

Draft West Sussex Joint Minerals Local Plan (Regulation 18)

Mineral Sites Selection Report

April 2016



Working in Partnership



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1. Executive Summary

- 1.1 There are many sources of minerals which have an important part to play in the prosperity of the nation and the quality of life of residents. 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 as required by the National Planning Policy Framework (NPPF).
- 1.2 To do this, the Authorities are preparing a Joint Minerals Local Plan (hereinafter known as “the Plan”) which identifies sites suitable for contributing to minerals supply requirements. The Authorities have identified and assessed potential mineral sites and, from a list of potential options, identified those which are preferred for allocation. Broadly, the preferred sites are those considered most suitable to meet an identified need.
- 1.3 In the case of sand and gravel, an assessment of the need for supplies of this mineral is set out in the Authorities’ [Local Aggregate Assessment](#) (LAA). The need for supplies of other minerals is considered in the Background Document published alongside the Draft Plan.
- 1.4 The main purpose of this Mineral Sites Selection Report (“the Report”) is to support the development of the Plan by setting out in detail how the sites proposed for allocation in the Plan (and include in the draft Plan) were identified.
- 1.5 The LAA concluded that additional sites would be needed to supply soft sand, although earlier site assessment work had also considered whether there were any sites suitable for the supply of sharp sand and gravel. There is also a need to ensure that at least 25 years of provision is made for brick clay (NPPF Para 146) to supply existing brickworks.
- 1.6 The Report therefore shows how sites suitable for supplying the following mineral types were selected in the draft Plan:
- Soft sand; and
 - Brickmaking clay.
- 1.7 The development of the draft Plan’s vision and strategic objectives was informed by five ‘guiding principles’ for the future of minerals development in West Sussex and these have influenced the identification of the most

suitable sites. This was set out in Background Paper 1 (version 2) which is available on our website (www.westsussex.gov.uk/mwdf).

- 1.8 The report shows how site selection considerations were identified which were taken into account when assessing potential sites. This report builds on, and updates information that was published in the Mineral Sites Study (version 2) and sets out the findings of the subsequent detailed technical assessment and Sustainability Appraisal of potential sites. It includes an audit trail of the site selection process, setting out how potential sites were initially identified (included in an initial long list of sites as presented in MSSv1 September 2014) and then how they were assessed to establish their suitability for allocation in the Plan.
- 1.9 The following summary table sets out the assessment stages and the outcomes of each stage. Further detailed information concerning each stage is set out within the main body of this report.

Table 1: Site assessment summary

Initial sites identified (Stage 1)	MSSv1 (Stage 2)	MSSv2 (Stage 3)	Desk based assessment (RAG) (Stage 4) (Appendix 5)	Technical assessment and SA outcome ('acceptable in principle') (Stage 5) (Appendix 6)	Preferred site selection (Stage 6)
Soft Sand					
Bunton Manor Farm*	-	-	✓	✗	
East of West Heath Common	✓	✓	✓	✓	✗
Minsted West	✓	✓	✓	✓	✗
Severals East	✓	✓	✗		
Severals West	✓	✓	✓	✓	✗
Hawkhurst Farm	✓	✓	✗		
Dunton Common	✓	✓	✗		
Coopers Moor	✓	✓	✗		
Chantry Lane Extension	✓	✓	✓	✓	✗
Ham Farm	✓	✓	✓	✓	✓
Rock Common West	✓	✓	✓	✗	
Bunton Crossways	✗				

Burton East	✗				
Burton West	✗				
Dunford Rough	✗				
Lower Chancton Farm	✗				
Minsted East	✗				
Ridlington Farm	✗				
Rock Common South	✗				
Wiggonholt	✗				
Silica Sand					
Horncroft	✓	✓	✓	✗	✗
Land at Wickford Bridge	✓	✓	✗		
Sharp Sand & Gravel					
Land at Redvins	✓	✗			
Woodmancote	✓	✓	✓	✓	✗
Common Road West	✓	✓	✓	✓	✗
Common Road East	✓	✓	✓	✓	✗
Slades Field	✓	✓	✓	✓	✗
Densworth North	✓	✓	✗		
West Stoke Road East	✓	✗			
West Stoke Road West	✓	✗			
Huntersrace Lane North	✓	✗			
Madam Green Farm	✓	✓	✗		
Brick Kiln Farm	✓	✓	✓	✗	
Funtington West	✓	✓	✓	✓	✗
Copse Farm	✗				
Downs Road East	✗				
Downs Road West	✗				
Ell Bridge	✗				
Funtington East	✗				
Huntersrace Lane South	✗				
Lavant West	✗				
Shopwyke North	✗				
Madams Green Farm East	✗				

Withies Farm East	✗				
Oving West	✗				
Park Lane	✗				
Pulborough	✗				
Racton Park	✗				
Stoney Meadow	✗				
Other					
Land Adj. to West Hoathley Brickworks	✓	✓	✓	✓	✓
Shoreham Cement Works (Chalk)	✓	✗			
Philpots Quarry Northern Extension (Stone)	✓	✗			

Note: This table only presents whether or not a stage has been passed by a site. Because a site has passed a stage, it does not mean that it's acceptable for extraction. At stage 5, sites which have passed are considered "acceptable in principle" and would still require consideration of key issues.

**The Buncton Manor Farm site was proposed after MSSv2 was published. It was still subject to the same assessment and stages that all other sites were subject to.*

✓ = passed assessment stage

✗ = failed assessment stage

Greyed out = was not assessed at relevant stage.

- 1.10 There are two sites, as set out in Table 2 below, put forward for allocation in the draft Plan, taking account of the suitability of the site following assessments, and taking into account the need for mineral and, for sites within the National Park and the AONB results of the exceptional circumstances and public interest tests¹. Comments received on the proposed allocation of these sites in the Plan will be taken into account when preparing the final Plan that the authorities will propose for submission to the Planning Inspectorate for examination.

¹ Tests apply to major development within national parks and AONB and are set out in the para 116 of the NPPF

Table 2: Sites which are allocated in the draft Plan

Proposal/Site	Code	District	SDNPA/ WSCC	Mineral Proposed	Yield (tonnage and estimated life)
Ham Farm	M/HO/4A	Horsham	WSCC	Soft Sand	850,000 tonnes
Land Adjacent to West Hoathly Brickworks	M/MS/1	Mid Sussex	WSCC	Wadhurst Clay	2-3 years supply

- 1.11 The site selection process has involved consideration of a substantial evidence base. This evidence is summarised in this report and is available in full on our website: www.westsussex.gov.uk/mwdf.

2. Introduction

Background

- 2.1 Minerals are essential to the nation's prosperity, and 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.
- 2.2 Paragraph 157 of the National Planning Policy Framework (NPPF)² requires that Local Plans should allocate sites to promote development and flexible use of land. Specifically in relation to planning for aggregate minerals, paragraph 145 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.
- 2.3 In terms of identifying minerals sites, government guidance set out within the national Planning Practice Guidance³ advises that this should consider the following:
- The presence of viable resources
 - Support from landowners for minerals development
 - Acceptability, in planning terms.
- 2.4 Specifically in terms of aggregates, the Guidance states that provision for land won aggregates extraction should take the form of specific site allocations, wherever possible, but the identification of preferred areas and/or areas of search may be appropriate.
- 2.5 With regard to identifying sites in National Parks, the Guidance states that *"National Park Authorities are not expected to designate Preferred Areas or Areas of Search given their overarching responsibilities for managing National Parks."* If sites are to be allocated within a National Park or an Area of Outstanding Natural Beauty, they must first pass the 'Exceptional Circumstance' and 'Public Interest' tests. The relevant part of the NPPF (para 116) states the following:

² <http://planningguidance.communities.gov.uk/blog/policy/>

³ <http://planningguidance.communities.gov.uk/>

“Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

2.6 It is also important that the chosen sites are consistent with the draft Plan’s Vision and Objectives, the development of which was informed by five ‘guiding principles’ for the future of minerals development in West Sussex. These principles, originally set out Background Paper 1 (December 2014), are as follows:

1. Places where there are opportunities to restore land beneficially;
2. Places without a sensitive natural or built environment and away from communities;
3. Places that have good (and safe) access to the Lorry Route Network;
4. The need to protect and enhance, where possible, protected landscapes, in the plan area;
5. The need to avoid the needless sterilisation of minerals by other forms of development.

What this report includes

2.7 This report sets out how the sites that have been considered for allocation in the Draft Joint Minerals Local Plan were selected. It draws on evidence contained within the Minerals Sites Studies published in 2014. This report identifies sites which are ‘acceptable in principle’ to be developed for minerals extraction, because they are considered to be suitable for development, are available, and considered to be viable. ‘Acceptable in principle’ does not take account of need, which is considered at the final stage of the site selection process, taking account of evidence set out in the latest LAA.

- 2.8 The identification of a site in the Joint Minerals Local Plan does not mean that it will necessarily be developed as a developer would have to submit a detailed proposal as part of making a separate planning application, and this proposal would have to be suitable when considered against the policies of the Joint Minerals Local Plan, and other relevant Development Plans, for it to gain planning permission.
- 2.9 This site assessment process considered the suitability of sites for the supply of the following types of mineral:
- Sharp sand and gravel
 - Soft sand
 - Brickmaking clay
 - Chalk
 - Sandstone
- 2.10 The report considers each potential site, setting out current information on each one, against the following key considerations:
- 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

What this report does not include

- 2.11 The report does not include any sites considered for sandstone, aggregate wharves, or aggregate railheads. This is because such sites were not promoted for potential allocation in the Joint Minerals Local Plan.
- 2.12 The report does include information about potential sites for sharp sand and gravel and chalk, however the estimated need for these minerals over the

Plan period is not sufficient to merit allocation of specific additional sites, thus no sites are being allocated.

2.13 This report does not consider the potential allocation of sites which may be used for the appraisal, exploration and development of oil and gas. This is in accordance with Planning Practice Guidance⁴ that advises the following:

“Where mineral planning authorities consider it is necessary to update their local plan and they are in a Petroleum Licence Area, they are expected to include the following:

- Petroleum Licence Areas on their policies maps;
- Criteria-based policies for each of the exploration, appraisal and production phases of hydrocarbon extraction. These policies should set clear guidance and criteria for the location and assessment of hydrocarbon extraction within the Petroleum Licence Areas.”

2.14 In accordance with the guidance appropriate policies concerning hydrocarbons have been included in the draft Plan.

Why has this Report been published?

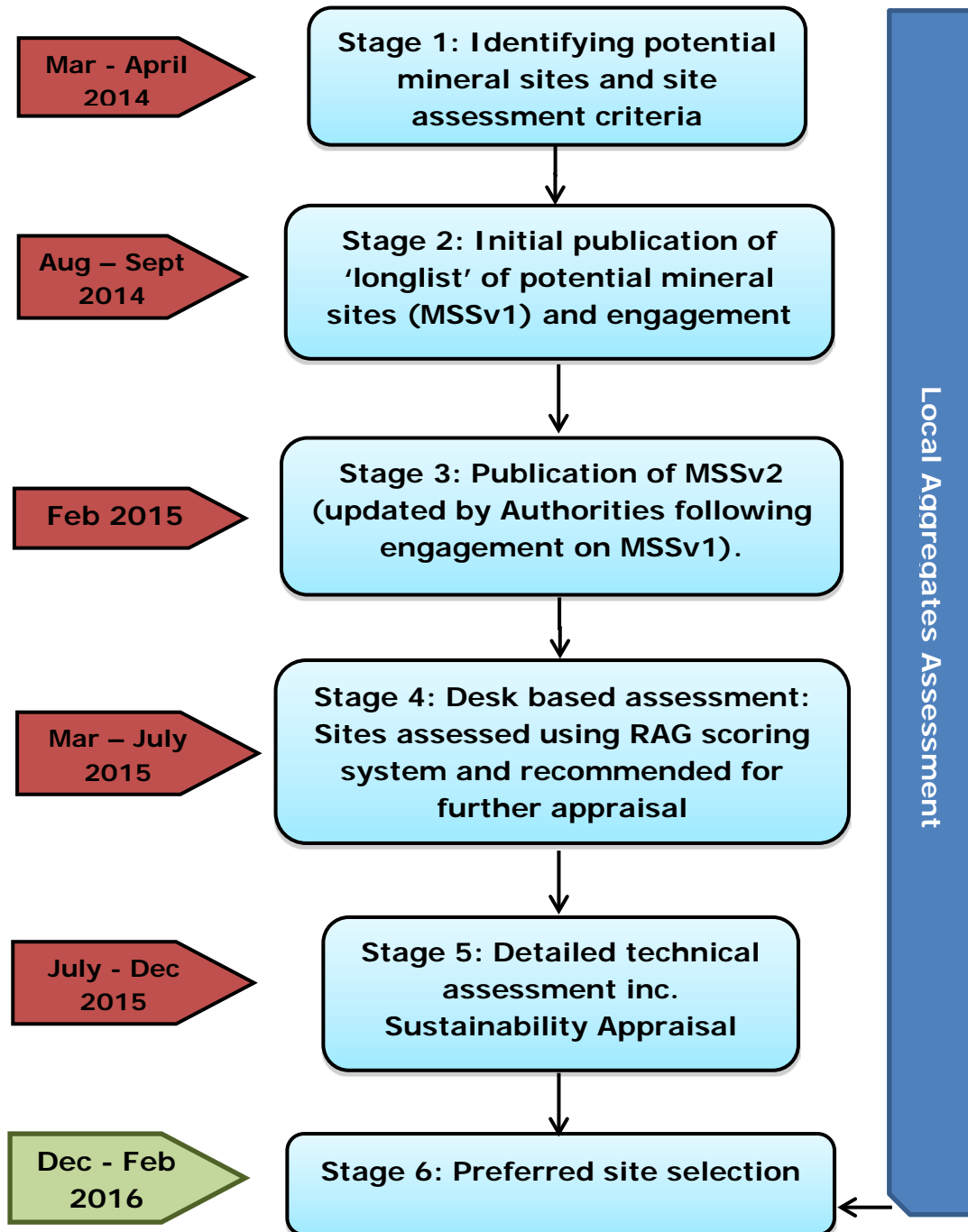
2.15 This report has been published to provide evidence to support the draft Plan. It explains the site selection process and how the sites allocated in the draft Plan have been chosen. It builds on the Minerals Sites Study (Version 2) by reporting the outcomes of the technical assessments and Sustainability Appraisal, which were subsequently undertaken to determine the suitability of sites for allocation in the Plan.

2.16 **During consultation on the draft Joint Minerals Local Plan, comments are also invited on the accuracy of the information and conclusions reached in this report.**

⁴ PPG Paragraph: 106 Reference ID: 27-106-20140306

3. The Site Identification and Selection Process

3.1 This chapter sets out the site selection methodology. The site assessment and selection process has involved six stages summarised in the diagram below. This diagram shows when each stage took place and so also provides a timeline.



Note: MSS = Minerals Sites Study; RAG = Red; Amber; Green

3.2 Each of the above stages of site selection is described in more detail below.

Stage 1: Identifying potential mineral sites and site assessment criteria

- 3.3 The initial stage of mineral site selection was to identify areas where mineral sites should be located, and draw up a list of potential sites to be assessed for their suitability. Similar work had previously been undertaken between 2008 and 2010 as part of the preparation of a Minerals and Waste Core Strategy (MWCS). Work on the MWCS was halted⁵ as development of a Waste Local Plan became a priority. As part of the site identification process, the previous work was reviewed and several site options were identified.
- 3.4 Further evidence was collated and published as follows:
- The spatial context - Background Paper 1: Setting the Context: Spatial Portrait (2014)
 - Presence of minerals - Background Paper 2: Minerals in West Sussex (2014)
 - Background Paper 3: Site Assessment and Identification Methodology (2014)
 - Aggregates supply and demand - West Sussex Local Aggregate Assessment⁶.
- 3.5 This evidence helped provide a picture of mineral production and potential site options. In order to understand which locations are more likely to be suitable for minerals extraction, notwithstanding the fact that minerals can only be extracted where they exist; the Authorities established guiding principles, as set out above in paragraph 2.6 of this report.
- 3.6 The guiding principles were developed based on officer experience of managing minerals development in West Sussex. These were published in Background Paper 1.
- 3.7 The guiding principles were used in order to draw up a list of considerations and constraints to enable the Authorities to gather all the evidence required when assessing the suitability of the sites. Further information on the considerations and constraints are set out in detail under the next stage.
- 3.8 As well as considering previously assessed sites, a site nomination process was undertaken that involved asking landowners, agencies and minerals

⁵ Work on the MWCS was halted in May 2011 due to a number of uncertainties including changes to Government and National Policy, the formulation of the South Downs National Park, and the need for a Waste Local Plan to be prepared in advance of a Minerals Local Plan.

⁶ The most recent version was published in April 2016

operators to put sites forward for consideration for allocation in the Plan (known as the 'Call for Sites'). The minerals industry and landowners are well placed to nominate sites because they have local knowledge about the quality and viability of mineral resources and so can provide information about the likely deliverability of sites. This process was undertaken between Friday 14 March and Friday 11 April 2014.

- 3.9 It should be noted that whilst the formal site nomination process concluded in April 2014, the Authorities have considered, and will continue to consider, sites, that are nominated in advance of the publication of the Joint Minerals Local Plan⁷ that the Authorities propose to submit to the Planning Inspectorate later in 2016.
- 3.10 Ultimately, a "long list" of potential sites was produced and published in MSSv1. This was made up of;
- Sites considered suitable during work on the preparation of a MWCS during 2008-2010;
 - Sites promoted during the call for sites process undertaken in 2014.
 - Sites allocated in the adopted Minerals Local Plan (2003)
- 3.11 Sites which had been rejected during the work on the MWCS between 2008 and 2010, were not 'reintroduced' as potential sites unless they had been re-promoted for assessment through the 2014 call for sites process. This was because all those stakeholders who had originally promoted sites were contacted during the most recent call for sites process, and if sites were not re-promoted it was assumed that there was no longer any interest in those sites and the reasons for their rejection during 2009-2010 were still valid. For completeness, those sites which were rejected during the work on the MWCS and not re-promoted are included within Appendix 3 of this report, which includes a summary of why sites had been rejected.
- 3.12 Evidence relating to the sites on the "long list" was gathered based on the key considerations and criteria. A table of key considerations and criteria, as set out within MSSv1 and MSSv2. The key considerations and criteria table is located within Appendix 2 of this report. Information for mapping the sites and relevant constraints was obtained from GIS systems and county and district planning documents. Information from previous studies was also used where available, such as the Landscape Capacity and Sensitivity Study (October 2011).

⁷ Known as the Proposed Submission Plan

3.13 Upon completion of the desk-top data gathering exercise, proformas for each site, which set out the gathered information, were produced and consultation was undertaken with internal consultees who provide specialist advice on particular issues e.g. landscape, biodiversity. This was undertaken to ensure that the key considerations and criteria which had been gathered for each site were appropriate and robust. The following consultees were contacted for their professional opinion:

- Ecologist
- Public Rights of Way Officer and South Downs Way Officer
- Landscape Officers
- Aviation Officer
- Air Quality Officer
- Highways and Transport
- Archaeologist
- Drainage and Flood Risk Team
- SDNPA Strategy Leads
- SDNPA Area Rangers for sites within the SDNP

Stage 2: Initial publication of 'longlist' of potential mineral sites (MSSv1) and engagement.

3.14 The Authorities prepared a Mineral Site Study (MSSv1)⁸ for consultation with stakeholders during August-September 2014. MSSv1 comprised of three key elements:

- a site considerations and criteria table;
- site proformas for sites being considered;
- a list of sites that had previously been rejected.

3.15 The aim of the consultation was to provide an opportunity for communities, stakeholders and the industry to check the accuracy of the detailed information provided in the document. In addition, the following consultees were specifically invited to offer their professional opinion on the approach being taken to site selection and the sites included in the study:

- Environment Agency
- Highways Agency
- Natural England
- English Heritage
- Utility Companies
- District and Borough Councils

⁸ <https://www.westsussex.gov.uk/media/4147/mineralsitesstudy.pdf>

- Health and Safety Executive
- Sussex Wildlife Trust
- Local Nature Partnership
- Forestry Commission
- National Rail

3.16 Following the consultation, the Authorities published an outcomes report⁹ which summarised the consultation responses received as well as a response from the Authorities. A key outcome was that five sites were considered undeliverable due to either landowners requesting their removal from consideration, or because the mineral resource was considered unworkable due to legal covenants affecting the use of land.

Stage 3: Publication of MSSv2 (update following consultation on MSSv1)

3.17 Following consultation on MSSv1, the Authorities produced version 2 of the MSS ([MSSv2](#)). This was published as it was considered important to respond to stakeholder concerns about the accuracy of information and providing an updated version showed how the comments received had been taken into account. At this stage, a further five sites were ruled out, which were set out within MSSv2, and are included in Appendix 3 of this report:

- West Stoke Road West
- West Stoke Road East
- Huntersrace Lane North
- Land at Redvins
- Philpots Quarry Northern Extension

Stage 4: Desk based assessment: Sites assessed using RAG scoring system and recommended for further appraisal .

3.18 Authority officers (including those listed in paragraph 3.13) screened the remaining sites (published in MSSv2) in order to determine which sites were considered suitable to undergo detailed technical assessments (Stage 5). This screening stage involved a desk-based assessment of the sites using a ‘traffic light’ (Red Amber Green (RAG)) assessment methodology. This process assessed the sites’ performance against the considerations listed within the site proformas by assigning a RAG score to each of the

⁹ The summary is available online:
https://www.westsussex.gov.uk/media/4148/mss_engagement_summary.pdf

constraints. The methodology used to score the sites is included in Appendix 4 and the results for each site are included in Appendix 5.

- 3.19 Due to the importance of landscape in determining the potential suitability of sites within the South Downs National Park (SDNP), an additional in-house landscape sensitivity and capacity assessment was undertaken. The results of this assessment were used to rule some sites out at Stage 3, and inform the RAG assessment of sites in the SDNP.
- 3.20 In May 2015, the operator promoting sites located in Hambrook (The Hambrook Grouping) requested that the Authorities consider all the sites together as a single site, and that all excavated sharp sand and gravel would be processed at a previously extracted site (now known as processing area north of Woodmancote). The processing area was also subject to the RAG scoring assessment.
- 3.21 The outcome of the RAG scoring stage was that 14 sites were considered suitable for proceeding to the technical assessment stage (Stage 5).
- 3.22 During the latter part of 2015, an additional site was promoted to the Authorities, known as Buncton Manor Farm. This site was also subject to a RAG assessment to determine whether it was suitable for Stage 5 technical assessments. A RAG assessment proforma for the site is included in Appendix 5 and this concludes whether the site was suitable to progress to Stage 5 or not.

Stage 5: Detailed technical assessment and Sustainability Appraisal

- 3.23 Detailed technical assessments were carried out on 15 sites, 14 of which were identified at Stage 4, as well as the additional site (Buncton Manor Farm). The assessments were undertaken in order to provide more detailed evidence on the suitability of sites for potential allocation within the Joint Minerals Local Plan.
- 3.24 The sites that underwent detailed technical assessment are shown in table 3 below:

Table 3 – Sites Assessed at Stage 5

Sites	Site ID	Site Name	District/ Authority	Resource	
1	M/CH/1A	Hambrook Grouping	Woodmancote	CDC ¹⁰	SS&G ¹¹
2	M/CH/1B		Common Road West	CDC	SS&G
3	M/CH/1C		Common Road East	CDC	SS&G
4	M/CH/1D		Slades Field	CDC	SS&G
5	M/CH/1G		Funtington West	CDC	SS&G
-	M/CH/PA1		Processing Area north of Woodmancote	CDC	n/a
6	M/CH/4F	Brick Kiln Farm	CDC	SS&G	
7	M/CH/7B	East of West Heath Common	SDNPA	Sand	
8	M/CH/8A	Minsted West	SDNPA	Soft Sand	
9	M/CH/8D	Severals West	SDNPA	Soft Sand	
10	M/CH/11	Horncroft	SDNPA	Silica Sand	
11	M/HO/2	Chantry Lane Extension	SDNPA	Soft Sand	
12	M/HO/4A	Ham Farm	Horsham	Soft Sand	
13	M/MS/1	Land Adjacent to West Hoathly Brickworks	Mid Sussex	Wadhurst Clay	
14	M/HO/3A	Extension to Rock Common	Horsham	Soft Sand	
15	M/HO/7	Buncton Manor Farm	Horsham	Soft Sand	

3.25 The assessments included the following:

- Habitats Regulations Assessment;
- Landscape Sensitivity and Capacity Study;
- Transport Assessment;
- Strategic Flood Risk Assessment; and

¹⁰ CDC = Chichester District Council

¹¹ SS&G = Sharp Sand and Gravel

- Sustainability Appraisal (inc. Ecosystem Services);

3.26 These technical assessments provided the Authorities with the evidence required to determine whether sites were acceptable 'in principle' for allocation within the Draft Joint Minerals Local Plan (Stage 6) or not. The outcomes of the technical assessments have also been used to update the RAG scores of the sites. The updated RAG assessment proformas, taking account of the technical assessments, are available in Appendix 6. The technical assessments themselves are all available to view online, and a brief outline of the assessments is provided below.

Habitats Regulations Assessment

3.27 The purpose of a Habitat Regulations Assessment (HRA) is to assess the impacts of plans and proposals on the integrity of sites which are of European or global significance for the habits or species or contained within them (e.g. Special Areas for Conservation, Ramsar sites) (collectively known as 'European Sites'). If the assessment reveals that minerals development in a particular location could have any significant negative effects on a European Site, then mitigation measures and/or alternative options should be examined to avoid any potentially damaging effects. If it is not possible to mitigate the effects then it may be necessary to eliminate the site from further consideration.

3.28 The HRA can be accessed on our [website](#).

Landscape Sensitivity and Capacity Study

3.29 The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing value landscapes (NPPF, Para 109). Furthermore, national policy states that great weight should be given to conserving landscape and scenic beauty in the National Parks and Areas of Outstanding Natural Beauty (NPPF, Para 115).

3.30 The Landscape Sensitivity and Capacity Study does the following:

- Provides an assessment of the landscape around a site and the potential to accommodate mineral workings in that location; and
- Provides guidance on the extent to which each site might be able to accommodate mineral development without having a significant detrimental impact on the character of the area, taking into account

current practices of design and mitigation. The study also considers appropriate outline restoration schemes and afteruses for each site.

- 3.31 The Landscape Sensitivity and Capacity Study, as well as the 2011 study and the SDNPA assessment can all be accessed on our [website](#).

Transport Assessment

- 3.32 The NPPF states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion (NPPF, Para 30). National Policy also states 'all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment' (NPPF, Para 32). Plans should take account of whether:

- opportunities for sustainable modes of transport have been considered
- safe and suitable access to the site can be achieved
- improvements can be undertaken within the transport network, and development prevented or refused on transport grounds only where the residual cumulative impacts of development are severe (NPPF, Para 32).

- 3.33 A detailed Transport Assessment was carried out of each individual site as part of the Stage 5 assessment. This assessment includes: A comprehensive review of the associated traffic impacts that would occur if a site were worked; access safety implications; and routing strategies.

- 3.34 The Transport Assessment can be accessed on our [website](#).

Strategic Flood Risk Assessment

- 3.35 The NPPF states that Local Plans should take account of climate change over the longer term, including associated factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. The NPPF also states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, and where development is necessary, making it safe without increasing flood risk elsewhere. The NPPF expects that consideration of this matter will be via the preparation of a Strategic Flood Risk Assessment.

- 3.36 In allocating land for development, the NPPF expects local planning authorities to apply a 'Sequential Test' to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The

SFRA provides the evidence to inform the Sequential Test. The Strategic Flood Risk Assessment (SFRA) that accompanies the draft JMLP therefore provides information about flood risk to inform decisions about site selection. The SFRA updates, and expands, on the work carried out to prepare the SFRA document produced in 2010 to accompany the original work on the Minerals and Waste Core Strategy.

3.37 The Strategic Flood Risk Assessment can be accessed on our [website](#).

Sustainability Appraisal (including Ecosystem Services Assessment)

3.38 The Sustainability Appraisal (SA) (which incorporates Strategic Environmental Assessment (SEA)) considers the likely social, economic and environmental implications of the sites that were not screened out at Stage 4 and the Plan as a whole. The SA informs the selection of the most sustainable sites and will be refreshed as the Plan reaches various stages in its preparation.

3.39 The SA also considers Ecosystem Services in order to provide background evidence and allow early consideration of issues which inform appropriate restoration schemes for mineral sites in the Plan Area. The Ecosystems Services Assessment has therefore considered each site in more detail to establish what ecosystem services could be delivered in the longer term through the restoration of each site. This includes the three main ecosystem services that sites can provide through effective operation and appropriate restoration:

- 'Regulating Services' (e.g. climate regulation, air quality regulation, water quality regulation, soil erosion and flood regulation);
- 'Provisioning service' (e.g. water supplies, geodiversity, natural biodiversity, mineral resources); and
- 'Cultural Services' (e.g. quality of life (aesthetic value, sense of place, tranquillity), amenity (outdoor recreation, tourism opportunities) and life-long learning (education, training and research)).

3.40 The use of this method has ensured that an appropriate long-term site restoration and afterusevision has been established for each preferred site.

3.41 The Sustainability Appraisal can be accessed on our [website](#).

3.42 The results of the technical assessments have been used to provide updated site assessment proformas where relevant, and the RAG assessment score has been reviewed in light of this evidence.

Stage 6: Preferred Site Selection (preparing the draft Plan)

- 3.43 Following completion of the technical assessments (Stage 5) the authorities collated further evidence to inform decisions concerning policies in the draft Plan including the proposed allocation of sites. This includes:
- taking account of the latest Local Aggregates Assessment (LAA);
 - taking account of a study that considered the presence of silica sand within the County - Soft and Silica Sand Study;
 - taking account of further engagement with other Minerals Planning Authorities, landowners and the minerals industry;
 - an assessment of exceptional circumstances (NPPF paragraph 116) in relation to those sites being considered for allocation within the South Downs National Park or AONBs. The results of these tests are set out in Appendix 7 and summarised below.

Local Aggregates Assessment – Need for Sites

- 3.44 A Local Aggregates Assessment (LAA) must be produced by MPA's in line with requirements set out within National Policy. This is to determine the need for minerals through the Plan period (to 2033), taking account of past sales, and estimates on future requirements. The production of the latest LAA has been an on-going piece of work, taking account of data which becomes available, such as the latest aggregate sales data, and considering different methods of calculating demand.
- 3.45 The key headlines taken from the LAA which are relevant to decisions on site allocation are:
- There are sufficient existing permitted sharp sand and gravel sites to meet forecast demand over the Plan period and so there is no need to allocate additional sites for this mineral
 - There is a forecast shortfall for land won soft sand over the Plan period and additional sites are therefore needed.
- 3.46 The LAA (April 2016) is available on our [website](#).

Exceptional Circumstances Test

- 3.47 By virtue of its scale, character and nature, minerals development has the potential to have a serious adverse impact upon the natural beauty, wildlife, cultural heritage and recreational opportunities provided by Areas of Outstanding Natural Beauty. Minerals development is therefore considered

as 'major development', requiring the demonstration of 'exceptional circumstances' and public interest tests set out in Paragraph 116 of the NPPF. Para 116 states the following:

"Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

3.48 Major development for the purposes of policy is defined as development that, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife, cultural heritage and recreational opportunities provided by the South Downs National Park and the High Weald Area of Outstanding Natural Beauty.

3.49 The exceptional circumstances test was therefore applied in relation to the following sites:

- East of West Heath Common (Soft Sand) (SDNP)
- Minsted West (Soft Sand) (SDNP)
- Chantry Lane Extension (Soft Sand) (SDNP)
- Severals West (Soft Sand) (SDNP)
- Land adjacent to West Hoathly Brickworks (Wadhurst Clay) (High Weald AONB)

3.50 Details of how the tests were applied are set out in Appendix 7 and the conclusions of this exercise are set out below.

3.51 In the case of soft sand sites in the SDNP, exceptional circumstances do not exist and, on balance it would not be in the public interest to allocate of these sites. This is primarily because consultation with other minerals planning authorities has revealed that the demand for soft sand in West Sussex could be met from elsewhere.

3.52 In the case of the extension to West Hoathly Brickworks, it is also considered that exceptional circumstances do not exist. However, it is considered that the extension to the excavation would guarantee the continued operation of the brickworks, and so safeguard associated employment, and, while Wadhurst clay reserves exist in East Sussex, there is no guarantee that the permission needed to allow imports of clay from their reserves would be allowed. For this reason it is considered that it would be in the public interest to allocate this site.

Rock Common

3.53 During the technical assessment stage further information was received from the Environment Agency concerning the potential allocation of an extension to Rock Common. This suggested that restoration of this site would be highly problematic and would exacerbate an unsatisfactory situation relating to the restoration of Rock Common sandpit. In addition the landowner has recently indicated that there is no intention to develop this site. In light of this it was decided not to include this site as an allocation in the draft Plan.

Conclusions

3.54 In light of the work undertaken to identify sites to supply minerals required within the Plan Area, the Authorities have allocated the following sites in the Joint Minerals Local Plan:

- Ham Farm (soft sand)
- West Hoathly Brickwork extension (wadhurst clay)

Appendix 1: Glossary and Abbreviations

Acronym/Term		Explanation
ALR	Advisory Lorry Route	Advisory lorry routes are strategic and local roads recommended for use by lorries and heavy goods vehicles in West Sussex. Most are dual carriageways or modern single carriageways. Their use is supported within the West Sussex Local Transport Plan. More information about the ALR and a map of the route is available online .
	Aggregates	Sand, gravel and crushed rock (known as primary aggregates), mineral waste such as colliery spoil, industry wastes and recycled materials (known as secondary aggregates), and such material as construction and demolition waste (recycled aggregates). Aggregates are used in the construction industry to produce concrete, mortar, asphalt, etc.
AONB	Area of Outstanding Natural Beauty	An area designated by the Countryside Agency under Section 87 and 88 of the National Parks and Access to the Countryside Act 1949. The primary objective is conservation of the natural beauty of the landscape. West Sussex has two Areas: Chichester Harbour and High Weald.
	Ancient Woodland	Areas that had continuous woodland cover since at least 1600 and have been cleared only for underwood or timber production.
	Biodiversity	Shorter term for 'biological diversity' which applies to all terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.
	Conservation Areas	An area, as defined in the Planning (Listed Building and Conservation Areas) Act 1990, designated as being of special architectural or historical interest and therefore protected from any alterations which would destroy its character.
	Ecosystems Services	An ecosystems services approach provides a framework for looking at whole ecosystems in decision making, and for valuing the ecosystem services they provide, to ensure that society can maintain a healthy and resilient natural environment now and for future generations.
HRA	Habitats	Statutory requirement for Planning Authorities to

Acronym/Term		Explanation
	Regulation Assessment	assess the potential effects of land-use plans on designated European Sites in Great Britain. The Habitats Regulations Assessment is intended to assess the potential effects of a development plan on one or more European Sites (collectively termed 'Natura 2000' sites). The Natura 2000 sites comprise Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). SPAs are classified under the European Council Directive on the conservation of wild birds (79/409/EEC; Birds Directive) for the protection of wild birds and their habitats (including particularly rare and vulnerable species listed in Annex 1 of the Birds Directive, and migratory species).
	Landbank	The landbank is a stock of planning permissions for mineral extraction and it is used to secure and maintain an adequate supply of minerals. The length of the landbank is calculated by dividing the total reserve remaining on sites with planning permission by the annual requirement (based on the apportionment).
	Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Building and Conservation Areas) Act 1990.
MCA	Minerals Consultation Area	A mechanism that aims to ensure that in two-tier authority areas consultation takes place between county and district planning authorities when mineral interests could be compromised by non-mineral development.
MSA	Mineral Safeguarding Areas	Areas of known mineral resources that are of sufficient economic or conservation value to warrant protection for generations to come.
MPA	Mineral Planning Authority	A local authority with responsibility for processing mineral applications. West Sussex County Council and the South Downs National Park Authority are both Mineral Planning Authorities.
Mt		Million Tonnes
mtpa		Million Tonnes per Annum
	National Park	A National Park must be an extensive tract of countryside, that because of its natural beauty

Acronym/Term		Explanation
		and the opportunities it affords for open air recreation, Natural England considers it especially desirable that legal measures are taken to safeguard it under the provisions of the National Parks and Access to the Countryside Act of 1949.
	Primary Aggregates	Virgin materials such as sand and gravel which are extracted from the ground.
	Protected Species	Individual wildlife species which have statutory protection under a range of legislation provisions (e.g. the Wildlife and Countryside Act 1982, the Conservation (Natural Habitats, &c) Regulations 1994, Protection of Badgers Act 1992).
	Recycled Aggregates	Aggregate which has been extracted from the ground (as primary aggregate), but which has subsequently been used and recovered for re-use. It comprises material derived from construction and demolition waste
Ramsar site		Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly wildfowl habitats.
RIGS	Regionally Important Geological and Geomorphological Sites	A non-statutory regionally important geological or geomorphological site, designated by locally developed criteria.
	Restoration	The process of returning a site to its former use, or restoring it to a condition that will support an agreed after-use, such as agriculture and forestry.
SM	Scheduled Monuments	A nationally important archaeological site included in the Schedule of Monuments maintained by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.
	Secondary Aggregates	Secondary aggregates can be a lower grade virgin material such as chalk, or previously used aggregate or used materials which were not previously aggregates, for example shredded tyres.
SSSI	Sites of Special Scientific Interest	A site statutorily notified under the Wildlife and Countryside Act 1981 as being of special nature

Acronym/Term		Explanation
		conservation interest. SSSI include wildlife habitats, geological features and landforms.
SPA	Special Protection Areas	A site of importance for rare and vulnerable birds under the EU Directive on the Conservation of Wild Birds.
SAC	Special Areas of Conservation	A site of international importance designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.
SFRA	Strategic Flood Risk Assessment	A study carried out by local planning authorities in consultation with the Environment Agency. The SFRA provides information on the areas that may flood and the impacts of climate change.
SA	Sustainability Appraisal	A single appraisal tool which provides for the systematic identification and evaluation of the economic, social and environmental impacts of a proposal.
	Sharp sand and gravel	Course sand and gravel suitable for use in making concrete.
	Silica Sand	Also known as industrial sand, contains a high proportion of silica in the form of quartz. It is produced from unconsolidated sands and crushed sandstones and is used for applications other than as construction aggregate.
	Soft Sand	Fine sand suitable for use in such products as mortar, asphalt and plaster.
NNR	National Nature Reserves	A site of national nature conservation importance managed by English Nature and established under the Wildlife and Countryside Act 1981.

