b> minimise the impact from the proposals on ground water and watercourses, given its location close to the Arun Valley SPA;</p> <p><del>xi. x.</del>—An HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the village of Storrington;</p> <p><del>xii. xi.</del>—If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;</p> <p><del>xiii. xii.</del>—There <del>should</del> <b>must</b> be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;</p> <p><del>xiv. xiii.</del>—Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;</p> <p><del>xv. xiv.</del>—There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;</p> <p><del>xvi. xv.</del>—A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;</p> <p><del>xvii. xvi.</del>—Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site.</p> <p><del>xviii. xvii.</del>—A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.</p>	

#### **4. Next Steps**

- 4.1 After 8 January 2021, the Authorities will submit all representations on the proposed modifications to the Planning Inspector. The Planning Inspector will consider all representations and will either require further hearing sessions for the purpose of further examining the representations, or he will issue his final report on the SSR, including necessary modifications. If further hearing sessions are required, information will be made available on the time and location of these on our website.
- 4.2 Once the Inspectors Report is issued, the Authorities will consider whether to adopt the SSR as modified, or not. If the SSR is adopted, it will become part of the Joint Minerals Local Plan.

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## Appendix 1: Revised Policy M2 and Supporting Text

Text to be deleted is shown as ~~struck through~~ and additional text to be added is shown in red and underlined.

### Soft Sand

- 6.2.13 Land won soft sand is of a particular quality that cannot be substituted by other minerals. The soft sand resource is heavily constrained due its location within or adjacent to the South Downs National Park.
- 6.2.14 The current 10 year average sales value is much higher than for sharp sand and gravel, at ~~293,737~~ 288,718 tonnes per annum (~~2008–2017~~ 2009-2019), and other relevant local information suggests average demand may be as high as ~~372,459~~ 371,869 tonnes per annum. Total permitted reserve of land-won soft sand in West Sussex is ~~2,754,000~~ 2,300,437 which currently provides a landbank of ~~7.4~~ 6.2 years, based on the 10 year average sales, taking account of other relevant local information. Current reserves are not sufficient to meet demand over the Plan period (up to 2033). Planning Guidance (NPPG, para 064) states that MPA's should also consider average sales over the previous three years, to identify the general trend of demand. The 3-year average of soft sand sales is ~~295,115~~ 315,560 tonnes (~~2015-2017~~ 2016-2019). Based on this 3-year average and current reserves, the landbank (taking account of other relevant local information) is currently ~~9.3~~ 7.3 years.
- 6.2.15 The relevant **strategic objectives** are:
- 1: To promote the prudent and efficient production and use of minerals and to ensure a steady and adequate supply, having regard to the market demand and constraints on supply in the Plan area.
  - 3: To make provision for soft sand, silica sand and sharp sand and gravel, to meet the need, from outside the South Downs National Park, where possible; and only allow development within the national park in exceptional circumstances and where it is in the public interest.
- 6.2.16 In order to inform the **strategy** for the provision of land won soft sand, the Authorities considered the opportunities for extraction:
- within West Sussex but outside of the SDNP
  - outside of West Sussex<sup>1</sup>
  - from other sources
  - from within the SDNP, within West Sussex
  - a combination of the options
- 6.2.17 The Authorities have engaged in discussions under Duty to Cooperate with all Mineral Planning Authorities across the South East culminating

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<sup>1</sup> where these opportunities are included in emerging or adopted mineral plans, or exist as sites that hold current planning permissions

in the agreement of a joint Position Statement for Soft Sand. Further Statements of Common Ground have been prepared on the issue of soft sand provision, as necessary, and the Authorities will continue to engage with other MPAs on the issue given to constrained nature of soft sand in West Sussex.

- 6.2.18 In light of this work, site allocations through Policy M11 make provision for soft sand to meet the shortfalls set out in the latest LAA.
- 6.2.19 The **strategy** for the provision of land won soft sand is:
- to allocate a new site inside of West Sussex and outside of the South Downs National Park (see Policy M11)
  - to allocate two extensions to existing soft sand sites within the South Downs National Park (see Policy M11)
  - to continue to work with Mineral Planning Authorities across the South East to identify potential alternative sources of soft sand (land won, marine won or substitute materials) to ensure that sites provision is made for soft sand outside of protected landscapes in the first instance.
- 6.2.20 This strategy accords with national policy as it seeks to make provision for non-energy minerals from outside of protected areas in the first instance NPPF para 205 (a). In future, provision for soft sand may be available from beyond West Sussex and from alternative sources. This information will form part of the assessment of any planning application that comes forward on allocated or unallocated sites.
- 6.2.21 Any application for soft sand extraction within the SDNP, that is determined to be major development, will be assessed to determine whether or not exceptional circumstances exist and whether a proposal would be in the public interest.
- 6.2.22 Policy M2 will be used to determine all planning applications for soft sand extraction in West Sussex, including extensions of time and physical extensions on allocated and unallocated sites.

