

West Sussex Joint Minerals Local Plan

Single Issue Soft Sand Review – Issues & Options Consultation (Reg.18)

January 2019



Working in Partnership



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Executive Summary

Chapter 1: Introduction

West Sussex County Council (WSSCC) and the South Downs National Park Authority (SDNPA) ('the Authorities') are required to plan for a steady and adequate supply of minerals. The West Sussex Joint Minerals Local Plan (JMLP), adopted in July 2018, sets out policies to ensure that a steady and adequate supply can be maintained.

Policy M2 of the JMLP requires the Authorities to undertake a review to address the shortfall in soft sand to the end of the JMLP plan period (2033). This Single Issue Review must consider the strategy for how the shortfall will be met and, as required, the potential need for allocating sites for soft sand extraction.

The main purpose of this consultation document is to set out the key Issues and Options concerned with planning for the supply of soft sand. It sets out the three main issues for consideration and seeks views of all stakeholders and interested parties on these. The main issues are:

- the need for soft sand;
- the strategy for soft sand supply; and
- potential sites and site selection.

Consultation is taking place between 21 January and 18 March 2019. All responses must be received by 11.59pm on 18 March 2019.

Chapter 2: Issue 1 - Need for Soft Sand

The Local Aggregates Assessment (LAA) sets out amounts of soft sand that may be needed during the period to 2033. This is based on assumptions around historical sales, planned housing development, and the amounts of sand that are used in construction projects. The identified shortfall is between 1.66 and 2.83 million tonnes to 2033.

Chapter 3: Issue 2 - Strategy for Soft Sand Supply

The only source of land-won soft sand in West Sussex is the Folkestone Formation, which is largely contained within the South Downs National Park. The National Parks and Access to the Countryside Act 1949 as amended by the Environment Act 1995 sets out the statutory purposes and duty for national parks. National Policy states that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks, which have the highest level of protection through policy.

Against the national legislative and policy context, the Authorities have identified the following five 'reasonable alternatives' to meet the demand for soft sand:

- Option A: Supply from sites within West Sussex but outside of the National Park;

- Option B: Supply from sites within West Sussex, including within the National Park;
- Option C: Supply from areas outside West Sussex;
- Option D: Supply from alternative sources including marine-dredged material; and
- Option E: A combination of the above options.

Chapter 4: Issue 3 – Potential Sites and Site Selection

Supply options A and B relate to the allocation of potential sites within West Sussex to meet the demand for soft sand. Through previous work and a recent 'Call for Sites', the Authorities have prepared a Soft Sand Site Selection Report, which shortlists nine sites with potential to help meet the demand for soft sand.

The identification of the potential sites does not imply that the Authorities consider that they are suitable for development, either now or in the future. Also, it cannot be taken as representing either an intention to allocate these sites or as a material consideration in the determination of a planning application.

The Authorities have identified five guiding principles that, if required, will be used to select sites to meet the identified shortfall.

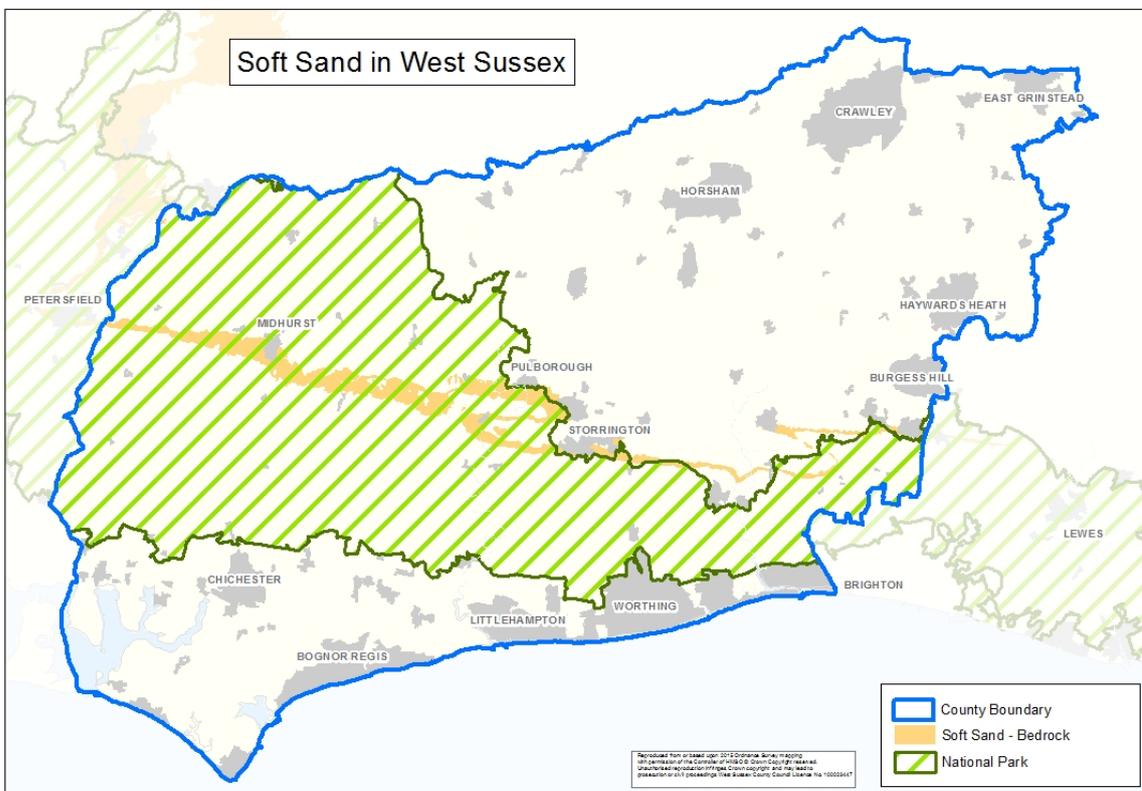
Chapter 5: Next Steps

Following consultation on the Issues and Options, the Authorities will consider the responses and further technical work before preparing the preferred strategy. This will be subject to a formal period for public comment to allow representations to be made about their soundness and about legal and procedural compliance before submission for independent examination. On adoption this Single Issue Review will form part of the JMLP.

1. Introduction

Soft Sand

- 1.1 Minerals are essential to the nation's prosperity, as they are required to support growth and development. It is important that there is an adequate and steady supply of minerals to provide the infrastructure, buildings and goods that society, industry and the economy needs. It is also important that this provision is made in accordance with the principles of sustainable development.
- 1.2 'Soft sand' is generally fine-grained, where individual grains are smooth and well-rounded imparting a relatively soft texture and free-flowing nature. These properties are different to those associated with sharp sand which is rough, angular, and used predominantly in concrete. The fine, smooth, characteristics of soft sand lend it for use as building sand in products that need to be easily workable by hand, for example, mortar and plaster.
- 1.3 In West Sussex, soft sand is won from the Folkestone Formation, which runs east-west through the County and is mainly located within the South Downs National Park. There are a small number of active extraction sites in the west and central parts of the Formation. The variable grain size and low clay content mean that little or no processing is required to produce high quality building sands for mortar.



West Sussex Joint Minerals Local Plan

- 1.4 As mineral planning authorities, West Sussex County Council (WSCC) and the South Downs National Park Authority (SDNPA) (the Authorities) are required to plan for a steady and adequate supply of minerals in accordance with paragraph 207 of the National Planning Policy Framework (NPPF).
- 1.5 The West Sussex Joint Minerals Local Plan (JMLP) was jointly prepared and adopted by the Authorities in July 2018. The Plan sets out strategic policies for a number of different types of mineral for the period to 2033.