Appendix 2: Key assessment information and criteria

	Considerations	Constraints	Source of information
Landscape Designations/Visual Impact	<ul style="list-style-type: none"> Consider the potential impact on designated landscapes – There are two AONBs within West Sussex; Chichester Harbour and the High Weald. The South Downs National Park covers almost the whole of the chalk outcrop, almost half the Folkestone Beds, and part of the gravel reserve north of Chichester Potential for enhancement 	<ul style="list-style-type: none"> The significance of any landscape and visual impact is dependent on a number of site specific issues, such as the proximity to sensitive viewpoints, presence of screening features, direct effects on landscape fabric, proximity to landscape designations and the existing landform. 	<ul style="list-style-type: none"> GIS The South Downs Integrated Landscape Character Assessment (2005)(updated 2011) West Sussex Landscape Sensitivity and Capacity Study (October 2011) Consultation with landscape specialists Consultation with ecological specialists
Nature conservation and geodiversity	<ul style="list-style-type: none"> Consider proximity to sites of international/national importance for nature conservation and potential for adverse effects. Consider location of Regionally Important Geological and Geomorphological Sites (RIGS) Potential for enhancement 	<ul style="list-style-type: none"> International sites are afforded the highest level of protection. These include Ramsar sites, Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Mineral development should not take place where it would adversely affect a site of European Importance. The likelihood of any adverse impact on National Nature Reserves (NNR) will also be considered. Many Sites of Special Scientific Interest (SSSI) are also designated as sites of international importance and there are numerous sites distributed throughout the county. Minerals development should not occur on land within or 	<ul style="list-style-type: none"> GIS Consultation with ecological and geological specialists

	Considerations	Constraints	Source of information
Historic environment	<ul style="list-style-type: none"> • Consider proximity to a Registered Historic Park or Garden. • Consider proximity to historic site/building/monument with a nationally recognised designation 	<p>outside SSSIs if it is likely to have an adverse effect on the SSSI.</p> <ul style="list-style-type: none"> • Presumption in favour of the preservation of: <ul style="list-style-type: none"> • listed buildings and their setting • nationally important archaeological remains in situ and their settings • the preservation of nationally important archaeological remains if mineral proposals would cause damage or have a significant impact on them. • Proposals for minerals development should not affect the character or appearance of conservation areas. • Although historic parks and gardens have no statutory controls, they should be protected. The effect of a proposed development on a registered park or garden or its setting will be considered. 	<ul style="list-style-type: none"> • Consultation with specialists of archaeology and the historic environment
Water environment (including flooding)	<ul style="list-style-type: none"> • Consider proximity to Source Protection Zones or major/minor aquifers. • Consider proximity to vulnerable water bodies. • Areas subject to flooding need close consideration – dependent on type of development. • Mineral extraction can provide opportunities for flood water and general water storage. 	<ul style="list-style-type: none"> • The NPPF technical guidance on flooding states that mineral working and processing is classed as a less vulnerable development (except for sand gravel which is considered water compatible) in terms of flood risk vulnerability. • Mineral extraction development needs to take account of the presence of Source Protection Zones the major aquifer that coincides with the chalk of the South Downs. 	<ul style="list-style-type: none"> • GIS • Consultation with Environment Agency • Strategic Flood Risk Assessment (SFRA)

	Considerations	Constraints	Source of information
Air quality	<ul style="list-style-type: none"> • Adverse emissions can be a concern at some facilities (dealt with at planning application stage if necessary through use of controls). • Consider proximity to sensitive human receptors. Proximity to Air Quality Management Areas 	<ul style="list-style-type: none"> • The impact of development on air quality is likely to be particularly important where proposed development is within or close to an Air Quality Management Area (AQMA), where the proposed development could affect air quality such that it may cause an AQMA to be designated. 	<ul style="list-style-type: none"> • Officer assessment
Soil quality	<ul style="list-style-type: none"> • Consider proximity or location of best and most versatile agricultural land • Consider location of sensitive land and soils • Potential of enhancement 	<ul style="list-style-type: none"> • The presence of the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account. Where significant development of agricultural land is unavoidable, poorer quality land (grades 3b, 4 and 5) should be used in preference to that of a higher quality. Much of the land within the gravel resource area is of higher agricultural grades, therefore although there will be a preference for finding sites on the lowest grade agricultural land, sites on the highest agricultural land may be unavoidable. 	<ul style="list-style-type: none"> • Consultation with landscape specialists • Officer assessment
Public Rights of Way (PRoW)	<ul style="list-style-type: none"> • Consider the presence of public rights of way • Potential for enhancement 	<ul style="list-style-type: none"> • The significance of any impact is dependent upon the location of public rights of way and areas used for recreation. This is particularly important with the South Downs National Park in relation to the second purpose 'to promote opportunities for the understanding and enjoyment of the special qualities'. 	<ul style="list-style-type: none"> • Consultation with PRoW Team and SDNPA Rangers
Transport (including	<ul style="list-style-type: none"> • The Advisory Lorry Route (ALR) is defined in the West Sussex Transport Plan 2011- 2026. 	<ul style="list-style-type: none"> • Minerals have to be worked where they occur therefore will not always be close 	<ul style="list-style-type: none"> • Consultation with transport specialists

	Considerations	Constraints	Source of information
access)	The ALR is divided into the 'Strategic Lorry Route' (SLR), which are the preferred routes for movements crossing the County and those movements starting and ending should use them in preference to local lorry routes where possible. The ALR also includes 'Local Lorry Route' (LLR) which should only be used for the start or final leg of a journey or between built up areas of West Sussex.	to the ALR, although access to the ALR is desirable. The challenge is to avoid the use of unsustainable roads by locating mineral sites close to the ALR and to minimise the environmental and amenity impact of the transportation of minerals. <ul style="list-style-type: none"> Distance to market (demand for aggregate) 	<ul style="list-style-type: none"> Traffic studies were relevant
Services and utilities	<ul style="list-style-type: none"> Water, Gas, Electricity, Telecommunications 	<ul style="list-style-type: none"> Sites which have utilities passing underneath may not be showstoppers but will be a consideration in terms of the costs and benefits of dealing with them. It is important for sites to have access to services and utilities to ensure the efficient running of mineral sites. Extensions to existing sites can utilise existing infrastructure and minimise environmental disturbance and may often be more sustainable. However, in some instances, new sites may be more sustainable. Therefore, it is important that they have suitable access to services and utilities to enable the site to be operated efficiently and is deliverable. 	<ul style="list-style-type: none"> Officer assessment Utility providers
Public amenity	<ul style="list-style-type: none"> The National Planning Policy Framework (NPPF) states that the adverse impact of minerals workings on neighbouring communities should be minimised. Consider proximity of local communities whose amenity may be impacted by development. 	<ul style="list-style-type: none"> Noise, dust, smell, light, vibration, air quality, impact on residents and neighbouring uses, impact on wider areas (users of the countryside) 	<ul style="list-style-type: none"> Officer assessment
Cumulative	<ul style="list-style-type: none"> The NPPF states that policies and proposals 		<ul style="list-style-type: none"> Officer assessment

	Considerations	Constraints	Source of information
impact	should take account of existing activity and impacts, the duration and nature of proposals for new or further workings, and the extent of impacts that a particular site, locality, community, environment or wider areas of mineral working can reasonably be expected to tolerate over a particular or proposed period.		
Airport Safeguarding Zone	<ul style="list-style-type: none"> • Many types of development can attract to birds, including large flat-roofed structures, landfill sites, gravel pit restoration schemes and nature reserves 	<ul style="list-style-type: none"> • Mineral development sites should not have an adverse impact on the operational integrity or aviation facilities of the airport safeguarded areas of Gatwick, Shoreham or Goodwood Airports. The relevant managing bodies will need to be consulted if a sites lies within 13km radius of an airport. It may be possible to incorporate mitigation measures to overcome aviation objections. 	<ul style="list-style-type: none"> • Officer assessment
Site specific information	<ul style="list-style-type: none"> • Minerals type/quantity • Total reserve (tonnes) • Marketable reserve (tonnes) • Estimated annual yield (tonnes) • Suggested working arrangements • Suggested after-use • Landownership • Developer/Operator 	<ul style="list-style-type: none"> • It also important that sites allocated within the Joint Minerals Local Plan deliverable. • Therefore additional information about the sites is required to determine whether a site can be delivered during the plan period. • Sites which cannot be demonstrated will come forward should be excluded. • If the relevant information is not forthcoming, the Authorities will not be able to consider such sites as allocations as it would not be a 'sound' approach to progress a site without technical justification. 	<ul style="list-style-type: none"> • Officer assessment

Appendix 3: Sites rejected up until Stage 3 (as published in MSSv2)

Site	Code	Mineral	Reason(s) for elimination
Buncton Crossways	M/HO/4B	Sand	Unacceptable impact on landscape character. The proposal would lead to destruction of distinctive landform which forms part of foothills and contributes to landscape character. There is also uncertainty about the deliverability of the site.
Burton East	M/CH/1E	Sand	Unacceptable impact on landscape character and uncertainty over deliverability of the site.
Burton West	M/CH/10D	Sand	Unacceptable impact on landscape character. Effect on landform could have significant visual impact and effect on landscape character. There is also uncertainty about deliverability of the site.
Copse Farm	M/CH/4A	Sharp sand and gravel	Deliverability issues. The landowner has indicated that they do not wish the site to be considered for allocation within the Minerals Local Plan.
Downs Road East	M/CH/2G	Gravel	Unacceptable impact on landscape character. Concern over loss of character to landscape where views are seen in the context of the South Downs National Park. There is also uncertainty about deliverability of the site.
Downs Road West	M/CH/2F	Gravel	Unacceptable impact on landscape character. Concern over the loss of character to landscape where views are seen in the context of the South Downs National Park. There is also uncertainty about deliverability of the site.
Dunford Rough	M/CH/9B	Sand	Deliverability issues. Restrictive covenants and access difficulties.
Ell Bridge	M/CH/1E	Gravel	Unacceptable impact on landscape character. The proposal would lead to the destruction of a natural landform valley feature. There is also uncertainty about deliverability of the site. Access to the site is required from Racton Park which is also considered

Site	Code	Mineral	Reason(s) for elimination
			unacceptable.
Funtington East	M/CH/1H	Gravel	Deliverability issues. The landowner has indicated that the site contains lug sand for which there is no longer a market.
Huntersrace Lane North	M/CH/2D	Gravel	Tarmac has sold the land at this site, but retained the mineral rights. The company has indicated that they do not intend to exercise their right to work them within such a timescale that would require their consideration as part of this Plan. The site is deemed undeliverable.
Huntersrace Lane South	M/CH/2J	Gravel	Unacceptable impact on landscape character. Loss of a significant number of landscape features, which contribute to landscape character. There is also uncertainty about deliverability of the site.
Land at Redvins	M/CH/6	Gravel	The landowner no longer wishes to see this site allocated in the Minerals Local Plan, the site is deemed undeliverable.
Lavant West	M/CH/2H	Gravel	Potential adverse impact on residential amenity and adjacent school. There is also uncertainty about deliverability of the site.
Lower Chancton Farm	M/HO/3C	Sand	Improvements to the A283 are needed before access can be achieved. There is also uncertainty about deliverability of the site.
Shopwyke North	M/CH/4B	Gravel	There is uncertainty about deliverability of the site.
Madams Green Farm East	M/CH/4H	Gravel	Unacceptable impact on landscape character. The site would affect the setting of Oving, visual impact due to wide open views. The landowner has indicated that they will not be bringing the site forward.
Minsted East	M/CH/8B	Sand	Unacceptable impact on landscape character. The site would have a detrimental visual impact along the extent of the valley floor. There is also uncertainty about deliverability of the site.
Oving West	M/CH/4G	Gravel	Unacceptable impact on landscape character. The site would affect

Site	Code	Mineral	Reason(s) for elimination
			the setting of Oving, visual impact due to wide open views. The landowner has indicated that they will not be bringing the site forward.
Park Lane	M/CH/2I	Gravel	Potential adverse impact on residential amenity and adjacent school. There is also uncertainty about deliverability of the site.
Philpots Quarry Northern Extension	M/MS/2	Stone	The northern extension to this site has now been permitted by the County Council. Therefore, there is no new site to be allocated.
Pulborough	M/HO/1A	Gravel	The site would have a detrimental impact on landscape character due to wide views from the ridgeline at Pulborough.
Racton Park	M/CH/1F	Gravel	Unacceptable impact on landscape character. Concern over loss of character to landscape to the west of site where views are seen in the context of the South Downs National Park. There is also uncertainty about deliverability of the site.
Ridlington Farm	M/CH/10B	Sand	Unacceptable impact on landscape character. The site is visible from higher ground of the National Park and there would be an adverse visual impact on wider views in context of foothills of Sussex Downs. There is also uncertainty about the deliverability of the site.
Rock Common South	M/HO/3B	Sand	Unacceptable impact on landscape character. The proposal would be seen in context of the South Downs National Park and long views to the site will increase visual impact. The proposal would also have an adverse impact on public amenity as a result of cumulative impact of workings in the area. There is also uncertainty about deliverability of the site.
Shoreham Cement Works- southern	M/HO/5	Chalk	The landowner of the majority of the proposed site has confirmed that they would not be supportive of mineral extraction in this

Site	Code	Mineral	Reason(s) for elimination
extension			location. The site is deemed undeliverable.
Stoney Meadow	M/CH/5	Gravel	Potential impact on surrounding uses and uncertainty about deliverability of the site.
West Stoke Road East	M/CH/2B	Gravel	Tarmac has sold the land at this site, but retained the mineral rights. The company has indicated that they do not intend to exercise their right to work them within such a timescale that would require their consideration as part of this Plan. The site is deemed undeliverable.
West Stoke Road West	M/CH/2C	Gravel	Tarmac has sold the land at this site, but retained the mineral rights. The company has indicated that they do not intend to exercise their right to work them within such a timescale that would require their consideration as part of this Plan. The site is deemed undeliverable.
Wiggonholt	M/HO/1B	Sand	Unacceptable impact on landscape character. The proposal would have an adverse effect on landscape character and loss of landscape features. There is also uncertainty about deliverability of the site.
Withies Farm East	M/CH/41	Gravel	The landowner no longer wishes to see this site allocated in the Minerals Local Plan, the site is deemed undeliverable.

Appendix 4: RAG assessment methodology

In order to determine which sites were going to be subject to technical assessments, and to produce a short list of sites, the Authorities applied a desk based assessment using a traffic light system (RAG or Red, Amber, Green). This assessment was based on the professional judgement of specialist officers of both WSCC and SDNPA.

Table A, below, sets out a description of the different scores that were applied.

Table A: Site assessment framework description

Score	Description	Mitigation
Red	The impact or issue is so severe that it could not be adequately mitigated. It is considered the site should not proceed.	n/a
Red/Amber	There is a major impact or issue which may be acceptable subject to mitigation	Likely to require major levels of mitigation in order to make the site acceptable
Amber	There is a moderate impact or issue which may be acceptable subject to mitigation	Likely to require moderate levels of mitigation in order to make the site acceptable
Green/Amber	There is a minor impact or issue which may be acceptable subject to mitigation	Likely to require low levels of mitigation in order to make the site acceptable
Green	There are no impacts or issues.	Likely to require negligible or low levels of mitigation.

Each site was assessed against the site assessment information and criteria (set out in Appendix 2 of this report) using this traffic light system:

- Landscape designations / visual impact;
- Nature conservation and geodiversity;
- Historic environment;
- Water environment (including flooding);
- Air Quality;
- Soil Quality;
- Public Rights of Way (PRoW);
- Transport (including access);
- Services and utilities;
- Public amenity;
- Cumulative impact;
- Airport Safeguarding; and
- Site specific information:

- Mineral type/quality;
- Potential yield;
- Ownership and
- After use and restoration.

Sites which received an overall 'red' assessment at this stage were ruled out as they will be considered to have issues deemed as 'showstoppers' preventing inclusion within the Joint Mineral Local Plan.

The outcomes of this assessment was used determine whether a site was suitable for further assessment as part of the detailed technical assessments, as set out in chapter 3 of the main report.

Landscape Impacts

The Authorities published a Landscape Sensitivity and Capacity Study in October 2011. This Study was revisited through part of the technical assessment stage on shortlisted sites. As the landscape does not change often, it is considered that the current study provides a good basis for the initial site assessments. The study focuses on sensitivity scores, which will be applied to the RAG assessment. The definition of sensitivity (as set out in Table 2.2 of the Landscape Sensitivity and Capacity Study) is set out below.

Sensitivity score	Definition
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development could result in a significant change in character.
Medium-High	Key characteristics of the landscape are vulnerable to change. There may be some limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating mineral/waste sites.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating mineral/waste sites.
Medium-Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed when locating mineral/waste sites to avoid adversely affecting key characteristics.
Low	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in character. Care is still needed when locating mineral/waste sites to ensure best fit with the landscape.

Site Assessment Framework

The assessment of sites was carried out in line with the framework set out below.

Considerations		Assessment Framework				
		Red	Red/Amber	Amber	Green / Amber	Green
Landscape Designations/Visual Impact	<ul style="list-style-type: none"> Proximity to or location within AONBs or SDNP West Sussex Landscape Sensitivity and Capacity Study (Oct 2011) <ul style="list-style-type: none"> Landscape Character Visual Sensitivity Landscape Value Potential for enhancement (Biodiversity Opportunity Areas and Green Infrastructure Opportunity Areas) Consider Zone of Visual Influence on Chichester Cathedral Spire. 	<p>The site is within an AONB or the SDNP and would have a severe impact on the designation</p> <p>The site is considered to have <i>high sensitivity</i></p> <p>The site is considered to have a <i>low capacity</i> for mineral activities</p> <p>No potential for enhancement</p> <p>Site could have a severe impact on the visual influence of Chichester Cathedral Spire.</p>	<p>The site is within an AONB or the SDNP and could have a major impact that would require high levels of mitigation.</p> <p>The site is considered to have <i>high-medium sensitivity</i></p> <p>The site is considered to have a <i>low-moderate capacity</i> for mineral activities</p> <p>Little or no potential for enhancement</p> <p>Site could have a major impact on the visual influence of Chichester Cathedral Spire that would require high levels of mitigation</p>	<p>The site is within or adjacent to an AONB or the SDNPA and may have a moderate impact that can be mitigated.</p> <p>The site is considered to have <i>medium sensitivity</i></p> <p>The site is considered to have a <i>moderate capacity</i> for mineral activities</p> <p>Some potential for enhancement.</p> <p>Site may have a moderate impact on the visual influence of Chichester Cathedral Spire that would require moderate levels of mitigation</p>	<p>The site is near to or adjacent to an AONB/SDNPA and could have a minor impact. Low levels of mitigation would be required.</p> <p>The site is considered to have <i>medium-low sensitivity</i></p> <p>The site is considered to have a <i>moderate-high capacity</i> for mineral activities</p> <p>Potential for enhancement</p> <p>Site has little or no impact on the visual influence of Chichester Cathedral Spire</p>	<p>Site is not within an AONB or the SDNP and would have no impact on these designations</p> <p>The site is considered to have <i>low sensitivity</i></p> <p>The site is considered to have a <i>high capacity</i> for mineral activities</p> <p>Potential for enhancement</p> <p>No impact on the visual influence of Chichester Cathedral Spire.</p>
		<ul style="list-style-type: none"> Proximity to international designations - SAC, SPA, Proximity to national designations – SSSI, RAMSAR, National Nature Reserve Proximity to Regionally Important Geological and Geomorphological Sites (RIGS) Proximity to Local Designations – Local Nature Reserve, SNCI Potential for enhancement Proximity to Ancient Woodland 	<p>Site is within an SAC or SPA which could be severely harmed</p> <p>Site is within a national designation/contains national designations which could be severely harmed</p> <p>Site is within a RIGS which could be severely harmed</p> <p>Site contains local designations which could be severely harmed</p> <p>The site contains irreplaceable ancient woodland that could be lost.</p>	<p>Site is adjacent to or near an SAC or SPA and could cause major harm – would require high levels of mitigation.</p> <p>Site is near to or contains national designations which could be majorly harmed – would require high levels of mitigation</p> <p>Site contains RIGS which may be majorly harmed. Would require high levels of mitigation.</p> <p>Site contains or is adjacent to locally designated sites and</p>	<p>Site near to an SAC or SPA and would cause moderate harm – would require moderate levels of mitigation.</p> <p>Site is near to national designations which could suffer moderate harm – would require moderate levels of mitigation</p> <p>Site is near to RIGS which could be moderately harmed – moderate mitigation would be required.</p> <p>Site is near to locally designated sites which may be moderately harmed. Moderate</p>	<p>The site may cause minor harm to an SAC or SPA.</p> <p>The site may cause minor harm to national designations</p> <p>The site may cause minor harm to RIGS</p> <p>The site may cause minor harm to local designations</p> <p>There are opportunities for enhancement</p> <p>The site is near to (between 100-250m) of ancient woodland and minor levels of mitigation are likely to be required.</p>

Considerations		Assessment Framework				
		Red	Red/Amber	Amber	Green / Amber	Green
		No enhancement opportunities on designations and no mitigation could be applied.	likely to have a major impact – would require a high level of mitigation. The site contains or is adjacent to ancient woodland which would require high levels of mitigation to ensure no harm. Limited opportunities for enhancement	mitigation would be required. The site is near to (within 100m) ancient woodland and is likely to require moderate levels of mitigation to ensure no harm. Opportunities for enhancement exist	Minor mitigation may be required on all levels of designation,	
Historic environment	<ul style="list-style-type: none"> Proximity to a Registered Historic Park or Garden (including consideration of setting and context) Proximity to listed buildings (including consideration of setting and context) Impact on Ancient Monuments and Archaeological Areas Act (1979) sites (including consideration of setting and context) <p><i>Note: Setting and context links to the landscape designations and visual impacts considerations.</i></p>	<p>The site could cause severe harm to a registered park or garden.</p> <p>The site contains historic buildings, monuments or archaeological remains which could be severely harmed.</p>	<p>The site may cause major harm to a registered park or garden. Would require a high level of mitigation.</p> <p>Registered parks or gardens within 100m of the site could fall into this category</p> <p>The site may cause major harm to historic buildings, monuments or archaeological remains in the absence of a high level of mitigation.</p> <p>Listed buildings or Scheduled Monuments within 100m - 250m of a site could fall into this category, where a high level of mitigation would be required</p>	<p>The site may cause moderate harm to a register park or garden in the absence of a moderate level of mitigation.</p> <p>Registered parks between 100m and 250m of a site could fall into this category.</p> <p>The site may cause moderate harm to historic buildings, monuments or archaeological remains in the absence of moderate mitigation.</p> <p>Listed buildings or Scheduled Monuments between 100 – 250m could fall into this category, where a moderate level of mitigation would be required</p>	<p>The site may cause minor harm to a registered park or garden.</p> <p>Registered parks or gardens between 250m and 500m of the site could fall into this category.</p> <p>The site may cause minor harm to historic buildings, monuments or archaeological remains in the absence of low levels of mitigation.</p> <p>Listed buildings or Scheduled Monuments between 250 – 500m could fall into this category</p>	<p>This site would cause no harm to the historic environment.</p>
Water environment (including flooding)	<ul style="list-style-type: none"> Proximity to Source Protection Zones or major/minor aquifers. Proximity to vulnerable water bodies (<i>Water bodies that may be impacted by mineral workings. The Water Framework Directive objectives ensure no deterioration in current water quality and to seek good status in all water bodies</i>). Areas subject to flooding need close consideration – dependent on type of development (Ref: Planning Practice 	<p>The site is within SPZ1 and could cause major harm</p> <p>The site contains vulnerable water bodies which could suffer severe harm</p> <p>The site is classed as: 'Development should not be permitted'</p>	<p>The site could have a major impact on an SPZ (1) or aquifers in the absence of a high level of mitigation.</p> <p>The site is classed as: 'Exception Test Required' according to the Flood Risk Vulnerability and Flood Zone Compatibility</p>	<p>The site is within SPZ2 and may cause harm in the absence of mitigation</p> <p>The site is classed as: 'Exception Test Required' according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning</p>	<p>The site is near to and may have a minor impact on SPZ2 or aquifers in the absence of some mitigation.</p> <p>The site is classed as: 'Development is appropriate' according to the Flood Risk Vulnerability and Flood Zone Compatibility</p>	<p>There are no issues surrounding the water environment.</p> <p>Site located in SPZ3</p> <p>'Development is appropriate' according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning</p>

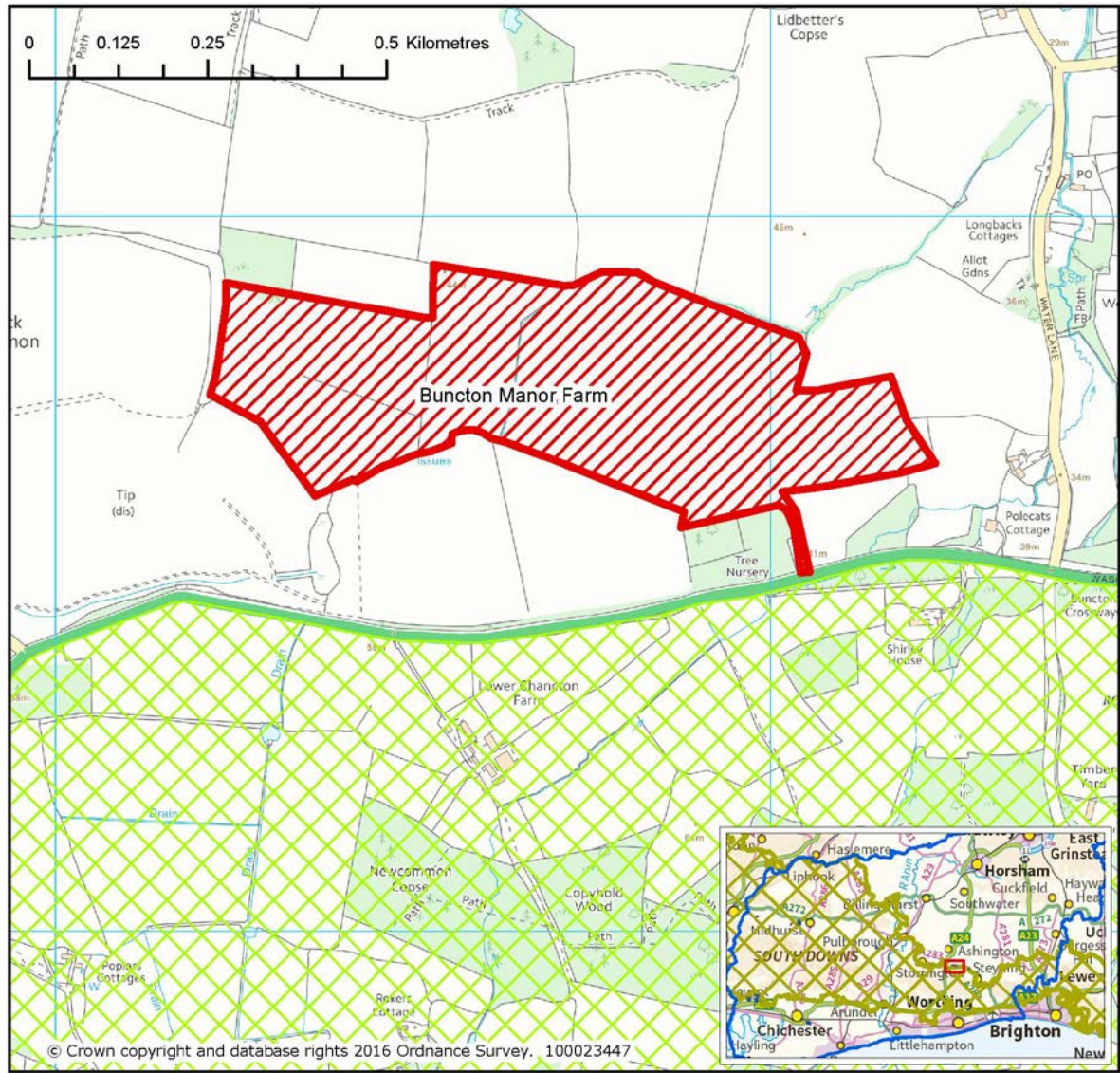
Considerations		Assessment Framework				
		Red	Red/Amber	Amber	Green / Amber	Green
	<p>Guidance, 2014).</p> <ul style="list-style-type: none"> Mineral extraction can provide opportunities for flood water and general water storage. <p><i>Note: The sites will be subject to a separate Sequential Testing exercise in accordance with the NPPF.</i></p>	<p>according to the Flood Risk Vulnerability and Flood Zone Compatibility Table in the Planning Practice Guidance. No opportunities for flood water and water storage</p> <p>Phase 1 and 2 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>Table in the Planning Practice Guidance and other sources of flooding could have a major impact requiring high levels of mitigation.</p> <p>The site contains or is near vulnerable water bodies which could be majorly impacted in the absence of a high level of mitigation</p> <p>Little or no opportunities for flood water and water storage.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>Practice Guidance and other sources of flooding could have a moderate impact requiring mitigation.</p> <p>The site is near vulnerable water bodies which could be moderately impacted in the absence of mitigation.</p> <p>Some opportunities for flood water and water storage.</p> <p>Phase 1 Hydrogeological Risk Assessment would be required prior to allocation.</p>	<p>Table in the Planning Practice Guidance and other sources of flooding could have a minor impact that can be mitigated.</p> <p>The site may have a minor impact on vulnerable water bodies in the absence of some mitigation.</p> <p>Good opportunities for flood water and water storage.</p>	<p>Practice Guidance and other sources of flooding would have no impact.</p> <p>Good opportunities for flood water and water storage</p>
Air quality	<ul style="list-style-type: none"> Adverse emissions can be a concern at some facilities (dealt with at planning application stage if necessary through use of controls). Proximity to Air Quality Management Areas <p><i>Note: Impacts on AQMA could be mitigated by conditions.</i></p>	<p>The site is within an AQMA, or HGV movements could have an adverse impact on AQMA.</p>	N/A	<p>The site is near to an AQMA and may have adverse impacts on air quality</p>	N/A	<p>The site poses no risk of adverse impact to AQMAs.</p>
Soil quality	<ul style="list-style-type: none"> Proximity or location of best and most versatile agricultural land Consider location of sensitive land and soils Potential of enhancement 	<p>The entire site contains best and most versatile land which could be severely impacted by this site.</p> <p>No potential for enhancement as site is already considered to be of the highest standard.</p>	<p>Large parts of the site contain best and most versatile land which could be majorly impacted.</p> <p>Little potential for enhancement at the site.</p>	<p>Small parts of the site contain best and most versatile land which could be moderately impacted.</p> <p>Opportunities for enhancement exist.</p>	<p>The site is near to best and most versatile land which would require minor mitigation.</p> <p>Good opportunities for enhancement.</p>	<p>The site contains low quality soil. There would be opportunities to restore the site and enhance the quality of soil.</p>
Public Rights of Way (PRoW)	<ul style="list-style-type: none"> Consider the presence of public rights of way (highways act reference – 1980, section 41 Highways Act 1980 – Section 130(1) duty of highway authority to assert and protect the rights of the public to the use and enjoyment of any highway... Impact on long distance trails (e.g. 	<p>The site could cause unresolvable issues to PRoW</p> <p>Site could cause serious detrimental impact on long distance trails</p>	n/a	<p>The site is near to or contains PRoW which in the event of operation could introduce potential hazard to ProW and PRoW users.</p> <p>Mitigation would be</p>	n/a	<p>There would be no detrimental issues to PRoW and long distance trails.</p>

Considerations		Assessment Framework				
		Red	Red/Amber	Amber	Green / Amber	Green
	<p>Serpent Trail, South Downs Way).</p> <ul style="list-style-type: none"> Potential for enhancement (would be sought at all sites) 			<p>required, which could include diversion or screening.</p> <p>Site could cause moderate negative impacts on long distance trails</p>		
Transport (including access)	<ul style="list-style-type: none"> The Advisory Lorry Route (ALR) is defined in the West Sussex Transport Plan 2011- 2026. The ALR is divided into the 'Strategic Lorry Route' (SLR), which are the preferred routes for movements crossing the County and those movements starting and ending should use them in preference to local lorry routes where possible. The ALR also includes 'Local Lorry Route' (LLR) which should only be used for the start or final leg of a journey or between built up areas of West Sussex. 	<p>The site has severe access or transport issues. Mitigation would not prevent the adverse impact of transport activities associated with the mineral working in the local area.</p>	<p>The site poses a high risk of causing major harm due to transport and access issues.</p> <p>These could be mitigated through planning obligations and mitigation measures</p>	<p>The site poses a moderate risk of causing harm due to transport and access issues.</p> <p>These could be mitigated through planning obligations and mitigation measures.</p>	<p>The site poses a minor risk of causing harm due to transport and access issues.</p> <p>These could be mitigated through planning obligations and mitigation measures.</p>	<p>The site would not give rise to highway concerns.</p>
Services and utilities	<ul style="list-style-type: none"> Water, Gas, Electricity, Telecommunications 	<p>The site contains services or utilities which could be severely impacted on – no mitigation measures can be used.</p>	<p>The site contains services or utilities which would require high levels of mitigation through re-routing, or</p> <p>The location of the cables/pipes hampers the ability to maximise the yield from the site.</p>	<p>The site contains services or utilities that could require consideration through re-routing or other mitigation measures.</p>	<p>The site is near to services or utilities which can be mitigated.</p>	<p>There are no services or utilities near to, or within the site.</p> <p>No issues.</p>
Amenity	<ul style="list-style-type: none"> The National Planning Policy Framework (NPPF) states that the adverse impact of minerals workings on neighbouring communities should be minimised. Consider proximity of local communities whose amenity may be impacted by development. Proximity to sensitive receptors including hospitals, schools, churches etc. Consideration of impact on amenity of PRow users. <p><i>Note: This excludes the impact that HGV movements would have which are covered by the transport considerations scoring.</i></p>	<p>The site contains or directly neighbours uses that could be severely impacted.</p> <p>No mitigation can be applied.</p>	<p>The site is in proximity to land uses that may be subject to high levels of harm. This includes impact of noise, dust and light.</p> <p>Mitigation measures would be required to deem this site workable.</p>	<p>The site is in proximity to land uses that may be subject to moderate harm. This includes impact of noise, dust and light.</p> <p>Moderate levels of mitigation could be employed at the site to ensure no harm is caused.</p>	<p>The site is in proximity to land uses that may be subject to minor harm. This includes impact of noise, dust and light.</p> <p>Minor mitigation works could be employed to ensure there is no harm is caused.</p>	<p>There are no land uses that would be directly impacted by operations at this site.</p>
Cumulative impact	<ul style="list-style-type: none"> NPPF states that policies and proposals should take account of existing activity and impacts, the duration and nature of proposals for new or further workings, and the extent of impacts that a 	<p>The site could result in cumulative impacts which are deemed to pose a high risk.</p>	<p>The site may cause considerable harm due to the proximity/operation of other developments</p>	<p>The site may cause moderate harm due to the proximity/operation of other developments including other mineral</p>	<p>There may be a cumulative impact due to the proximity/operation of other development,</p>	<p>There are no concerns of cumulative impact at the site.</p>

Considerations		Assessment Framework				
		Red	Red/Amber	Amber	Green / Amber	Green
	<p>particular site, locality, community, environment or wider areas of mineral working can reasonably be expected to tolerate over a particular or proposed period.</p> <p><i>Note: The detailed Transport Assessment will consider the cumulative traffic/transport impacts for each site assessed.</i></p>		including other mineral workings. There may be a requirement to delay mineral working at this site until other sites in the areas are completed.	<p>workings. There is a need to control/limit HGV movements at this site to ensure cumulative impact is kept to a minimum.</p> <p>Continuation of current use, e.g. an existing mineral site, extended over an additional time period.</p>	including other mineral workings. Minor mitigation at this site, through routing arrangements or HGV movement controls are likely to be necessary.	
Airport Safeguarding Zone	<ul style="list-style-type: none"> Aircraft are vulnerable to birdstrikes, and 80% of all strikes occur on an aircraft's take-off or landing phase of flight, therefore highlighting the necessity for wildlife management on and within proximity of an airfield. Aerodrome administrators are responsible for monitoring bird activity within a 13km radius of the aerodrome. This is to mitigate the bird strike risk to aircraft and be aware of what species are in the local area. Many types of development can attract birds, including, large flat-roofed structures, landfill sites, gravel pit restoration schemes and nature reserves. 	The site is within an Airport Safeguarding Zone and the nature of the site requires silt lagoons which are likely to attract birds and increase the risk of bird strike for aircraft.	N/A	<p>Site is within an Airport Safeguarding Zone.</p> <p>Either:</p> <ul style="list-style-type: none"> nature of the site means that it is unlikely to attract birds and increase the risk of bird strike for aircraft. OR Or site is likely to be capable of being worked in such a way, employing mitigation measures, that means that it is unlikely to attract birds and increase the risk of bird strike. 	N/A	The site is not within an Airport Safeguarding Zone.