#### **Policy M2: Soft Sand**

- (a) Proposals for land won soft sand extraction, including extensions of time and physical extensions to existing sites, will be permitted provided that:
- i. The proposal is needed to ensure a steady and adequate supply of soft sand and to maintain at least a seven year land bank, as set out in the most recent Local Aggregates Assessment; and
  - ii. The site is allocated within Policy M11 of this Plan, or if the proposal is on an unallocated site, it can be demonstrated that the need cannot be met through the site/s allocated for that purpose; and
  - iii. Where transportation by rail or water is not practicable or viable, the proposal is well-related to the Lorry Route Network.
- (b) Proposals located outside the South Downs National Park that accord with part (a) must not adversely impact on its setting.
- (c) Proposals located within the South Downs National Park that accord with part (a) and constitute major development will be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest.

- 6.2.23 The Authorities' Monitoring Report will be updated annually to contain the latest information about the status of the allocated sites. The landbank calculation for the purposes of Policy M2(a(i)) will be made by using the reserve and annual demand information set out in the most recent published Local Aggregate Assessment.
- 6.2.24 Site allocations are set out in policy M11. The Soft Sand Site Selection Report, Sustainability Appraisal and Major Development Background Paper set out how the Authorities undertook the site selection process. For development proposals on unallocated sites a clear preference will be given to sites with the least impact on the SDNP in line with national policy.
- 6.2.25 Sites outside of the boundary of the SDNP will be assessed for their impact on the setting of the SDNP in line with Section 62 of the Environment Act 1995 which requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to the purposes of a National Park.
- 6.2.26 Sites within the South Downs National Park that are assessed as constituting major development will need to demonstrate exceptional circumstances exist and the development would be in the public interest before planning permission is granted.<sup>2</sup>
- 6.2.27 Physical extensions to existing sites generally benefit from established infrastructure (e.g. access roads, processing plant and offices) which means that it may be more appropriate to continue activities, rather than develop new sites. The acceptability of extending existing sites will also depend on the cumulative impacts of continued working, considered in more detail by Policy M22.
- 6.2.28 Proposals to extend existing sites will only be supported where the existing site does not have any outstanding or unresolved issues in relation to planning controls aimed at ensuring that the site operates without harm. For example, if a site that should have been partly restored in accordance with a phased restoration scheme were to be extended, this would exacerbate the ongoing impact on the landscape.

### Implementation and Monitoring

Actions	Key Organisation(s)
Annual monitoring of sand and gravel sales data from operators. Annual production of Assessment of Need for Aggregates (Local Aggregate Assessment)	WSCC, SDNPA, minerals operators, South East England Aggregates Working Party.
Measure/Indicator	Trend/Target
<ul style="list-style-type: none"> <li>▪ Soft sand sales</li> <li>▪ Permitted soft sand reserves</li> </ul>	Trends: <ul style="list-style-type: none"> <li>▪ Declining landbank within the South Downs National Park</li> <li>▪ Soft sand continues to be adequately supplied to the construction industry in West Sussex.</li> </ul>

<sup>2</sup> West Sussex and South Downs Major Development Paper

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<b>Intervention Levels</b>	<b>Actions</b>
Lack of sites coming forward that are able to demonstrate exceptional	<ul style="list-style-type: none"><li data-bbox="810 248 1366 297">▪ Work with the Aggregates Working Party to monitor supplies of soft sand in the south east</li><li data-bbox="810 304 1007 324">▪ Review policy</li></ul>



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## Appendix 2: Revised Policy M11 and Supporting Text

Text to be deleted is shown as ~~struck through~~ and additional text to be added is shown in red and underlined.

### 7. Strategic Minerals Site Allocations

#### 7.1 Introduction

7.1.1 This chapter identifies the mineral sites that have been allocated in the Plan in pursuit of the following **strategic objectives**; 1: To promote the prudent and efficient production and use of minerals and to ensure a steady and adequate supply, having regard to the market demand and constraints on supply in the Plan area and 3: To make provision for soft sand, silica sand and sharp sand and gravel, to meet the need, from outside the South Downs National Park, where possible; and only allow development within the national park in exceptional circumstances and where it is in the public interest.