Soft Sand Review

- 1.6 During the examination hearings of the JMLP in September 2017, the Planning Inspector raised concerns about the soft sand strategy. The Inspector suggested modifications prior to adoption of the JMLP: to delete references to planning for a declining amount of sand extraction from within the National Park; to replace Policy M2 with new wording; and to remove the proposed Ham Farm allocation from Policy M11.
- 1.7 Accordingly, Policy M2 of the JMLP requires the Authorities to undertake a single issue Soft Sand Review (herein SSR). This must commence within six months of adoption of the JMLP and be submitted to the Secretary of State within two years from the commencement of the review.
- 1.8 Preparation of the Review must be undertaken in accordance with the relevant legislation (including the Planning and Compulsory Purchase Act 2004 and Regulations) to ensure procedural and legal compliance. The Review must also be consistent with the National Planning Policy Framework (2018).
- 1.9 The timetable for the Review is set out in the statutory management plan, the [West Sussex Minerals and Waste Development Scheme](#).

Scope of the Review

- 1.10 The Review considers the following three key issues, which are addressed in Chapters 2-4:
 - **Issue 1:** the identified need for soft sand during the period to 2033;
 - **Issue 2:** the supply strategy, that is, the options that can, either singularly or in combination, be used to meet any identified shortfall; and
 - **Issue 3:** the identification of potential sites and, if required, the selection of one or more of those sites to meet identified need.
- 1.11 Please note that the Review does not consider any other mineral planning issues or seek to make changes to any other parts of the JMLP.

Sustainability Appraisal

- 1.12 The Authorities are undertaking 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. The Authorities undertook consultation with the statutory consultees¹ in September 2018, about the content of the SA Scoping Report. All of the statutory consultees confirmed that the scoping report is still fit for purpose for the SSR. The SA considers the likely social, economic and environmental implications of the soft sand strategy options and the potential soft sand sites. The draft SA is available on our website.

About the Issues and Options Consultation

- 1.13 At this initial stage of the review, we are only setting out issues and options that relate to the demand for, and supply of, soft sand. We are seeking comments on these issues and options (and the supporting evidence) in line with Regulation 18 of the Town and Country Planning (Local Planning) Regulations (2012). There are a number of questions about each issue that we would like you to answer.
- 1.14 A number of supporting documents have been prepared, including the SA, a Local Aggregate Assessment and the Soft Sand Site Selection Report, all of which are available on our website, at deposit points, and all county libraries. Other relevant evidence base documents, which underpinned the Joint Minerals Local Plan through to adoption in July 2018, are available on our website.
- 1.15 The key documents, alongside response forms, are available for inspection during normal office opening hours at County Hall, Chichester, the South Downs Centre in Midhurst, all district and borough council offices, and county libraries, as well as on our webpages – www.westsussex.gov.uk/mwdf.
- 1.16 Comments are invited to help the Authorities determine the changes that will be required to the JMLP in order to prepare a new strategy for soft sand. Comments on other parts of the JMLP will not be accepted. Responses can be submitted in one of the following ways:
- Using our online response form – available via our website (www.westsussex.gov.uk/mwdf) – **our preferred method**;
 - Using a hard copy form, which can be found at deposit points and libraries county wide, or downloaded from our website, posted to:
 - Planning Services (Ref. SSR), West Sussex County Council, County Hall, Chichester, West Sussex, PO19 1RH;
 - By emailing your comments to mwdf@westsussex.gov.uk – if emailing comments, please provide the information requested on

¹ Environment Agency, Historic England and Natural England.

Part A of the response form, and make clear which questions you are answering.

- 1.17 All comments must be received no later than **11.59pm on Monday 18 March 2019**. Should you need any further information about the soft sand review, please visit our website, www.westsussex.gov.uk/mdwf, or contact the Planning Policy and Infrastructure Team at mwdf@westsussex.gov.uk, or by telephone on 01243 642118.

2. Issue 1: Need for Soft Sand

The Issue

- 2.1 Mineral planning authorities (MPAs) are required to prepare a Local Aggregates Assessment (LAA) that identifies future demand for aggregates, including soft sand, based on historic sales and other relevant local information. Therefore, the LAA provides the basis for making provision for land-won aggregates through Local Plans.
- 2.2 Paragraph 62 of national Planning Policy Guidance (PPG) states that the LAA should cover the following:
- *“A forecast of the demand for aggregates based on both the rolling average 10-year sales data and other relevant local information;*
 - *An analysis of all aggregate supply options, as indicated by landbanks, mineral plan allocations and capacity data e.g. marine licences for marine aggregate extraction, recycled aggregates and the potential throughput from wharves. This analysis should be informed by planning information, the aggregate industry and other bodies such as local enterprise partnerships; and*
 - *An assessment of the balance between demand and supply, and the economic and environmental opportunities and constraints that might influence the situation. It should conclude if there is a shortage or surplus of supply and, if the former, how this is being addressed.”*
- 2.3 Previous versions of the West Sussex LAA provided information about the amounts of aggregates that would be needed through the JMLP plan period, to 2033. These LAAs have been subject to Aggregate Working Party (AWP) ratification, as required by NPPF (para 207b), and provided the baseline for making provision for aggregates in the JMLP.
- 2.4 There were no soundness or legal compliance issues raised through the examination of the JMLP with regards to the forecast for aggregates. As the approach taken within the LAA was considered to be sound, the Authorities have prepared an updated version of the LAA to continue to monitor the situation with regards to aggregate supply and the performance of the JMLP, and to provide information about the amount of soft sand that is required to 2033.
- 2.5 Policy M2 of the JMLP identifies a shortfall of soft sand of 2.36 million tonnes (mt) at the time of the examination hearings. The level of need has been reassessed by the Authorities as the first part of this Review.
- 2.6 Accordingly, an updated LAA has been prepared using the most up-to date information. The 2018 LAA (January 2019), which is available on our website, has been subject to review by the South East AWP, as required by the NPPF. The methodology to calculate demand for aggregates is unchanged from the previous LAA documents that underpinned the JMLP through examination.

- 2.7 The LAA considers future demand for aggregates by taking account of the anticipated level of housing construction and spending on the maintenance and construction of roads through the Plan period. As different aggregates have different uses, the scenarios have been developed based on the best available information on the end-use of the aggregates. Soft sand is largely used to produce mortar, which is used in the construction of homes. A comparison of housing completions during the previous 10 years, against future planned housing, provides the main assumption for soft sand demand. Detailed information on this approach is set out in the LAA, particularly Appendix B.
- 2.8 The LAA sets out the demand for soft sand to 2033, taking account of the previous 10 years sales (2008–2017), and the following assumptions;
- Assumption 1: the construction of new residential dwellings in West Sussex is projected to grow by 26.8%
 - Assumption 2: Up to 91% of sand and gravel may be used in the construction of residential dwellings
- 2.9 Table 4 of the 2018 LAA sets out the forecasts for soft sand demand between 2018 – 2033. Combinations of the assumptions, and taking account of the 10 year average of sales, gives three scenarios, set out below.

	Demand Forecast Scenario 1 (tonnes)	Demand Forecast Scenario 2 (tonnes)	Demand Forecast Scenario 3 (tonnes)
Assumptions applied	None (10 yr. avg. only)	1 and 2	1
10 year average	293,737		
Additional demand for housing (26.8%)	n/a	71,637	78,722
Total Annual requirement	293,737	365,374	372,459
Total requirement over Plan period (2018 – 2033)	4,406,062	5,480,613	5,586,887
Current reserves	2,745,000		
Shortfall	1,652,062	2,726,613	2,832,887

- 2.10 Therefore, based on the three scenarios in the above table, there is a shortfall of between **1.66 and 2.83 million tonnes (mt)** to 2033. When preparing the JMLP, the Authorities approach was to plan for the highest demand scenario, to ensure that sufficient provision is made for a steady and adequate supply of soft sand.