Appendix 5: Stage 4 RAG assessment outcomes (including summary)

Bunton Manor Farm (M/HO/7)



Site description	
District/Parish	Horsham/Washington
Area (ha)	23ha (approx. 20ha suitable for development)
Mineral type	Soft Sand
Potential yield	1,000,000 tonnes
Current use	Agricultural use
Owner	Wiston Estate
Potential operator	Dudman Group Ltd.
Restoration options	Site could be restored to original levels using inert material and brought back into agricultural use.
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Site located in the area covered by Policy 25 (Countryside Protection) in the Horsham Development Framework (2015).
Planning history	The sites has not been considered in previous minerals planning documents but has been promoted for inclusion in the Plan.

Can it be delivered?	
Availability	The site is owned by Wiston Estate and is considered to be available. The landowners have had discussions with an operator (Dudman Ltd.) who have promoted the site for inclusion in the JMLP.
Deliverability	Deliverability unknown at this stage.

Key Criteria		RAG SCORE
Landscape and visual designations	<p>The site is around 100 metres from the South Downs National Park.</p> <p>This site has the potential for significant impacts on views from the SDNP from Chanctonbury Hill and the Open Access land along the Scarp slope of the chalk ridge to the north of Chanctonbury Hill. In some locations these impacts are screened by the topography and slope profile combined with woodland along the scarp slope. However there are areas where there is clear visibility over the site, albeit at distance within a wide panorama.</p> <p>The site, a series of agricultural fields, is poorly screened with denuded and gappy hedgerows, particularly along its southern boundary. It is well screened from the Underhill Road due mainly to roadside vegetation, topography and the set back from the road. The landscape, a section of the Scarp footslopes character area, is undulating and quite variable in scale from enclosed and intimate where wooded areas and hedgerows are frequent, through to more open sections of arable land where the topography and scale of the landscape is more consistent and less enclosed. Woodland and hedgerow screening could be effective at reducing this impact to some degree locally, although this</p>	<p>Red/Amber</p> <p>The site falls outside the boundary of the SDNP, although it is highly visible from important Public Rights of Way within the SDNP.</p> <p>Some potential to screen the site through the use of woodland and hedgerow planting.</p>

	<p>approach would have limitations on reducing the impact on views from the higher ground to the south of the site.</p> <p>There are open and panoramic views from the chalk ridge which overlook the existing Rock common and Chantry Mill sandpits. These pits are sequentially and simultaneously visible from the PROW and access land on the chalk ridge to the south. This site would also be visible sequentially in some locations. Opening a further quarry in this location prior to restoration of Chantry Hill and Rock Common would lead to unacceptable combined cumulative impacts on the panoramic views from the chalk ridge.</p> <p>Chanctonbury Hill, and its surrounding downland are a well known and accessible tourist destination in the SDNP. Viewers at this location would be considered to be of the highest sensitivity owing to the location being within a National Park, on a National Trail and at a viewpoint destination. Access to the area is from the car parks at the foot of Chanctonbury Hill and south of Washington. There are also a significant number of users on the National Trail.</p>	
<p>Nature conservation and</p>	<p>The site is near to a number of areas of Ancient Woodland, the closest is within 20 metres of the site (to the south east).</p>	<p>Amber</p> <p>The site is in close proximity to an number of areas of Ancient Woodland. These areas could suffer</p>

<p>geodiversity designations & potential issues</p>	<p>The site is 460 metres away from a RIGS (Rock Common Quarry)</p> <p>The site is 150 metres north of the Lower Adur Arun Watershed Biodiversity Opportunity Area.</p> <p>Several small watercourses lie within or adjoin the site which ultimately drain into the River Adur. There could be some ecological sensitivities associated with these.</p> <p>The site itself is not known to be of particular ecological value.</p>	<p>moderate harm and as would require moderate levels of mitigation.</p>
<p>Historic environment designations</p>	<p>There are a number of listed buildings within the vicinity including:</p> <p>Upper Chancton Farmhouse (Grade II) (600 metres to the north of the site),</p> <p>Abbotts Farmhouse (Grade II) (640 metres to the north east),</p> <p>Rock Windmill (Grade II) (460 metres to the west).</p> <p>There are also a nine listed buildings to the east of the site within 1km, the closest being Polecats Cottages which are 100 metres away.</p> <p>Through the centre of the proposal site runs a documented Late Anglo-Saxon estate boundary (the Washington Estate Boundary), an undesignated</p>	<p>Amber</p> <p>The site may cause moderate harm to nearby Listed Buildings and archaeological remains (part of the site falls within an Archaeological Notification Area), in the absence of moderate levels of mitigation.</p>

	<p>archaeological/ historical feature potentially of national significance.</p> <p>Further information, through desk-based and field-based non-intrusive and intrusive archaeological assessment is required in respect of this feature.</p> <p>The western part of the site is a Historic Environment Record (HER) Archaeological Notification Area (Amber scale), owing to the location just outside of the site of recorded prehistoric, Roman and later sites in Rock Common Quarry. Immediately adjacent to the north-central part of the proposal site runs the projected alignment of the Sussex Greensand Way Roman road, mapped as an HER record.</p> <p>Related prehistoric, Roman and later features and artefacts may exist below ground within the proposal site (potential local/ regional significance).</p> <p>The Wiston Park Historic Parkscape is 440 m to the south east of the site.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • The site does not lie within a groundwater protection zone. • EA maps indicates that the south western part of the site is part of the Principal Aquifer and small parts of the site are Secondary 	<p>Amber</p> <p>The site could have an impact on a major aquifer in the absence adequate mitigation.</p>

	<p>undifferentiated) Aquifer.</p> <ul style="list-style-type: none"> Groundwater Vulnerability Zones: Major Aquifer (intermediate) <p>There should be no below groundwater table quarrying. As groundwater is being dewatered at Rock Common, groundwater levels underneath the site are unlikely to be representative of natural conditions. Therefore groundwater monitoring and an assessment will have to be made on the natural groundwater table at this site.</p>	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p>	<p>Amber</p> <p>The site could have an impact on air quality should traffic from the site pass through an AQMA.</p>
Soil quality	<p>The site is grade 3 soil quality.</p>	<p>Amber</p> <p>The site contains grade 3 soil which could be moderately impacted.</p>
Public rights of way	<p>There are no PRow through or directly adjacent to the site but there are three PRow close by: Footpath 2617 is 300 metres away,</p>	<p>Amber</p> <p>Whilst PRow would not be directly affected by the site, uses of PRow would experience a negative</p>

	<p>Footpath 2616 is 320 metres away and Footpath 2604 is 240 metres away.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	visual impact from the site.
Transport and access	<p>The site would use an existing access from the A283, which forms part of the ALR.</p> <p>The proposed access is on to the A283, which forms the boundary of the South Downs National Park.</p> <p>Further assessment will consider potential issues with visibility at the access to eastbound traffic due to the existing alignment of the A283.</p>	<p>Green/Amber</p> <p>The site poses a minor risk of causing harm due to transport and access issues due to potential visibility reasons.</p>
Services and utilities	<p>Windmill Landfill lies adjacent to the site - the development must not have any detrimental impact upon the infrastructure of the landfill. Therefore an assessment would be needed to assess what is a safe working/quarrying distance.</p> <p>Constraints include but not limited to locations of boreholes (Gas & Groundwater) infrastructure, engineered liner and surface water drainage system.</p>	<p>Amber</p> <p>Potential issues due to the adjacent landfill site. An appropriate assessment would be needed to determine the suitability of the site.</p>
Amenity	<p>The nearest residential properties are at Polecats Cottages (100m to the south east). There are a number of other residential properties in the area including Upper Chanton Farm and properties along Water Lane to the east.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be</p>	<p>Red/Amber</p> <p>The site is located close to a number of residential properties which may be subject to high levels of harm. These may be avoidable through mitigation.</p>

	capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.	
Cumulative impact	There is an existing mineral working at Rock Common to the west and an extension to this site is being considered through the JMLP. There is also a landfill site immediately south of the site which is being restored. Ham Farm to the east is also being considered through the JMLP. Further to the west of the site is Sandgate Park and Hampers Sand pit. Chantry Lane Sand Pit in Storrington is currently inactive but an extension to the site is being considered through the JMLP.	Red/Amber The area has seen a number of workings over the years, some of which are still active. There are a number of other sites in the area that are being considered through the JMLP (Rock Common Extension and Ham Farm) and the cumulative impact of all these sites could be significant.
Airport safeguarding	With aeronautical safeguarding zone for birdstrike (Shoreham Airport).	Amber The site is likely to be capable of being worked and restored in a way that minimises the risk of attracting birds.

Key issues/constraints

Potential impact on the setting of listed buildings close to the site;

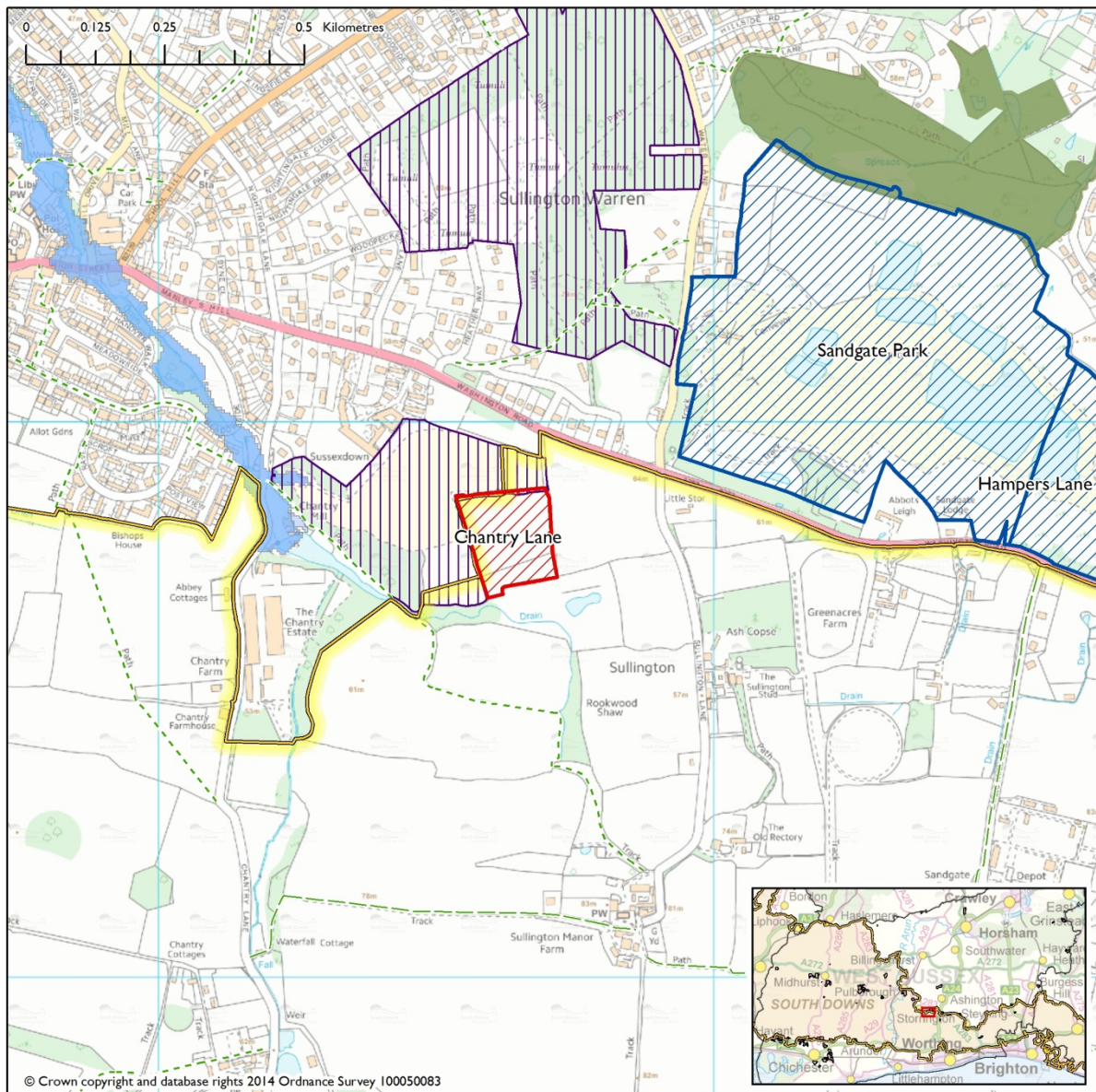
- The site is less than 250m metres from the South Downs National Park boundary; however the site is highly visible from the SDNP.
- The site in close proximity to Ancient Woodland, therefore mitigation measures would be required;
- The site is close to a number of listed buildings, therefore an assessment its impact would be required and possible mitigation;
- The site is adjacent to a former landfill site, therefore a stand-off, mitigation would be required to ensure infrastructure is not damaged;
- Monitoring of groundwater levels is required and there should be no quarrying below groundwater table level;
- There may be impacts on residential amenity due to the proximity of some dwellings to the site;
- Possible cumulative impacts as a result of the amount of quarrying and landfill activity in the area;
- There may be impacts on AQMA in Storrington as a result of HGV movements.

Outcome

The site contains reserves of soft sand which could be worked as a new site. Potential issues such as: landscape, hydrology, amenity impact and cumulative impacts would need to be overcome should the site be allocated.

The site is suitable for further technical assessment

Chantry Lane Extension (SDNPA M/HO/2)



Site description	
District/Parish	Horsham/Storrington and Sullington
Area (ha)	2.5
Mineral type	Soft sand
Potential yield	1 million tonnes
Current use	Extension to existing workings. Adjoining land uses: Chantry Quarry and pasture.
Owner	Dudman Group Ltd

Potential operator	Dudman Group Ltd
Restoration options	
Site specific information (operational considerations)	A draft redevelopment plan has been drawn up for Chantry Lane Industrial Estate and the Sand Quarry. This includes housing and employment or an educational campus. Consultation on the detailed proposals is planned with local and neighbouring parish councils, Horsham District Council, West Sussex County Council and The Highways Agency. The existing site is also being considered through the Neighbourhood Plan process.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site
Planning policy	The site is located in the area covered by policy DC1 (Countryside Protection and Enhancement) of the Horsham Core Strategy (2007) where development will not be permitted unless it is considered essential to its countryside location and enables the extraction of minerals or the disposal of waste.
Planning history	Existing sand quarry. The site was considered in the Minerals Local Plan (2003) but was not allocated. The site was also considered in the Minerals Development Plan Document issues and Options (2005) and was considered acceptable subject to detailed assessment of impacts on landscape and the water environment. The site has been promoted for inclusion in the Plan through the 2014 site nomination process.

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process and is thought to be owned by the operator.
Deliverability	The operator is interested in delivering the site which would replace an existing area of permitted reserve.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within South Downs National Park</p> <p>WSCC Landscape Sensitivity and Capacity Study (2011): The restricted views into the area will enable the visual containment of extraction activities within existing tree cover. The small to medium scale of the arable farmland and the structure of the trees around the perimeter, which link in with tree belts and woodland in the wider area, reduce the capacity of the site to accommodate development without eroding the pattern and structure of the farmland.</p> <p>However, the landscape of the immediate area is clearly 'worked', with a limited sense of tranquility due to the proximity of the fringes of Storrington.</p> <p>The site is overlooked by higher ground to the south, with some potential visibility from the wider area to the east and south, and adequate screening of views, particularly from the upper slopes of the scarp and Downs, may not be achieved by retaining and enhancing trees and vegetation around the perimeter.</p> <p>The site is considered to have a Medium sensitivity and Moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site itself has a Medium sensitivity. The site access has</p>	<p>AMBER</p> <p>The site falls within the SDNP and follows its northern boundary. The site itself has a medium landscape sensitivity, though the access has a medium-high landscape sensitivity. The site has a moderate capacity for mineral extraction.</p> <p>The highway improvement works needed to make the development acceptable on highways terms, may result in an unacceptable landscape impact.</p>

	<p>a Medium-High sensitivity.</p> <p>The site is shown with a proposed northern access onto the A283. This aspect of the proposed site has potential to cause significant urbanising impacts on the existing character and views of the chalk ridge to the south. Overall character of the A283 could also be affected to a significant degree depending on the degree of improvements required by the highway authority. Levels, boundaries, signage and detailed design will also require careful consideration and may not be acceptable in landscape terms.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Adjacent to SSSI and RIGGS. RIGGS comprises open faces in the existing quarry.</p> <p>This site lies approximately 5km from Arun Valley SPA/Ramsar. A watercourse adjacent to the site drains into River Stour and into this European site. There is therefore a potential pathway for sediment to impact this European site.</p>	<p>GREEN/AMBER</p> <p>The site is adjacent to a SSSI and RIGGS.</p>

<p>Historic environment designations</p>	<p>Within the site until 1947 at least was a range of buildings called "New Barn". A building is shown here on the draft 1st ed OS map of 1806-7, and upon Yeakell & Gardner's map of Southern Sussex of 1778-1783. The barn(s) may simply be a field barn(s), but given its origins over 200 years ago, there may have been earlier barns here or indeed the barns may be all that remained of an early farmstead. This is a large site partly on the Lower Greensand, a formation where earlier prehistoric occupation (eg. mesolithic flint scatters) is common, and on a large site such as this, the possibility that other remains of ancient occupation may be present, below ground and should be taken into account, eg. the sites of former barrows.</p> <p>Acceptable provided that impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological impact assessment required (archaeological desk-based assessment, and non-invasive and invasive field evaluation). Surveys and reports to be carried out and submitted with any planning application.</p>	<p>GREEN/AMBER</p> <p>Site may have a minor negative effect on archaeological remains and the setting of various historical assets.</p> <p>There is some uncertainty as to the scale of the impacts and as such a detailed archaeological impact assessment would be required. Mitigation measures would need to be adopted to prevent harm to archaeological remains.</p>
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<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site lies approximately 5km from Arun Valley SPA/Ramsar. A watercourse adjacent to the site drains into River Stor and into this European site. There is therefore a potential pathway for sediment to impact this European site.</p> <p>Appropriate assessment: There are adequate measures in place (dilution and planning conditions) to ensure that the site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water quality.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility to surface water flooding • Negligible risk susceptibility of groundwater flooding • Medium risk of flooding from artificial sources • Flood Vulnerability Classification: water-compatible • Possible WFD impacts – watercourse adjacent to site tributary to River Stor and drains to Arun. Any risk of sediment entering the watercourses which lead into the River Stor & then into River Arun would need to be fully assessed and mitigated (European Site). • If used for sand, Gault clay needs to be removed – recommend consideration of any impacts. 	<p>GREEN/AMBER</p> <p>Any risk of sediment entering the watercourses which lead into the River Stor & then into River Arun would need to be fully assessed and mitigated.</p>
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<p>Air quality</p>	<p>Site located near an Air Quality Management Area. Off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site likely pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>AMBER</p> <p>It is likely that traffic from the site would need to pass through a near-by AQMA which could lead to an adverse impact on air quality.</p>
<p>Soil quality</p>	<p>The site contains only Grade 2 and grade 4 and Non-Agricultural land.</p>	<p>AMBER</p> <p>The half of the site contains grade 4 agricultural land, the other half is grade 2 and there may be a minor negative effect on protecting or enhancing soil/land quality.</p>
<p>Public rights of way</p>	<p>Public Footpath 2664 runs in a southeasterly direction along the boundary of the existing quarry. It emerges on to Chantry Lane beside the entrance to the existing quarry.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>GREEN</p> <p>No detrimental issues for PROW – on the basis that no works are undertaken within 20m of public footpath 2664.</p>

<p>Transport and access</p>	<p>New access from A283. Existing access not supported.</p> <p>High level transport assessment (2011): Whilst there is a permitted minerals extraction use, access via Chantry Lane is undesirable on highway safety grounds. The formation of a new access would offer a more acceptable arrangement but this does need to be demonstrated in terms of compliance with current design standards. The form of the access would need to be considered in conjunction with possible vehicle movements from other permitted uses on this site.</p> <p>Traffic routing to avoid Storrington is also considered important.</p>	<p>AMBER</p> <p>Discussion with site owner required regarding access prior to technical assessment.</p> <p>The site poses a moderate risk of harm.</p> <p>Mitigation measures (such as the formation of a new access) could make the site acceptable in terms of access.</p>
<p>Services and utilities</p>	<p>BT line runs through site.</p> <p>Southern Water identified water infrastructure in close proximity to the site. Diversion of infrastructure may be possible at the developer's expense, subject to a feasible alternative route being available.</p>	<p>AMBER</p> <p>Infrastructure (water utilities) may need to be re-routed.</p>
<p>Amenity</p>	<p>Close proximity to the built up area of Storrington. A number of residential properties back on to the existing quarry along the northern boundary.</p>	<p>GREEN/AMBER</p> <p>Potential impacts on residents of Storrington (e.g noise, dust and light) could be mitigated against to ensure no harm is caused.</p>

<p>Cumulative impact</p>	<p>The site is an extension to a sand pit. Minerals are also worked to the north of the site.</p> <p>WSCC Landscape Sensitivity and Capacity Study (2011): The entrance to the site would result in visual intrusion and create a cumulative effect with that of the sand site opposite (Sandgate Park).</p> <p>Extending the existing workings may give rising to cumulative impacts, with the potential for increasing the intrusiveness of the existing pit, particularly in relation to views from the south and east towards Storrington.</p>	<p>AMBER</p> <p>Continuation of existing operations and other existing mineral sites for a longer time period.</p>
<p>Airport safeguarding</p>	<p>Not in a safeguarding zone.</p>	<p>GREEN</p> <p>The site does not fall within an airport safeguarding zone.</p>

Summary and outcome of scoring

Key issues/constraints

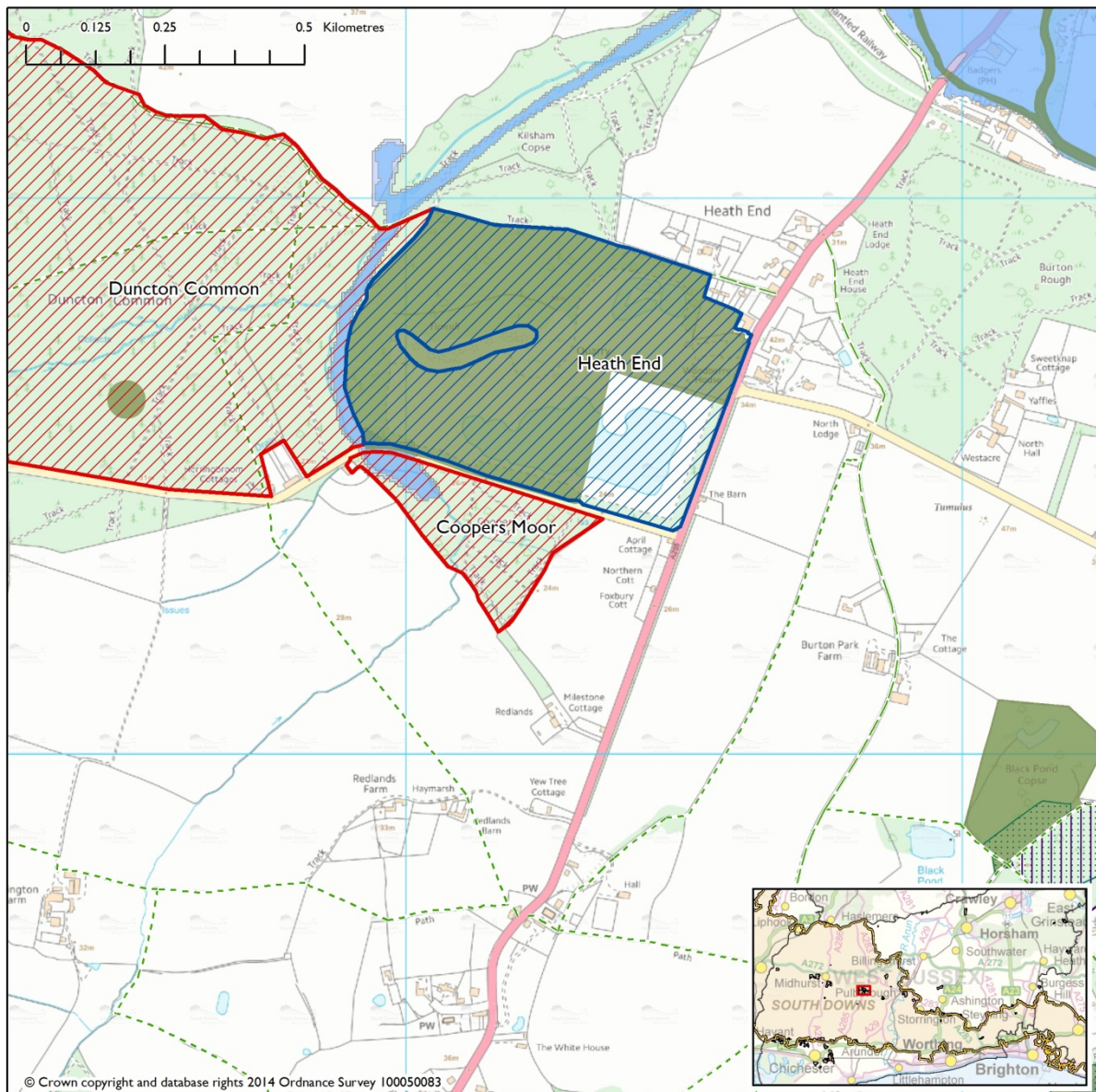
The site is located within the SDNP. The site is considered to have a medium landscape character sensitivity to mineral extraction and the site's landscape capacity is considered to be moderate.

The site would be development as an extension to the existing quarry. The existing access to the site is not supported by Highways and therefore a new access would be required. Traffic from this site likely pass through the AQMA at the A283 High Street/Manley's Hill, Storrington. Development of the site would also result in the loss of Best and Most Versatile agricultural land.

Outcome – The site contains reserves of soft sand which could be worked as an extension to an existing site. There are no significant deliverability issues associated with this proposal, subject to the acceptability of any new access in relation to highway safety and any associated impact on the landscape. The cumulative impact of this site with any other existing or proposed sites in area will need to be considered. Mitigation for the loss of BMV land will also need to be considered.

The proposal is suitable for further appraisal so it can be compared with other proposals for soft sand in West Sussex.

Coopers Moor (SDNPA, M/CH/10C)



Site description	
District/Parish	Chichester/Duncton
Area (ha)	Approx. 6
Mineral type	Soft sand
Potential yield	500,000 tonnes
Current use	Woodland - birch regeneration and chestnut coppice
Owner	Leconfield Estate
Potential operator	Dudman Group Ltd.

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	The site is separated from the existing Heath End sandpit by Duncton Common Road.
Planning policy	Within Chichester District Rural Policy Area.
Planning history	<p>Site was considered acceptable in the Minerals DPD Issues and Options November 2005 subject to retention of woodland edge; provision of additional screening; buffers to woodland; assessment of nature conservation impact; assessment of impact on water environment and mitigation of impact on public amenity.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	Landowner has promoted the site for mineral extraction
Deliverability	Landowner keen to deliver site as part of the Duncton Common scheme

Key Criteria		RAG Score
Landscape and visual designations	<p>Within the South Downs National Park.</p> <p>Landscape Study (LUC, 2011): Although comprising of predominantly woodland, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, the scale of the site, which narrows to the west, reduces the scope to mitigate against adverse impacts on the more sensitive features within the site, such as the mature broadleaf trees and the water courses. The site is also tranquil in character and overlooked by higher ground to the south, which means adequate screening of views from the ridge may not be achieved by retaining and enhancing trees and vegetation around the perimeter. These factors reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and visual amenity. With the proximity of the existing extraction site to the northeast, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area, within the SDNP, and the potential for this type of development to visually intrude into views from Duncton Viewpoint and the chalk ridge to the south.</p> <p>The site is considered to have a Medium-High sensitivity and Low-Moderate capacity for mineral extraction.</p>	<p>RED</p> <p>The site is not suitable due to its highly visible and sensitive location which would be severely affected by mineral extraction.</p>

	<p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015):</p> <p>High sensitivity</p> <p>Coopers Moor is considered to have high sensitivity on all/many aspects of the study to a degree which it is recommended for exclusion.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Site includes BAP habitat and woodland.</p> <p>Heath End Sandpit SNCI directly adjacent to the north of the site. River Rother SNCI 1km to the north. Duncton Common SNCI 0.4km to northwest. SAC/SSSI (Duncton and Bignor Escarpment) located under 2km to the south of the site.</p>	<p>AMBER</p> <p>Site is adjacent to SNCIs and within 2km of a SAC/SSS and as such moderate levels of mitigation would be required.</p>
<p>Historic environment designations</p>	<p>There are several Listed Buildings nearby, including Redlands Farmhouse and Milestone Cottage approximately 150m to the southeast. The site lies near several known archaeological sites, including a Scheduled Monument (linear barrow cemetery - one of the most important surviving examples on the Greensand); there may be further buried archaeological remains within the site, and visible field boundary earthworks, pre-dating the present (early 19th-century?) wood. The potential impact of mineral extraction upon the setting of the nearby SAM should be considered in the light of the long-standing location of the SAM upon an unworked ridge within the existing sand pit, still in operation.</p> <p>Acceptable provided that visual impact upon Listed Buildings nearby, and impacts upon any visible and buried archaeological remains can satisfactorily be</p>	<p>RED/AMBER</p> <p>The site could cause major harm to the setting of a number of listed buildings, a SAM and may harm buried archaeological remains in the absence of high levels of mitigation.</p>

	<p>mitigated. Archaeological, geoarchaeological and historic buildings impact assessment required (archaeological desk-based, Walkover Survey and where feasible non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application. Lidar strongly recommended.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • 25% of site in Fluvial Flood Zone 2/3 • High risk of surface water flooding (25% of site at risk). • Low risk susceptibility of ground water flooding (20% of site at higher risk). • Flood Vulnerability Classification: water-compatible • Below groundwater table working – more complex operation and would need to consider impacts on drainage/flood risk. • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Prefer no working below groundwater table. • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation. • Stream at western end of the site feeds into the River Rother, known for trout breeding and sensitive ecological qualities. 	<p>AMBER Groundwater levels should be considered and assessed.</p> <p>A phase 1 Hydrogeological Assessment would be required prior to allocation.</p>

Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington and the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>AMBER</p> <p>Traffic associated with the site may have an adverse impact on a number of AQMAs.</p>
Soil quality	<p>Grade 4 therefore no loss of BMV agricultural land.</p>	<p>GREEN</p> <p>The site contains low quality soil.</p>
Public rights of way	<p>No PROW cross/enter the site. A network of footpaths and bridleways are located close to the site (to the north, south, east and west) including the Serpent Trail. The Duncton Viewpoint is located approximately 2.5km to the south of the site and offers views of the landscape to the north, including towards this site.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>GREEN</p> <p>There would be no direct impact on any PROW, although the site would be visible from Public rights of way.</p>
Transport and access	<p>Site likely to be an extension to Heath End site therefore operator indicates that access would be via existing Heath End site access direct onto the A285. Heath End and Coopers Moor separated by Duncton Common Road.</p>	<p>GREEN</p> <p>Subject to no intensification of use.</p>

	<p>High level transport assessment (2011): On the basis that there would be no intensification of use of the existing site or the access onto the public highway, there would seem no reason to resist this possible allocation. As appropriate it may be necessary to implement a cap on daily vehicle movements.</p>	
Services and utilities	<p>Scottish and Southern high voltage cables run along the boundary of the site.</p> <p>Overhead BT plant along northern part of the site.</p> <p>A Southern Water supply boundary lies to the north of the site. Water infrastructure crosses the site and is also in close proximity to the site. Diversion may be possible at the developer's expense subject to a feasible alternative route being available.</p>	<p>AMBER</p> <p>The site contains high voltage cables, BT plant and water infrastructure which may need to be re-routed.</p>
Amenity	<p>Residential properties to the east (110m) and southeast (150m) of the site.</p>	<p>GREEN/AMBER</p> <p>Nearby residential properties may be affected by noise, dust and light but minor mitigation measures would ensure no harm is caused.</p>
Cumulative impact	<p>Site is located in an area with a history of mineral extraction. Heath End sand pit is located to the north and Duncton chalk quarry to the south. Concern that extension would delay restoration of Heath End sandpit and about continuation of working in the area.</p>	<p>AMBER</p> <p>Continuation of existing operations for a longer time period.</p>
Airport safeguarding	<p>Not applicable</p>	<p>GREEN</p> <p>The site is not within an Airport Safeguarding Zone</p>

Summary and outcome of scoring

Key issues/constraints

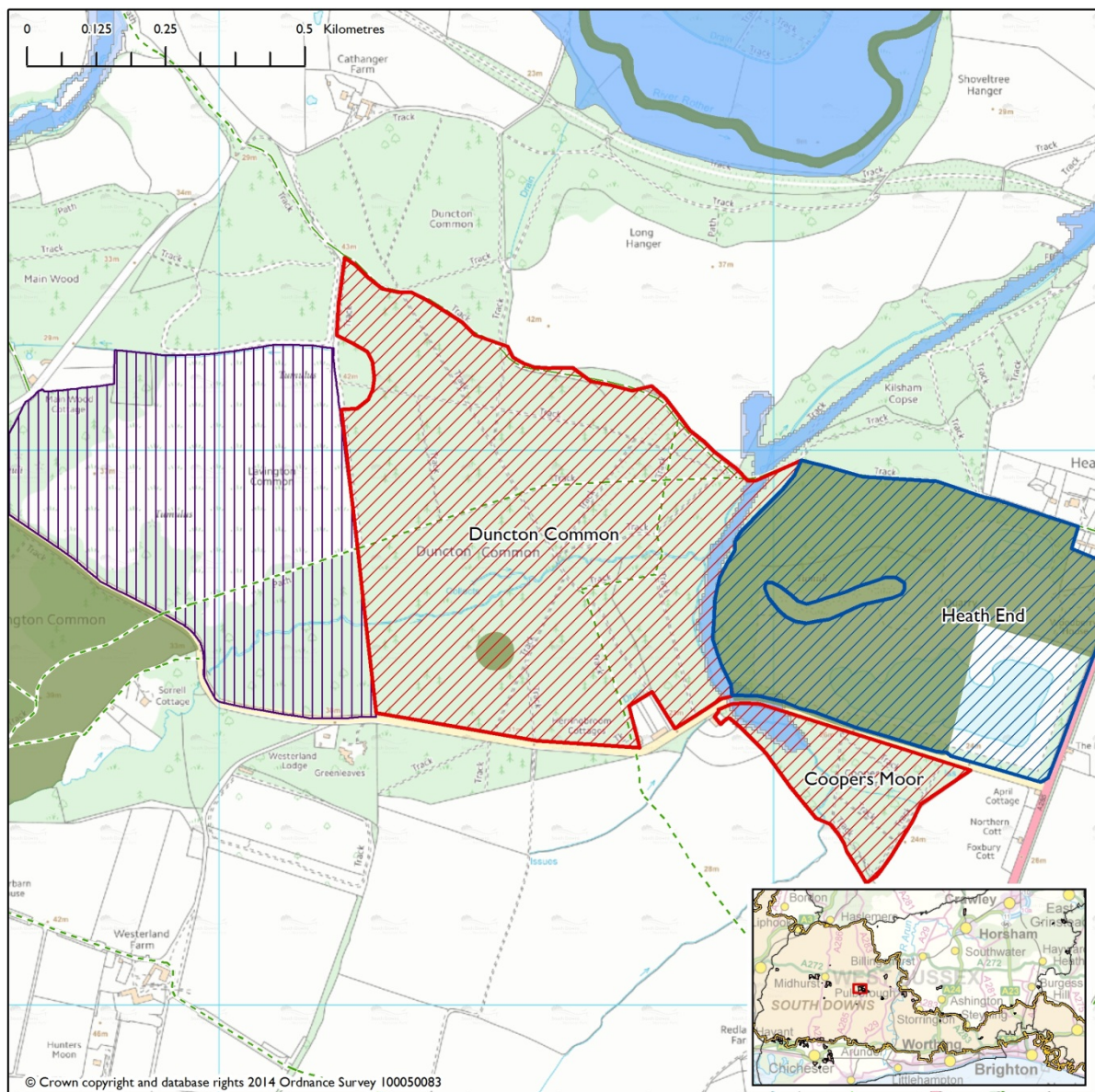
The site is located within SDNP.