7.1.2 Paragraph 204 of the NPPF requires that Local Plans should allocate sites to promote development and flexible use of land. Specifically in relation to planning for aggregate minerals, paragraph 207 of the NPPF states that Mineral Planning Authorities should plan for a steady and adequate supply by, amongst other things, identifying specific sites, preferred areas and/or areas of search and locational criteria as appropriate.

7.1.3 Allocation of a site gives certainty to the mineral industry and local communities about the acceptability 'in principle' of the use of an identified site for mineral extraction. However, all planning applications must be judged on their merits and the allocation of a site in the Plan does not mean that a proposal for the allocated use will automatically be granted planning permission; the proposal must be acceptable in its own right taking into account all the material considerations. This includes the application to the proposed development of the relevant use-specific and general development management and policies of this Plan. It should also be noted that wider (non-land use planning) controls may apply to development proposals, for example, the environmental permitting regime.

7.1.4 Development within the SDNP will need to consider its impact on the purposes of the SDNP<sup>3</sup> at each stage of development. Restoration of sites within or nearby to the SDNP should consider their ability to contribute to ecosystem services and biodiversity net-gain. The SDNPA will prepare a guide to restoration of mineral sites within the SDNP and proposals should take account of this in the preparation of any planning application.

7.1.5 Although the allocated sites are currently available for mineral uses during the Plan period, circumstances may change and they may not come forward as expected. Private sector businesses (and, therefore, commercial considerations) will determine whether extraction will

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<sup>3</sup> As set out in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995.

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actually take place. Therefore, the Plan potentially allows, under the use-specific policies in the preceding chapter, for other sites to come forward for mineral extraction. Such provision will provide additional flexibility and compensate for any allocated sites that do not come forward for minerals extraction. Accordingly, the fact that a site is not allocated in the Plan does not mean that a proposal for mineral extraction at that site will not receive planning permission at some future date.

7.1.6 Following technical work and discussions with the mineral industry, statutory and other consultees, and resident and community groups, a number of guiding principals have been identified for the location of new mineral extraction sites. These sites are needed to address likely demand shortfalls for meeting needs for soft sand in West Sussex as identified in Chapter 6.

7.1.7 There are six key guiding principles that have been used to guide the identification of the allocated sites:

- **First principle:** Places where there are opportunities to restore land beneficially, for example a net-gain in biodiversity.
- **Second principle:** Places without a sensitive natural or built environment and away from communities, in order to protect the amenity of businesses, residents and visitors to West Sussex
- **Third principle:** The new sites should have good access to the Lorry Route Network (LRN). Access from the site to the LRN should be acceptable 'in principle', that is, there should not be any technical issues, with regard to highway capacity and road safety, that cannot be overcome.
- **Fourth principle:** The need to protect and enhance, where possible, protected landscapes in the plan area, particularly ensuring that any major minerals development will only be considered within designated landscapes in exceptional circumstances and in the public interest.
- **Fifth principle:** A preference for extensions to existing sites rather than new sites, subject to cumulative impact assessments.
- **Sixth principle:** The need to avoid the needless sterilisation of minerals by other forms of development

7.2 Strategic Mineral Site Allocation

7.2.1 A detailed technical assessment of each site has been undertaken that has not identified any overriding or fundamental constraints to the proposed forms of development on the allocated sites. This includes, for example, the potential impact of the development on amenity and character, and risk to the natural and historic environment. It is considered, therefore, that any potential unacceptable impacts can be prevented, minimised, mitigated, or compensated for to an acceptable standard. Restoration forms a key part of any application for mineral extraction and proposals should ensure appropriate mitigation through the extraction period as well as the proposals for the final land use. Pre-application advice should be sought to ensure each site is brought

forward in the most appropriate way, as set out in Policy M24 Restoration and Aftercare. Accordingly, the sites allocated in Policy M11 are acceptable 'in principle' for the allocated uses.

- 7.2.2 Proposals for development on the allocations within the SDNP that are considered to be major development will need to demonstrate exceptional circumstances exist and the development would be in the public interest before planning permission is granted in line with policy M2.

#### **Policy M11: Strategic Minerals Site Allocations**

- (a) The following site is allocated for the extraction of clay for brick making and is acceptable, in principle, for that purpose:  
Extension to West Hoathly Brickworks (Policies Map 1)
- (b) The following sites are allocated for soft sand extraction and are acceptable, in principle, for that purpose:  
Ham Farm, Steyning (Policies Map 8)  
East of West Heath Common (Extension) (Policies Map 9)  
Chantry Lane Extension (Policies Map 10)
- (c) The development of the allocated sites must take place in accordance with the policies of this Plan and satisfactorily address the 'development principles' for that site identified in the supporting text to this policy.
- (d) The allocated sites will be safeguarded from any development either on or adjoining the sites that would prevent or prejudice the development of its allocated minerals use or uses.