Questions

<p>Question 1</p> <p>a) Which soft sand demand scenario do you think that the Authorities should use? Please provide reasons for your views.</p> <p>b) Do you think that there are any other matters that should be taken into account when determining the need for soft sand?</p> <p>c) Do you think that the Authorities should plan for a different amount of soft sand to 2033? Please provide information/evidence to support your view.</p>

3. Issue 2: Strategy for Soft Sand Supply

The Issue

- 3.1 The only source of land-won soft sand within West Sussex is within the Folkstone Formation, which is largely contained within the South Downs National Park.
- 3.2 Paragraph 172 of the NPPF states *"that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks ... which have the highest status of protection in relation to these issues"*.
- 3.3 The statutory purposes and duty for national parks are set out in the National Park and Access to the Countryside Act 1949 as amended by the Environment Act 1995. The National Park purposes are:
 - 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area
 - 2. To promote the opportunities for the understanding and enjoyment of the special qualities of the National Park by the public
- 3.4 The National Park Authority also has a duty when carrying out the purposes, to seek to foster the economic and social well-being of the local communities within the National Park.
- 3.5 In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes; this includes West Sussex County Council. For the SSR, this means that assessment of the potential sites outside of the SDNP boundary will also be considered for their potential impact on the National Park.
- 3.6 Mineral extraction is considered to be 'major development' as defined in the Glossary of the NPPF and the *Town and County Planning (Development Management Procedure) (England) Order 2015*. Paragraph 172 of the NPPF states that planning permission should be refused for major development in national parks other than in exceptional circumstances, and where it can be demonstrated that the development is

in the public interest. Footnote 55 of the NPPF says that the question of whether a development proposal is 'major' in a national park is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

- 3.7 Paragraph 172 of the NPPF relates primarily to the determination of planning applications. However, to ensure that all local plan allocations are deliverable, it is also necessary to consider the issue of major development at the plan making stage. All potential allocations for soft sand in the National Park will need to address paragraph 172 of the NPPF and draft policy SD3 of the emerging South Downs Local Plans.
- 3.8 With regard to plan-making, paragraph 207c of the NPPF requires that MPAs make provision for land-won aggregates in "*the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate*".
- 3.9 Against this national legislative and policy context, the Authorities have to consider all 'reasonable alternatives' for soft sand supply to meet the identified shortfall. 'Reasonable alternatives' are the available options to promote sustainable development, the likely significant effects of which are assessed through SA. The 'reasonable alternatives' should be identified at an early stage, in order to help develop the preferred strategy. The options below are considered to be the reasonable alternatives.

The Options

- 3.10 At this stage, the Authorities have identified the following options that could be used to meet the identified shortfall for soft sand:
- Option A: Supply from sites within West Sussex but outside of the National Park;
 - Option B: Supply from sites within West Sussex, including within the National Park;
 - Option C: Supply from areas outside West Sussex;
 - Option D: Supply from alternative sources including marine-dredged material; and.
 - Option E: A combination of the above options.
- 3.11 A draft Sustainability Appraisal has also been prepared, assessing the options above. The draft Sustainability Appraisal can be found on our website.

Option A: Supply from sites within West Sussex, but outside of the National Park

- 3.12 There are a number of currently active soft sand sites within West Sussex that fall outside the boundary of the SDNP. The Authorities also

undertook a full desk based assessment to assess whether there were any other potential sites that had not been promoted by landowners or operators when work on the JMLP was underway.

- 3.13 In assessing Option A, the Authorities will consider the potential to identify sites outside the SDNP boundary within West Sussex the cumulative impact of any potential allocations with active sites in close proximity, and whether this option is able to meet the full supply requirement.
- 3.14 It should be noted that sites outside but in close proximity to the National Park have the potential to adversely impact on the landscape of the National Park.

Option B: Supply from sites within West Sussex, including within the National Park

- 3.15 This option will consider the potential of each site on the 'shortlist' (see Issue 3, below) on its merits. Landscape assessments will consider the potential impact on the special qualities of the South Downs National Park regardless of whether the site is within or outside the National Park.
- 3.16 Option B allows for all potential sites to be considered on an equal basis (see para 4.4) and then sequentially. The process of assessing sites within the SDNP does not necessarily mean that any site will be found to be acceptable in landscape, or other, terms (see para 5.7 below).

Option C: Supply from areas outside West Sussex

- 3.17 Option C considers the potential of other Plan Areas to supply the wider market in the South East to compensate for any shortfall in supply from West Sussex, due to the constrained nature of the resource. Outside of this Plan Area, there are a number of counties that already supply soft sand to the wider market from the Folkestone Formation, as well as the Corallian Group (in Oxfordshire), and the 'Reading Beds'.
- 3.18 The transportation of minerals over long distances is a key consideration. The M25, M23, M26, M20, A3, M3, M2, M4, and M40 provide routes between the counties of the South East and, therefore, cross-boundary transportation can be readily facilitated to major population centres. Long distance movements of soft sand are already taking place, facilitated by rail, sea and road transportation, and there is no reason why soft sand could not continue to travel further distances in future.
- 3.19 The South East MPAs are working on a Position Statement setting out a joint understanding of the soft sand issue within the South East. The Authorities are pursuing Statements of Common Ground with other MPAs, as required by national policy (NPPF Para 27) and guidance, to demonstrate effective cooperation to address the issues around soft sand and explore the potential for supply to the wider market from areas less constrained by designated landscapes, as is the case in West Sussex.

Option D: Supply from alternative sources including marine-dredged material

- 3.20 There are currently no known viable equivalents to land-won building sand in the South East. Marine dredged material is increasingly supplied to the market but is not known to be directly substitutable for land won resource at this time. There is evidence that some marine dredged material is being landed at wharves in West Sussex and sold as soft sand, but it is not known if this material is being blended with other, land-won sand, or is a direct substitute. The SSR will consider this Option in the context that this type of material may become more accessible and available over time, and an economically viable alternative to land-won soft sand extraction. However, this would be entirely dependent on the industry and market.
- 3.21 Results from Annual Aggregate Monitoring Surveys have revealed that marine-dredged aggregate being landed in West Sussex is being sold for soft sand uses. During the three-year period 2015 -2017, an average of 21,846 tonnes of marine dredged material was sold from West Sussex wharves as soft sand.
- 3.22 In the South East, the Authorities have, through discussions with the South East England Aggregate Working Party Secretariat, been provided with the total amount of soft sand being sold from wharves in 2015 - 2017, which is set out below:
- 2015: 181,659 tonnes of soft sand was sold from wharves, of which only 23% was from land won sources. Therefore, 139,877 tonnes was marine-dredged sand.
 - 2016: 278,460 tonnes of soft sand was sold from wharves, of which only 16% was from land-won sources. Therefore, 233,906 tonnes was marine-dredged sand.
 - 2017: 61,494 tonnes of soft sand was sold from wharves, of which only 18% was from land-won sources. Therefore, 50,710 tonnes was marine-dredged sand².
- 3.23 The vast majority of this sand was landed in the Kent and Medway area, and it is presumed that this marine-dredged sand is being blended with land-won materials to create mortar. This material may also have different properties to that found off the coast of West Sussex. The increased use of marine dredged sands sold from West Sussex wharves suggests that the industry may be turning towards utilising more of this resource.