The site is considered to have a high sensitivity.

The site does not contain any nature conservation designations but is located in close proximity to Lavington Common SSSI to the northwest. There are several Listed Buildings nearby (within 150 metres). Development of the site may require diversion of a number of utilities. Development of the site could have a negative impact on a number of residential properties in close proximity to the site.

Outcome – The site contains reserves of soft sand which could be worked as an extension to an existing site. However, the site is considered to have high sensitivity, incompatible with mineral extraction. As the landscape impact of the site would be so severe it cannot be adequately mitigated and as such the site should be ruled out.

Duncton Common (SDNPA, M/CH/10A)



Site description	
District/Parish	Chichester/Duncton and Petworth
Area (ha)	28
Mineral type	Soft sand (concrete and building sand)
Potential yield	1.8 m.t.
Current use	Forestry/ heathland
Owner	Leconfield Estate
	Original proposed scheme: Depending on water table, either a landscaped lake or reafforested.

Potential operator	Dudman Group Ltd
Restoration options	
Site specific information (operational considerations).	Wet heathland site/bog with important species.
Planning history and current permissions	
Extension to existing site or new site	Possible extension to Heath End sand pit.
Planning policy	Within Chichester District Rural Policy Area where development is restricted. Located in a Zone of Visual Influence of Chichester Cathedral Spire.
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was not considered to be acceptable in the Minerals Development Plan Document (2005) due to landscape impact and nature conservation impacts. Revised site area proposed.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is within single ownership and would therefore be regarded as available.
Deliverability	Operators have expressed an interest in working the site as an extension to Heath End.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within South Downs National Park. Views from the Duncton Viewpoint.</p> <p>Landscape Study (LUC, 2011): The site predominately comprises plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover. The site is however tranquil in character and occasional broadleaf trees and the water courses reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value. The development of the site has the potential to affect the amenity and recreational value of the adjacent areas, as it forms a link between areas to the east and west of high recreational value. There may however, be scope to re-route the Serpent Trail and the bridleways that form this important link.</p> <p>The site is considered to have a Medium sensitivity to extraction, and a Low-moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015):</p> <p>The site is considered to have high sensitivity on all/many aspects of the study to a degree which it is recommended for exclusion.</p>	<p>RED</p> <p>The site falls within the SDNP and is visible from Duncton view point.</p> <p>The site is not suitable due to its high landscape sensitivity which would be severely harmed by mineral extraction from the site.</p>

<p>Nature conservation and geodiversity designations</p>	<p>A small, but important area of wet heathland habitat within Duncton Common has been identified as an SNCI (C116). Evidence that site has supported breeding nightjars and woodlarks in the past. Habitat for number of species including rare Bog Asphodel.</p> <p>Site contains priority habitat lowland heath, rare species inventory records and falls within a Biodiversity Opportunity Area. The site includes BAP habitat and woodland.</p> <p>Heath End Sandpit SNCI (SNCI C74) and RIGS lies immediately to the east.</p> <p>Lavington Common SSSI lies immediately to the west. Impact on sand lizards and uncommon spiders from noise and vibration needs to be considered.</p> <p>Duncton Common SNCI is 250m to the south of the site and the River Rother SNCI 0.5km to the north.</p> <p>This site lies approximately 2.3km from Duncton to Bignor Escarpment SSSI/SAC. However, there is no pathway connecting this site to the SAC.</p> <p>An area classified as Ancient Woodland (Kilsham Copse) is located adjacent to the site to the east. A buffer should be considered.</p> <p>The site also lies approximately 8km from the Mens SAC and 9km from Ebernoe Common SAC. Whilst the site</p>	<p>RED</p> <p>The site could severely harm an important area of wet heathland habitat within a SNCI and also harm nearby BAP habitats, ancient woodland and the Arun Valley SPA/Ramsar.</p>
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	<p>contains large amounts of woodland it lies outside of the key foraging distance of Barbastelle and Bechstein bats from these European sites and therefore is not screened in for this pathway of impact.</p> <p>A watercourse adjacent to the site drains into River Rother and into Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment to impact this European site. Spawning ground for sea trout.</p> <p>This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that adequate safeguards are in place to ensure that this site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water quality.</p>	
<p>Historic environment designations</p>	<p>The site lies adjacent to several Listed Buildings with a high concentration to the southeast (between approximately 0.5km and 1.5km). The closest is Cathanger Farmhouse which is located approximately 300m to the north.</p> <p>The site adjoins one Scheduled Monument and lies near another (a single barrow and a linear barrow grouping). A buffer of a minimum of 20 metres, excluded from mineral working and to include tree planting as screening, is recommended to protect the fabric and settings of the single barrow SM on the north-west side of the site. The long-standing location of the other SM upon an unworked</p>	<p>RED/AMBER</p> <p>The site may cause major harm to the setting of listed buildings, Scheduled Monuments and it may harm archaeological items within the site.</p>

	<p>ridge within the existing Duncton Common sand pit, still in operation, together with the good tree screen between the pit to the west and this site, should be taken into account as a mitigating factor when considering the potential visual impact of mineral working upon the linear barrow cemetery this SAM. Archaeological finds are recorded from just within this site, and medieval/ early post-medieval earthworks are known at the eastern edge of Lavington Common, and may extend into this site.</p> <p>Potential objection - Objection to application SDNP/111/14/CND - extension of winning and working of minerals at neighbouring Heath End Sandpit - has been recommended on archaeological grounds.</p> <p>Acceptable only <u>provided that</u> visual impact upon nearby Scheduled Monuments, and impacts upon visible and buried archaeological remains can satisfactorily be mitigated. Archaeological and geoarchaeological impact assessment required (archaeological desk-based, Walkover Survey and wherever feasible non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application. A Lidar survey as a preliminary to any field evaluation is strongly recommended (as this is a wooded site).</p>	
<p>Water environment (including flooding)</p>	<p>Habitats Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site lies approx. 2.3km from Duncton to Bignor Escarpment SAC. However, there is no pathway connecting the site to the SAC. The site is also 8km from the Mens SAC</p>	<p>AMBER</p> <p>Part of the site falls within Source Protection Zone 2/3. The majority of the site is at a low risk of flooding, however the water table is high and</p>

	<p>and 9km from Ebernoe Common SAC. Whilst the site contains large amounts of woodland it lies outside of the key foraging distance of Barbastelle and Bechstein bats from these European sites and therefore is not screened in for this pathway of impact.</p> <p>A watercourse adjacent to the site drains into River Rother and into Arun SPA/Ramsar. There is therefore a potential pathway for sediment to impact this European site.</p> <p>Appropriate Assessment:</p> <p>There are adequate safeguards in place to ensure that the site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water quality (dilution and planning conditions).</p> <ul style="list-style-type: none"> • Flood Zone 1 (10% of site in Fluvial Flood Zone 2/3 (Eastern Edge of the site)) • Low risk of surface water flooding (10% of site at higher risk) • Negligible risk of ground water flooding (20% of site in higher risk area) • Minor Aquifer (small area of site within Major Aquifer) • Flood Vulnerability Classification: water-compatible • Below groundwater table working – more complex operation and would need to consider impacts on drainage/flood risk. • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Prefer no working below 	<p>as such impacts from the method of working, drainage and flood risk would need to be considered.</p>
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	<p>groundwater table.</p> <ul style="list-style-type: none"> • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation. • The stream which is an important tributary of the River Rother, is known to be important for Sea Trout. Stream contains spawning ground for Sea Trout. Buffer zones need to be considered. • Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated. Also potential hydrological impacts on nearby heathland habitats. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington and the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required. Local concern about air quality.</p>	<p>AMBER</p> <p>HGV movements may have an adverse impact on the Chichester AQMA.</p>
Soil quality	<p>Grade 4 therefore no loss of BMV agricultural land.</p>	<p>GREEN</p> <p>The site only contains low quality soil.</p>
Public rights of way	<p>Public Bridleway 671 which runs along the northern boundary. Public Footpath 672/2 - the Serpent Trail bisects</p>	<p>AMBER</p>

	<p>the site from east to west. Public Footpath 3527 also crosses the site from north to south. There is a parking and picnic areas close to the western boundary. A number of non-statutory forestry paths and tracks cross the site. Open access land at Lavington Common lies immediately to the west of the site.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>PROW 3527 and 672/2 cross the site while Public Bridleway 671 runs along the northern boundary. Mineral extraction may lead to a moderate risk to these PROW.</p>
Transport and access	<p>Potential for combined access with the existing Heath End site, direct onto the A285. Impact of traffic on narrow roads through villages and Coultershaw bridge.</p> <p>High level transport assessment (2011): On the basis that there would be no intensification of use of the existing site or the access onto the public highway, there would seem no reason to resist this possible allocation. As appropriate it may be necessary to implement a cap on daily vehicle movements.</p>	<p>GREEN</p> <p>The site would not give rise to highways concerns – provided there is no intensification of use.</p>
Services and utilities	<p>Southern Water: utilities along southern boundary</p> <p>BT boundary along edge of site.</p>	<p>GREEN/AMBER</p> <p>The site boundary is close to a number of utilities.</p>
Amenity	<p>Four residential buildings to the south of the site and another across the road. Heath End to the east. Buffer</p>	<p>RED/AMBER</p> <p>The site is close to four residential</p>

	zones need to be considered.	properties. Mitigation measures such as a buffer zone may be needed.
Cumulative impact	<p>The site would be an extension to an existing site which would lead to further mineral working in the area but if worked when existing site finished there would be no additional impacts, but a continuation of working in the area which has experienced mineral working for over 50 years.</p> <p>Landscape Study (LUC, 2011): With the proximity of the existing extraction site to the northeast, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area within the SDNP, and the potential for this to become visually intrusive in views from Duncton Viewpoint and the chalk ridge to the south.</p>	<p>AMBER</p> <p>Continuation of existing operations for a longer time period.</p>
Airport safeguarding	Not applicable.	<p>GREEN</p> <p>The site is not within an Airport Safeguarding Zone</p>

Summary and outcome of scoring

Key issues/constraints

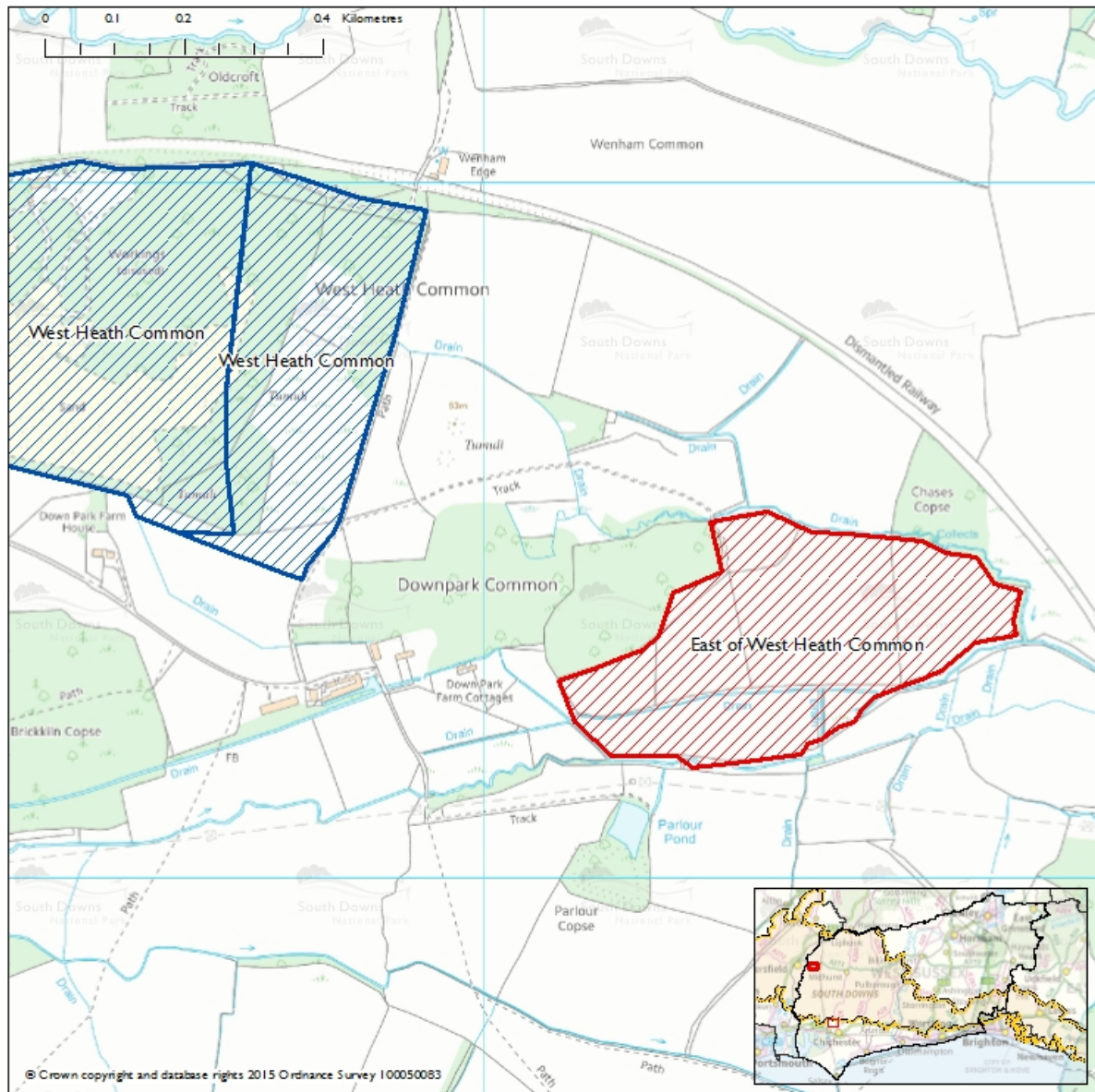
The site is located within the SDNP. The site is considered to have a high landscape character sensitivity to mineral extraction, with the higher area in the northeast, also adjacent to ancient woodland, particularly sensitive.

Mineral extraction is likely to result in the loss of an SNCI and have negative impacts on adjacent national designations. The site contains priority habitat lowland heath, rare species inventory records and falls within a Biodiversity Opportunity Area. The site includes BAP habitat and woodland.

The site is located within close proximity of both listed buildings and a Scheduled Monument. Public Footpath 672/2 - the Serpent Trail bisects the site from east to west. Public Footpath 3527 also crosses the site from north to south. Both would require diversions.

Outcome – The site contains reserves of soft sand which could be worked as an extension to an existing site. However, there are potential deliverability issues. The site should be ruled out due the potential ecological harm mineral extraction could cause; and due to the high landscape value and sensitivity of the site.

East of West Heath Common (SDNPA, M/CH/7B)



Site description	
District/Parish	Chichester/Harting and Rogate
Area (ha)	16
Mineral type	Sand – Folkestone Beds
Potential yield	1.0 mt
Current use	Agricultural site located to the north east and south east of Scheduled Monuments. Farm buildings are located to the west of the site and the village of Nyewood is located to the east of the site.
Owner	Cemex

Potential operator	Cemex
Restoration options	
Site specific information (operational considerations).	Water table may be an issue.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site.
Planning policy	Within Chichester District Rural Policy Area where development is restricted to proposals complying with a number of other policies.
Planning history	Site was put forward in the site nomination process. It was not considered in the Minerals Local Plan (2003) or Minerals Development Plan Document Issues and Options (2005).

Can it be delivered?	
Availability	The site is within single ownership (CEMEX) and is therefore considered available.
Deliverability	The operator is interested in bringing the site forward after the existing site has been worked in approximately 8 years' time.

	Key Criteria	RAG Score
Landscape and visual designations	<p>Within the South Downs National Park</p> <p>Landscape Study (LUC, 2011): Although low lying and generally flat, with views into the area restricted by existing vegetation, the site has a secluded quality and an intricacy of landscape pattern and elements.</p> <p>There also sensitive features such as a Moat to the south, and habitats in the immediate vicinity. Mineral workings in this location have the potential to adversely affect the fabric and setting of these features so mitigation would need to be planned and executed carefully. Access to the site is likely to require careful consideration, including potential impacts on views from the surrounding network of small lanes and tracks and localised effects of traffic movement and noise.</p> <p>The site is considered to have a High sensitivity and Low capacity to accommodate mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site is considered to have Medium sensitivity. The site would require careful consideration of access issues and routing of existing PROW, together with detailed mitigation for views and intrusion.</p>	<p>AMBER</p> <p>The site is near to the centre of the South Downs National Park, it has medium landscape sensitivity and contributes to the special qualities of the SDNP.</p> <p>Careful mitigation for views would be required.</p>

<p>Nature conservation and geodiversity designations</p>	<p>This site lies approximately 6km from Wealden Heaths Phase II SPA and East Hampshire Hangers SAC.</p> <p>Assuming quarry traffic uses the A3 via A272, there is potential for an impact pathway via traffic emissions to the Wealden Heaths Phase II SPA so this site has been screened in for further consideration.</p> <p>Furthermore, this site lies adjacent to a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment to impact this European site.</p> <p>West Heath Common SNCI (SNCI C64) lies to the west of the site and consists of the existing quarry and permitted extension area. The area within this SNCI is notable for supporting four species of reptile and important wet heath habitat. Records show it supports breeding nightjar and has supported woodlark. Enlarging heathland habitat would be likely to benefit these key heathland bird species.</p> <p>The River Rother SNCI (SNCI C069 H53) follows the course of the River Rother approximately 0.3km north of the site. Brick kiln Copse, Pondtail Plantation, Millhanger Copse, Harting Pond and Stream SNCI (SNCI C048) is located approximately</p>	<p>AMBER</p> <p>The site is located close to a number of national and local designations which may be moderately harmed by the site – especially if sediment enters the adjacent watercourse.</p>
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	<p>0.2km to the southwest of the site.</p> <p>Fyning Moor SSSI is located approximately 1.5km to the northeast of the site.</p> <p>There are a number of Ancient Woodland sites in close proximity to the site (within 2km), the closest located within 25 metres of the eastern boundary of the site.</p> <p>Outside Heathland Reunited project area but could contribute to that network of sites.</p> <p>This site has been 'screened in' for Appropriate Assessment as part of the Habitat Regulation Assessment 2015. The screening exercise identified that air and water quality were pathways requiring consideration due to the potential for increased mineral traffic movements and the impact of sediment within close proximity to European designated sites. The Assessment stated that there is no reason to conclude that this proposed minerals site will have adverse effects on air quality at any European designated sites but transport assessments undertaken for this site should take into account any impacts on Wealden Heaths Phase 2 SPA or Woolmer Forest SAC if there will be a significant increase in vehicle movements on the A3 within 200m of those sites. It was further concluded that there are</p>	
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	<p>adequate safeguards in place to ensure that the proposed minerals sites will not have adverse effects on water quality at any European designated sites.</p>	
<p>Historic environment designations</p>	<p>The site contains a Scheduled Monument, comprising two probably prehistoric barrow mounds. There is presently no screening between the existing site and the SAM.</p> <p>Within the site, worked flint of mesolithic date has been recovered during trial pit excavation in the 1980s. There may be further finds of this date. Also within the western part of the site are the sites of two former barrows (tumuli), and part of a third, part of the West Heath Bronze Age barrow cemetery. The barrow mounds themselves were fully recorded by archaeological excavation in the 1970s and 1980s, and have been removed; but between and around the barrows there may be presently unknown archaeological features associated with the mounds (eg. Prehistoric fence lines, cremation burials). In the extreme north-west corner of the site there may be present early prehistoric river terrace sands/ gravels, which may contain Early Palaeolithic flint tools, and contain microfossils relevant to understanding of ancient environment. Parlour Copse directly to the south (within 60 metres) of the site boundary could also be compromised.</p> <p>The site is considered acceptable provided that visual impacts upon adjacent Scheduled Monument, and impacts upon buried archaeological remains can</p>	<p>RED/AMBER</p> <p>Site contains a Scheduled Monument. The site could be considered acceptable provided that visual impacts upon adjacent Scheduled Monument, and impacts upon buried archaeological remains can satisfactorily be mitigated.</p>

	<p>satisfactorily be mitigated. Archaeological, geoarchaeological, Scheduled Monument visual impact assessments required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11: Site screened in for Appropriate Assessment: The site lies approximately 6km from Wealden Heath Phase II SPA and East Hampshire Hangers SAC. Assuming quarry traffic uses the A3 via A272, there is potential for an impact pathway via traffic emissions to the Wealden Heaths Phase II SPA. Both sites (East of West Heath and West Heath Common Extension) lie adjacent to a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment to impact a European site. Appropriate Assessment: There are adequate safeguards in place to ensure that the proposed minerals sites will not have an adverse effect on water quality at any European designated sites.</p> <ul style="list-style-type: none"> • Fluvial Flood Zone 2 and 3b (Part of Site) • Low risk of flooding • Negligible risk susceptibility to groundwater 	<p>RED/AMBER Site is located on a major aquifer and could have negative impacts in the absence of a high level of mitigation. A Phase 1 hydrogeological risk assessment would be requirement prior to allocation.</p>

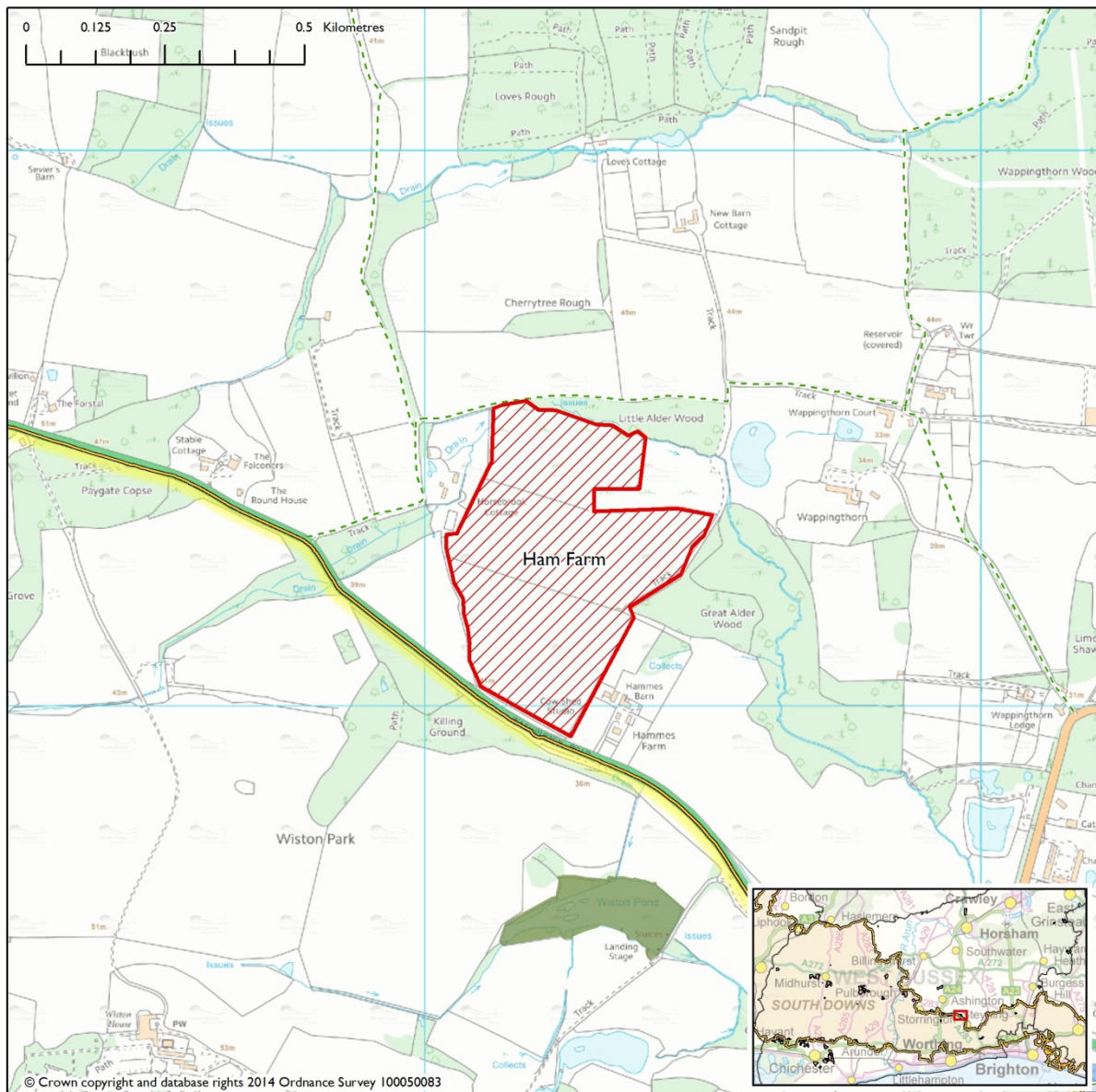
	<p>flooding</p> <ul style="list-style-type: none"> • Flood Vulnerability Classification: water-compatible • Major Aquifer • Depth of working and de-watering operations will need to be explored and assessed • No working below groundwater level preferable • Phase 1 qualitative Hydrological and Hydrogeological Risk Assessment prior to allocation • Hydrological impacts, notably on the important wet heath habitat to the west, would need to be assessed. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment. If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p>	<p>GREEN</p> <p>The site poses no risk of adverse impact to AQMAs.</p> <p>Site may have impacts outside the Plan area due to proximity to County boundary.</p>
Soil quality	<p>Grade 3 and Grade 4 therefore unlikely to contain Best and Most Versatile agricultural land.</p>	<p>GREEN</p> <p>The site contains low quality soil.</p>
Public rights of way	<p>Public Footpath 861 is located to the west of the proposed site which runs northwards along the eastern boundary of the existing quarry. This footpath forms part of the Serpent Trail.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or</p>	<p>AMBER</p> <p>Public Footpath 861 may be harmed and as such mitigation measures such as screening or diversion may be needed.</p>

	<p>public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	
Transport and access	<p>Existing quarry site access off Durford Lane would be utilised.</p> <p>High-level transport assessment (2011): No highway concerns were raised to the extension of the site on the understanding that there would be no intensification of use or additional HGV movements beyond the current level. The same comments would apply for any future additional expansion.</p> <p>Consideration may need to be given to the desirability of extending the operation of the site in this location in terms of the impact on the amenity of local residents through continued HGV movements.</p>	<p>GREEN</p> <p>The site would not give rise to highway concerns provided there is no intensification of use.</p>
Services and utilities	None identified	<p>GREEN</p> <p>No services or utilities near to, or within the site.</p>
Amenity	One residential property to the immediate north of the site. A number of residential properties farm buildings are located to the south of the site.	<p>AMBER</p> <p>Potential impact on residential properties and Public Rights of Way.</p> <p>Mitigation methods could be used to ensure no harm is caused to local residents.</p>
Cumulative impact	There is a history of mineral extraction at West Heath to the west of this site. The operator has indicated that this site would be worked following the	<p>AMBER</p> <p>Continuation of existing operations for a longer time period, though, as the site would not be</p>

	<p>working of the existing quarry.</p> <p>Landscape Study (LUC, 2011): Given the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider character areas within the park.</p>	<p>worked until the existing quarry has been exhausted, there should be no intensification of the site.</p>
Airport safeguarding	None	<p>GREEN</p> <p>The site does not fall within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring	
Key issues/constraints	
<p>The site is located within the SDNP.</p> <p>The site also contains a Scheduled Monument. The site could be considered acceptable provided that visual impacts upon adjacent Scheduled Monument and impacts upon buried archaeological remains can satisfactorily be mitigated.</p> <p>The site is located close to a number of national and local nature conservation designations. This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The Assessment stated that there is no reason to conclude that this proposed minerals site will have adverse effects on air quality at any European designated sites but transport assessments undertaken for this site should take any impacts into account.</p> <p>The site is located on a major aquifer and could have negative impacts in the absence of a high level of mitigation.</p> <p>There is potential for negative impact on a small number of residential properties and users of Public Rights of Way. There could also be a need to divert Public Footpath 861.</p>	
<p>Outcome – The site contains reserves of soft sand which could be worked as an extension to an existing site. There are potential deliverability issues with this site that need to be considered further to determine whether they can be mitigated satisfactorily.</p> <p>The proposal is suitable for further appraisal so it can be compared with other proposals for soft sand in West Sussex. The site would require careful consideration of access issues and routing of existing PROW, together with detailed mitigation for views and intrusion.</p>	

Ham Farm (M/HO/4A)



Site description	
District/Parish	Horsham/Steving
Area (ha)	14
Mineral type	Soft sand
Potential yield	850,000 tonnes
Current use	The existing site is arable farmland with isolated residential properties in the surrounding area. Adjacent to the north and east is woodland. Wiston Park is to the south of the site.
Owner	F de. Boer

Potential operator	Dudman Group Ltd
Restoration options	
Site specific information (operational considerations)	Operator indicated preferred restoration would be to agricultural afteruse using imported clean restoration material, with opportunity to enhance existing woodland.
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	The site is located in the area covered by policy DC1 (Countryside Protection and Enhancement) of the Horsham Core Strategy (2007) where development will not be permitted unless it is considered essential to its countryside location and enables the extraction of minerals or the disposal of waste.
Planning history	<p>Site was considered in the Minerals Development Plan Document Issues and Options (2005) and considered acceptable subject to the reduction of the site to exclude the northern area, provision of screening and buffers to woodland/hedgerows, an assessment of the impact on the water environment and mitigation of the impact on public amenity.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process. Operator has confirmed landowner support for the site.
Deliverability	The deposit has been tested. The operator is interested in delivering the site, subject to the land being available.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Adjacent to the South Downs National Park.</p> <p>Landscape Study (LUC, 2011): Given the relatively flat landform and a degree of containment provided by the existing structure of hedgerows and tree cover, there is the potential for providing appropriate screening of the site from the surrounding farmland and views from the A283 to the south. However, the visibility of the site across the broader area of the SDNP and the presence of the water courses and mature vegetation reduces the capacity of the northern and eastern parts of the site to accommodate development. Also, additional planting would not reduce visibility of the upper slopes to the north from the South Downs.</p> <p>The site is considered to have a Medium sensitivity and a moderate capacity for mineral extraction.</p> <p>CPRE 2006 Tranquillity Data: Data indicates that the site lies within an area defined as disturbed by noise and of medium tranquillity, with the northern parts of being of a higher tranquillity</p>	<p>AMBER</p> <p>The site lies adjacent to the SDNP and has a medium sensitivity and moderate capacity to accommodate mineral extraction.</p>
<p>Nature conservation and geodiversity designations</p>	<p>Adjacent to Ancient Semi Natural Woodland (Great Alder Wood)</p> <p>No European site within 10km of this site.</p>	<p>AMBER</p> <p>Adjacent to an Ancient Semi Natural Woodland which could suffer moderate harm and would require moderate mitigation.</p>

<p>Historic environment designations</p>	<p>The site lies near a Listed Building (Horsebrook Cottage). The NW corner of the site lies close to one of the putative alignments of the Sussex Greensand Way Roman road. It is possible that archaeological remains associated with the road may exist within the site. Deposits of River Terrace sands/ gravels have been mapped on the site. These may contain Early Palaeolithic flint tools, and contain microfossils relevant to understanding of ancient environment. A handaxe of Palaeolithic date has been reported from just north of the site. Its find-spot lies within the area of mapped River Terrace sands/ gravels. On a large site such as this, the possibility that other remains of ancient occupation may be present should be taken into account.</p> <p>Acceptable provided that visual impact upon the nearby Listed Building, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), and Historic Building visual impact assessment required. Surveys and reports to be carried out and submitted with any planning application.</p>	<p>AMBER</p> <p>The site may cause moderate harm to a nearby Listed Building and to archaeological remains in the absence of mitigation measures.</p>
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11:</p> <p>No European sites within 10km of this site. There is no scope for pathways connecting any European sites.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility to surface water flooding (10% of site in higher risk area) • 50% of site at high risk susceptibility to ground water flooding • Flood Vulnerability Classification: water-compatible 	<p>GREEN/AMBER</p> <p>The site is considered to be located in an area which is compatible with mineral working, although half of the site is at risk of groundwater flooding.</p>