#### **Implementation and Monitoring**

<b>Actions/Activities</b>	<b>Key Organisation(s)</b>
Development management process	WSCC, minerals industry
Monitoring the 'take-up' of allocated sites through the AMR	n/a

<b>Measure/Indicator</b>	<b>Trend/Target</b>
Number of applications for minerals working on allocated sites permitted per annum	n/a
Type of facilities permitted on allocated sites per annum	In line with the requirements of the Plan area as set out in Policy M11
Intervention levels	A downward trend in applications on allocated sites (compared with applications on unallocated sites). Loss of allocations to non-minerals uses or use for minerals determined as being undeliverable.

- 7.2.3 The broad locations of the sites allocated in Policy M11 are shown on the Key Diagram. The boundary of each allocated site is identified on the Policies Maps. The following paragraphs identify 'development principles' for the sites, that is, specific issues that will need to be addressed at the planning application stage, as and when proposals come forward for the allocated sites. Policy M11 requires these principles to be satisfactorily addressed in addition to any requirements within the use-specific and general development management policies of this Plan. Application of the Development Principles should take

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place alongside full consideration of the Development Management policies set out in Chapter 8.

7.2.4 **Extension to West Hoathly Brickworks, West Hoathly (Policies map 1):** Located in West Hoathly, Mid Sussex, the site is used for agricultural purposes and is approximately 9 hectares in size. The site would provide a 2-3 year supply of Wadhurst clay to the existing brick factory. The after use for this site would be a return to agricultural uses, or restoring part, or all, of the land to woodland. Restoration should seek to reinstate the original profile of the site.

7.2.5 The development principles for the Extension to West Hoathly Brickworks are as follows:

- (i) Phasing of clay extraction and restoration so that a series of small areas are developed in sequence, to reduce visual intrusion;
- (ii) Careful siting of extraction and infrastructure on the lower areas to the northwest of the site to reduce visual intrusion on the village and Historic Park and Garden to the south;
- (iii) Perimeter mounding (using topsoil and overburden) and then planting of native trees and shrubs along the southern and eastern boundary, including some evergreen species, to screen/filter views of the village to the southeast, and Top Road to the south;
- (iv) Perimeter mounding should be carried out and then planting of native trees and shrubs along the north western boundary, to reduce visibility from views along the valley and the hills to the northwest within the wider AONB;
- (v) In order to minimise negative impacts on mature trees and watercourses, appropriate buffers, where no development shall take place, should be created and retained along the watercourse, and around the mature trees and ancient woodland within and adjacent to the site around these features;
- (vi) In areas where no excavation is to occur, existing hedgerows, mature trees and vegetation should be protected and linked by new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas and reducing overall visibility across the site from surrounding areas;
- (vii) An assessment of the impact on the Ancient Woodland (Blackland Wood, Front Wood and Cookhams Shaw); should be carried out, appropriate buffers incorporated, and mitigation provided, if required in accordance with Natural England and the Forestry Commission's standing advice;
- (viii) An assessment of the impact on the Ashdown Forest SPA/SAC, and Wakehurst & Chiddingly Woods SSSI and Weir Wood Reservoir SSSI should be carried out and mitigation provided, if required;

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- (ix) An assessment of the impact on nearby listed buildings (including Aldern House, Old Coombe House and Blackland Farmhouse) and the Historic Parksapes (Courtlands and Northwood House) should be carried out and mitigation provided, if required;
  - (x) At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;
  - (xi) A flood risk assessment should be carried out, and mitigation provided, if required;
  - (xii) Potential impacts on the Crawley AQMA resulting from site operations and HGV traffic should be identified and mitigation set out if required;
  - (xiii) Opportunities should be sought to enhance future public access;
  - (xiv) Access to the site should be through the existing brickworks;
  - (xv) As the site contains Grade 3 Agricultural Land Quality, an assessment should be undertaken of the of potential for high quality agricultural land should be undertaken, and mitigated provided, if required;
  - (xvi) The power line and BT line should be diverted or protected, as necessary;
  - (xvii) The site shall be restored either to agricultural or woodland use in accordance with the following principles, either:
    - a. Reinstate the original profile of the site and returning it to agricultural use. Long term restoration should aim to restore and reinforce existing landscape elements in keeping with the surrounding pattern, including the structure of hedgerows and hedgerow trees. It should aim to maximise the farmland habitat value and connectivity with the surrounding structure of hedgerows and woodland. It should also include the creation of ponds, a notable feature of the local landscape and important component of the habitat diversity of the area, or,
    - b. Restoring all or part of the site to woodland following extraction. Long term restoration should aim to maximise the habitat value by taking opportunities to link it into the surrounding structure of hedgerows and woodland. It should also include the creation of ponds, a notable feature of the local landscape and important component of the habitat diversity of the area.
  - (xviii) A site liaison group involving the local community should be established if necessary, by the operator to address issues arising from the operation of the site.