Option E: A combination of the above options

- 3.24 The Authorities will also consider whether a combination of the options would provide the most robust and deliverable strategy for supply.

² South East England Aggregate Working Party AM Report 2017. Table 8.

- 3.25 Further technical work on the options, including Sustainability Appraisal, will be undertaken where necessary, before the preferred supply strategy is identified.

Questions

Question 2

- a) Do you consider that all 'reasonable alternatives' for soft sand supply have been identified or are there other options that we should be considering?
- b) Do you have any comments on the options that we have identified and the contribution that they could make to meeting need to 2033?
- c) Which option or options should we take forward as part of the preferred strategy to meet the identified shortfall for soft sand? Please give your reasons.

Question 3

Do you have any comments on the draft SA of the options?

4. Issue 3: Potential Sites and Site Selection

The Issue

- 4.1 As identified in paragraph 3.13, two of the supply options (A and B) relate to the allocation of sites within the Plan area, for soft sand extraction. Accordingly, the Authorities have undertaken work to identify potential sites to meet need to 2033.
- 4.2 As part of the work on the JMLP, the Authorities prepared a Mineral Site Selection Report (MSSR - January 2017) that was submitted alongside the Plan for the examination. The MSSR set out in detail the methodology for assessing possible sites and it identified the sites that were considered suitable for allocation and those that were not. In his [report](#), the Planning Inspector that examined the JMLP concluded that "the site selection methodology and its application, including the traffic light system, is robust and sound" (paragraph 64). He also concluded that "*the methodology and criteria is justified, effective and consistent with national policy*" (paragraph 76). Accordingly, the Authorities have applied the same site assessment methodology, having first reviewed it with technical specialists to ensure it is up-to-date.
- 4.3 The methodology applied is to consider whether or not proposed sites are 'acceptable in principle' against a number of key criteria, which provide a framework for assessing sites at a high level. Acceptability of a site is achieved where a site is considered to be suitable for development, available, and considered to be viable against the key criteria. In order to assess each criterion, a traffic light system has been applied based on the professional judgement of specialist officers of the Authorities. The key criteria considered are:
- Landscape designations/visual impact
 - Nature conservation and geodiversity
 - Historic environment
 - Water environment (including flooding)
 - Air quality
 - Soil quality
 - Public Rights of Way
 - Transport (including access)
 - Services and utilities
 - Amenity
 - Cumulative impact
 - Airport Safeguarding Zones
 - Site specific information
 - Mineral type/quality
 - Potential yield
 - Ownership
 - After use and restoration.

- 4.4 A detailed explanation of the methodology, as well as the results of the site assessments are captured in a Soft Sand Site Selection Report (4SR), which is available on our [website](#).

Options

- 4.5 In total, 21 possible sites for extraction were identified at ‘Stage 1’. The sites on this ‘long list’ have all been considered in the past, with the exception of one new site that was promoted via a ‘Call for Sites’ process that took place during August–September 2018. The sites on the long list were reviewed and 12 of them were considered to be unsuitable for further consideration (see Appendix 3 of the 4SR).
- 4.6 The remaining nine sites have been shortlisted and have been subject of a ‘Stage 2’ assessment³, taking account of all previous evidence and any new evidence that has been submitted as part of the ‘Call for Sites’.
- 4.7 The table below identifies the ‘shortlist’ of nine potential sites, including specific information about their location, size, yield and nature and whether they are new sites or extensions to existing sites. This consultation forms ‘Stage 4’ of the site selection process. The nine sites included in the ‘shortlist’ below are still being assessed, and their inclusion does not imply that the Authorities consider that the sites are suitable for development either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. The broad locations of the sites are set out in Appendix A of this document, whilst more detailed information on each site is set out in Appendix B.

Site Name	Parish	Site (Ha)	Yield (tonnes)	In SDNP?	Extension to existing site?
Buncton Manor Farm (new site)	Washington	23	1,000,000	No	No
Chantry Lane (Extension)	Storrington and Sullington	2.5	1,000,000	Yes	Yes
Coopers Moor (Extension)	Duncton	6	500,000	Yes	Yes
Duncton Common (Extension)	Duncton and Petworth	28	1,800,000	Yes	Yes
East of West Heath Common (Extension)	Harting and Rogate	16	1,000,000	Yes	Yes
Ham Farm (new site)	Steyning and Wiston	8.2	725,000	No	No
Minsted West (Extension)	Stedham with Iping	10	2,000,000	Yes	Yes

³ See Chapter 3 of the 4SR to see what each stage means.

Severals East (new site)	Woolbeding with Redford	20	1,000,000	Yes	No
Severals West (new site)	Woolbeding with Redford	50	1-3 million	Yes	No

4.8 An update of the technical work on the potential sites, including Sustainability Appraisal, will be undertaken where required, if one or more sites are taken forward as proposed site allocations. To be taken forward, there must be no overriding constraints to extraction, including, for example, the potential impact of the development on amenity and character, and risk to the natural and historic environment. Therefore, any potential adverse impacts must either be prevented or be capable of being minimised, mitigated, or compensated for to an acceptable standard.

Site Selection Strategy and Guiding Principles

4.9 Although sites within the shortlist may be judged to be ‘acceptable in principle’ for site allocation, there is a need to identify how they should be selected, if required, in accordance with the preferred strategy. The JMLP contains guiding principles (see paragraph 7.1.6) that have been used to shape the following principles for the selection of soft sand sites:

- First Principle: Places where there are opportunities to restore land beneficially.
- 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: Sites that have good access to the Lorry Route Network (LRN).
- Fourth Principle: The need to conserve and, where possible, enhance protected landscapes in the plan area.
- Fifth Principle: A preference for extensions to existing sites rather than new sites, subject to cumulative impact assessments.

Questions

Question 4
Do you have any comments on the site selection methodology, as set out in the 4SR report?

Question 5
Do you have any comments on the nine potential sites identified in the table above?

Question 6

Do you have any comments on the 12 non-shortlisted sites, as identified in Appendix 3 of the 4SR?

Question 7

Are there any sites that we should be considering, that are not included within the 4SR report?

Question 8

Do you have any comments on the SA of the potential sites?