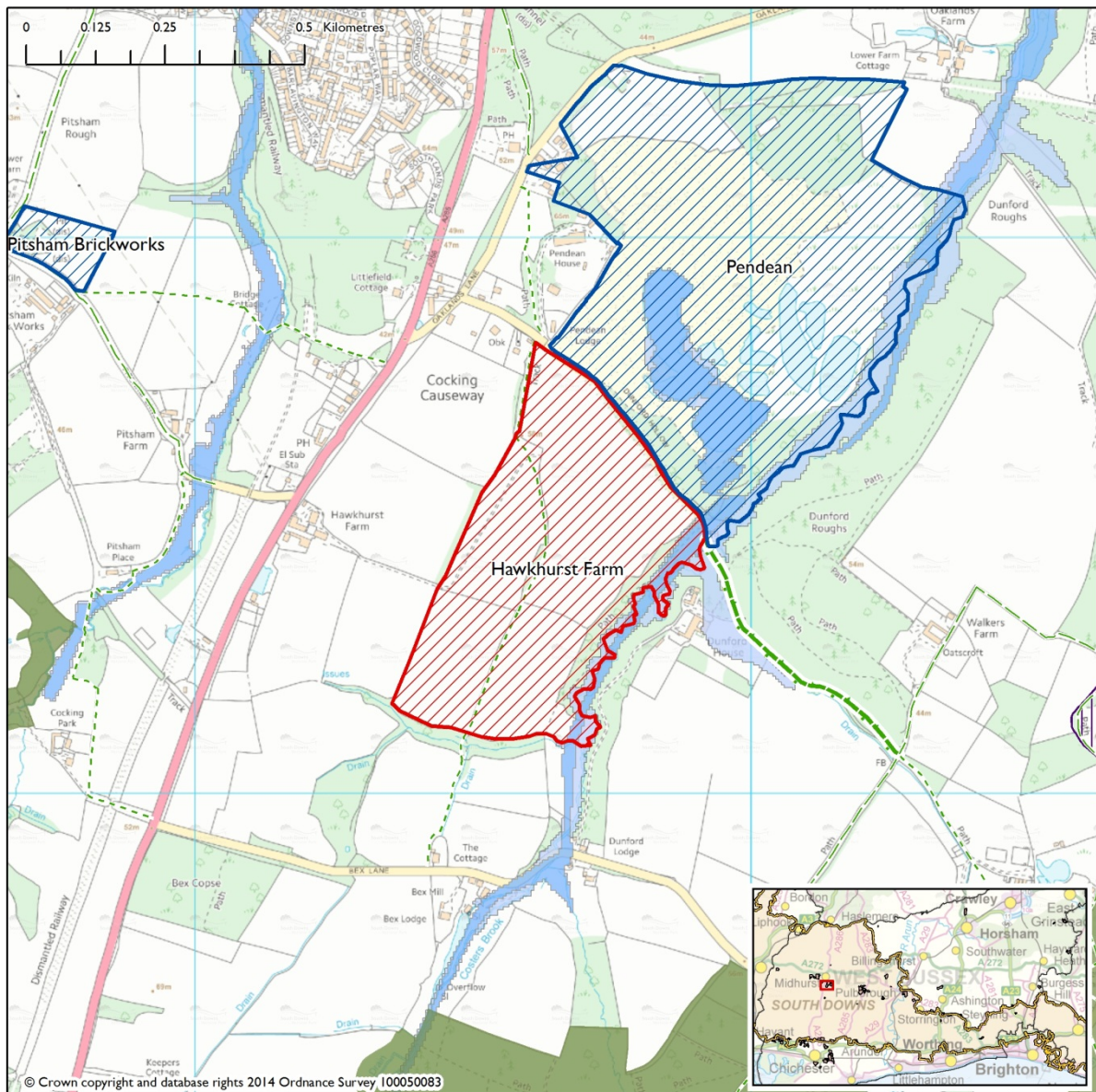
	<ul style="list-style-type: none"> • Several surface water streams runs along the boundaries of the site • Mainly Gault Clay over Folkestone Beds to the west. If used for sand, the clay will need to be removed. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>AMBER</p> <p>HGVs associated with the mineral operation may have an adverse effect on air quality- especially if traffic needs to pass through an AQMA.</p>
Soil quality	<p>The site contains grades 2-3 best and most versatile agricultural land. Therefore likely to result in loss of BMV agricultural land.</p>	<p>RED/AMBER</p> <p>The majority of site is Grade 3 which could be majorly impacted by mineral extraction.</p>
Public rights of way	<p>Public Footpath 2599 runs to the north and west of the site.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by</p>	<p>AMBER</p> <p>A public footpath runs close to the site which could be affected by mineral extraction from the site.</p>

	the PROW Teams through any future planning application.	
Transport and access	<p>Potential access from the A283.</p> <p>High level transport assessment (2011):</p> <p>In highway terms, subject to the design of an access to the appropriate standards, no safety concerns would be raised. The site's location on the A283 would provide some certainty that vehicles would access the site via the A24 or A27.</p>	<p>GREEN</p> <p>The site would not give rise to highway concerns as the site could be accessed via the A24 or A27.</p>
Services and utilities	<p>Presence of EDF power line.</p> <p>Scottish and Southern Energy: Low voltage cables along the northern boundary of the site, high voltage cable runs across the site.</p> <p>BT line runs through the site.</p> <p>Southern Water: Water mains along southern boundary. Diversion of the infrastructure may be possible at the developer's expense, subject to a feasible alternative route being available.</p>	<p>AMBER</p> <p>Various utilities (electricity, BT and water mains) run close to the boundary or through the site. These utilities may need to be re-routed.</p>
Amenity	<p>A number of residential properties are located in close proximity to the southeastern and northwestern boundaries of the site.</p>	<p>RED/AMBER</p> <p>A number of residential properties are in close proximity to the site. These residents may be subject to high levels of harm from noise, dust and light associated with mineral extraction from the site.</p>
Cumulative impact		<p>GREEN</p> <p>There are no concerns of cumulative impact at the site.</p>

Airport safeguarding	Within Shoreham aeronautical safeguarding zone.	AMBER The site falls within an Airport Safeguarding Zone
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Summary and outcome of scoring
<p>Key issues/constraints</p> <p>The site is located adjacent to the SDNP. The site is considered to have a medium landscape character sensitivity to sand extraction and a moderate landscape capacity.</p> <p>The site is adjacent to an area of ancient woodland and lies near a Listed Building. The northwest corner of the site lies close to one of the putative alignments of the Sussex Greensand Way Roman road. Development of the site would result in a small loss of Best and Most Versatile agricultural land to the north of the site. There are a number of residential properties located in close proximity to the southeastern and northwestern boundaries of the site.</p> <p>Outcome – The site contains reserves of soft sand which could be worked as a new site outside the South Downs National Park. There are no significant deliverability issues associated with this proposal. Mitigation for the loss of BMV land will also need to be considered in addition to the impact on residential amenity.</p> <p>The proposal is suitable for further appraisal so it can be prepared with other proposals for soft sand in West Sussex.</p>

Hawkhurst Farm (SDNPA, M/CH/9A)



Site description	
District/Parish	Chichester/West Lavington
Area (ha)	22
Mineral type	Soft sand (building & coarse sand)
Potential yield	1-3mt
Current use	Mainly agricultural with some commercial/amenity woodland
Owner	Cowdray Estate
Potential operator	Unknown

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	Possible extension to Pendean (although Pendean now being restored) although site could be worked independently.
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	Site was not allocated in the Minerals Local Plan (2003). Site was not considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) due to landscape impact.

Can it be delivered?	
Availability	The site is owned by the Cowdray Estate and there are no known constraints to bringing the site forward.
Deliverability	It is not known whether the site is deliverable as no operators have been identified.

Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within the South Downs National Park</p> <p>Landscape Study (LUC, 2011): The sloping nature of the site and its visibility across a broader area of the SDNP and the presence of the water courses and mature vegetation reduces the capacity of the site to accommodate development without adverse impacts on the character, visual amenity, and habitat value of the surrounding area. Planting would not reduce visibility of the upper slopes to the north from the South Downs, whilst on the lower slopes the enclosure provided by existing woodland and hedgerows, means these areas have a slightly greater capacity to accommodate workings, with reduced visibility from surrounding areas. However the water courses and presence of mature trees and vegetation at the perimeter to the south and east, within this lower area, reduces overall capacity.</p> <p>The site is considered to have a High sensitivity and Low-Moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): High sensitivity The site is considered to be so visually sensitive to large numbers of viewers that the site is recommended for exclusion from further consideration on Landscape impact grounds.</p>

<p>Nature conservation and geodiversity designations</p>	<p>Site partly contains Ancient Woodland and other BAP habitats along the eastern edge of the site and falls within a Biodiversity Opportunity Area.</p> <p>Ambersham Common SSSI approximately 1km to the east. Paddock Wood SNCI 1km to the west of the site. Hoe Copse SNCI located .5km to the south. Heyshott Green SNCI 1km to the southeast.</p> <p>This site was 'screened out' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that there was not scope for adverse impacts on European Sites.</p>	<p>RED/AMBER</p> <p>The site contains national designations (Ancient Woodland and BAP habitats) and is close to a SSSI and SNCI. These designations could be majorly harmed by mineral extraction from the site and as such mitigation measures would be required.</p>
<p>Historic environment designations</p>	<p>Near a number of listed buildings including Dunford House (within 150m of eastern boundary of the site). Cobden Monument to the northwest of the site (within 50m).</p> <p>Within the site, Roman building material has been recovered, including possible sandstone roofing slabs. It is possible that these finds represent surface finds from a Roman building. Prehistoric flint tools and flint working debris of mesolithic date (850-4500 BC) have been reported. Within the site are also the former site of a brickworks, and The Cottage, where buildings are known to have existed from c. 1808-9. This is a large site on the Lower Greensand, a formation where earlier prehistoric occupation (eg. mesolithic flint scatters) is common, and on a large site such as this, the possibility that other remains of ancient occupation may be present, below ground and should be taken into account, eg. the sites of former barrows. Ancient woodland boundary banks may survive within woodland on the eastern edge of the site.</p>	<p>AMBER</p> <p>The site may cause moderate harm to listed buildings and Roman archaeolgocial remains and may have a visual impact on the nearby Listed Obelisk, unless moderate mitigation measures (such as a visual impact assessment, an archaeolgocial assessment and field evaluations) are followed.</p>

	<p>Acceptable provided that visual impact upon the nearby Listed Obelisk, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological impact assessment required (archaeological desk-based assessment, woodland archaeology survey, and non-invasive and invasive field evaluation), and Historic Building physical and visual impact assessment required. Surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<p>Habitats Regulation Assessment 2010/11:</p> <p>Site screened out for Appropriate Assessment: The site lies approximately 7km from Duncton to Bignor Escarpment SAC, Rook Clift SAC, and Kingley Vale SAC. There is no scope for adverse impacts on these European sites. This site is also approximately 2.5km from Singleton and Cocking Tunnel SAC. It is assumed that site traffic will use A285 road which runs perpendicular to the tunnels. However, since this road is already well-used it is considered unlikely that additional vehicles associated with the working of this site would cause disturbance to hibernating bats in tunnels.</p> <ul style="list-style-type: none"> • Flood Zone 1, 10% of site in Fluvial Flood Zone 2 and 3b (Eastern edge of the site) • Low risk of surface water flooding (5% of site at higher risk) • Negligible risk of ground water flooding (25% at higher risk) • Flood Vulnerability Classification: water-compatible 	<p>AMBER</p> <p>The site is in Flood Zone 1 and within an area that is water compatible for mineral extraction, however, a wide buffer would be needed to separate the site from Costers Brook.</p> <p>A phase 1 hydrological and hydrogeological risk assessment would be required.</p>

	<ul style="list-style-type: none"> • Adjacent to Pendean – very deep quarry and complex issues in terms of drainage and below water table. If extended could potentially restrict minerals working to above groundwater. Would need to be linked with the restoration of Pendean – in particular consider any risk associated with further development in this area on any flood risk to third parties. • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Prefer no working below groundwater table. • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation. • Costers Brook which flows along the eastern side of this site is of ecological significance as an important tributary of the River Rother and would require a wide buffer. • Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated. 	
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington and the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p>	<p>AMBER</p> <p>HGVs associated with mineral extraction may impact upon a number of AQMAs such as the A283 High Street/Manley's Hill AQMA and various AQMAs within Chichester.</p>

	If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required. Local concern about air quality.	
Soil quality	Grade 3a = 54%, Grade = 3b 34%, Grade 4 = 2%, Other = 9%. Land currently under Higher Level Stewardship Scheme. Therefore would result in loss of some BMV agricultural land.	RED/AMBER 54% of the site is classssied as Grade 3a best and most versatile agricultural land and could be majorly impacted by mineral extraction.
Public rights of way	Public Footpath 948 runs to the north west and through the centre of the site. The Heyshott Byway runs along the northeastern boundary of the site which forms part of the Serpent Trail. All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed. Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.	AMBER Public Footpath 948 and the Heyshott Byway may be affected by the site and as such mitigation measures may be required.
Transport and access	Access onto the A286 would be preferable. The impact of additional HGV traffic on Midhurst and the villages to the south of the site should be suitably considered. High level transport assessment (2011): A suitable access onto the A286 may be possible and this	AMBER Adequate access to the site from the A286 may be achievable, although there is a risk that major harm could be caused by transport and access issues if an access solution cannot be found.

	<p>would be the preferred option. The allocation of this site should be subject to a satisfactory access arrangement being found.</p> <p>In the event that Hawkhurst Farm is allocated, a single vehicular access serving any further allocations at Pendean and Hawkhurst Farm should be explored.</p>	
Services and utilities	<p>High Voltage Scottish and Southern cable runs across the site.</p> <p>BT plant to the edge of the site.</p>	<p>AMBER</p> <p>An electricity cable and BT plant would need to be considered. The cable may need to be re-routed.</p>
Amenity	<p>Residential properties located in close proximity to the north western boundary of the site. A number of residential properties are also located approximately 200m from the southern boundary of the site. BUPA Pendean Nursing Home is located approximately 180m from the site.</p>	<p>RED/AMBER</p> <p>There are a number of residential properties close to the site which may experience high levels of harm from mineral extraction, unless adequate mitigation measures are used.</p>
Cumulative impact	<p>Site located to the south of a former sand quarry at Pendean which is currently undergoing restoration with permission to import inert waste for slope stabilization.</p>	<p>AMBER</p> <p>Continuation of neighbouring use over an additional period of time.</p>
Airport safeguarding	<p>Not applicable</p>	<p>GREEN</p> <p>The site is not within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring

Key issues/constraints

The site is located within the SDNP. The site is considered to have a high landscape character sensitivity to sand extraction, with the northern part of the site and the southern and eastern fringes of highest sensitivity. The site has a low landscape capacity for accommodating mineral extraction.

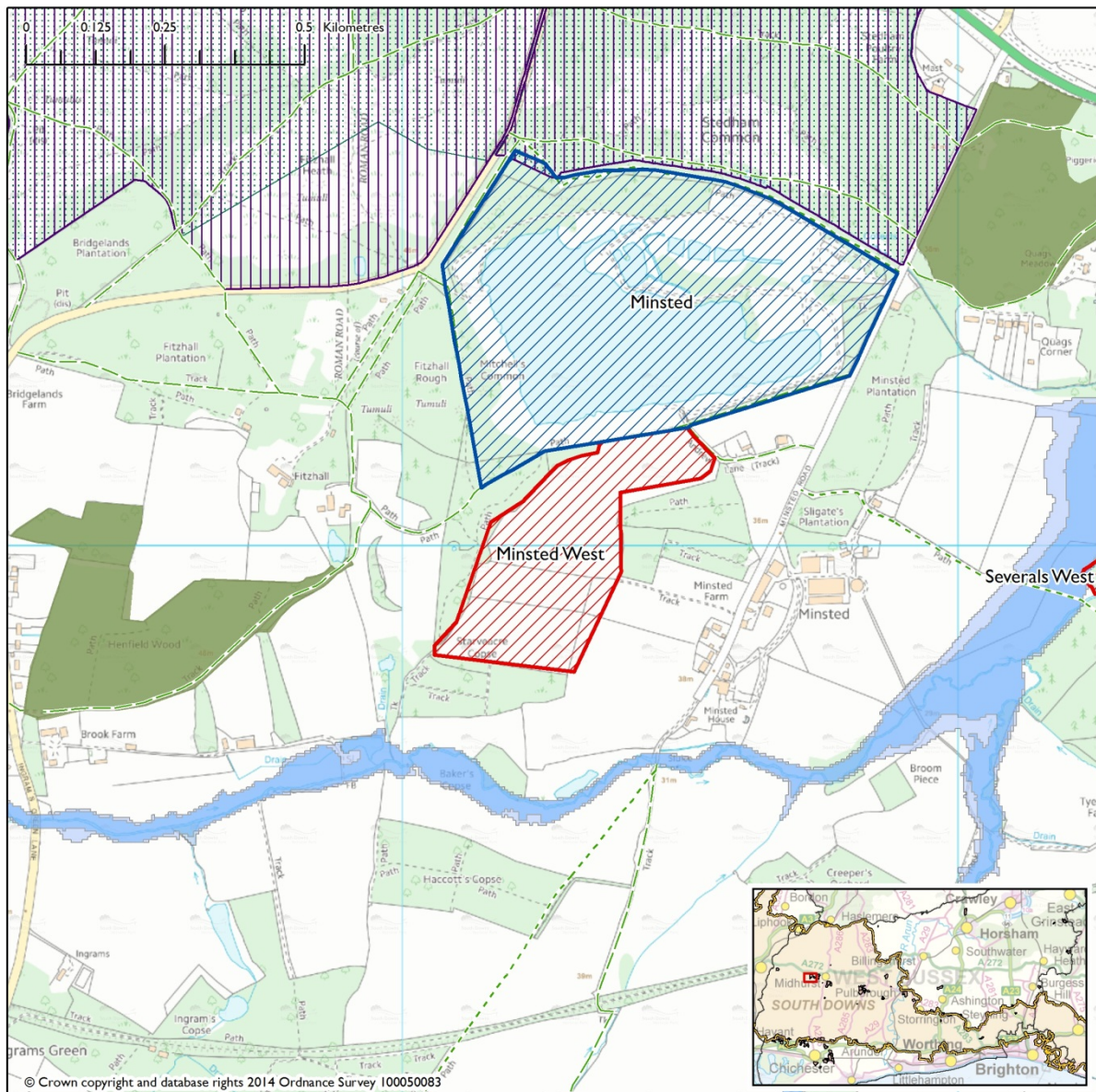
The site is located close to a number of national nature conservation designations. Site partly contains Ancient Woodland and other BAP habitats along the eastern edge of the site and falls within a Biodiversity Opportunity Area. This site was 'screened out' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011.

The site is within close proximity to listed buildings. Large parts of the site contain best and most versatile agricultural land (grade 3a). Mineral extraction would necessitate the removal and likely loss of such agricultural land. There are a number of residential properties and a nursing home in close proximity to the site. Public Footpath 948 would require diversion.

Outcome – The site contains reserves of soft sand which could be worked as a new site. There are potential deliverability issues, it would have a cumulative impact with other existing or proposed sites and may result in a loss of BMV land.

The proposal should be ruled out because the site is extremely visually sensitive to large numbers of people.

Minsted West (SDNPA, M/CH/8A)



Site description	
District/Parish	Chichester/Stedham with Iping
Area (ha)	9.96
Mineral type	Soft sand, Folkestone Beds
Potential yield	2mt
Current use	Agricultural field
Owner	All Souls College
Potential operator	Dudman Group Ltd

Restoration options	
Site specific information (operational considerations).	Operator indicated that site will be worked as an extension to existing quarry and open water would be connected to existing water body.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site (Minsted)
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to the reduction of the site to exclude the south west edge, provision of screening and buffers to the stream and SNCI, an assessment of the impact on the water environment and impact on public rights of way.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is within single ownership. Operator indicated support from landowner.
Deliverability	The site was promoted through the site nomination process and the operator is interested in delivering the site after extraction at the existing Minsted sandpit comes to an end.

Key Criteria		RAG Score
Landscape and visual designations	<p>Within South Downs National Park</p> <p>Landscape Study (LUC, 2011): Whilst surrounding woodland and forestry limit visibility with the wider area to an extent, the site lies in close proximity to a local nature reserve to which it is linked by a number of paths and bridleways, and which contributes to the recreational value of the wider area. The potential effects of development on the tranquillity of the area and inter-visibility with the upper slopes of the chalk escarpment increase the sensitivity of the site. Although broadly enclosed, with views into the area restricted by existing vegetation, the site has a secluded and tranquil quality which reduces the capacity of the landscape to accommodate development of this nature without adverse impacts on the character of the surrounding area.</p> <p>The site is considered to have a Medium-High landscape sensitivity and Low-Moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015):</p> <p>The site has a Medium-High sensitivity. Potential for further screening planting to mitigate some impacts to the south of the site, although longer views would be lost as a result. Cumulative impacts with existing site and long term restoration issues. Re-routing of the PROW which</p>	<p>RED/AMBER</p> <p>Within the South Downs National Park. Medium-High sensitivity. Some potential for enhancement.</p>

	<p>crosses to the south of the existing site would be necessary. Restoration proposals would be key to this site and should be contiguous with that of the existing site which are proving to be difficult to resolve. Water quality is considered to be a significant long term issue.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Henfield Wood SNCI (SNCI C123) lies approximately 200m to the west of this site, Stedham Common SNCI within 0.5km to northeast, and Severals Bog approximately 0.6km to the east. Ipping Common (SSSI and LNR) is 0.5km to the north of the site.</p> <p>Impact on water levels/ wet heath areas of Stedham Common within Iping Common SSSI needs to be considered.</p> <p>Buffers likely to be required to streams and woodland.</p> <p>This site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site.</p> <p>Within Heathland Reunited project area therefore could contribute to that network of sites.</p> <p>This site has been 'screened in' for Appropriate Assessment as part of the Habitat Regulation Assessment 2015. The initial screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that there are adequate safeguards in place to ensure that this site will not adverse effects on the Arun Valley SPA/Ramsar through reduced water quality as</p>	<p>RED/AMBER</p> <p>Site near to national designations which could experience negative impacts from the development of the site.</p> <p>The hydrological impact of the existing quarry on national designations is currently unknown.</p>

	<p>any increase in sediment that might arise from dewatering associated with this minerals site would be subject to such a scale of dilution that its effect on the SPA/Ramsar site would be negligible, particularly since the main channel of the River Arun does not form part of the SPA/Ramsar site.</p>	
<p>Historic environment designations</p>	<p>Buildings, no longer existing, are shown in the south-western part of this site on a map of c. 1808-9: they may represent a former farmstead or barnyard. This is a large site on the Lower Greensand, a formation where earlier prehistoric occupation (e.g. Mesolithic flint scatters) is a common occurrence. On a large site such as this, the possibility that Mesolithic or other remains of ancient occupation may be present should be taken into account, eg. the sites of former barrows (tumuli).</p> <p>There are a number of Scheduled Monuments to the northwest of the site; Bowl Barrow on Fitzhall Rough is the closest at 200m away.</p> <p>Three listed buildings located to the southeast of the site (all within 0.5km). Two listed buildings to the northeast of the site, one within 0.5km and one just over 0.5km from the site. Also listed building to the west of the site, under 0.5km. There are three Conservation Areas close to the site, Stedham (1.2km northeast), Iping (1.7km north) and Trotton (1.8km northwest).</p> <p>Woolbeding Estate and Gardens is located north east of the site, managed by the National Trust.</p> <p>Acceptable provided that impacts upon any buried</p>	<p>AMBER</p> <p>The site is located within 200m from a Scheduled Monument which may experience moderate harm, in the absence of moderate mitigation.</p> <p>Listed buildings, registered parks and potentially archaeological remains are located in close proximity to the site.</p>

	<p>archaeological remains can satisfactorily be mitigated. Archaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11: Site screened in for Appropriate Assessment: 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site does lie adjacent to a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts.</p> <p>Appropriate Assessment: Due to the effects of dilution the effect on the SPA/Ramsar site would be negligible, particularly as the main channel of the River Arun does not form part of the SPA/Ramsar site. Secondly, it is assumed that sediment loading in watercourses near the site will be controlled by conditions since it is an offence to pollute surface watercourses.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Most of site at low risk of surface water flooding (less than 5% at higher risk) • Negligible risk susceptibility of groundwater flooding • Flood Vulnerability Classification: water-compatible • Medium risk of flooding from artificial sources (close to existing quarry lake) • Major Aquifer • Extension to existing site (Minsted) – current concerns that the operators at Minsted are not satisfying the 	<p>RED/AMBER</p> <p>There may be a significant hydrological impact on the Iping Common SSSI should the extension and the existing site be worked simultaneously and the conditions attached to the existing site not be adhered to.</p> <p>A hydrological risk assessment would need to be undertaken prior to allocation.</p>

	<p>planning conditions and as such there are potential hydrological impacts on Iping Common SSSI. The Environment Agency recommends that until the condition is met and any risks are understood and mitigated that a further extension to this site should not come forward.</p> <ul style="list-style-type: none"> • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Prefer no working below groundwater table. • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>AMBER</p> <p>Traffic movements to/from the site may lead to an adverse impact on the Chichester AQMA.</p>
Soil quality	<p>This site is classed as Non-agricultural and part Grade 3 therefore unlikely to result in loss of BMV agricultural land.</p>	<p>GREEN</p> <p>The site contains low quality soil.</p>
Public rights of way	<p>Bridleway 907 runs along the northern boundary of the proposed site (to the south of the existing quarry) joining Public Bridleway 909/4 to the northeast of the site. Footpath 910 is located 150m to the east of the site, bridleway 3358</p>	<p>AMBER</p> <p>Bridleway 907 could require a long diversion- should the existing site and the</p>

	<p>and footpath 903 are located 0.4km to the southeast.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>extension area be joined together.</p>
<p>Transport and access</p>	<p>Access via the existing site (from Minsted Road).</p> <p>The impact of additional HGV traffic on Midhurst and the villages to the west of the site should be suitably considered.</p> <p>High-level transport assessment (2011):</p> <p>On the basis that this proposed allocation seeks an extension to the existing workings and on the understanding that there would be no intensification, it is considered that the further extension would be acceptable. It is recommended that this site and other potential soft sand sites in the area are sequentially developed (if allocated).</p>	<p>GREEN</p> <p>Subject to no intensification of use, the site would not give rise to highway concerns.</p>
<p>Services and utilities</p>	<p>Scottish and Southern line runs in close proximity to south east corner of site.</p> <p>BT line runs through site. Southern Water - water mains along western boundary.</p>	<p>AMBER</p> <p>The site contains infrastructure (a BT line) and is in close proximity to a water mains which may require re-routing or another form of mitigation.</p>

Amenity	There are a number of residential properties opposite the site along Minsted Road and at Quag's Corner.	<p>AMBER</p> <p>Potential impact on residential properties and Public Rights of Way.</p> <p>Moderate levels of mitigation would be required to ensure no harm is caused.</p>
Cumulative impact	<p>There is a history of mineral working in close proximity to the site. Cumulative impact potential due to proximity to Severals East and West.</p> <p>Landscape Study (LUC, 2011):</p> <p>With the proximity of the existing extraction site to the north, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character within the SDNP.</p>	<p>AMBER</p> <p>Continuation of existing operations for a longer time period.</p>
Airport safeguarding	Not applicable	<p>GREEN</p> <p>The site is not within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring

Key issues/constraints

The site is considered to have a high-medium landscape character sensitivity to extraction and low-moderate landscape capacity for mineral development. There is Scheduled Monument within 200m of site.

The site is located in close proximity to a number of national designations that could have negative impacts. This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. It was concluded that there are adequate safeguards in place to ensure that this site will not adverse effects on the Arun Valley SPA/Ramsar through reduced water quality.

The Environment Agency have raised concerns regarding existing groundwater issues. The hydrological impact of the existing quarry on national designations is currently unknown and requires further assessment.

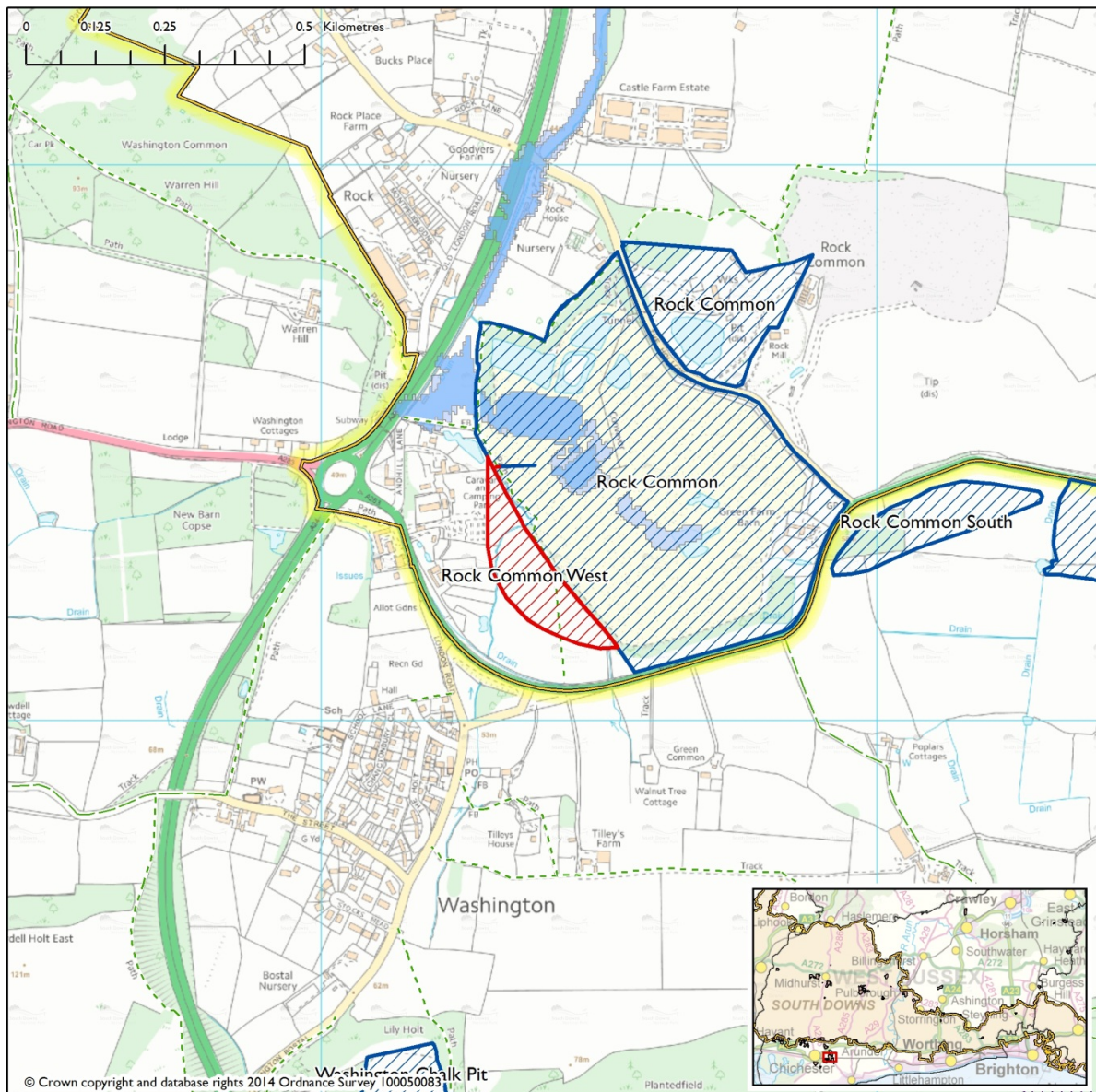
Bridleway 907 could require a long diversionary route and there is potential for impact on a number of residential properties.

Minsted Extension could be accommodated with further screening planting and re-routing of the PROW which crosses to the south of the existing site. Restoration proposals would be key to this site and should be contiguous with that of the existing site. Water quality is considered to be a significant long term issue.

Outcome – The site contains reserves of soft sand which could be worked as a new site. There are potential deliverability issues with this site that need to be considered further to determine whether they can be mitigated satisfactorily.

The proposal is suitable for further appraisal so it can be compared with other proposals for soft sand in West Sussex.

Rock Common West (M/HO/3A)



Site description	
District/Parish	Horsham/Washington
Area (ha)	Approx. 2.67
Mineral type	Soft Sand
Potential yield	1-1.5 million tonnes
Current use	Agriculture(0.1ha) /Woodland(0.8ha)
Owner	Wiston Estate
Potential operator	Dudman Group Ltd

Restoration options	
Site specific information (operational considerations)	Operator suggested restoration of extended quarry area would be incorporated into the restoration of the existing site and provision would be made to retain exposed quarry faces to promote geological and conservation interests.
Planning history and current permissions	
Extension to existing site or new site	South western extension to existing quarry.
Planning policy	Site located in the area covered by Policy DC1 (Area Outside Built Up Boundary) in the Horsham LDF.
Planning history	Site was not allocated in the Minerals Local Plan 2003. Site was considered acceptable in the Minerals DPD Issues and Options November 2005 subject to detailed landscape assessment, assessment on the water environment, mitigation on PRow and public amenity. The site has been promoted for inclusion in the Plan through the 2014 site nomination process.

Accessible by sustainable modes of transport and close to the existing highway network?	To be assessed by WSCC/SDNPA using evidence provided by stakeholders, technical studies and other material considerations.
Can it be delivered?	
Availability	Operator indicated that landowner supportive of proposal
Deliverability	Unknown

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is 80m north of the SDNP boundary.</p> <p>Landscape Study (LUC, 2011): The site was not considered by the Landscape Study.</p> <p>Supplement to WSCC Sensitivity Study 2011 (2015): The site was not considered by the Supplement to WSCC Sensitivity Study 2011 (2015).</p>	<p>GREEN/AMBER</p> <p>The site is near to the SDNP which may be impacted.</p>
Nature conservation and geodiversity designations	<p>Near Rare Species Inventory.</p> <p>The existing quarry is of ecological value. It is of particular note in supporting rare breeding birds, and a sand martin colony.</p> <p>The existing quarry is a RIGS.</p> <p>This site has been 'screened out' for Appropriate Assessment as part of the updated Habitat Regulation Assessment carried out in 2015. The Arun Valley SPA/ SAC/ Ramsar site is 7.7km from this site. There is no scope for pathways connecting any European sites.</p>	<p>GREEN</p> <p>The site will cause no harm to any designations and may offer opportunities for enhancements (e.g. by creating new sand faces for sand martins to nest in).</p>
Historic environment designations	<p>The site lies near several Listed Buildings, the closest being Sandhill Farmhouse, 105 metres to the northwest. This is a large site partly on the Lower Greensand, a formation where earlier prehistoric occupation (eg. mesolithic flint scatters) is common, and on a large site such as this, the possibility that remains of ancient occupation may be present, below</p>	<p>AMBER</p> <p>The site may lead to moderate harm to the setting of nearby Listed Buildings. There may be ancient prehistoric remains within the site which should be considered and adequately assessed.</p>

	<p>ground and should be taken into account, eg. the sites of former barrows. Archaeological desk-based assessment, followed by geophysical survey carried out in 2008, on the southern part of the site, in connection with planning application DC/401/07, revealed only geological features and was therefore inconclusive as to the presence of any buried archaeological features, the fills of which may be less receptive to this form of survey.</p> <p>Acceptable subject to further archaeological assessment and mitigation measures, to involve invasive archaeological investigation of the site, followed by full archaeological investigation and recording of any surviving buried ancient archaeological features, unavoidably at risk of damage from mineral working; and subject to mitigation of the visual impact of mineral working upon nearby Listed Buildings.</p>	
<p>Water environment</p>	<ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility of surface water flooding. • Negligible risk susceptibility of ground water flooding. • Deep quarrying and therefore may be more complex. Current site de-watering around 30m below natural groundwater table. Additional de-watering operations may be needed that may have additional discharge to Honeybridge Stream. • Any extension would need to link with the restoration of the existing site. • The restoration of this extension also has implications with the adjoining landfill site and the condition 	<p>RED/AMBER</p> <p>A Phase 1 and 2 Hydrological and Hydrogeological Risk Assessments should be undertaken prior to allocation due to the site's potential need to de-water the site and extract sand from below the natural water table.</p>

	<p>imposed to maintain an unsaturated zone. This may have implication on the final restoration proposals for the main Rock Common Sandpit.</p> <ul style="list-style-type: none"> • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) – due to the complexities Environment Agency recommend phase 1 and 2 assessments prior to allocation. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p>	<p>AMBER</p> <p>HGVs associated with mineral extraction may have an adverse impact on air quality- especially if traffic needs to pass through AQMAs.</p>
Soil quality	<p>Grade 4 = 81%, Other 19%. Therefore unlikely to result in loss of BMV agricultural land.</p>	<p>GREEN</p> <p>The site contains low quality soil.</p>
Transport and access	<p>Use existing access via The Hollow on to the A283.</p>	<p>GREEN</p> <p>The existing access is considered acceptable and as such does not pose any highway concerns.</p>
Services and utilities	<p>EDF energy line present on site</p> <p>BT line in close proximity to site</p>	<p>AMBER</p> <p>The site contains (and is in close proximity) to utility infrastructure which</p>

	Southern Water have identified that there is water infrastructure in close proximity to the site. Diversion of the infrastructure may be possible at the developers' expense subject to feasible alternative route being available.	may require re-routing.
Public rights of way	<p>Footpath 2701 crosses the site.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>AMBER</p> <p>Footpath 2701 may be affected and as such mitigation measures (e.g diversion) should be considered.</p>
Amenity	Close proximity to residential properties and caravan and camping park located to the northwest of site.	<p>AMBER</p> <p>The site may cause moderate harm to nearby sensitive receptors and as such moderate levels of mitigation should be employed.</p>
Cumulative impact	Existing sand quarry and processing plant, although site would be worked as extension to existing so impact would be continuing.	<p>AMBER</p> <p>Continuation of existing operations for a longer time period.</p>
Airport safeguarding	With aeronautical safeguarding zone for birdstrike (Shoreham Airport).	<p>AMBER</p> <p>The site falls within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring

Key issues/constraints

The site is located adjacent to the SDNP. The site was not included in the 2011 Landscape Sensitivity and Capacity Study therefore will need to be assessed.