7.2.6 **Ham Farm, Steyning (Policies Map 8):** Located in Steyning, Horsham, the site is used for agricultural purposes, and is

approximately 7.9 hectares in size. It would provide 725,000 tonnes of soft sand. Materials would be exported from the site by road. The after use for this site would be a return to agricultural use, and restoration would consider enhancement of the existing woodland within the site.

7.2.7 The development principles for Ham Farm are as follows:

- i. ~~Development proposals must identify and incorporate opportunities for net gains in biodiversity;~~
- ii. ~~i.~~ A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites
- iii. ~~ii.~~ A Landscape and Visual Impact Assessment should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park and its setting, and Wiston Park;
- iv. ~~iii.~~ The LVIA should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;
- v. ~~iv.~~ The access should be carefully sited to ensure lines of mature broadleaf trees remain intact. A tree survey and arboricultural impact assessment in accordance with "BS5837 Trees in Relation to Design, Demolition and Construction 2012" should be provided to ensure that retained trees are adequately protected from site operations and that any to be removed are clearly identified and appropriate mitigation proposed;
- vi. ~~v.~~ The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting;
- vii. ~~vi.~~ During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the eastern and southern boundaries to strengthen and reinforce existing screening of views into the site from the A283, Cherrytree Rough to the north and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any screening landform and/or planting should be designed to be consistent with local landscape character in order to minimise unintended additional impacts on landscape character from incongruous screening features;
- viii. ~~vii.~~ Existing hedgerows, mature trees and vegetation along perimeters and within the site, ~~should~~ **must**, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;

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- ix. ~~viii.~~ There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
- x. ~~ix.~~ A historic building setting impact assessment of nearby listed buildings (including but not limited to Horsebrook Cottage and Wappingthorn Manor) should be carried out and mitigation provided, if required;
- xi. ~~x.~~ At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;
- xii. ~~xi.~~ A hydrological assessment should be completed, evaluating and seeking to **avoid and** minimise the impact from the proposals on ground water and watercourses, including but not limited to, Alderwood Pond and Wiston Pond;
- xiii. ~~xii.~~ A flood risk assessment should be carried out and mitigation provided, if required;
- xiv. ~~xiii.~~ The transport assessment should consider the net impact of changing the land use from agricultural (maize production) to mineral and include allowances for the importation of materials for restoration and importation of feedstock for anaerobic digestion at Wappingthorn Farm;
- xv. ~~xiv.~~ A HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the villages of Steyning and Storrington;
- xvi. ~~xv.~~ If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;
- xvii. ~~xvi.~~ Vehicular access to the site to be created at the existing gated access and shall be designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;
- xviii. ~~xvii.~~ There ~~should~~ **must** be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;
- xix. ~~xviii.~~ Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;
- xx. ~~xix.~~ There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;
- xxi. ~~xx.~~ A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;

- ~~xxi.~~ xxii. Options for restoration could include reinstating the original profile of the site and returning it to agricultural use and restoring the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the surrounding structure of hedgerows and lines of trees. Long term restoration should aim to maximise the habitat value by taking opportunities to link the surrounding hedgerow and woodland structure; and
- ~~xxii.~~ xxiii. A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.

7.2.8 **East of West Heath Common (Extension), Rogate (Policies Map 9):** Located near to Rogate, Chichester, the extension to West Heath Quarry is located within the South Downs National Park, and used for agricultural purposes. The site is approximately 14 hectares in size and would provide 950,000 tonnes of soft sand. The area available for extraction may be limited by the development principles set out below, including the results of the hydrogeological survey. Materials would be exported from the extension site to the existing quarry by conveyor or pipeline, for processing, before transport by road using the existing quarry access and routing provision. Development of this site should avoid and minimise any impact on West Heath Common and the River Rother Local Wildlife Site. Development should also contribute to the Petersfield to Pulborough via Midhurst non-motorised route. The after use for this site would be to create a low level water environment that should maximise nature conservation and informal recreation. Any restoration scheme should be fully integrated with the restoration scheme on the existing site. The restoration proposals should also take account of the opportunities to improve long distance trails and key public Rights of Way. Restoration proposals should clearly relate to landscape projects in the wider South Downs National Park<sup>4</sup>.