Question 9

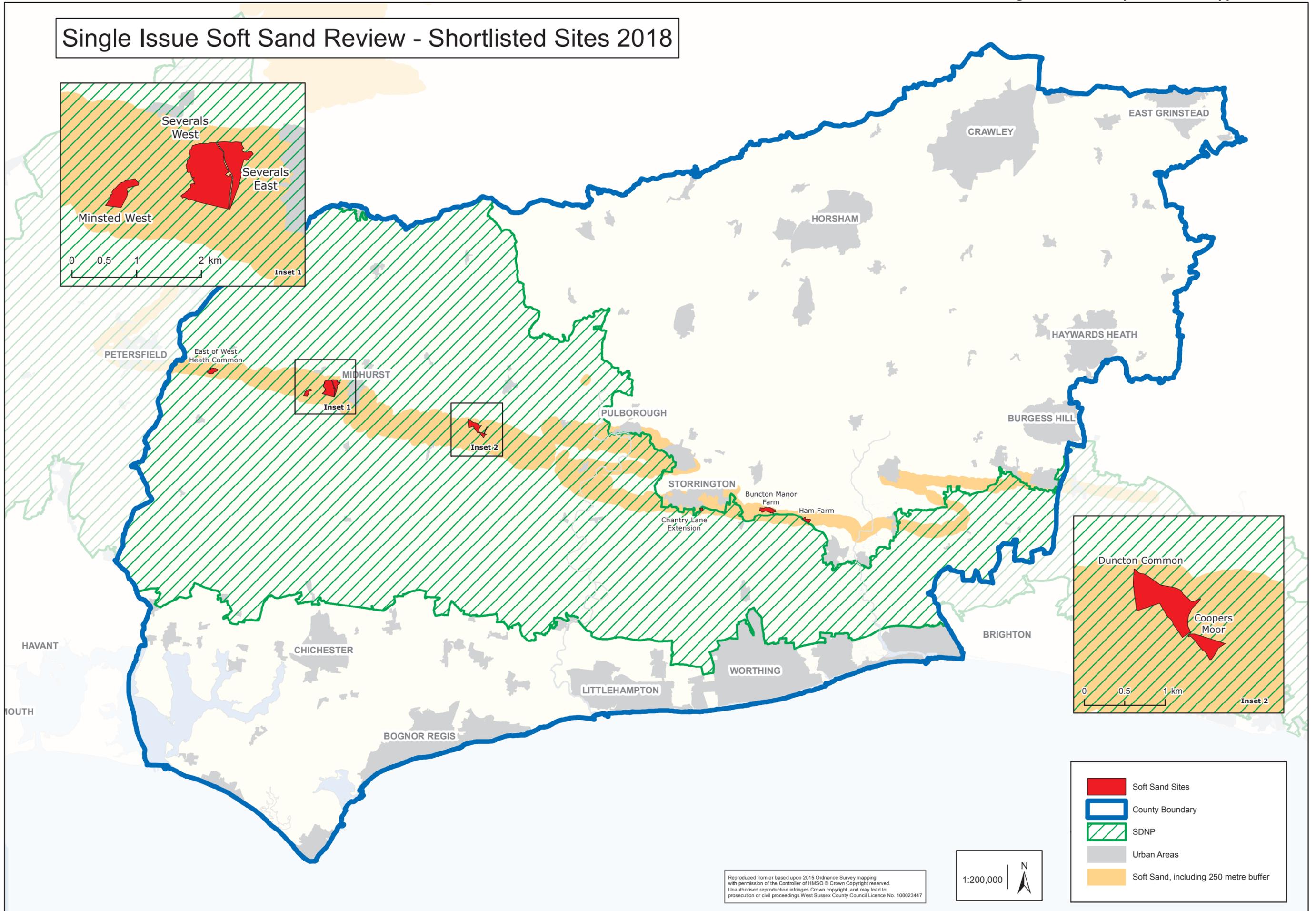
Do you have any comments on the proposed site selection strategy and guiding principles? Are there any other factors that should guide the selection of allocated site(s)?

5. Next Steps

- 5.1 Following consultation on the Issues and Options, the Authorities will consider the responses and further technical work before preparing the preferred strategy. This will be set out as a schedule of changes (modifications) to the soft sand sections of the adopted JMLP. These changes will relate to Policy M2 (and relevant supporting text) and, if the allocation of any new sites is required, to Policy M11 (and the supporting text).
- 5.2 The SSR will be subject to a formal period of consultation to allow representations to be made about their soundness and about legal and procedural compliance in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012, before submission for independent examination. Some changes may be suggested before they are submitted to the Secretary of State for examination.
- 5.3 Following examination by an independent Planning Inspector, the SSR, amended as necessary (and main modifications subject to consultation), will be taken forward and adopted as formal changes to the JMLP.

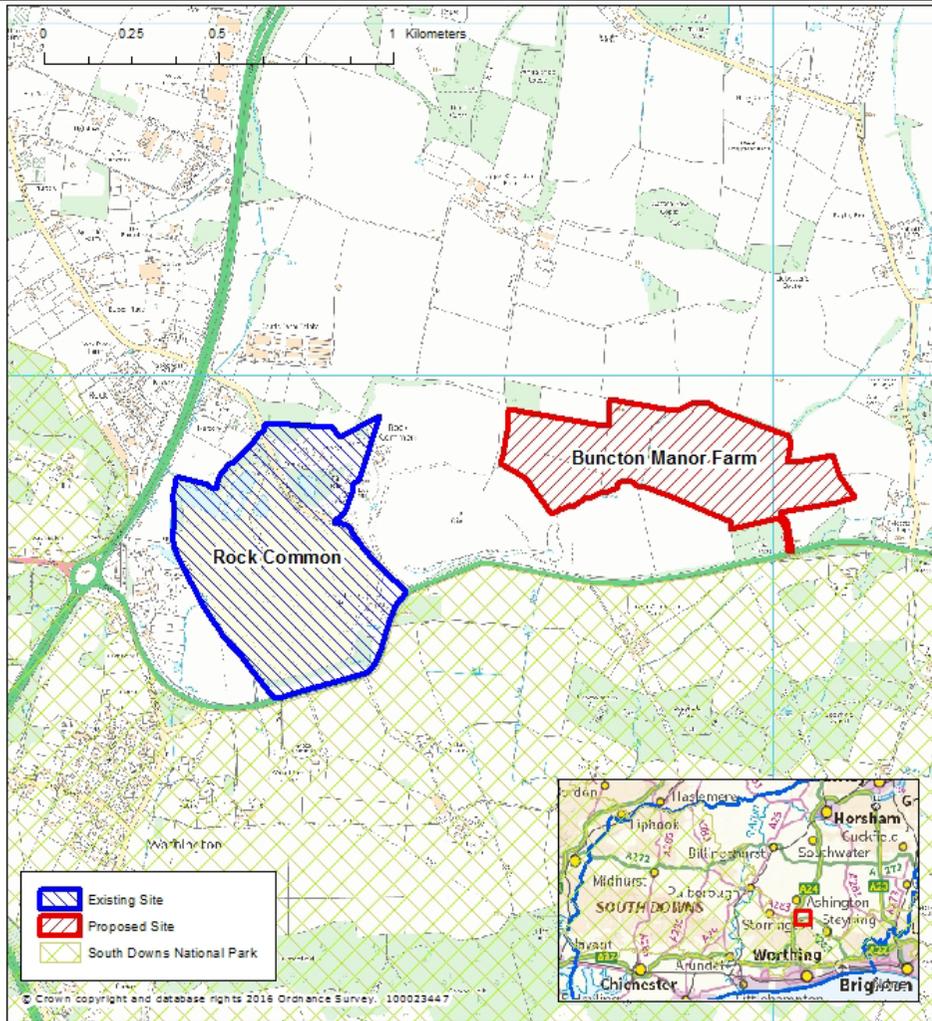
Appendix A: Broad Location of Potential Sites