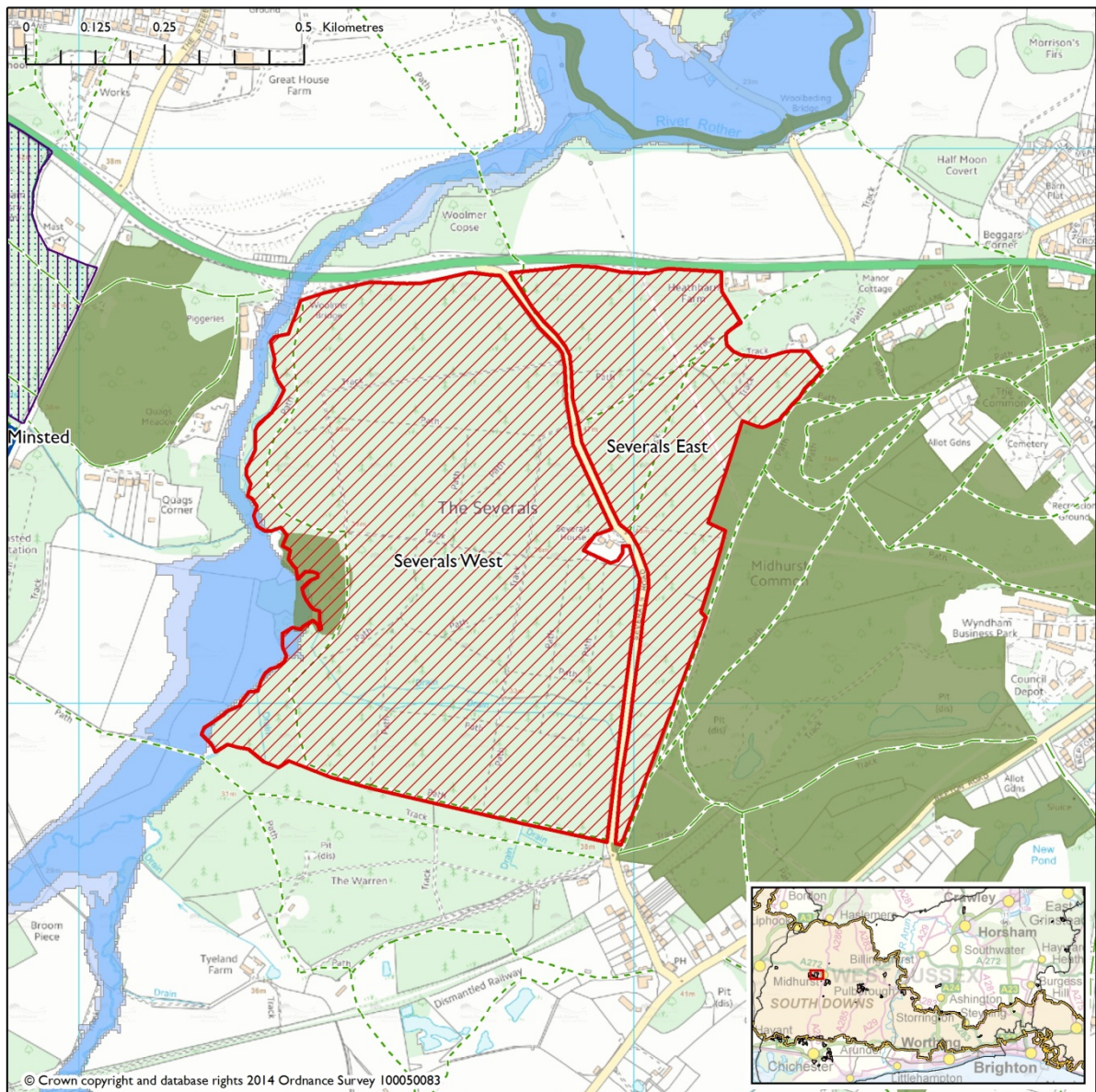
Additional dewatering of the site may be needed. This could require additional discharge to the Honeybridge Stream. The restoration of this extension could have implications with the adjoining landfill site and the condition imposed to maintain an unsaturated zone. This may also have implications on the final restoration proposals for the main Rock Common Sandpit. The site lies near several Listed Buildings, the closest being 105 metres to the northwest. The site is in close proximity to residential properties and a caravan and camping park located to the northwest. A Public Right of Way crosses the site and would require diversion.

Outcome – The site contains reserves of soft sand which could be worked as an extension to an existing site outside the SDNP. There are no significant deliverability issues associated with this proposal, subject to the issues with the water environment being able to be resolved satisfactorily.

The cumulative impact of this site with any other existing or proposed sites in area will need to be considered.

The proposal is suitable for further appraisal so it can be prepared with other proposals for soft sand in West Sussex.

Severals East (SDNPA, M/CH/8D)



Site description	
District/Parish	Chichester/ Woolbeding with Redford
Area (ha)	20
Mineral type	Soft sand
Potential yield	Unknown
Current use	Commercial forestry
Owner	Cowdray Estate
Potential operator	Unknown

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	One of two new sites coming forward, lies adjacent to Severals West
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	Site was not allocated in the Minerals Local Plan (2003). Site was not considered to be acceptable in the Minerals DPD Issues and Options November (2005) due to landscape impact.

Can it be delivered?	
Availability	The site is within single ownership.
Deliverability	It is not known whether the site is deliverable as no operators have been identified.

Key Criteria		RAG Score
Landscape and visual designations	<p>Within South Downs National Park</p> <p>Landscape Study (LUC, 2011): Whilst the woodland and forest limit intervisibility with the surrounding area to an extent, the site forms a link between Midhurst Common, to the east, and Steadham Common to the west, traversed by dense network of paths and bridleways, including The Serpent Trail. The site therefore contributes significantly to the recreational value of the wider area. The potential effects of the development on the areas of ancient woodland, the tranquillity and sense of remoteness of the area and the recreational value of the area increase the sensitivity of the site. Although predominantly comprising plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, areas of broadleaf trees reduce the overall capacity of the landscape. The southern part of the site narrows considerably, reducing scope to locate extraction away from sensitive landscape features in adjacent areas of woodland and heathland.</p> <p>The site is considered to have a Medium- High sensitivity and Low-Moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site has a Medium-High sensitivity. Several East and West both singularly and jointly, would be likely to have significant impacts on access and PROW. The</p>	<p>RED/AMBER</p> <p>The site falls within the boundary of the SDNP and has a Medium-High sensitivity to extraction. The site falls within an area of medium tranquillity.</p> <p>Some potential for landscape enhancement at the restoration phase.</p>

	<p>existing use of the land for forestry plantation reduces its overall sensitivity on landscape grounds and to some extent how tranquillity is measured as the woodland is not perceived to be 'natural'. For this reason it has been considered that restoration proposals to heathland/woodland mosaic would be beneficial in the long term provided that sufficient areas of the sites can be restored to land rather than wet restoration with the associated water quality issues that this involves.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>An SNCI lies to the west and east of the site. Adjacent to Midhurst Common SNCI (east). Stedham Common SNCI 0.7km west. River Rother SNCI 0.3km north. Iping Common SSSI and LNR is located 1km to the west of the site.</p> <p>Area of Ancient Woodland (replanted) partially located within the north of the site, buffer zone would protect from other land uses.</p> <p>Site contains priority habitat of lowland heath and ancient woodland, contains rare species inventory records and is within a Biodiversity Opportunity Area. Impact of changes to water table on heathland needs to be considered.</p> <p>This site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site.</p> <p>This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. Concluded that this site will not have any likely significant effects</p>	<p>RED/AMBER</p> <p>Site contains priority habitat of lowland heath and ancient woodland which would be majorly harmed by mineral extraction and as such high levels of mitigation would be required.</p>

	on the Arun Valley SPA/Ramsar through reduced water flows or quality.	
Historic environment designations	<p>Heathbarn farmhouse (grade II listed) to the north east of the indicated site boundary. Grade II listed Toll House located 0.4km away to the north east.</p> <p>There are four Conservation Areas within 2km of the site, Midhurst, Iping, Stedham and Woolbeding.</p> <p>Woolbeding Estate and Gardens north east of the site, managed by the National Trust.</p> <p>Early archaeological assessment strongly recommended - as a preliminary to any field evaluation a Lidar survey should be carried out (as this is a wooded site). Evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	<p>GREEN/AMBER</p> <p>The site may cause minor harm to the setting of listed buildings, Conservation Areas and archaeological remains. Moderate mitigation measures should be adopted – including the undertaking of a Lidar survey.</p>
Water environment (including flooding)	<p>Habitat Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site does include a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts so this site has been screened in for further consideration.</p> <p>Appropriate Assessment: There are adequate safeguards (dilution and planning conditions) in place to ensure that the site will not have an adverse effect on</p>	<p>AMBER</p> <p>Vulnerable water issues. EA to check.</p> <p>The risk and level of harm would be dependent on the depth of the proposed mineral working (above or below the water table) and the method of working.</p> <p>A phase 1 hydrological and hydrogeological risk assessment should be undertaken before allocation.</p>

	<p>the Arun Valley SPA/Ramsar through reduced water flows or quality.</p> <ul style="list-style-type: none"> • Flood zone 1 • Negligible risk to groundwater flooding • Low risk of surface water flooding • Depth of working and de-watering operations will need to be explored and assessed • No working below groundwater table preferable • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation • Localised flooding experienced in 2013/14 at Woolbeding Estate and Gardens • Possible Water Framework Directive impacts – drainage to watercourse which drains to Rother to Arun • Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated 	
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be</p>	<p>AMBER</p> <p>HGVs may need to pass through a number of AQMAs in Chichester which would have a negative impact on air quality.</p>

	required	
Soil quality	Grade 4 no loss of BMV agricultural land.	GREEN The site contains no BMV agricultural land.
Public rights of way	<p>Public Footpaths 3617 and 3618 run through the northern section of the site. Footpath 921 follows the eastern boundary of the site. Both footpaths 3617 and 921 form part of the Serpent Trail.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	AMBER The site would pose a potential hazard for users of PROW. Planning obligations and mitigation measures may make the site acceptable in terms of PROW.
Transport and access	<p>Possible access from Severals Road/A272. Suitability of access road needs to be assessed. The impact of additional HGV traffic on Midhurst and the villages to the west of the site should be suitably considered.</p> <p>High level transport assessment (2011) concluded: Access is possible directly onto the A272. It is recommended that the sites (Severals West and Severals East) are sequentially developed.</p>	AMBER The site poses a moderate risk of causing harm – especially if HGV traffic passes through villages. Risks associated with transport/access may be reduced if Severals West and East are developed sequentially.
Services and utilities	To be identified using evidence provided by utility/service providers.	GREEN There are no services or utilities near to, or within the site.
Amenity	Severals House and residential properties to the south of the site. Heathbarn Farm and 1 and 2 Severals Cottages lie immediately	RED/AMBER

	to the east of the site.	There are a number of sensitive receptors close to the site who would be subject to high levels of harm. Mitigation measures may enable the site to be workable.
Cumulative impact	<p>There is a history of mineral working in close proximity to the site.</p> <p>Landscape Study (LUC, 2011): With the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area, with the SDNP.</p>	<p>RED/AMBER</p> <p>The site may cause considerable harm due to the site's proximity to other mineral sites.</p>
Airport safeguarding	Not applicable	<p>GREEN</p> <p>The site does not fall within an airfield safeguarding zone.</p>

Summary and outcome of scoring

Key issues/constraints

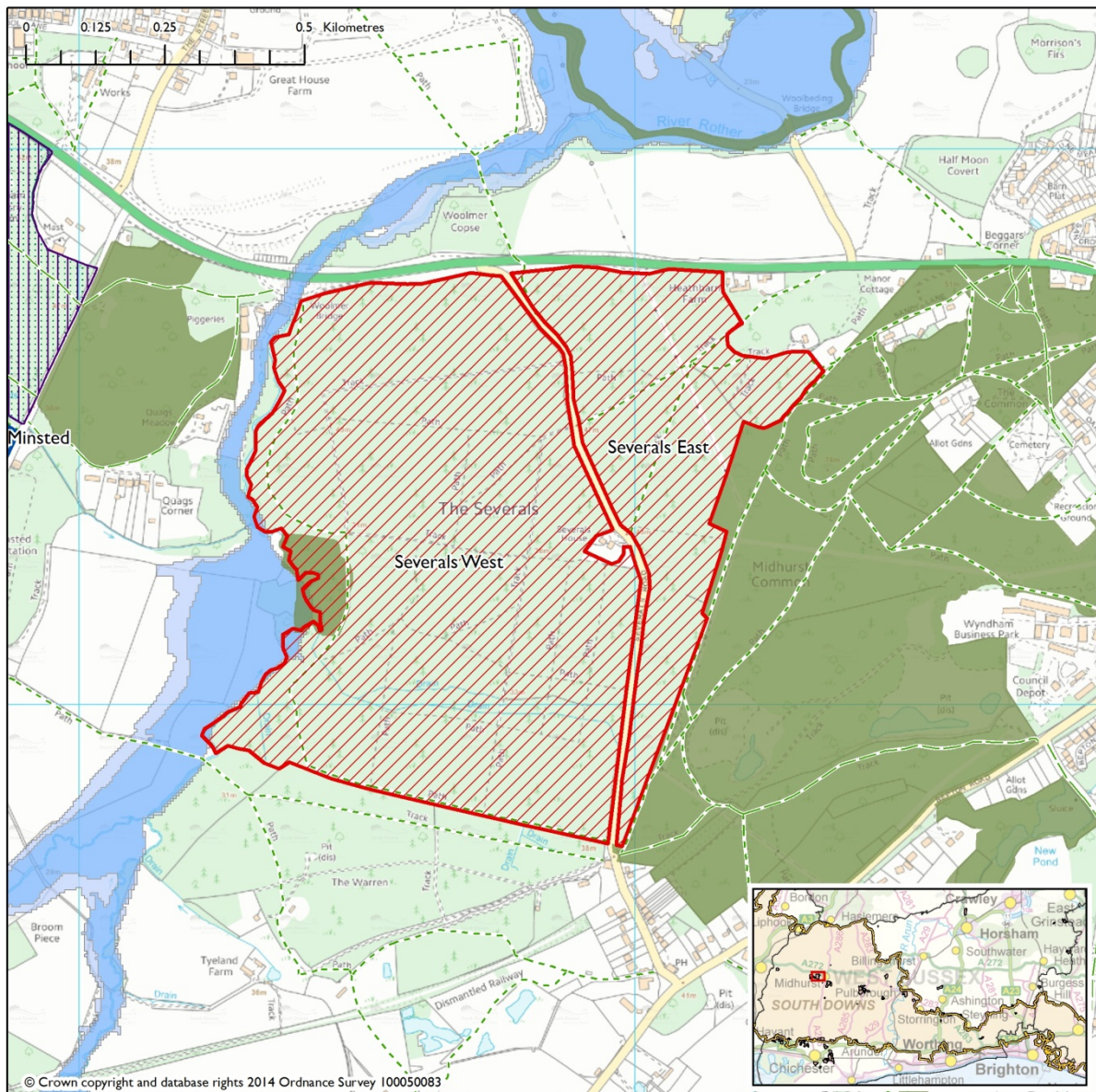
The site is located within the SDNP. The site is considered to have a medium to high landscape character sensitivity to extraction, with the areas of ancient woodland and the water course to the west of the site of higher sensitivity. The site has moderate to low landscape capacity overall for accommodating mineral extraction.

Site contains priority habitat of lowland heath and a small area of ancient woodland. This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. It was concluded that this site will not have any likely significant effects on the Arun Valley SPA/Ramsar through reduced water flows or quality. Further assessment of groundwater issues is required.

The site could have a negative impact on a small number of adjacent residential properties. Public Footpaths 3617 and 3618 run through the northern section of the site and would require diversion.

Outcome – The site contains reserves of soft sand which could be worked as a new site. There are severe deliverability issues with this site and uncertainty over the quality and quantity of resource present on the site and as such the site is ruled out.

Severals West (SDNPA, M/CH/8C)



Site description	
District/Parish	Chichester/ Woolbeding with Redford
Area (ha)	50
Mineral type	Soft sand, Folkstone beds
Potential yield	Unknown
Current use	Commercial forestry
Owner	Cowdray Estate
Potential operator	Unknown

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	One of two new sites coming forward, lies adjacent to Severals East
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	Site was not allocated in the Minerals Local Plan (2003). Site was not considered to be acceptable in the Minerals DPD Issues and Options November (2005) due to landscape and conservation impact.

Can it be delivered?	
Availability	The site is within single ownership and the owner wishes to develop the site for minerals extraction.
Deliverability	It is not known whether the site is deliverable as no operators have been identified.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within South Downs National Park</p> <p>Landscape Study (LUC, 2011): Although comprising large areas of plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, the site has areas of ancient woodland which reduces the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and tranquil character of the area. Whilst the woodland and forestry limit inter-visibility with the surrounding area to an extent, the site forms a link between Midhurst Common, to the east, and the Steadham Common to the west, traversed by dense network of paths and bridleways, including the Serpent Trail. The site therefore contributes significantly to the recreational value of the wider area.</p> <p>The site is considered to have a Medium-High sensitivity and Low-Moderate capacity to extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site has a Medium-High sensitivity. Severals East and West are together be likely to have significant impacts on access and PROW. The existing use of the land for forestry plantation reduces its overall sensitivity on landscape grounds and to some extent</p>	<p>RED/AMBER</p> <p>Within the South Downs National Park Medium-High landscape sensitivity within an area of high landscape value.</p> <p>Potential for enhancement to heathland/woodland mosaic.</p>

	<p>how tranquillity is measured as the woodland is not perceived to be 'natural'. For this reason it has been considered that restoration proposals to heathland/woodland mosaic would be beneficial in the long term provided that sufficient areas of the sites can be restored to land rather than wet restoration with the associated water quality issues that this involves.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Severals Bog SNCI (SNCI C105) is situated within the site along the western edge. Even with a buffer strip, the bog habitat could be vulnerable to local changes in hydrology as a result of mineral working.</p> <p>Quaggs Corner SNCI (SNCI C53) lies to the west of this site.</p> <p>The stream to the west, Severals Stream, is a tributary of the River Rother. Buffers may be required to the stream and SNCIs.</p> <p>Area of Ancient Woodland (replanted) located within the north/northwest of the site.</p> <p>Potential hydrological impacts. Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated.</p> <p>HRA 2011: The site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site</p>	<p>RED/AMBER</p> <p>The Several Bog SNCI falls within the boundary of the site and may be negatively affected by the development of the site.</p> <p>High levels of mitigation may be needed to protect the SNCI and the SAC from harm.</p>

	<p>includes a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts so the site has been 'screened in' for Appropriate Assessment.</p> <p>The screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that this site will not have any likely significant effects on the Arun Valley SPA/Ramsar through reduced water flows or quality as the main channel of the River Arun does not form part of the SPA/Ramsar. As such any increase in sediment that might arise from dewatering associated with this minerals site would be subject to such a scale of dilution that its effect on the SPA/Ramsar site would be negligible, particularly since the main channel of the River Arun does not form part of the SPA/Ramsar site.</p>	
<p>Historic environment designations</p>	<p>There are a number of listed buildings located within 1km of the site. The closest is 'Badgers', Quags Corner located approximately 0.3km to the west of the site. Woodlands Cottage and Heathbarn farm are also located 0.4 km from the site.</p> <p>There are four Conservation Areas within 2km of the site, Midhurst, Iping, Stedham and Woolbeding.</p> <p>Early archaeological assessment strongly recommended - as a preliminary to any field evaluation a Lidar survey should be carried out (as this is a wooded site).</p>	<p>GREEN/AMBER</p> <p>The development of the site may cause minor harm to nearby listed buildings, Conservation Areas and archaeological remains in the absence of low level mitigation.</p>

	<p>Evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site does include a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts so this site has been screened in for further consideration.</p> <p>Appropriate Assessment: Due to the effects of dilution the effect of Severals West on the SPA/Ramsar site would be negligible, particularly as the main channel of the River Arun does not form part of the SPA/Ramsar site. Secondly, it is assumed that sediment loading in watercourses near the site will be controlled by conditions since it is an offence to pollute surface watercourses.</p> <ul style="list-style-type: none"> • Flood zone 1(Site borders Flood zone 2/3) • Negligible risk to groundwater flooding (25% at higher risk) • Low risk of surface water flooding (5% at higher risk) • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Would prefer no 	<p>RED/AMBER</p> <p>The site is near vulnerable water bodies (Severals Bog SNCI) which could be majorly impacted in the absence of a high level of mitigation.</p> <p>A Hydrological Risk Assessment would be required prior to allocation.</p>

	<p>working below groundwater table.</p> <ul style="list-style-type: none"> • Possible Water Framework Directive impacts – drainage to watercourse which drains to Rother to Arun • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>AMBER</p> <p>HGV movements may impact upon AQMAs located in Chichester.</p>
Soil quality	<p>Grade 4 therefore no loss of BMV agricultural land.</p>	<p>GREEN</p> <p>The site contains low quality soil.</p>
Public rights of way	<p>Footpath 3619 loosely follows the western boundary of the site before turning eastwards along the southern boundary. A number of permissive paths run through the site, one of which forms part of the Serpent Trail.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be</p>	<p>AMBER</p> <p>The site contains permissive footpaths and a number of footpaths close to the boundary of the site.</p> <p>Mitigation measures such as a stand-off between the extraction area and the footpaths may be needed.</p>

	<p>extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application</p>	
Transport and access	<p>Possible access from Severals Road/A272.</p> <p>The impact of additional HGV traffic on Midhurst and the villages to the west of the site should be suitably considered.</p> <p>High level transport assessment (2011):</p> <p>Access is possible directly onto the A272. It is recommended that the sites (Severals West and Severals East) are sequentially developed.</p>	<p>AMBER</p> <p>The site poses a moderate risk of causing harm – especially if HGV traffic passes through villages.</p> <p>Risks associated with transport/access may be reduced if Severals West and East are developed sequentially.</p>
Services and utilities	<p>To be identified using evidence provided by utility/service providers</p>	<p>GREEN</p> <p>Based on the information currently available- there are no services or utilities near to, or within the site.</p>
Amenity	<p>Severals House located to the east of the site along Severals Road and residential properties to the south of the site.</p>	<p>RED/AMBER</p> <p>The site is in close proximity to residential properties and as such the site may cause disturbance (noise, dust and light) to local residents.</p> <p>Mitigation measures should be adopted to</p>

		reduce the risk of harm.
Cumulative impact	<p>There is a history of mineral working in close proximity to the site.</p> <p>Landscape Study (LUC, 2011):</p> <p>With the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area within the SDNP.</p>	<p>RED/AMBER</p> <p>The site may cause considerable harm due to its proximity to other developments (Minsted quarry). For this reason it may be necessary to delay mineral working at the site until other sites in the area are completed.</p>
Airport safeguarding	Not applicable	<p>GREEN</p> <p>The site is not within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring

Key issues/constraints

The site is located within the SDNP. The site is considered to have a medium landscape character sensitivity to extraction, but with a high landscape value. The site is likely to have significant impacts on access and PROW. The existing use of the land for forestry plantation reduces its overall sensitivity on landscape grounds and to some extent how tranquillity is measured as the woodland is not perceived to be 'natural'. For this reason it has been considered that restoration proposals to heathland/woodland mosaic would be beneficial in the long term provided that sufficient areas of the sites can be restored to land rather than wet restoration with the associated water quality issues that this involves.

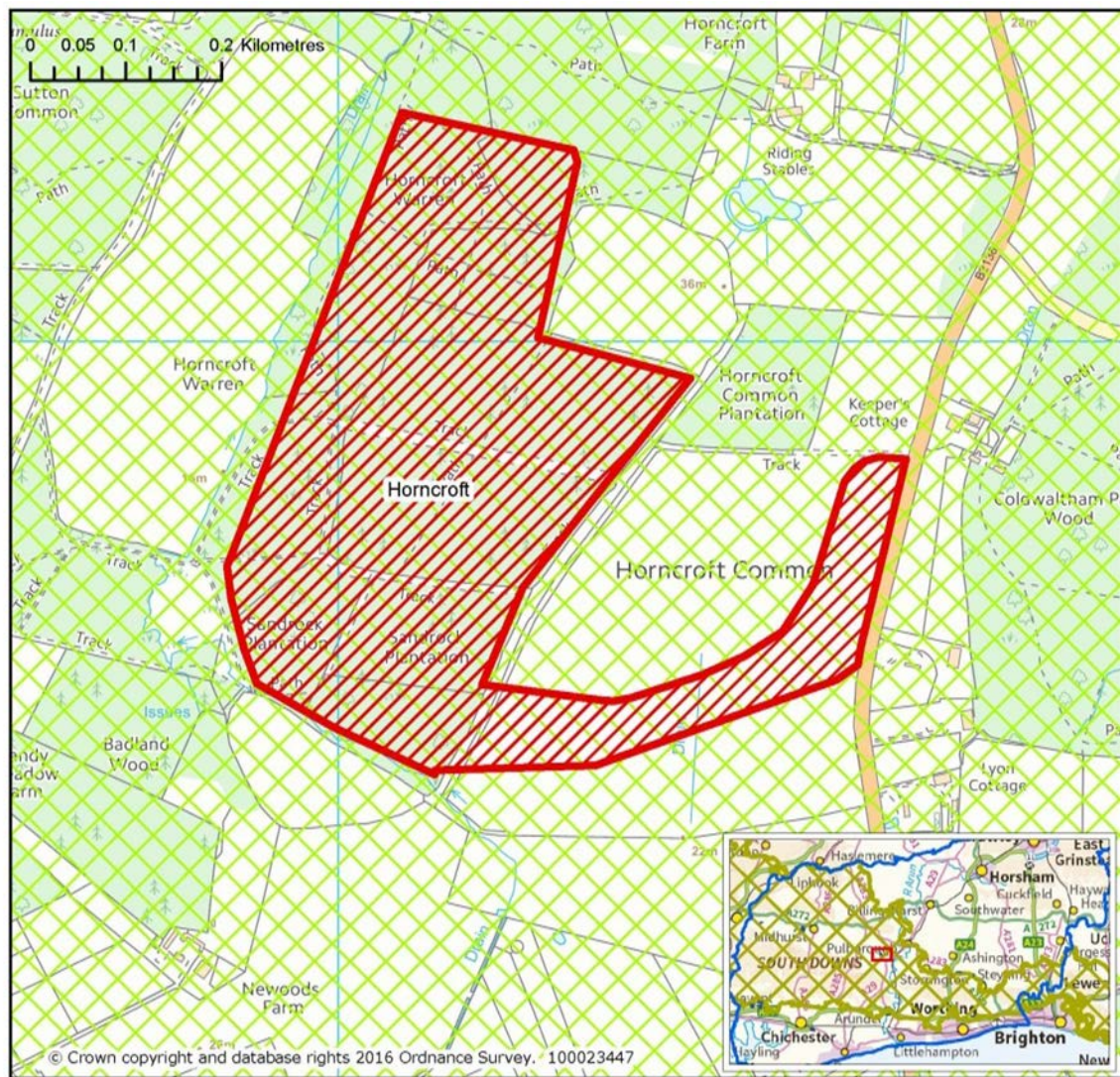
The site contains Severals Bog SNCI (SNCI C105) along the western edge. Even with a buffer strip, the bog habitat could be vulnerable to local changes in hydrology as a result of mineral working. Further assessment of groundwater issues is required.

The site could have a negative impact on a small number of adjacent residential properties. Potential for impact on users of Public Rights of Way.

Outcome – The site contains reserves of soft sand which could be worked as a new site. There are potential deliverability issues with this site that need to be considered further to determine whether they can be mitigated satisfactorily.

The proposal is suitable for further appraisal so it can be compared with other proposals for soft sand in West Sussex.

Horncroft (SDNPA, M/CH/11)



Site description	
District/Parish	Chichester/Bury (500m from Fittleworth Parish boundary)
Area (ha)	16.5
Mineral type	Silica Sand
Potential yield	2-4 mt
Current use	Commercial forestry
Owner	The Barlavington Estate
Potential operator	Sibelco
Restoration options	

Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	<p>Site considered for the Minerals Local Plan (2003) but was not allocated. A smaller area was also considered in the Minerals Development Plan Document Issues and Options (2005) but was not considered acceptable due to landscape impact.</p> <p>Planning application for sand extraction withdrawn in 2011.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is within single ownership (Barlavington Estate) and is therefore considered available.
Deliverability	An operator for the site is in place should it be suitable for development

Key Criteria	RAG Score
<p data-bbox="188 288 439 392">Landscape and visual designations</p> <p data-bbox="497 284 1016 312">Within South Downs National Park.</p> <p data-bbox="497 371 954 400">Landscape Study (LUC, 2011):</p> <p data-bbox="497 416 1361 1267">The site comprises areas of woodland and enclosed arable farmland, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover. The more sensitive features within the site include mature broadleaf trees within the woodland to the east and around the perimeter as well as the water courses through and adjacent through the site. Although parts of the site area clearly a 'working' landscape, being arable, it has a strong sense of tranquility and of being removed from modern human influences. It is also overlooked by higher ground to the south, with some potential visibility from the wider area to the west and north, which means adequate screening of views, particularly of the upper slopes of the ridge, may not be achieved by retaining and enhancing trees and vegetation around the perimeter. The proximity of the site to the area of Open Access to the west has the potential to give rise to impacts on the recreational value of the wider area. These factors reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and visual amenity, with the potential for this type of development to be visually intrusive in views from the chalk ridge of the downs to the south.</p> <p data-bbox="497 1326 1357 1355">The site is considered to have a Medium-High sensitivity</p>	<p data-bbox="1391 284 1865 312">RED/AMBER (site) RED (access)</p> <p data-bbox="1391 328 1966 357">Within the South Downs National Park.</p> <p data-bbox="1391 373 2045 472">The site has Medium-High landscape sensitivity on the western side of site. High sensitivity along eastern side of the site.</p> <p data-bbox="1391 488 1946 549">Low to moderate capacity for mineral activities.</p> <p data-bbox="1391 612 2018 711">Level of impact would be dependent on phasing, mitigation measures and the size of the working area.</p>

	<p>and Low-Moderate capacity for mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (2015): The site has Medium-High sensitivity to the west of the site, High sensitivity along the eastern side.</p>	
<p>Nature conservation geodiversity designations</p>	<p>Near Rare Species Inventory. Site includes BAP habitat and woodland. Sussex Biodiversity Records Centre states that there are over 59 rare and endangered species of flora and fauna within 1km radius from the site.</p> <p>Coates Sand Pit SNCI is located approximately 290m northwest of the site. There are a number of other SNCIs located within 2km of the site. There are three SSSIs located to the west/southwest of the site (all known as Coates Castle), the closest is approximately 0.4km to the southwest of the site.</p> <p>Lord's Piece, Sutton Common Local Wildlife Site is located approximately 220m west of the site.</p> <p>There are a number of Ancient Woodland areas in close proximity to the site, the closest is to the east (less than 100m from the southeast corner).</p> <p>This site lies approximately 7km from Arun Valley SPA/Ramsar via water courses (2.5km directly), 3km from Duncton to Bignor Escarpment SAC and 4.9km south west of the Mens SAC.</p> <p>This site has been 'screened in' for Appropriate</p>	<p>AMBER</p> <p>Site is close to 3 SSSIs, the Coates Sand Pit SNCI, an area of ancient woodland, a SAC and a Local Wildlife site, all of which could suffer moderate harm, unless appropriate mitigation measures are applied.</p>

	<p>Assessment as part of a Habitat Regulation Assessment 2015. The HRA identified that the barbastelle bat, for which Mens SAC is designated, travel up to 7km from the SAC. It was concluded that no bat flight lines in the study were located south of the A283. As such it is considered that as the Horncroft minerals site is located approximately 2.2km south of the A283, it is not utilised by the barbastelle bat features of the Mens SAC and will not have a likely significant effect upon the Mens SAC.</p> <p>The screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that adequate safeguards are in place to ensure that this site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water quality.</p>	
<p>Historic environment designations</p>	<p>Within 370m of Scheduled Monuments (barrows) but site is well screened from these by existing tree cover. Provisional findings of recent (2008) archaeological desk-based assessment and walkover survey (whole site) and non-invasive and invasive field evaluation (open western half of site and limited work where feasible in wooded eastern half and field to east) has revealed only a few surviving ancient archaeological features, principally Roman remains within the proposed access road area. Final report on evaluation works awaited.</p> <p>Acceptable provided that, if an application is permitted, for targeted further archaeological investigation, recording, and mitigation, particularly in the wooded part of the site, where more evaluation is required. Lidar survey as a preliminary to any field evaluation is strongly</p>	<p>GREEN/AMBER</p> <p>Within 370m of Scheduled Monuments. A small number of ancient archaeological features found on the site. The site may cause minor harm to these features, unless appropriate mitigation measures are applied.</p>

	recommended (as this is a wooded site)	
Water environment (including flooding)	<p>Habitat Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site is approximately 7km from Aruen Valley SPA/Ramsar via water courses (2.5km directly) and 3km from Duncton to Bignor Escarpment SAC.</p> <p>A watercourse running through to the site drains into River Rother and into Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment to impact this European site.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility of surface water flooding (less than 5% of site in higher risk area). Negligible risk susceptibility of ground water flooding (10% of site at higher risk) • Flood Vulnerability Classification: water-compatible • Site located in close proximity to a Source Protection Zone (Zone 3) to the east which must be protected to the satisfaction of the Environment Agency. • If used for sand, Gault clay needs to be removed – recommend consideration of any impacts. • Surface water stream runs along the western and southern boundary. The stream which is an important tributary of the River Rother, is known to be important for Sea Trout. • Any risk of sediment entering the watercourses 	<p>GREEN/AMBER</p> <p>The site falls within EA Flood Zone 1.</p> <p>Sand extraction is classified at a “Water compatible” development.</p> <p>Mitigation measures could be used to reduce the impact on vulnerable water bodies (e.g the River Rother).</p>

	which lead into the River Rother would need to be fully assessed and mitigated.	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington and the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p>	<p>AMBER</p> <p>Traffic associated with the development may pass through an AQMA which may affect the air quality of the area.</p>
Soil quality	Grade 3 therefore unlikely to result in loss of BMV agricultural land unless confirmed as Grade 3a.	<p>GREEN/AMBER</p> <p>The site contains good to moderate soil.</p>
Public rights of way	<p>Public Bridleway 762 is located approximately 100m north of the site. There are no public footpaths within the site. The Serpent Trail and a number of bridleways pass close to the north and west of the site. Sutton Common (Open Access Land) lies approximately 220m to the west.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be</p>	<p>GREEN</p> <p>No Public Rights of Way within the site.</p> <p>None of the Public Rights of Way which run close to the site (e.g Public Bridleway 762 and Serpent Trail) would be affected.</p>

	pursued by the PROW Teams through any future planning application.	
Transport and access	<p>Proposed new access off the B2138.</p> <p>High level transport assessment (2011) concluded: Allocation of this site should be subject to an acceptable access arrangement onto the B2138 being provided and the provision of a detailed routing agreement that considers and suitably mitigates as appropriate all HGV traffic arriving at the site.</p>	<p>GREEN/AMBER</p> <p>Mitigation measures such as a detailed routing agreement and a suitable access would reduce the minor risk of harm occurring.</p>
Services and utilities	<p>BT boundary across part of the site. Scottish and Southern high voltage cable runs across the site.</p> <p>Southern Water have confirmed that there is water infrastructure crossing the site. Diversion of the infrastructure may be possible at the developers' expense, subject to a feasible alternative route being available.</p>	<p>AMBER</p> <p>A high voltage cable and water infrastructure cross the site which would require consideration through re-routing or other mitigation measures.</p>
Amenity	<p>Horncroft Farm located approximately 200m northeast of the site. 6 residential properties less than 100m from the east side of the site and a further 26 houses approximately 500m from the site. Residential properties also located to the south of the site and at Coates Common to the northwest which are likely to have views of the proposed site.</p>	<p>AMBER</p> <p>Moderate mitigation measures could be adopted to ensure local residents do not suffer any harm from the site.</p>
Cumulative impact	<p>There is a dormant mineral working (Coates Pit) located to the north west of the site.</p>	<p>GREEN</p> <p>There are no concerns of cumulative impact</p>

		at the site.
Airport safeguarding	None	GREEN The site is not within an Airport Safeguarding Zone.
Site specific information	Indication from agent for landowner that silica sand content is in excess of 90% based on exploratory borehole drilling.	