7.2.9 The development principles for the East of West Heath Common site are as follows:

- i. Development proposals must identify and incorporate opportunities for net gains in biodiversity;
- ii. ~~i.~~ A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites;
- iii. ~~ii.~~ A landscape and visual impact assessment should inform the development of proposals for the extraction of minerals from the site (including the use of conveyors or pipeline), taking into account and seeking to minimise adverse impacts on the South Downs National Park;

<sup>4</sup> SSR Landscape Assessment (2019)



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- iv.    ~~iii.~~–The Landscape and Visual Impact Assessment should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;
  - v.    ~~iv.~~–Existing hedgerows, mature trees and vegetation along perimeters and within the site, ~~should~~ **must**, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;
  - vi.    ~~v.~~–There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
  - vii.   ~~vi.~~–Proposals should ensure that there are no significant adverse impacts on the nearby Scheduled Monuments bridges and structures on relevant parts of the road network;
  - viii.   ~~vii.~~–At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;
  - ix.    ~~viii.~~–A hydrological assessment should be completed, evaluating and seeking to **avoid and** minimise the impact from the proposals on ground water and watercourses, ~~including the River Rother SNCI~~. **Where necessary, changes to the development boundary will be made to prevent impacts on the water environment;**
  - x.    ~~ix.~~–The potential for impact on the Wealden Heaths Phase II SPA and East Hampshire Hangers SAC should be considered, and mitigation applied to ensure no harm occurs;
  - xi.    ~~x.~~–Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;
  - xii.   ~~xi.~~–A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;
  - xiii.   ~~xii.~~–Consideration ~~should~~ **must** be given to ensuring mitigation measures are applied to Public Footpath 861, which is 500m west of the site, and may be impacted by the use of conveyors;
  - xiv.   ~~xiii.~~–Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site. ~~A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.~~

- ~~xiv.~~ xv. A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.

7.2.10 **Chantry Lane Extension, Storrington (Policies Map 10):** Located near to Storrington, Horsham, the extension to Chantry Lane is located within the South Downs National Park, and used for agricultural purposes. The site is approximately 2.5 hectares in size and would provide 1,000,000 tonnes of soft sand. Extraction of material at this location would be linked to an holistic revised restoration scheme and lower levels of extraction at the existing site. The after use for this site could be a return to agricultural use, and restoration would consider enhancement of the existing woodland within the site. The restoration proposals should also take account of the opportunities to improve long distance trails and key public Rights of Way. Restoration proposals should clearly relate to landscape projects in the wider South Downs National Park<sup>5</sup>.

7.2.11 The development principles for the Chantry Lane Extension are as follows:

- i. Development proposals must identify and incorporate opportunities for net gains in biodiversity;
- ii. ~~i.~~ A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without any adverse effect on the integrity of any Natura 2000 sites;
- iii. ~~ii.~~ A Landscape and Visual Impact Assessment (LVIA) should inform the development of proposals for the extraction of minerals from the site, taking into account and seeking to minimise impacts on the South Downs National Park;
- iv. ~~iii.~~ The LVIA should cross reference all other relevant studies within the Environmental Statement in order to ensure that it is fully integrated and considers both direct and indirect impacts from any proposals;
- v. ~~iv.~~ The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting, and designed to accord with the standards and guidance within the Design Manual for Roads and Bridges and Roads in the South Downs;
- vi. ~~v.~~ During excavation there should be screening, such as perimeter mounding and planting of native trees and shrubs (including native evergreen species) along the boundaries to strengthen and reinforce existing screening of views into the site from the A283, and surrounding open farmland should be considered as part of the Landscape and Visual Impact Assessment process. Any screening landform and/or planting should be designed to be consistent with local landscape