Single Issue Soft Sand Review - Shortlisted Sites 2018



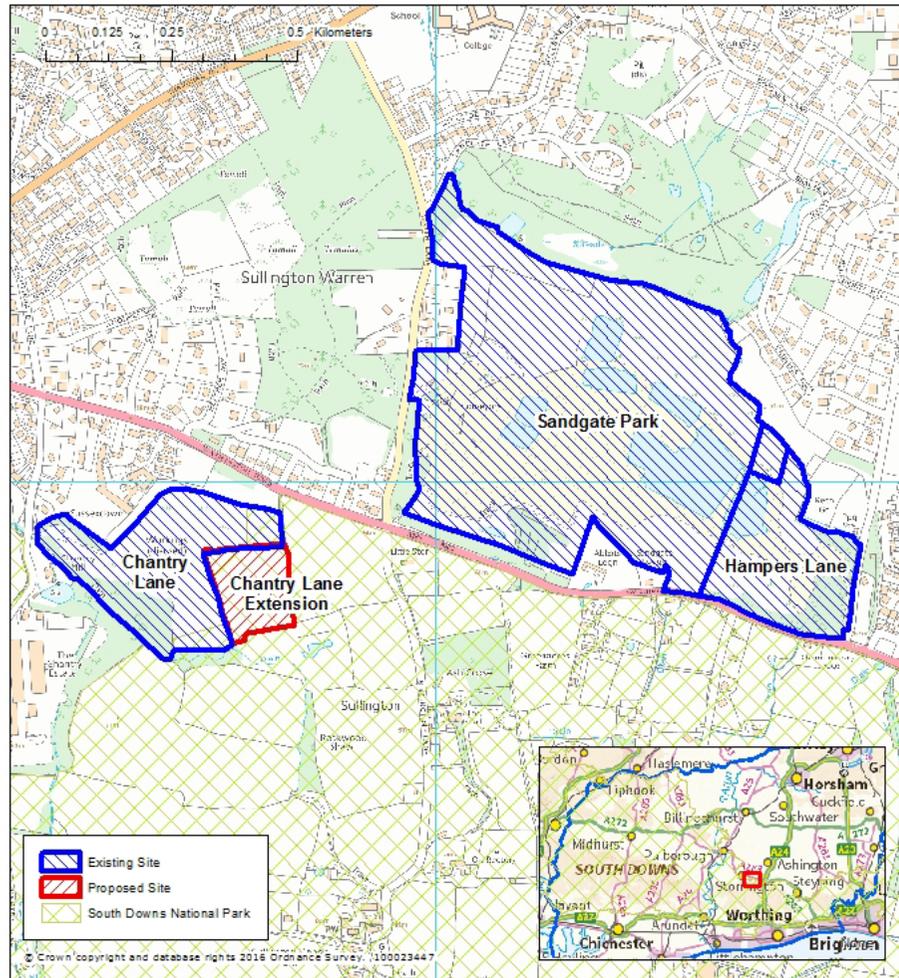
Appendix B: Information on Potential Sites

Site: Buncton Manor Farm



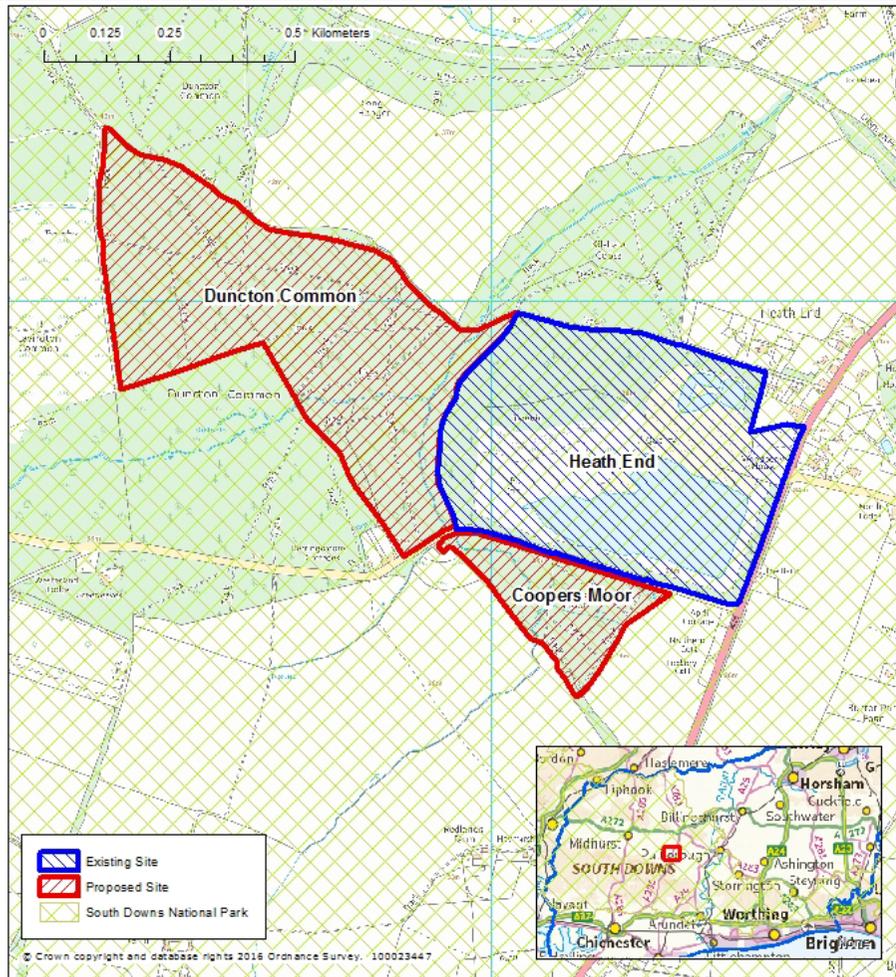
District / Parish	Horsham / Washington and Wiston
Area (ha)	23
Potential yield (tonnes)	1,000,000
Current use	Agricultural
Restoration option(s)	Restoration to agricultural use, potentially to original levels using imported, inert restoration material.
Owner	Wiston Estate
Potential Operator	The Dudman Group of Companies
Extension or new site?	New Site

Site: Chantry Lane



District / Parish	Horsham / Storrington and Sullington Site is in the SDNP
Area (ha)	2.5
Potential yield (tonnes)	1,000,000
Current use	Agricultural
Restoration option(s)	Geological SSSI status would be retained, quarry floor restored as heath and/or grassland.
Owner	The Dudman Group of Companies
Potential Operator	The Dudman Group of Companies
Extension or new site?	Extension to adjoining Chantry Sandpit, however new access proposed on to Sullington Lane, where traffic would travel northwards on to the A283.

