

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. 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 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

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does not mean that a proposal for mineral extraction at that site will not receive planning permission at some future date.

7.1.5. 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.

7.1.6. 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,

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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. 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.

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- (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

<i>Actions/Activities</i>	<i>Key Organisation(s)</i>
Development management process	WSCC, minerals industry
Monitoring the 'take-up' of allocated sites through the AMR	n/a
<i>Measure/Indicator</i>	<i>Trend/Target</i>
Number of applications for minerals working on allocated sites permitted per annum.	n/a

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Type of facilities permitted on allocated sites per annum	In line with the requirements of the Plan area as set out in Policy M11
<i>Intervention Levels</i>	<p>A downward trend in applications on allocated sites (compared with applications on unallocated sites).</p> <p>Loss of allocations to non-minerals uses or use for minerals determined as being undeliverable.</p>

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 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;

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- (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;
- (ix) An assessment of the impact on nearby listed buildings (including Aldern House, Old Coombe House and Blackland Farmhouse) and the Historic Parks (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

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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) 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;
- (ii) 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;
- (iii) 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;
- (iv) The entrance to the site should be carefully designed to minimise adverse impacts upon the South Downs National Park and its setting;
- (v) 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

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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;

- (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;
- (vii) There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
- (viii) 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;
- (ix) 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) 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;
- (xi) A flood risk assessment should be carried out and mitigation provided, if required;
- (xii) 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;
- (xiii) 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;
- (xiv) 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;
- (xv) 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;
- (xvi) 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;
- (xvii) Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;

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- (xviii) There are known power cables, power lines and water mains within and adjacent to the site which should be diverted or protected, as necessary;
- (xix) A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;
- (xx) 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
- (xxi) 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. 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. The after use for this site would be to create a lake, to maximise nature conservation and informal recreation, which would be integrated into the restoration scheme of the existing site. The restoration of this site 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.

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

- (i) A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without adverse effect the integrity of any Natura 2000 sites;
- (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), taking into account and seeking to minimise adverse impacts on the South Downs National Park;
- (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;

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- (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;
- (v) There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
- (vi) Proposals should ensure that there are no significant adverse impacts on the nearby Scheduled Monument;
- (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;
- (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;
- (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;
- (x) Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;
- (xi) A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;
- (xii) Consideration should be given to ensuring mitigation measures are applied to Public Footpath 861, which is 500 west of the site, and may be impacted by the use of conveyors;
- (xiii) Restoration should be done in a complimentary manor to that of the existing quarry, and seeking to maximise the habitat value by taking opportunities to link the surrounding hedgerow and woodland structure; and
- (xiv) 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 Chantey 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. Materials would be exported from the site by road. 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 and links to projects in the wider South Downs National Park.

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

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- (i) A project level Appropriate Assessment is required to assess potential impacts and demonstrate how this site will be delivered without adverse effect the integrity of any Natura 2000 sites;
- (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;
- (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;
- (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;
- (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;
- (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;
- (vii) There should be phasing of working and restoration to minimise impacts associated with unrestored open excavated areas;
- (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;
- (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;
- (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;
- (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;
- (xii) There should be an assessment of the cumulative impact associated with other development (e.g. other minerals development) including

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landscape and transport considerations, such as the A24/A283 Washington roundabout and mitigation, if required;

- (xiii) Any loss of potentially high quality agricultural land should be considered and mitigation provided, if required;
- (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;
- (xv) A lighting, noise, dust, odour and vibration management plan should be completed, setting out how unacceptable impacts will be avoided;
- (xvi) Restoration should be done in a complimentary manor to that of the existing quarry, seeking to return the site to its existing profile, and seeking to maximise the habitat value by taking opportunities to link the surrounding hedgerow and woodland structure; and
- (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.