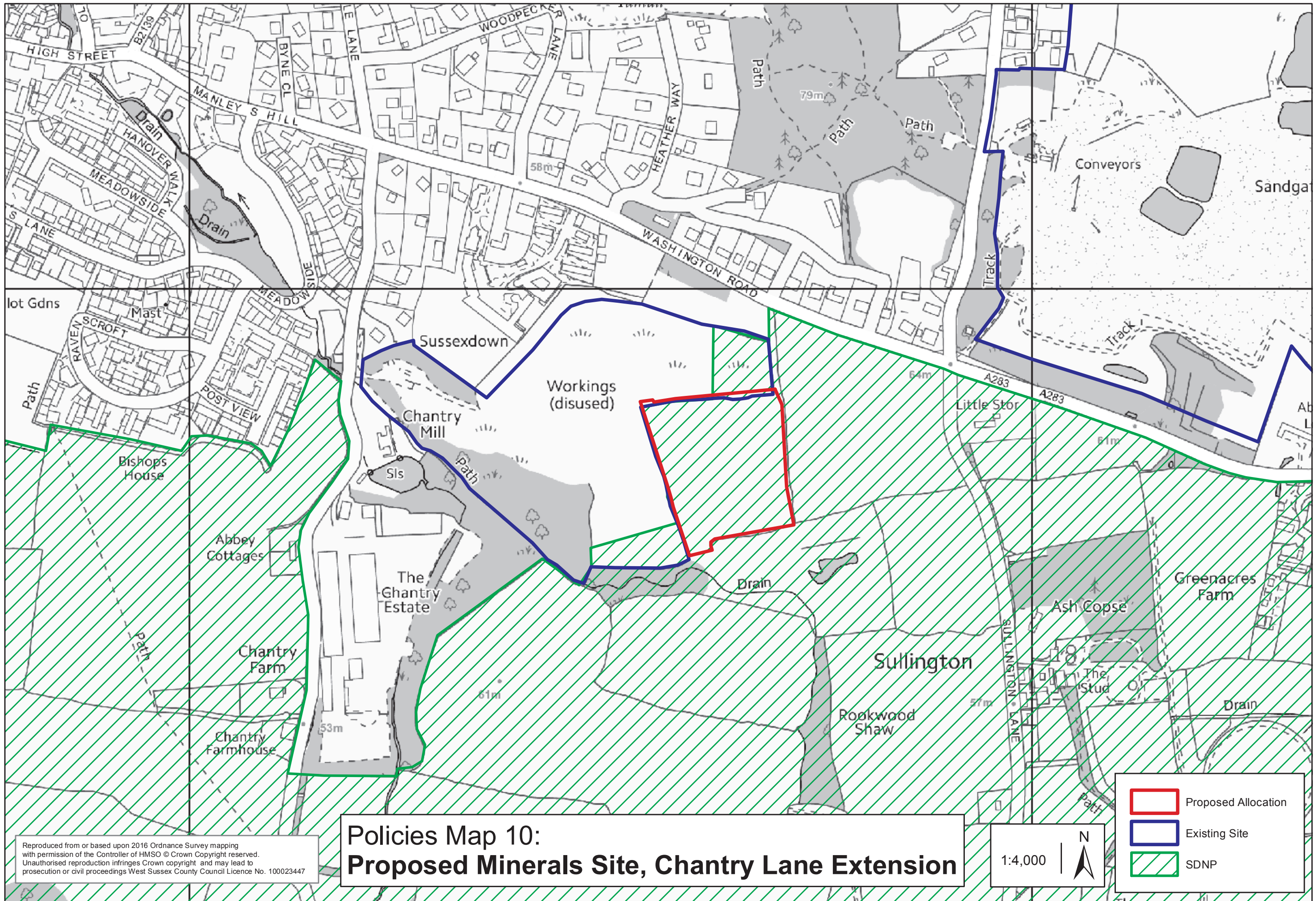
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<sup>5</sup> SSR Landscape Assessment (2019)

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- character in order to minimise unintended additional impacts on landscape character from incongruous screening features;
- vii. ~~vi.~~ Existing hedgerows, mature trees and vegetation along perimeters and within the site, ~~should~~ **must**, where possible, be retained and linked to new planting to create continuous corridors of trees and vegetation, connected to wider networks of hedges in surrounding areas;
- viii. ~~vii.~~ There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
- ix. ~~viii.~~ At pre-application stage, a Lidar survey should be undertaken and an assessment of the impacts on buried archaeological remains should be carried out including archaeological field evaluation and mitigation measures where required;
- x. ~~ix.~~ A hydrological assessment should be completed, evaluating and seeking to **avoid and** minimise the impact from the proposals on ground water and watercourses, given its location close to the Arun Valley SPA;
- xi. ~~x.~~ An HGV routing agreement is required, including a robust approach to monitoring adherence, to ensure that HGVs travelling to/from the site avoid the village of Storrington;
- xii. ~~xi.~~ If the traffic from the site could have a negative impact on the Air Quality Management Area in Storrington High Street, then an Air Quality Assessment is required;
- xiii. ~~xii.~~ There ~~should~~ **must** be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;
- xiv. ~~xiii.~~ Any loss of potentially high quality agricultural land should be minimised and mitigation provided, if required;
- xv. ~~xiv.~~ There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;
- xvi. ~~xv.~~ A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;
- xvii. ~~xvi.~~ Proposals for restoration should be informed by a landscape and ecosystem services led strategy agreed with the SDNPA. The strategy should be informed by relevant technical assessments, contribute to the purposes of the SDNP and form a cohesive scheme with the existing quarry site.
- xviii. ~~xvii.~~ A site liaison group involving the local community should be established by the operator to address issues arising from the operation of the site.