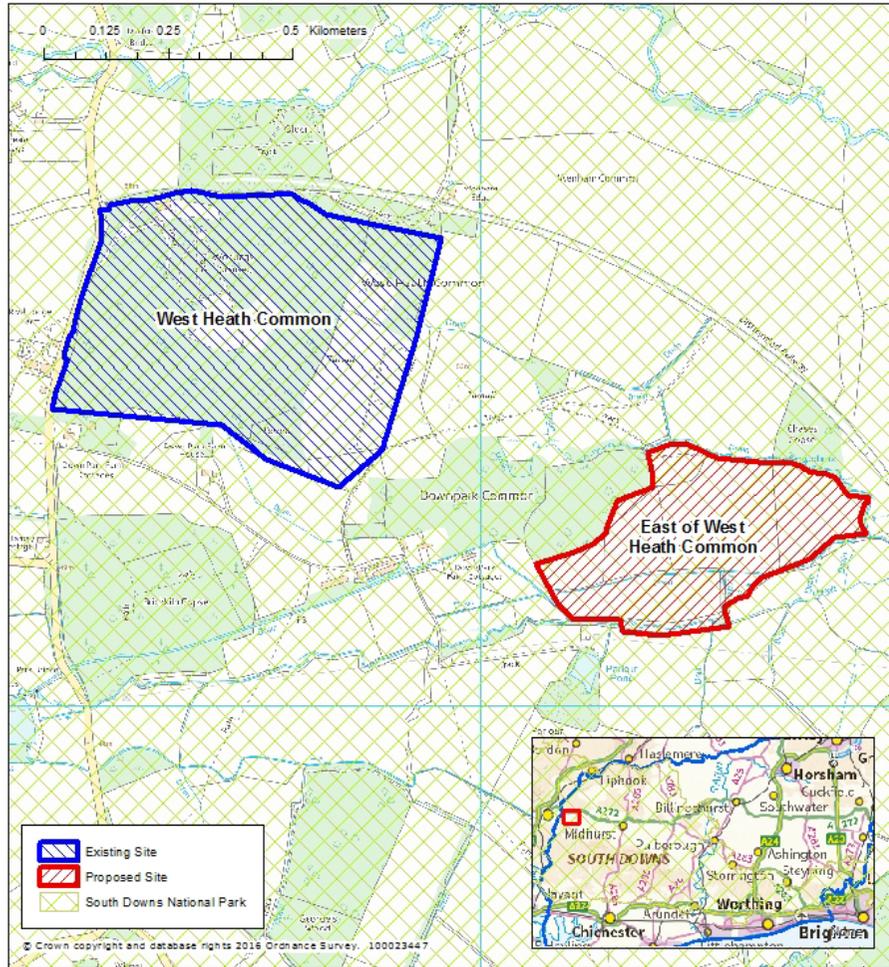
Site: Coopers Moor



District / Parish	Chichester / Duncton Site is in the SDNP
Area (ha)	5.7
Potential yield (tonnes)	500,000
Current use	Woodland – birch regeneration and chestnut coppice.
Restoration option(s)	<ol style="list-style-type: none"> 1. Conservation wetland; or 2. Infill using inert restoration materials to raise levels to enable agricultural or woodland after use.
Owner	Leconfield Estate
Potential Operator	The Dudman Group of Companies
Extension or new site?	Extension to Heath End Sandpit

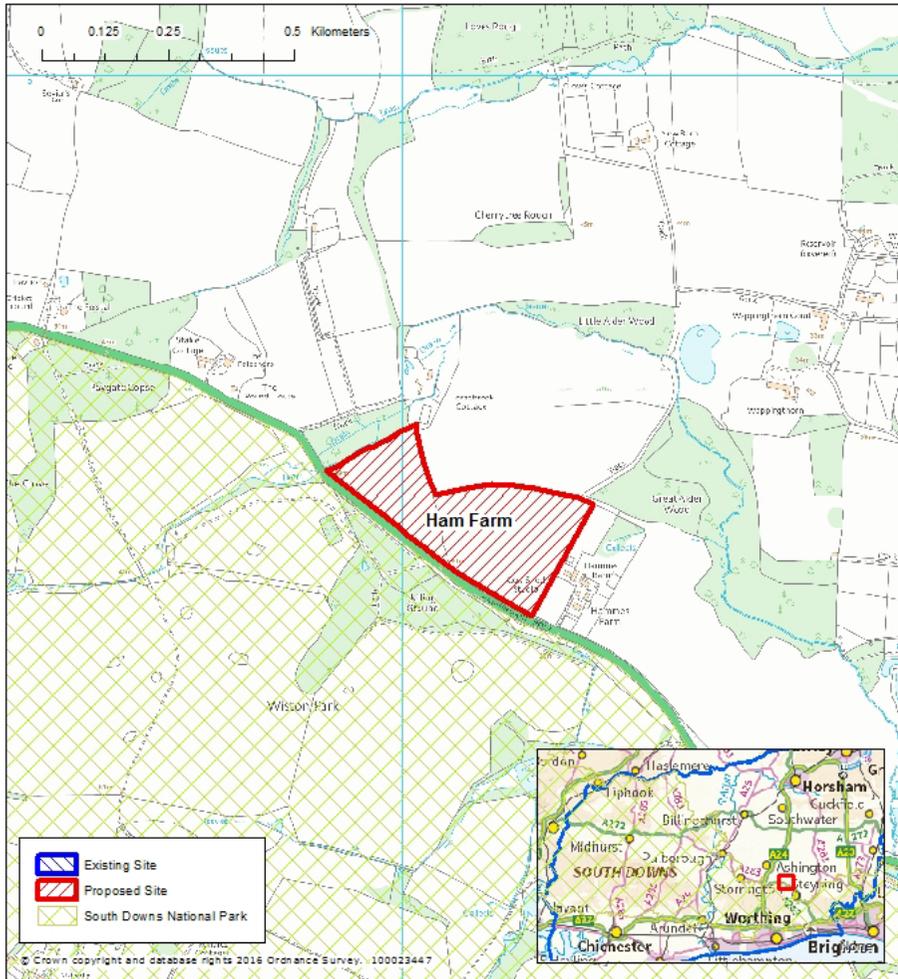
Site: Duncton Common	
<p>© Crown copyright and database rights 2018 Ordnance Survey. 100023447</p>	District / Parish Chichester / Duncton and Petworth Site is in the SDNP
	Area (ha) 28.5
	Potential yield (tonnes) 1,800,000
	Current use Commercial forestry / heathland
	Restoration option(s) A mix of conservation dry (heath) and wetland habitats.
	Owner Leconfield Estate
	Potential Operator The Dudman Group of Companies
Extension or new site? Extension to existing Heath End Sandpit.	

Site: East of West Heath Common



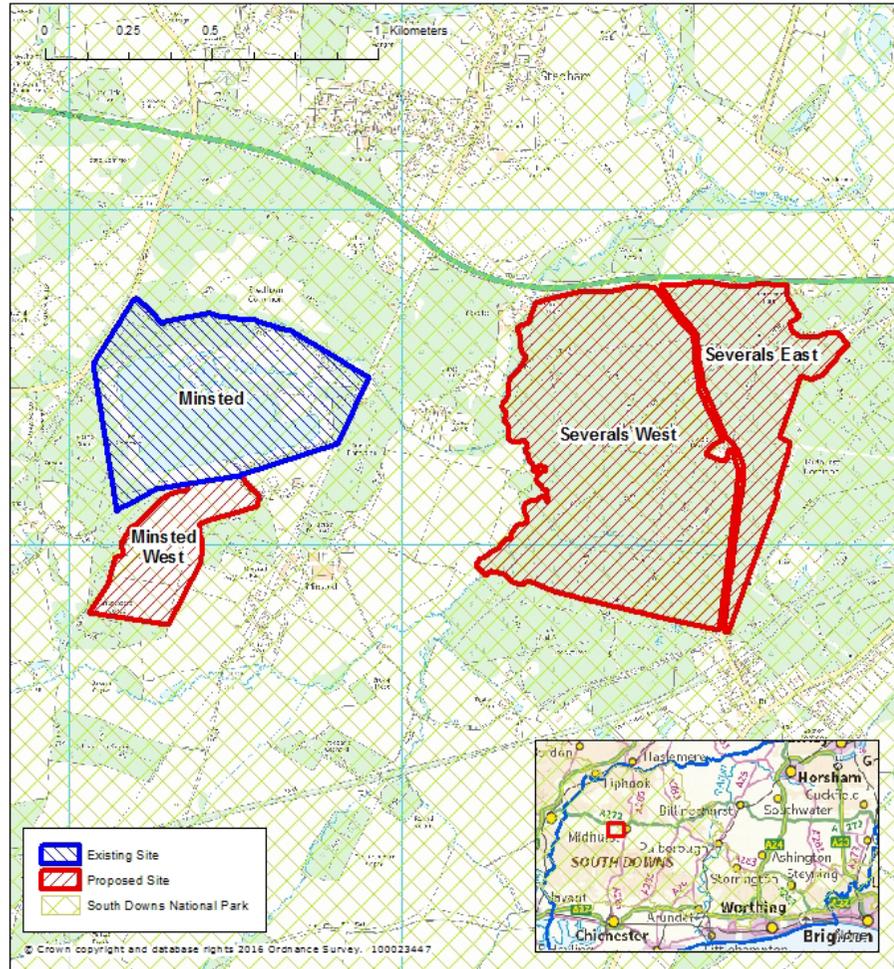
District / Parish	Chichester / Harting Site is in the SDNP
Area (ha)	14
Potential yield (tonnes)	950,000
Current use	Agricultural
Restoration option(s)	A lake, with nature conservation and informal recreation integrating the extension into the restoration scheme for the main quarry.
Owner	Cemex
Potential Operator	Cemex
Extension or new site?	Extension to West Heath Quarry.