Summary and outcome of scoring

Key issues/constraints

The site is located within the SDNP. The site is considered to have a medium to high landscape sensitivity (medium-high sensitivity to west of site and a high sensitivity along the eastern side). The site is of high landscape value.

The high assessment for this site is largely as a result of the access requirements for the site and the existing topography of the site which could expose working to the wider landscape without careful phasing of the works. The proposed working area has been reduced to a degree which significantly minimises the potential impacts on the surrounding highly sensitive landscape and it is considered that there is potential to overcome the remaining issues excepting the proposed access which is considered to have significant impacts on the SDNP.

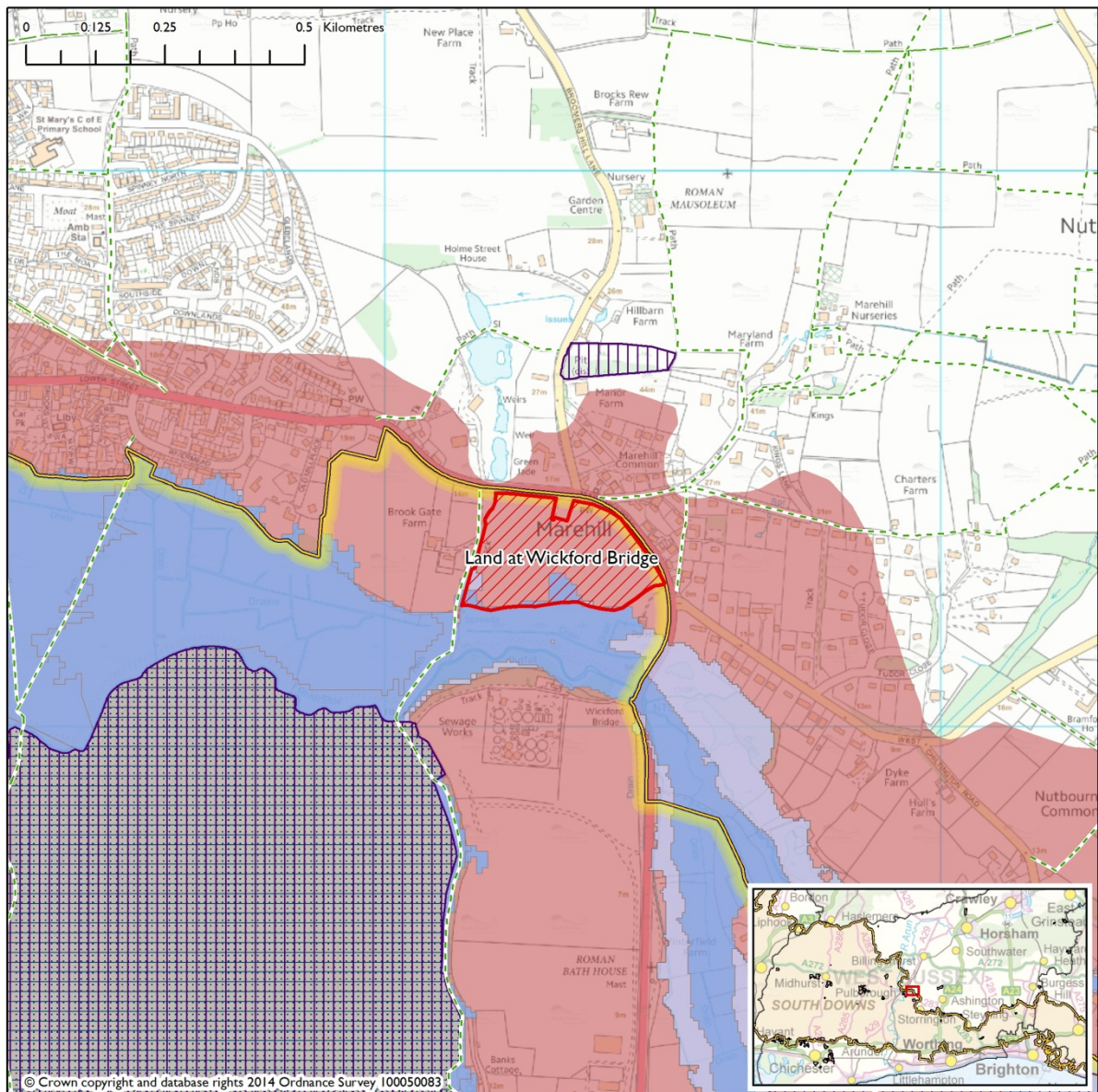
The site does not contain any nature conservation designations however a number of local and national designations are located within close proximity to the site. The site is also within 370 metres of a Scheduled Monument.

There are a number of residential properties that the site could have negative impact on. There are no PRow located within the site. Sutton Common, which is dedicated Open Access Land, is located 220 metres to the west.

Outcome – The site contains reserves of soft/silica sand which could be worked as a new site.

The site has a dual score for landscape because it has a medium-high landscape sensitivity on the western side (and therefore a red/amber score) and a high sensitivity along eastern side of the site (and therefore a red score). For this reason it is prudent for the site to be included for technical assessment.

Land at Wickford Bridge (SDNPA, M/HO/7)



Site description	
District/Parish	Horsham/Pulborough
Area (ha)	5.32
Mineral type	Silica Sand
Potential yield	40,000m3
Current use	Agriculture
Owner	Mr R Phillips
Potential operator	Unknown

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	The site is located in the area covered by policy DC1 (Countryside Protection and Enhancement) of the Horsham Core Strategy (2007) where development will not be permitted unless it is considered essential to its countryside location and enables the extraction of minerals or the disposal of waste.
Planning history	The site was not considered in the Minerals Local Plan (2003) or the Minerals Development Plan Document Issues and Options (2005).

Can it be delivered?	
Availability	The site is within single ownership and is therefore considered available.
Deliverability	As above

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is within the SDNP.</p> <p>Landscape Study (LUC, 2011): The site was not included in the 2011 Landscape Study.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site has a High sensitivity.</p> <p>The site is considered to be so visually sensitive to large numbers of viewers that the site is recommended for exclusion from further consideration on Landscape impact grounds.</p>	<p>RED</p> <p>The site falls within the SDNP, is considered to have a High sensitivity score and would cause an unacceptable visual impact.</p>
Nature conservation and geodiversity designations	<p>250m from Arun Valley SAC, Pullborough Brooks SSSI and Ramsar.</p> <p>230m from Marehill Quarry SSSI.</p>	<p>AMBER</p> <p>Site would cause moderate harm to nearby SAC, SSSIs and Ramsar and as such moderate levels of mitigation would be required.</p>
Historic environment designations	<p>Two listed buildings to north of site (north of A283). Capacity for archaeological evidence from the Mesolithic to later prehistoric and Roman period based on the pattern of known data in the vicinity. Measures for assessing the nature and extent of any recordable assets should be outlined by the applicant and the results of field evaluation included at the application stage if this site is taken forward.</p>	<p>AMBER</p> <p>The site may cause moderate harm to listed buildings and Roman archaeological remains and as such a field evaluation would need to be undertaken.</p>

Water environment	<ul style="list-style-type: none"> • 10% of site (southern edge) within Flood Zones 2 and 3. • Low risk of surface water flooding. • High risk of groundwater flooding. • SPZ 2 and within SPZ3 for Hardham therefore water sources must be protected to the satisfaction of the Environment Agency. • River Chilt directly to the south - possible WFD impacts. • Groundwater levels likely to be high. • Depth of working and de-watering operations will need to be explored and assessed. • Prefer no working below groundwater table. • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) – Environment Agency recommend phase 1 prior to allocation. • Local evidence of flooding along A283 in early 2014. 	<p>AMBER</p> <p>Low risk of surface water flooding. The site falls within SPZs 2 and 3.</p> <p>A phase 1 hydrological risk assessment should be undertaken prior to allocation.</p> <p>In light of the risk to ground water a flood risk assessment would need to be undertaken at the application stage.</p>
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p> <p>Southern Water commented on importance of ensuring that proposed use is compatible with operation of Pulborough Wastewater treatment works. Development sensitive to odour should not be permitted unless adequate odour dispersion can be demonstrated.</p>	<p>AMBER</p> <p>The site may have an adverse impact on air quality- especially if HGVs associated with the development pass through the A283 High Street/Manley's Hill AQMA.</p>

Soil quality	Grade 3 therefore unlikely to result in loss of BMV agricultural land unless Grade 3a.	AMBER The site is unlikely to lead to a loss of best and most versatile agricultural land.
Transport and access	<p>Access to site via A283. Two possible access points identified.</p> <p>The A283 in this location does not form part of the advisory lorry network, however both the A29 to the west and the A24 to the east do. Route to A29 would be via Pulborough (passing through the Conservation Area). Route to the A24 would be via Storrington (passing through the Conservation Area).</p> <p>No legal restriction to prevent access through either Storrington or Pulborough.</p> <p>Site was not considered in the high level transport assessment in 2011.</p>	AMBER Access via the A29 or A24 would be possible, although the route would need to pass through a Conservation Area and as such the Conservation Area may be harmed.
Services and utilities	<p>To be identified using evidence provided by utility/service providers. Southern Water has identified that wastewater infrastructure crosses the site and water infrastructure is in close proximity to the site.</p> <p>Diversion of infrastructure may be possible at developers' expense, subject to feasible alternative route being available.</p>	AMBER Waste water pipes cross the site and water infrastructure is in close proximity to the site. These pieces of infrastructure would need to be considered and possibly re-routed.

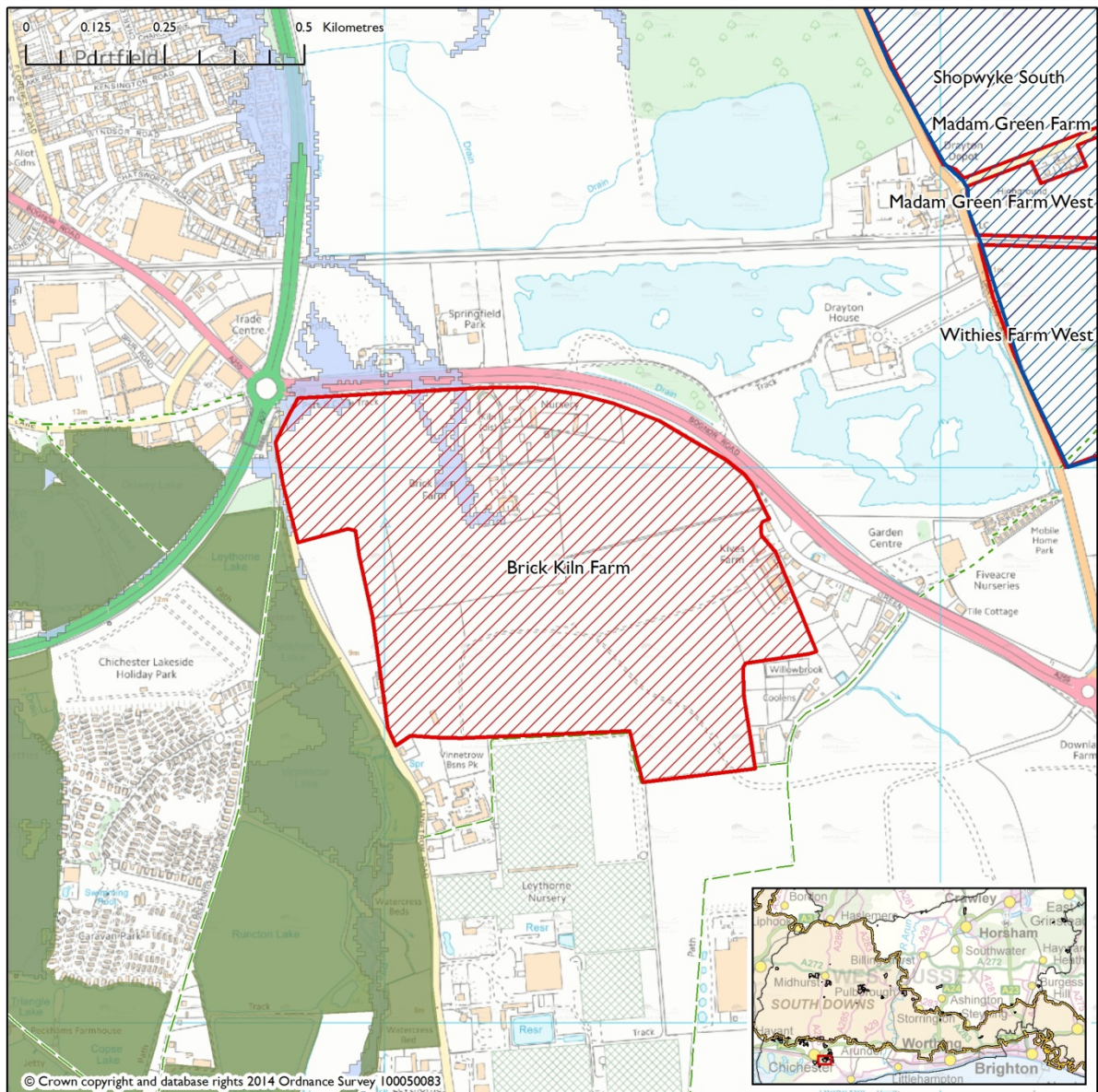
Public rights of way	<p>Public Footpath 2430 runs along western boundary of site. Network of public footpaths in Mare Hill and Broomers Hill area.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>AMBER</p> <p>The site may pose a hazard for users of PROW, unless mitigation measures are adopted.</p>
Amenity	<p>There are a number of residential areas in close proximity to north of site at Marehill. White Horse Inn opposite the site.</p>	<p>RED/AMBER</p> <p>Nearby residential properties and users of the nearby Inn would be at risk of harm from mineral extraction and therefore adequate mitigation measures would be needed.</p>
Cumulative impact		<p>GREEN</p> <p>There are no concerns of the cumulative impact at the site.</p>
Airport safeguarding	None	<p>GREEN</p> <p>The site does not fall within an airport safeguarding zone.</p>
Site specific information	None	

Summary and outcome of scoring**Key issues/constraints**

The site is located within the SDNP. There is potential for significant impact on residential properties to the north/northeast and the Public Right of Way to the west. The site contains reserves of soft/silica sand which could be worked as a new site. However, the site would have an unacceptable visual impact on Wickford Bridge and as such should be discounted. –

Outcome –Site ruled out due to landscape sensitivity

Brick Kiln Farm (M/CH/4F)



Site description	
District/Parish	Chichester/ North Mundham and Oving
Area (ha)	47
Mineral type	Sharp sand and gravel (concreting gravel)
Potential yield	1.5mt
Current use	Agriculture
Owner	West Sussex County Council
Potential operator	Unknown

Restoration options	Conservation or amenity wetland with some agricultural restoration (subject to the importation of suitable, inert, restoration domematerial)
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Chichester District Local Plan (1999): The site is also located to the north of the Runcton Area for Horticultural Development and in the Strategic Gap (RE6) where mineral extraction may be acceptable provided there is no alternative location where development could meet these needs. The key diagram in Chichester District's Submission Core Strategy shows that the site is located in the A27 road and rail corridor.
Planning history	<p>Site was not allocated in the Minerals Local Plan (2003). The site was not considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) in advance of the Strategic Flood Risk Assessment.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is in single ownership (West Sussex County Council) and is considered available.
Deliverability	It is not known whether the site is deliverable as no operators have been approached at this stage.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is considered to have a Low sensitivity to extraction, and a high overall capacity to accommodate mineral activities. Data indicated that the site is within an area of medium tranquility and an area defined as 'disturbed by noise' (based on 2011 Study).</p> <p>The site is located 3.5km south of the SDNP boundary.</p> <p>Located in the Zone of Visual Influence of Chichester Cathedral Spire and the Zone of visibility from the Trundle.</p>	<p>GREEN</p> <p>The site is considered suitable on landscape and visual grounds. It has a high capacity to accommodate mineral activities and is not located close to protected landscapes.</p>
Nature conservation and geodiversity designations	<p>The site is adjacent to the Chichester Gravel Pits & Leythorne Meadow SNCI</p> <p>This site was 'screened out' of the previous Habitat Regulation Assessment work carried out in 2010/11 because there was considered to be no scope for adverse impacts on European sites.</p>	<p>GREEN/AMBER</p> <p>The site is adjacent to SNCI's (former mineral workings) and may cause minor harm to these designations in the absence of mitigation measures. Restoration to create further wetland habitats might compliment and enhance ecological value of the adjacent wetlands.</p>
Historic environment designations	<p>The site lies 60 meters north of a grade II Listed Building (Vinnetrov Farmhouse).</p> <p>Possible ring ditches (which often surrounded prehistoric ceremonial mounds) in the north-west corner of the site are visible on aerial photographs.</p> <p>At the Drayton North and Drayton South gravel pits nearby to</p>	<p>AMBER</p> <p>The site is located close to a Grade II listed building which may be subject to moderate harm in the absence of mitigation measures.</p>

	<p>the north and north-east, concentrations of archaeological features of prehistoric and Roman date have been recorded, which may extend into the Brick Kiln Farm site.</p> <p>As a large site on the archaeologically rich Sussex coastal plain, the presence below ground of other ancient archaeological features should be anticipated.</p> <p>Brick Kiln Farm is the site of a 19th-century brickworks: any surviving buried remains of former kilns and associated brickworks structures may be of industrial archaeological interest.</p> <p>The site also includes the northern part of the former World War 2 Merston Airfield: some structures belonging to the former Airfield, of military archaeological interest, survive within the site above ground, and may survive as buried foundations, below ground also. The site may also overlie buried ancient shoreline deposits. A Palaeolithic flint handaxe has been recorded from the site.</p> <p>Acceptable provided that the potential impact upon Listed Buildings (visual impact upon their setting), and upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
Water environment (including	<ul style="list-style-type: none"> • The site is not located within a Source Protection Zone • Flood Vulnerability Classification: water-compatible 	AMBER The site is considered to be located in

flooding)	<ul style="list-style-type: none"> • Most of the site is located in Flood Zone 1(5% in Flood Zone 2) • Most of the site at low risk of flooding from land, 5% of site at higher risk • 40% high risk of groundwater flooding, 50% at moderate risk • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zones: Major Aquifer (intermediate) and Minor Aquifer (high) • EA maps indicates the site is within groundwater vulnerability zones: Minor Aquifer (high) and Minor Aquifer (intermediate) 	<p>an area which is compatible for mineral workings.</p> <p>The Environment Agency have stated that this site would require a Phase one Hydrological and Hydrogeological Risk Assessment.</p>
Air quality	<p>Site not located within an AQMA but off site traffic movements will need to be considered.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>Mitigation measures should be employed to minimise the impact on noise and air quality. Transport assessments should include air quality assessments from lorries.</p>	<p>AMBER</p> <p>HGV movements may impact upon AQMAs located Chichester.</p>
Soil quality	<p>The majority of the site contains Grade 1 best and most versatile land.</p>	<p>RED</p>

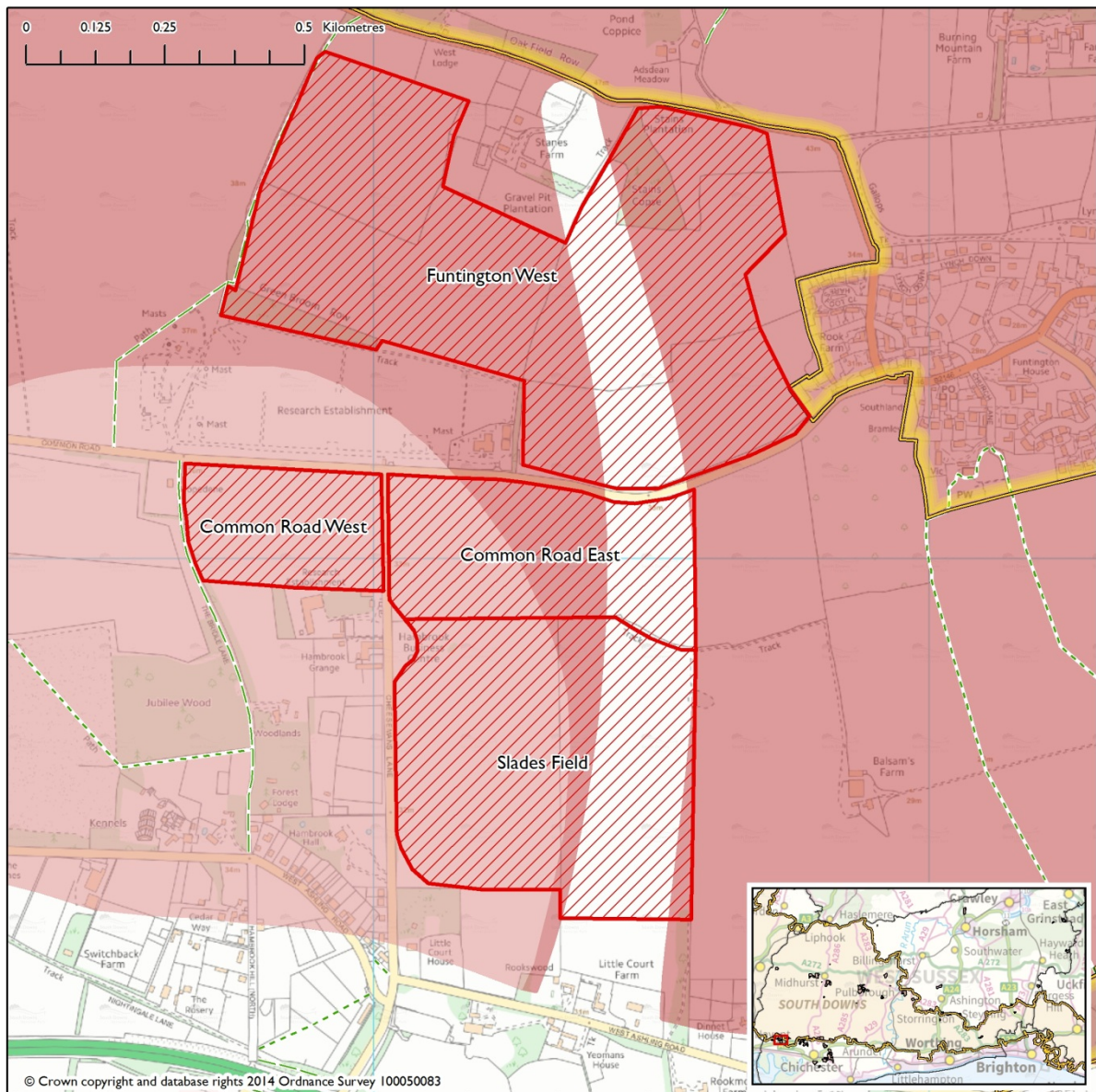
		<p>Large parts of the site contain Grade 1 best and most versatile agricultural land.</p> <p>There would be little opportunity for enhancement of the soil quality at this site due to the geology and hydrogeology of the site</p>
<p>Public rights of way</p>	<p>Public Bridleway 2792 (North Mundham) runs along the southern boundary of the site.</p> <p>Bridleway 192 (North Mundham) lies to the west of the site (within 20 metres of the site boundary).</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p> <p>There is an ambition to create a new public bridleway linking bridleway 192, across Vinnetrow Lane to bridleway 2792.</p>	<p>AMBER</p> <p>There is likely to be an impact upon PROW, particularly bridleway 2792 which runs along the southern boundary of the site. The impacts are likely to be resolvable through mitigation measures such as diversion, screening, or stand offs.</p>
<p>Transport and access</p>	<p>The site has frontages onto the A259 Bognor Road and Vinnetrow Road. The site appears to have two vehicular accesses onto the A259, with one of these serving the existing Brick Kiln Farm garden centre. The A259 is a dual carriageway with a 70mph speed limit, and access would be achieved onto</p>	<p>GREEN/AMBER</p> <p>The site is well located, with access directly on to the ALR (A259) or via Vinnetrow Road to the A27/A259.</p>

	<p>the westbound carriageway. Vinnetrow Road has a 40mph limit speed limit and is single carriageway, although is wide enough to enable two HGVs to pass. Both roads join the A27 at the Bognor Road roundabout.</p> <p>There are limited local routes available that are inappropriate for or may provide a short cut for HGV traffic. It would be expected that HGV traffic would access the site only via the A259 and the A27.</p>	
Services and utilities	<p>Scottish and Southern low voltage line runs across the eastern part of site. A high voltage Scottish and Southern cable also runs across the site.</p> <p>BT line present through the site.</p> <p>Virgin Media line lies in close proximity to the site (along A27 boundary).</p>	<p>AMBER</p> <p>The site contains various service and utilities infrastructure, which will require a stand off. Mitigation measures are likely to ensure these are protected from harm.</p>
Amenity	<p>Business and residential uses lie in close proximity to the southern and eastern boundary of the site. Portfield Trade Centre and Quarry Lane industrial estate are to the West of the site, separated by the A27 (Chichester by-pass).</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>RED/AMBER</p> <p>The site is located within 60m of residential properties which may be subject to high levels of amenity harm in the absence of mitigation. The site is also located close to PRow's and businesses which may be harmed.</p>
Cumulative impact	<p>There is a history of recent mineral working in the area (Drayton South).</p>	<p>GREEN/AMBER</p>

	<p>Permitted mineral working at the Kingsham site are within 1km west of this site.</p> <p>An allocated waste site (WLP 2014) at the Former Fuel Depot is on the opposite side of Bognor Rd. Madam Green Farm (also being considered) is located 500m to the north east of the site, however this is separated by the A259.</p>	<p>There may be a cumulative impact if this site is worked at the same time as other sites in the area (Kingsham). These are likely to be subject to mitigation measures to reduce harm.</p>
Airport safeguarding	<p>The site is within the Goodwood aeronautical safeguarding zone, however Goodwood Aerodrome have no comments or objections to this site.</p>	<p>GREEN</p> <p>Although the site is located within the Goodwood Aeronautical Safeguarding Zone, there have been no comments or objections to this site.</p>

<p>Summary and outcome of desk based assessment</p> <p>Key issues/constraints</p> <p>The site is well located on the ALR (A27/A259) and there are not many concerns around this site in terms of the key considerations.</p> <p>The site contains Grade 1 best and most versatile agricultural land, which would likely be lost as a result of mineral workings and final restoration.</p> <p>There may be harm to residential amenity due to to proximity of properties. There are likely to be workable mitigation measures to reduce these impacts.</p> <p>Outcome – Site put forward for technical assessment.</p>

Common Road East (M/CH/1C)



Site description	
District/Parish	Chichester/Funfington
Area (ha)	15
Mineral type	Sharp sand and gravel (concreting aggregate)
Potential yield	422,500 tonnes
Current use	Agriculture
Owner	Mr and Mrs Baird
Potential operator	Hanson

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Within Chichester District Rural Policy Area where development is restricted to proposals complying with a number of other policies. Located in a Zone of Visual Influence of Chichester Cathedral Spire.
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is not currently available but Hanson have a right of pre-emption over the land so that in the event that the landowner wishes to sell or lease the minerals, Hanson will have rights to acquire them.
Deliverability	Site considered to be deliverable. Potential for working in conjunction with Common Road West, Funtington West, and Slades Field.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is located approximately 300m south and west of SDNP boundary.</p> <p>Overall, the site is considered to have a Low-Medium sensitivity to extraction. The landscape character and the landscape value of the site is judged to be low, but the high visibility of the site in the surrounding landscape and intervisibility with the South Downs makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive from surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering views with vegetation (based on the 2011 study).</p> <p>The site is considered to have a Moderate-High capacity to accommodate mineral activities (based on the 2011 study).</p> <p>Data indicates that the site is within an area of medium tranquillity, with a lower tranquillity to the east, and experiences some noise intrusion (based on the 2011 Study)</p>	<p>Green/Amber</p> <p>The site is located 300m south of the SDNP boundary. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p>
Nature conservation and geodiversity designations	<p>The site is approximately 2.7km south west from the Kingley Vale SAC/SSSI,</p> <p>The site is approximately 2.5km north of the Solent Maritime SAC and, Chichester and Langstone Harbours SPA/Ramsar.</p> <p>The site is approximately 1.7km east of the River Ems SNCI and 1.4km north of the Newells Lane pond and meadows,</p>	<p>Green</p> <p>The site is unlikely to cause harm to international or national designations. The potential impact on these designations will be considered again should the site be considered at the next stage.</p>

	<p>Hambrook SNCI.</p> <p>Site is close to rare species including bee and other orchids, great crested newts and bats.</p> <p>This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that air quality was a pathway requiring consideration due to the potential for increased mineral traffic movements within close proximity to European designated sites. It was concluded that this mineral site will not have an adverse effect on air quality at any European designated sites within West Sussex but that the transport assessments for this mineral sites should take into account any impacts on sites in Hampshire if there will be a significant increase in vehicle movements on the A27.</p>	
<p>Historic environment designations</p>	<p>Near Funtington Conservation Area: need to protect public views out of the Conservation Area (WS Structure Plan Saved Policy CH4(b)(2)). Near a Listed Building (Balsams Farmhouse). Need to protect settings of Listed Building (WS Structure Plan Saved Policy CH5(a)). The land includes the site of one of the runways of the World War 2 Funtington Advanced Landing Ground: buried wartime airfield features may survive. Roman finds have previously been reported from the former airfield site, and finds of prehistoric worked flint and pottery have been recovered from near the site. Other archaeological finds may lie within the site. The site may overlie ancient prehistoric shoreline deposits.</p> <p>Acceptable provided that visual impacts upon the nearby</p>	<p>Green/Amber</p> <p>The site is located near a conservation area and listed buildings.</p> <p>The visual impact on the conservation area and listed buildings will require further consideration.</p> <p>There are no concerns around the historic environment with this site. The consideration of impacts on buried archaeological remains would be</p>

	<p>Conservation Area and Listed Building, and upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological, historic building visual and Conservation Area visual impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	<p>considered at a planning application stage.</p>
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is within flood Zone 1 • Low to medium risk of flooding from land • Most of the site is at low risk of surface water flooding, 5% at higher risk • High risk of groundwater flooding – careful consideration of de-watering and depth of extraction is needed. • Flood Vulnerability Classification: water-compatible • Western end of site in Source Protection Zone 2/3 (Hairspring watercress spring/abstraction). • Local drainage issues have been reported. • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) 	<p>Amber</p> <p>The site is located within SPZ2/3</p> <p>The site is in an area that is water compatible for mineral extraction.</p> <p>The EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester.</p>

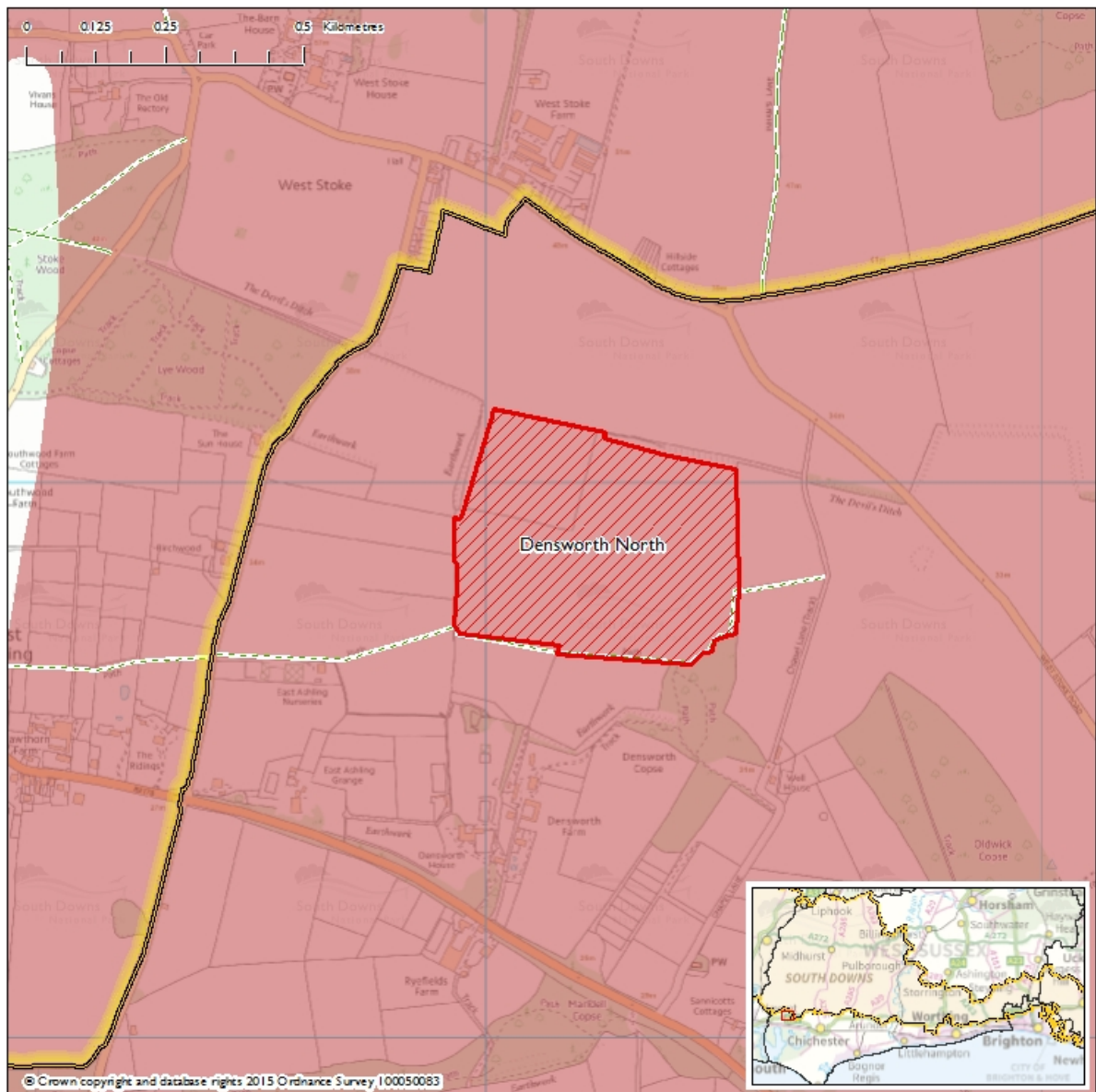
	If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required	
Soil quality	The site contains Grade 3 best and most versatile agricultural land.	Amber The site contains best and most versatile agricultural land.
Public rights of way	No PRoW near the site. Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.	Green The site does not contain, or is not near to PRoW.
Transport (including access)	The site has frontages onto Common Road and Cheesemans Lane. Access from either is possible without any significant consequences and visibility would be achievable to the appropriate standards In terms of general access routing, there are two broad options, either to use Common Road/B2136/B2147 to head east and west, or to use Common Road/B2136/Cheesemans Lane and head south to access the A259. Both routes would involve routing HGV traffic through residential village areas and therefore need to be carefully considered on balance. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne. The final routes would need to be part of a routing agreement and would be dependent upon demand and subsequent trip distribution. Access to the site using road network is approximately 9km from A27 and 10km from A286	Amber Access could be secured to the site from Common Road or Cheesemans Lane. The routing of traffic may cause moderate harm and an assessment would need to be carried out to ensure no detriment would result to the amenity of residents. Should the site be shortlisted, it will be subject to a Transport Assessment which will provide an assessment of potential impacts on highway capacity and safety.