### **Appendix 3: New Policies Maps 8, 9, and 10**

- Policies Map 8: Ham Farm
- Policies Map 9 – East of West Heath Common
- Policies Map 9 – Chantry Lane Extension



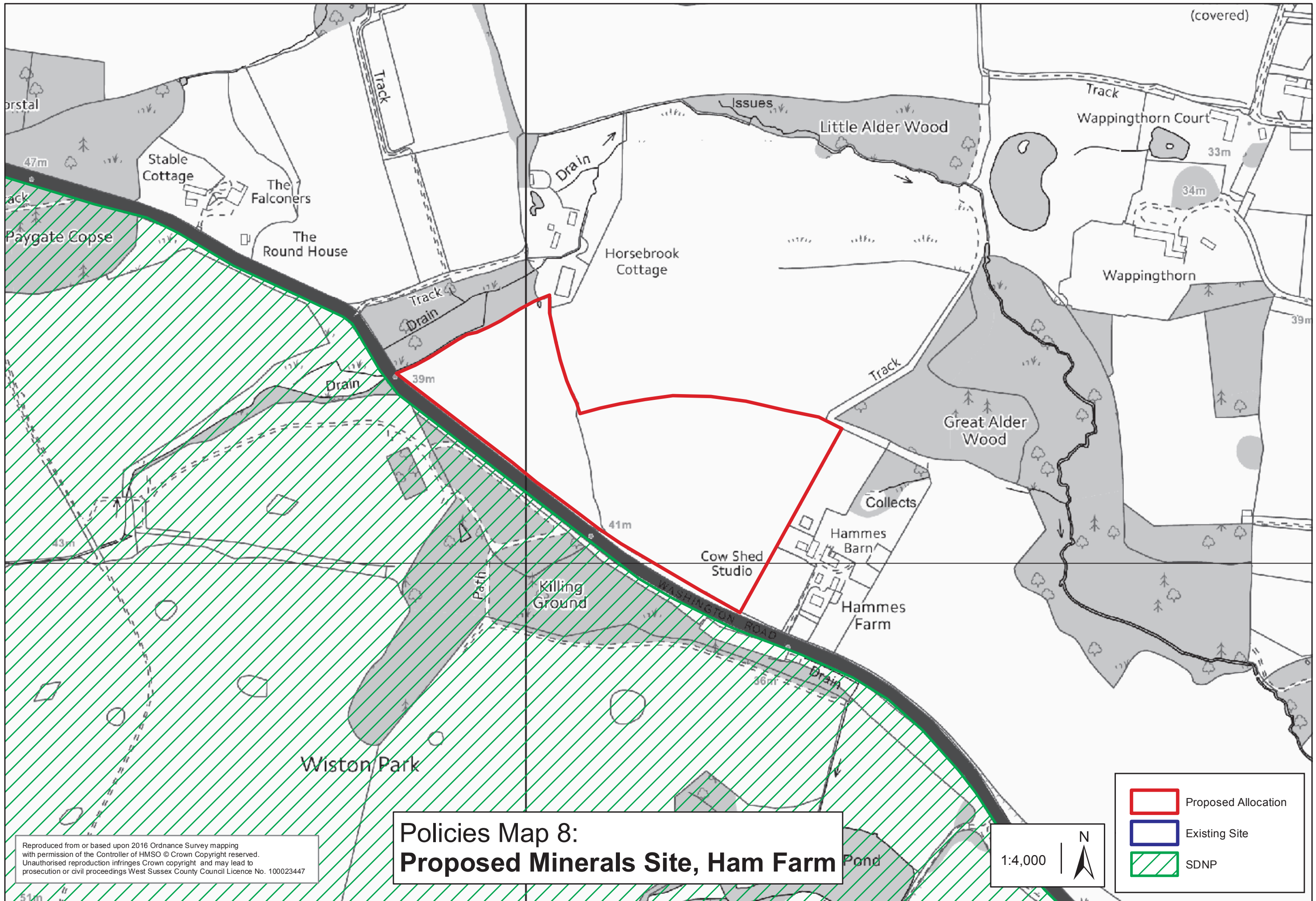
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**Policies Map 10:  
Proposed Minerals Site, Chantry Lane Extension**

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- Proposed Allocation
- Existing Site
- SDNP





**Policies Map 8:  
Proposed Minerals Site, Ham Farm**

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- Proposed Allocation
- Existing Site
- SDNP

1:4,000

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