Site: Ham Farm



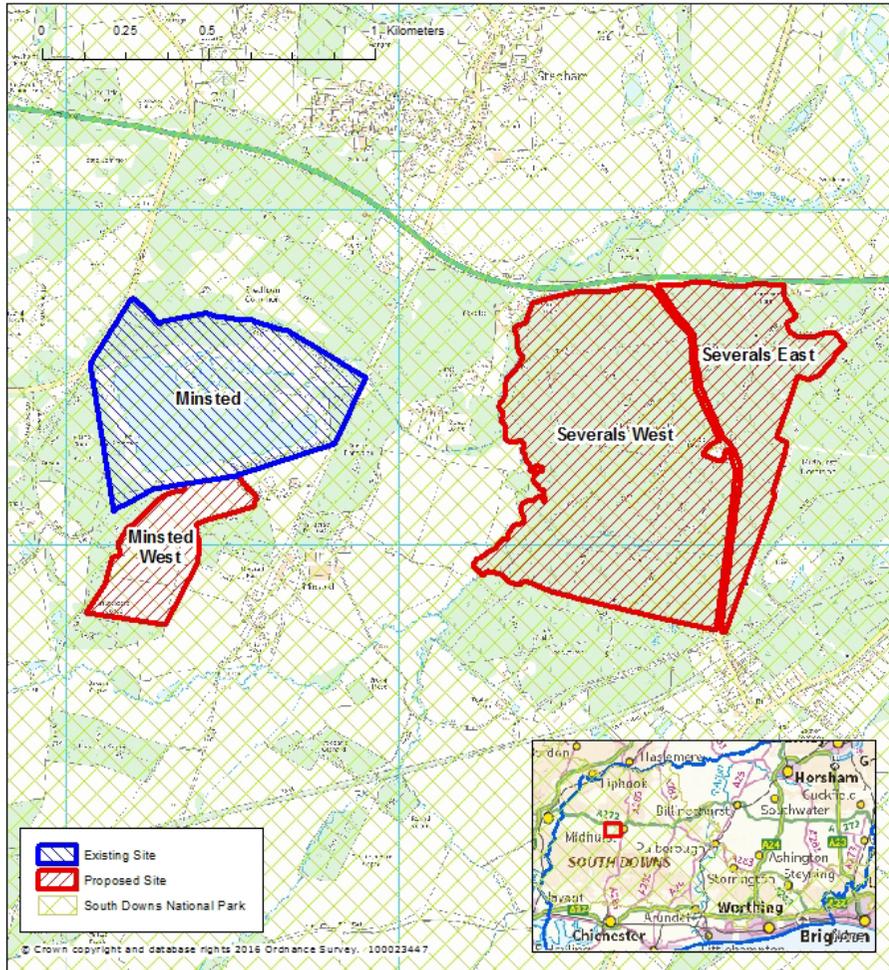
District / Parish	Horsham / Steyning and Wiston
Area (ha)	8
Potential yield	725,000
Current use	Arable farmland with isolated residential properties in the surrounding areas.
Restoration option(s)	Importation of inert material for return to agricultural use.
Owner	F de.Boer
Potential Operator	The Dudman Group of Companies
Extension or new site?	New site.

Site: Minsted West



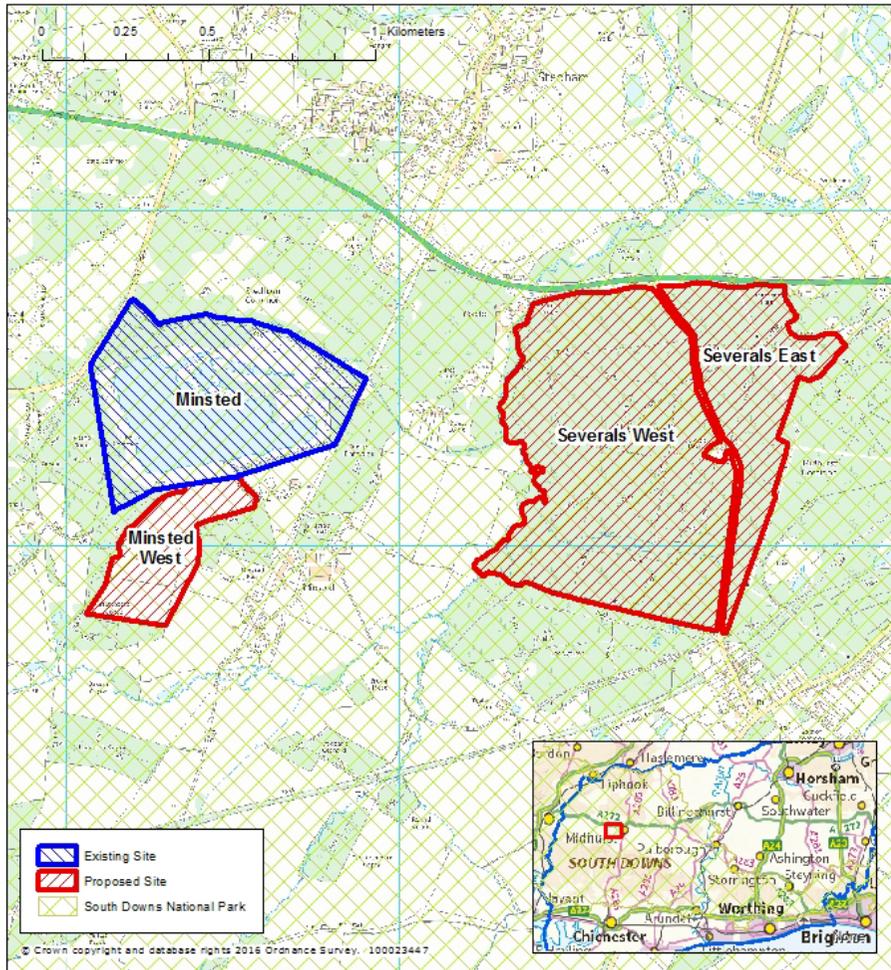
District / Parish	Chichester / Stedham with Iping Site is in the SDNP
Area (ha)	11
Potential yield	2,000,000
Current use	Agricultural use.
Restoration option(s)	A mix of wet and dry uses, with emphasis on nature conservation and heathland – designed to complement restoration as existing Minsted Sandpit and surrounding land uses.
Owner	All Souls College
Potential Operator	The Dudman Group of Companies
Extension or new site?	Extension to Minsted Sandpit

Site: Severals East



District / Parish	Chichester . Woodbeding with Redford Site is in the SDNP
Area (ha)	20
Potential yield	1,000,000
Current use	Commercial Forestry
Restoration option(s)	Potential for heathland and/or broad-leaved woodland restoration with interspersed ponds for nature conservation. Improved public access, linking with Midhurst Common/the Serpent Trail.
Owner	Cowdray Estate
Potential Operator	Raymond Brown Quarry Products Ltd
Extension or new site?	New site

Site: Severals West



District / Parish	Chichester . Woodbeding with Redford Site is in the SDNP
Area (ha)	55
Potential yield	1,000,000 – 3,000,000
Current use	Commercial Forestry
Restoration option(s)	Potential for heathland and/or broad-leaved woodland restoration with interspersed ponds for nature conservation. Improved public access, linking with Midhurst Common/the Serpent Trail.
Owner	Cowdray Estate
Potential Operator	Raymond Brown Quarry Products Ltd
Extension or new site?	New site