Services and utilities	<p>Southern Gas LHP main runs across the eastern end of the site.</p>	<p>Amber</p> <p>The site contains a Southern Gas LHP main on the eastern end of the site. This will require consideration through mitigation.</p>
Amenity	<p>The village of Funtington is located to the east of the site. A farm building lies to the south east of the site. A research establishment is located to the north of the site. There is a residential property to the south east. The site is located approximately 1.4km north west of Funtington Primary School. Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Amber</p> <p>The site may cause moderate harm to the research establishment and the village of Funtington which is north east of the site</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
Cumulative impact	<p>There are no current mineral operations in the area around this site.</p> <p>Three other potential site allocations lie in close proximity to this site:</p> <ul style="list-style-type: none"> • Common Rd West • Slades Field • Funtington West • Woodmancote (800m west) 	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are four other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time.</p> <p>The likelihood is that the Plan would not</p>

	The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.	allocate all five of the sites in this area to meet mineral needs.
Airport safeguarding	The site is within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.	Green The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.

Summary and outcome of desk based assessment
Key issues/constraints
There are no major issues with this proposed site. The technical assessments will provide further information on the suitability of the site for mineral activities.
Outcome – Site put forward for technical assessment.

Densworth North (M/CH/2A)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	18.82
Mineral type	Sharp sand and gravel
Potential yield	700,000 tonnes
Current use	Agriculture
Owner	Mr Sadler
Potential operator	Dudman Group Ltd

Restoration options	To be determined.
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	The site was not allocated in the Minerals Local Plan (2003). The site was not considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) due to landscape impact.

Can it be delivered?	
Availability	Further information required, as it is unknown whether the landowner supports the development if the site at this stage.
Deliverability	Further information is required.

Key Criteria		RAG Score
Landscape and visual designations	<p>The SDNP boundary is 400m north and west of the site.</p> <p>The site is considered to have a Medium to High sensitivity to extraction. Although the site is judged to be of medium landscape and visual sensitivity, there are features of higher sensitivity, including the intervisibility with the South Downs, the Devil's Ditch, earthworks and areas of ancient woodland. The site is therefore considered to be of medium to high sensitivity overall (based on 2011 Study).</p> <p>The site is considered to have a Low-Moderate capacity to accommodate mineral activities (based on 2011 Study).</p> <p>Data indicates that the southern area of the site experiences some noise intrusion in relation to the A2178 to the southwest, although more broadly the site is within an area of medium tranquility (based on 2011 Study)</p>	<p>Red/Amber</p> <p>The site is located close to the SDNP boundary.</p> <p>The site is a medium to high sensitivity to extraction, with a low-moderate capacity.</p>
Nature conservation designations	<p>The site is 2km south of the Kingley Vale SAC/SSSI.</p> <p>The site is 3km west of the Trundle SNCI.</p> <p>The site abuts Densworth Copse to the south east, a semi natural ancient woodland. A buffer of between 20 and 100metres would be required.</p> <p>This site was 'screened out' of the previous Habitat Regulation</p>	<p>Green/Amber</p> <p>The site would have no impact on national or international designations.</p> <p>Mitigation would be required in respect of impacts on the ancient woodland.</p>

	<p>Assessment carried out in 2010/11 because there was considered to be no scope for adverse impacts on the Kingley Vale SAC and no pathway connecting with any other European sites.</p>	
<p>Historic environment designations</p>	<p>Site is 300m to the south of Densworth House, a grade II listed house, surrounded by ancient iron age entrenchments (Scheduled Monuments).</p> <p>Strongly recommended that early archaeological assessment takes place should this site go forward – the site includes part of former late Iron Age entrenchment (now buried) and borders other scheduled sections of late Iron Age entrenchments – it should be borne in mind that if field assessment established that buried archaeological remains were sufficiently important to be considered part of the existing designated, scheduled monument then mitigation measures to exclude from the area of extraction (which could include a suitable ‘buffer zone’) might need to be considered. Field evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p> <p>Acceptable only if there are unworked buffer areas around the Scheduled Monuments, and the buried linking ditch between them, in order to protect the fabric and setting of the nationally important monument. Acceptable also provided that the potential visual impact upon the settings of Listed Buildings on Downs Road, and impacts upon buried archaeological remains can satisfactorily be mitigated. Archaeological and geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation) and historic building</p>	<p>Red/Amber</p> <p>The site is located close to a Grade II listed buildings and SAMs which may be subject to harm and would require high levels of mitigation.</p>

	visual impact assessment, surveys and reports to be carried out and submitted with any planning application.	
Water environment (including flooding)	<ul style="list-style-type: none"> • Flood Zone 1 • Low risk of flooding from land • Negligible risk of groundwater flooding with 10% at higher risk therefore careful consideration of depth of working and dewatering is required • Flood Vulnerability Classification: water-compatible • Source Protection Zone 2 (Fishbourne Public Water Supply borehole). • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) 	<p>Amber</p> <p>The site is considered to be located in an area which is compatible for mineral workings.</p> <p>The Environment Agency have stated that this site would require a Phase one Hydrological and Hydrogeological Risk Assessment.</p>
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment. If HGV traffic were routed along the A27 from the west, traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located Chichester.</p>

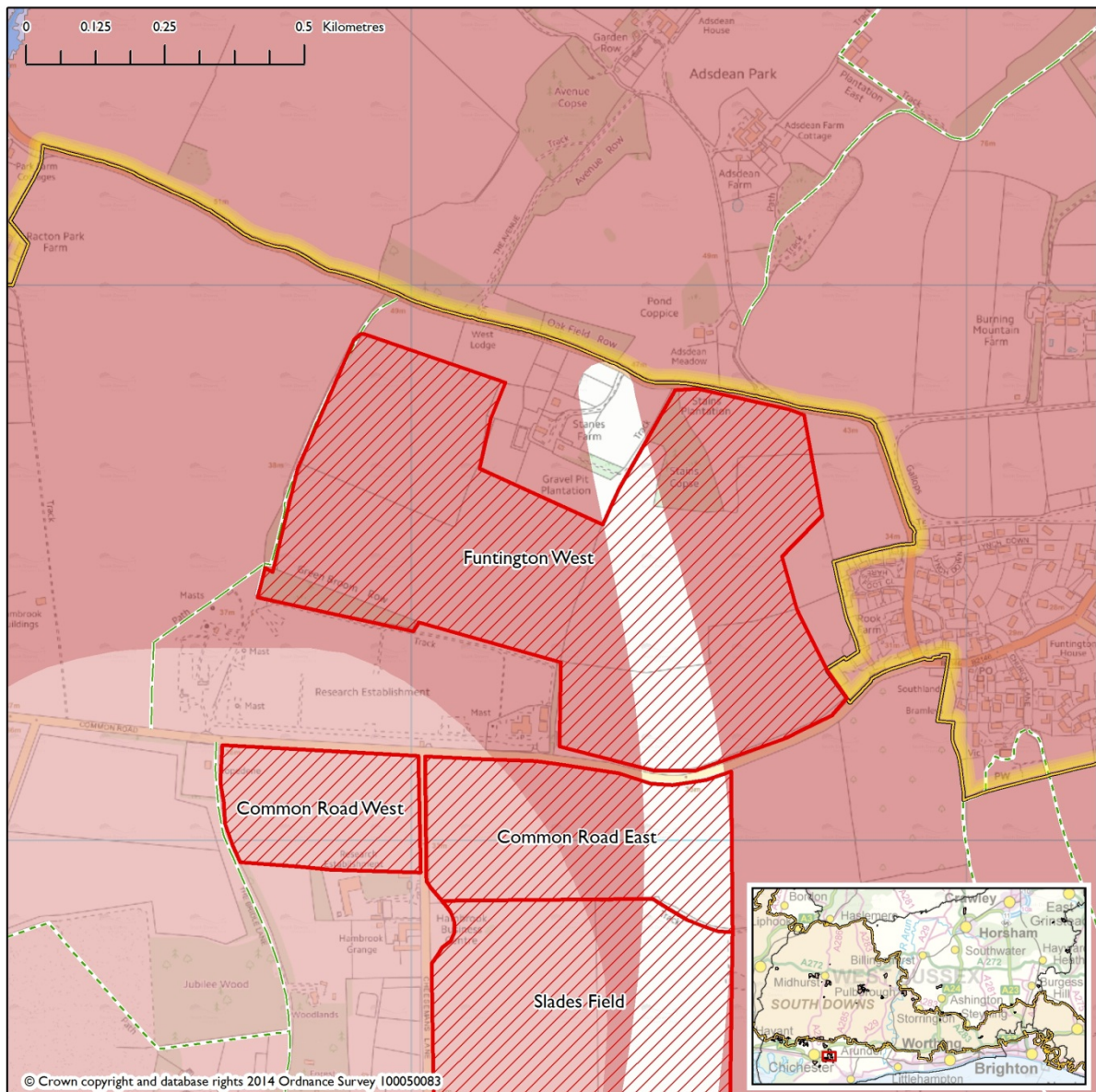
<p>Soil quality</p>	<p>The site contains both Grade 2 and 3 best and most versatile agricultural land.</p>	<p>Red/Amber</p> <p>Large parts of the site contain best and most versatile agricultural land.</p>
<p>Public rights of way</p>	<p>Public Footpath 268 runs along the southern boundary of the site.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application. Should the site be put forward for allocation, upgrading the status of Public Footpath 268 to bridleway would be requested, thereby providing non-motorised users (NMUs) with an off-road connection between Lye Lane and Chapel Lane, which is managed as part of the PROW network.</p>	<p>Amber</p> <p>There is likely to be an impact upon PROW, particularly bridleway 268 which runs along the southern boundary of the site. The impacts are likely to be resolvable through mitigation measures such as diversion, screening, or stand offs.</p>
<p>Transport and access</p>	<p>Access to the site using road network is less than 3km A286 (ALR). Traffic distribution will determine likely traffic routing, but utilising an access to the A286 it would be presumed that most traffic would travel southwards to Chichester to gain access to the A27.</p>	<p>Red/Amber</p> <p>In the absence of routing agreements, there would likely be harm to a number of residential areas.</p>

	<p>Routing via Salthill Road, Fishbourne would not be acceptable due to the large number of residential properties that would be affected by the traffic routing. The junction of the B2136/Salthill Road is not adequate to support a significant increase in HGV movements.</p> <p>Access to the site from the east via Lavant is also not possible because of the narrow existing road layout. Similarly access from the west should be resisted. Access to the site would require going through adjacent agricultural land as the site had no frontage to the public highway.</p>	<p>Access to the site would require going through adjacent agricultural land which may not be deliverable.</p>
Services and utilities	<p>None identified within or near the site.</p>	<p>Green</p>
Amenity	<p>Residential dwellings to the north, south and west of the site. Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Amber</p> <p>The site is located close to residential properties which may be subject to harm in the absence of mitigation measures.</p> <p>The site is also likely to impact the amenity of PRow users.</p>
Cumulative impact	<p>There has been mineral working in the area historically. Sites in the immediate area were worked between 1969 and 1991.</p>	<p>Green</p> <p>There are no active or proposed sites near this site.</p>
Airport safeguarding	<p>The site is within the Goodwood aeronautical safeguarding zone and is in line with circuit pattern for runways 06, 24, 28</p>	<p>Green</p>

	and 10. There are no objections, however no tall structures or activity attracting birds should take place at the site.	
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Summary and outcome of desk based assessment
<p>Key issues/constraints</p> <p>The site is located close to the SDNP boundary and is considered to have a medium-high sensitivity to mineral activities on the landscape.</p> <p>The site is located close to a listed building and has Scheduled Monuments to the North, West and South of the site (iron age entrenchments).</p> <p>The site has no frontage on to the public highway, and would require cutting through adjacent agricultural land. Routing agreements would be required to avoid causing harm to residential areas that are near the site.</p> <p>There would be a loss of best and most versatile agricultural land should this site be worked.</p> <p>There are no other potential mineral workings near this site following the removal of West Stoke Road East, West Stoke Road West, Densworth South and Huntersrace. This site would have been worked as part of a larger grouping. In the absence of this larger grouping of sites, the deliverability of this site is less certain.</p>
Outcome – Site ruled out.

Funtington West (M/CH/1G)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	Approx. 46.55ha
Mineral type	Sharp Sand and Gravel
Potential yield	1.2 million tonnes
Current use	Agriculture
Owner	Hanson
Potential operator	Hanson

Planning history and current permissions	
Extension to existing site or new site	New Site
Planning policy	Within Chichester District Rural Policy Area.
Planning history	<p>Site was not allocated in the Minerals Local Plan 2003. Site was identified in the Minerals DPD Issues and Options November (2005) but was not considered acceptable due to landscape impact.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>
Can it be delivered?	
Availability	Site owned by Hanson
Deliverability	As above

Key Criteria		RAG Score
Landscape and visual designations	<p>The northern boundary of the site, along the B2146, abuts the SDNP boundary.</p> <p>The site was not subject to an assessment through the 2011 landscape capacity study. However the sites adjacent to Funtington West (Common Road East, Common Road West, and Slades field) were all considered to have a Low-Medium sensitivity to extraction, and a Moderate-high capacity to accommodate mineral activities.</p> <p>Zone of Visual Influence of the Chichester Cathedral Spire.</p>	<p>Green/Amber</p> <p>The site is located adjacent to the SDNP boundary. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p>
Nature conservation and geodiversity designations	<p>The site is 2km south of Kingley Vale SAC/SSSI, 3km north of Solent Maritime SAC and Chichester and Langstone Harbours SPA/Ramsar.</p> <p>The site is 1.5km south of the Lordington Copse, Watergate Hangar, West Marden Copse and Nore Down SNCI; 1.5km east of the River Ems SNCI; and 2km east of Hams Copse, Aldsworth SNCI.</p> <p>The site contains two areas of Ancient Woodland (SU795086 and SU787084) and a buffer of between 20 and 100m between mineral working and Ancient Woodland would be required.</p> <p>This site was not subject to Habitat Regulation Assessment in 2010/11.</p>	<p>Amber</p> <p>The site contains ancient woodland, however these are located at the edge of the site and a buffer would provide sufficient mitigation, hence the site is scored as Amber.</p> <p>The site is unlikely to cause harm to the Kingley Vale SAC/SSSI, the Solent Maritime SAC, and the Chichester and Langstone Harbours SPA/Ramsar.</p>

<p>Historic environment designations</p>	<p>The site adjoins the Funtington Conservation Area, and lies close to a number of Grade II listed Buildings (including West Lodge and Adsdean Lodge to the north).</p> <p>Finds of prehistoric worked flint and pottery have been recovered within the site, and other buried prehistoric features and finds have previously been reported to the north-west from near the site. Other archaeological finds may lie within the site. The north-west corner of the site lies close to the projected alignment of the buried Slindon Raised Beach cliff line, a zone where, further east, internationally important early prehistoric archaeological deposits exist. Similar artefact-bearing deposits could exist within this land.</p> <p>Acceptable provided that visual impacts upon the nearby Conservation Area and Listed Buildings can be buffered, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological, historic building visual and Conservation Area visual impact assessments required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	<p>Amber</p> <p>The site is located within 100 metres of listed buildings. The site has been scored as Amber due to the acceptability of the site, provided mitigation for visual impacts on the listed buildings, and the conservation area to the east are employed.</p> <p>The presence of archaeological finds would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
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Water environment	<ul style="list-style-type: none"> • The site is in Flood Zone 1 • Most of site at low risk of surface water flooding, 5% at higher risk • Site at moderate risk of groundwater flooding with 25% at higher risk therefore depth of working and de-watering need to be considered • Source Protection Zone 3 (hairspring watercress abstraction/spring) • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation <p>Local drainage issues have been reported</p>	Amber <p>The site is within SPZ3, and the EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMAs in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	Amber <p>HGV movements may impact upon AQMAs located in Chichester.</p>

<p>Soil quality</p>	<p>The site contains both Grade 2 and 3 best and most versatile agricultural land.</p>	<p>Red/Amber</p> <p>Large parts of the site contain best and most versatile agricultural land.</p> <p>There would be little opportunity for enhancement of the soil quality at this site due to the geology and hydrogeology of the site. Likely restoration would not be back to agricultural uses, resulting in the loss of best and most versatile agricultural land.</p>
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<p>Public rights of way</p>	<p>Public Bridleway 254 runs along the western boundary of the site. Public Bridleway 251/1 also runs adjacent to the site.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application. In the event this site proceeds, creation of a new public bridleway connecting bridleway 254 with a point immediately south of Adsdean Park Road would be sought, providing a valuable local off-road connection for NMUs as an alternative to Hares Lane, where vehicles can speed and visibility around corners is not conducive for NMUs (and drivers') safety.</p>	<p>Amber</p> <p>There is likely to be an impact upon public bridleway 254 which runs adjacent to the western boundary of the site. The impacts are likely to be resolvable through mitigation measures such as screening or stand offs.</p>
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<p>Transport and access</p>	<p>Possible access from Common Road. Direct access into the site would need to be carefully considered as the alignment of Common Road produces high traffic speeds.</p> <p>In terms of general access routing, there are two broad options, either to use Common Road/B2136/B2147 to head east and west, or to use Common Road/B2136/Cheesmans Lane and head south to access the A259. Both routes would involve routing HGV traffic through residential village areas and therefore need to be carefully considered on balance. The option that has previously been supported would be to route traffic along Cheesmans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne. The final routes would need to be part of a routing agreement and would be dependent upon demand and subsequent trip distribution.</p> <p>Access to the site using road network is approximately 9km from A27 and 10km from A286</p>	<p>Amber</p> <p>Access could be secured to the site from Common Road. The routing of traffic may cause moderate harm and an assessment would need to be carried out to ensure no detriment would result to the amenity of residents.</p> <p>Should the site be shortlisted, it will be subject to a Transport Assessment which will provide an assessment of potential impacts on highway capacity and safety.</p>
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<p>Services and utilities</p>	<p>Southern Gas LHP main runs across site</p> <p>Scottish and Southern high voltage cable runs along the boundary of the site</p> <p>Overhead and underground BT plant runs along the edge of the site</p> <p>Above Hairsprings Watercress Beds (Portsmouth Water)</p> <p>Portsmouth Water main trunk line runs under part of site.</p> <p>Private water supply to Stanes Farm and Stanes Cottage runs under part of site.</p>	<p>Red/Amber</p> <p>Although the site contains various service and utilities infrastructure which will require a stand-off, Mitigation measures are likely to ensure these are protected from harm.</p> <p>The location of the cables/pipes may hamper the ability to maximise the yield from the site.</p>
<p>Amenity</p>	<p>There are residential properties to the north of the site.</p> <p>A research establishment is adjacent to the southern boundary of the site.</p> <p>The site is west of the village of Funtington.</p> <p>The site is located approximately 1.4km north west of Funtington Primary School.</p>	<p>Amber</p> <p>The site may cause moderate harm to the research establishment and the village of Funtington which are adjacent to the site. There may also be amenity impacts on the PRow (bridleway 254).</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>

<p>Cumulative impact</p>	<p>There are no current mineral operations in the area around this site.</p> <p>Three other potential site allocations lie in close proximity, to the site:</p> <ul style="list-style-type: none"> • Slades Field • Common Rd East • Common Rd West • Woodmancote (900m west) <p>The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.</p> <p>The site is located to the east of an area with a history of mineral working and there are sites allocated in the adopted Mineral Local Plan (2003) located to the south and west.</p>	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are four other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time.</p> <p>The likelihood is that the Plan would not allocate all five of the sites in this area to meet mineral needs.</p>
<p>Airport safeguarding</p>	<p>Falls within aeronautical safeguarding zone for wind turbines.</p>	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of desk based assessment**Key issues/constraints**

The site is located adjacent to the SDNP boundary. This site was not subject to assessment in the 2011 Landscape sensitivity and capacity study, however adjoining areas were assessed. This site will be subject to a full landscape assessment through the technical assessment stage of the site selection process.

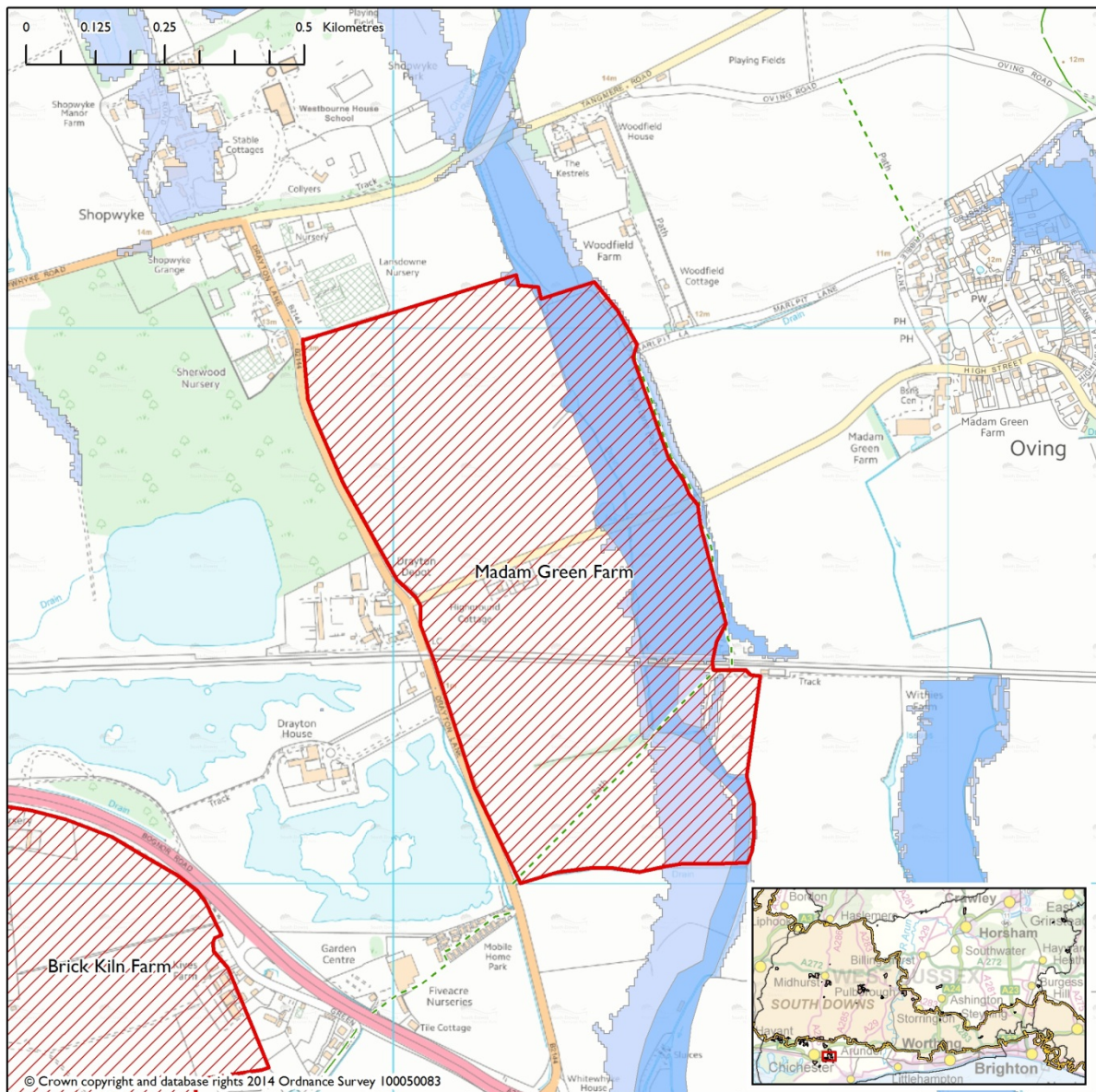
The site contains semi-natural ancient woodland, however these are located on the boundaries of the site and mitigation can be used to protect them.

The site contains best and most versatile land and also a number of utilities that would require consideration.

This site has not performed particularly well in relation to a number of other considerations including the historic environment, transport, and amenity; however the potential impact that will be caused by this site could be mitigated.

Outcome – Site put forward for technical assessment.

Madam Green Farm (M/CH/4CDE)



Site description	
District/Parish	Chichester/Oving
Area (ha)	56.853
Mineral type	Sharp sand and gravel (concreting aggregate)
Potential yield	1.5 million tonnes
Current use	Agriculture
Owner	The majority of the site is owned by Church Commissioners for England. There are some small parcels of land within other ownership (National Rail, Highways, Environment Agency and individual proprietes) which would be excluded from the extraction site.

Potential operator	Dudman Group Ltd
Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	The site is located in a Strategic Gap (RE6) where mineral extraction may be acceptable provided there is no alternative location where development could meet these needs.
Planning history	<p>Part of the land was subject to a planning application for sand and gravel extraction in 1972; this application was refused. This decision was appealed but this was dismissed in 1974. The primary issue was loss of high grade agricultural land. A further application was made in 1998 but this was subsequently withdrawn.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process. This site is an amalgamation of three individual sites which have been considered in the past: Shopwyke South, Madam Green Farm West, and Withies Farm West.</p>

Can it be delivered?	
Availability	The site is in single ownership (Church Commissioners) and is considered available.
Deliverability	The site is considered deliverable by both landowner and potential operator. Half of Madam Green Farm is under a long term lease for farming.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is considered to have a low-medium sensitivity to extraction. The high visibility of the site in the surrounding landscape makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive to surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering of views with vegetation (based on 2011 Study).</p> <p>The site is located 2.5km south of the SDNP.</p> <p>Site is within the zone of visual influence of the Chichester Cathedral Spire and the zone of visibility from the Trundle.</p>	<p>Green/Amber</p> <p>The site is not located near the SDNP. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p>
Nature conservation and geodiversity designations	<p>Potential Protected Species issues in relation to water voles in the local watercourses, including the Lavant Flood Relief Scheme. Would need to be fully assessed should this site come forward.</p> <p>This site was 'screened out' of the previous Habitat Regulation Assessment work carried out in 2010/11 because there was considered to be no scope for adverse impacts on European sites.</p>	<p>Green/Amber</p> <p>There is the potential for protected species (water voles) in the local watercourses. Would need to be fully assessed should the site be shortlisted.</p> <p>There may be potential for enhancement through restoration of the site, which will be explored should this site be shortlisted.</p>

<p>Historic environment designations</p>	<p>The site lies near a number of Listed Buildings including Grade II* Shopwyke Hall and Grade II East Lodge, both on Tangmere Road. Archaeological finds of prehistoric and Roman date have been recorded to the north and south of the site: some of these concentrations of archaeological features may extend into the site. Also, on a large area such as this within the archaeologically rich Sussex coastal plain, the possibility should be taken into account that further, presently unknown archaeological remains may exist within the site. The site may overlie early prehistoric shoreline deposits.</p> <p>Acceptable provided that visual impact upon the nearby Listed Building, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), and Historic Building visual impact assessment required. Surveys and reports to be carried out and submitted with any planning application.</p>	<p>Green/Amber</p> <p>Mineral workings at the site may have a temporary impact on the listed buildings near the site. These are likely to be capable of mitigation through screening.</p> <p>The potential impacts on archaeological finds are dealt with at a planning application stage for any mineral sites. There are no Scheduled Monuments or other historic designations in the vicinity of the site, beyond the listed buildings.</p>
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<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • Fluvial Flood Zone 2 and 3b (Part of Site) • Low risk of flooding from land • 30% of land at high risk of groundwater flooding and 50% at moderate risk Flood Vulnerability Classification: water-compatible • Adj. to Lavant Flood Alleviation Scheme- buffer zone and appropriate flood storage would be required which will reduce workable area of the site • Medium risk of flooding from artificial sources (pond to the west of the site). • The EA have advised that a Phase 1 Hydrological and Hydrogeological Risk Assessment may be required prior to allocation. 	<p>Red/Amber</p> <p>The Lavant Flood Alleviation Scheme may be majorly impacted if this site is worked. A stand-off/buffer may provide suitable mitigation measures.</p> <p>The site is at a high-moderate risk of groundwater flooding, however minerals extraction are a water compatible activity.</p> <p>The EA have advised that the site should be removed, or a buffer put in place to protect the Lavant Flood Alleviation Scheme.</p> <p>Should the site be shortlisted, the EA have advised that a Phase 1 Hydrological and Hydrogeological Risk Assessment may be required.</p>
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<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMAs in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located Chichester.</p>
<p>Soil quality</p>	<p>The site contains grades 1-3 best and most versatile agricultural land.</p>	<p>Red/Amber</p> <p>Large parts of the site contain Grade 1 best and most versatile agricultural land.</p> <p>There would be little opportunity for enhancement of the soil quality at this site due to the geology and hydrogeology of the site. Likely restoration would not be back to agricultural uses, resulting in the loss of best and most versatile agricultural land.</p>

<p>Public rights of way</p>	<p>Public footpath 275 runs along the eastern boundary of the site and then cuts diagonally from east to west across the most southerly third of the site.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Public footpath 277 runs also runs along the eastern site boundary.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application. Should this site proceed, in restoring it, a bridleway link between Marlpit Lane and Drayton Lane close to Lansdowne Nursery would be sought so as to support local ambition for a safer connection for cycling between Oving and Chichester.</p>	<p>Amber</p> <p>There is likely to be an impact upon PROW, particularly public footpath 275 which cuts across the site. The impacts are likely to be resolvable through mitigation measures such as diversion, screening, or stand offs.</p>
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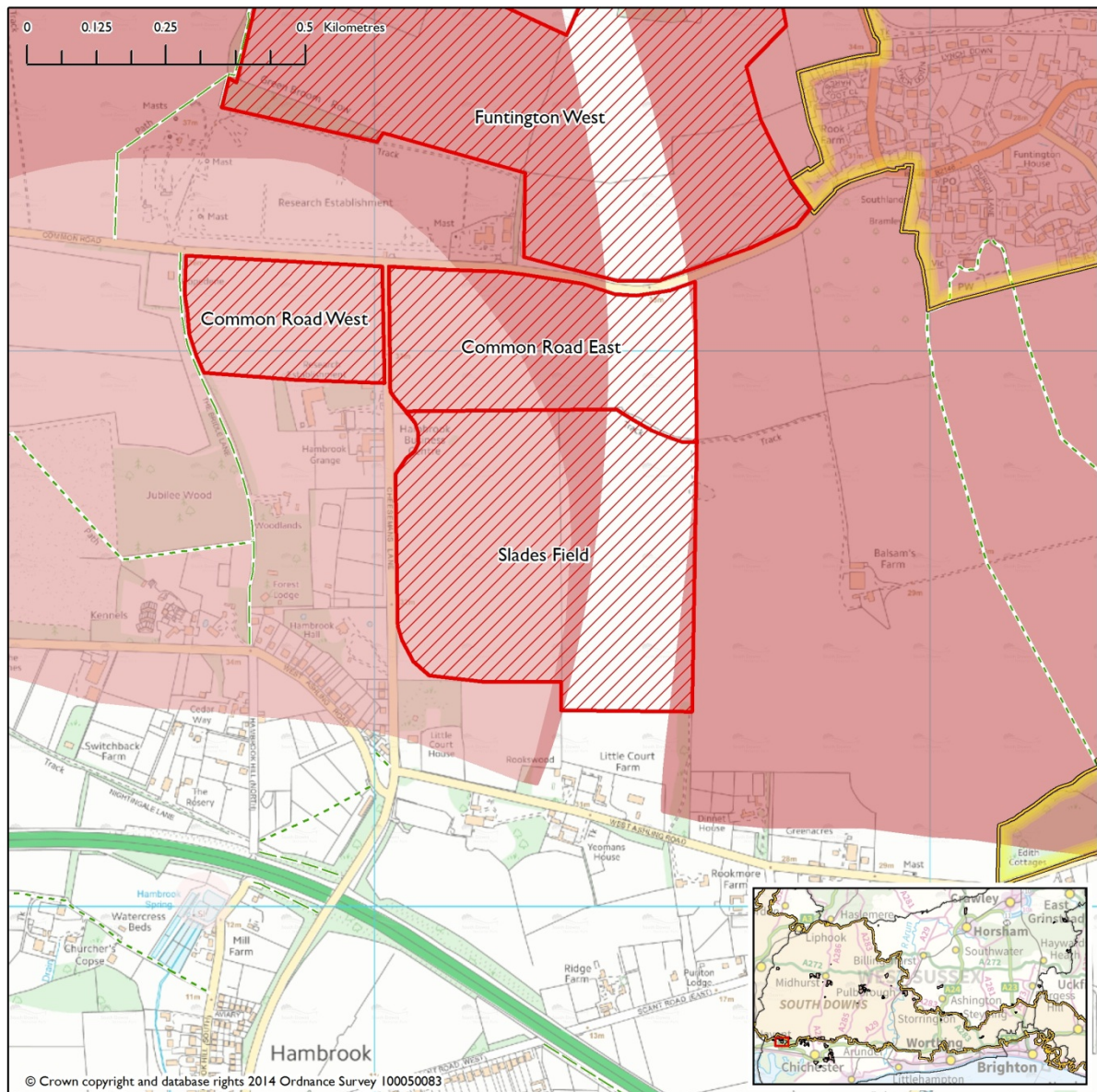
<p>Transport and access</p>	<p>Potential access from Drayton Lane (B2114) or Oving New Road which are within 1km from the A259 (ALR). Preferred access option would be route traffic southwards towards the A259, avoiding travel east down Oving New Road and Shopwyke Road to the north.</p>	<p>Green/Amber</p> <p>The site is well located with easy access to both the A259 and A27, whilst avoiding Oving New Road (travelling east) and Shopwyke Road (travelling north).</p> <p>The site is likely to require access north and south of the railway line, unless a conveyer or gantry over the railway line is put in place.</p>
<p>Services and utilities</p>	<p>Scottish and Southern cable runs along western edge of site.</p> <p>Global Crossing has fibre optic cables (contained in troughing) running alongside the railway line through this area.</p> <p>BT has a line that also runs along the railway track close to the site.</p>	<p>Amber</p> <p>Although the site contains various service and utilities infrastructure, they are located near the railway line, which will require a stand off, and at the edge of the site. Mitigation measures are likely to ensure these are protected from harm.</p>

<p>Amenity</p>	<p>There is a church in Oving close to site. There is a dwelling within the site which would need to be excluded from extraction area.</p> <p>There are residential properties to the north, south, east and west. Business centre and depot to the west.</p> <p>Westbourne House School is located 400m north of the site.</p>	<p>Red</p> <p>The site contains four properties which may be severely impacted.</p> <p>Mitigation at the site requires further consideration as this may allow the site to be worked without causing harm.</p>
<p>Cumulative impact</p>	<p>There is a history of mineral working in the area, however there are no existing sites in the vicinity.</p> <p>Brick Kiln Farm (also being considered) is located 500m to the south west of the site, however this is separated by the A259.</p>	<p>Amber</p> <p>The area surrounding the site has a history of mineral workings. There is a permitted mineral working at Kingsham (not yet operational), and an allocated waste site (Waste Local Plan 2014) at the former Fuel Depot. Additionally the potential sand and gravel site at Brick Kiln Farm. These may give rise to cumulative impacts in the local area.</p> <p>These cumulative impacts may include noise, dust, light and on the highway network. Mitigation measures may provide opportunity to limit cumulative impacts.</p>

Airport safeguarding	<p>Within Goodwood aeronautical safeguarding zone, however Goodwood aerodrome operators have not objected to this site on airport safeguarding grounds (2009).</p>	<p>Amber</p> <p>The site is within an aeronautical safeguarding zone. Mitigation measures provide an opportunity to limit risk of bird strike on aircraft</p>
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<p>Summary and outcome of desk based assessment</p>
<p>Key issues/constraints</p> <p>The site contains a number of residential properties; mineral extraction at this location is likely to impact on amenity of such properties. The assessment indicates a high-moderate risk of impact on the water environment. The site contains the Lavant Flood Alleviation Scheme, as a result of possible impacts on the Scheme the EA have advised the removal of the site from further consideration. Furthermore, large parts of the site contain best and most versatile agricultural land (particularly grade 1, afforded the greatest protection). Mineral extraction would necessitate the removal and likely loss of such agricultural land.</p> <p>Other issues arising from mineral extraction at this site include the impact on services and utilities, particularly those situated around the railway line. This is likely to result in the need for two access points to the site (to enable working of resources north and south of the railway line). There would also be a need to divert public footpath 275.</p> <p>It is considered the likely impacts on residential properties within the site, and the Environment Agency's concerns over possible impacts on the flood alleviation scheme make the site unsuitable for progression to the short list.</p>
<p>Outcome – Site ruled out. Site not subject to detailed technical assessment.</p>

Slades Field (M/CH/1D)



Site description	
District/Parish	Chichester/Funfington
Area (ha)	26
Mineral type	Sharp sand and gravel
Potential yield	851,400 tonnes
Current use	Agriculture
Owner	Hanson own the area adjacent to Cheesemans Lane. The remainder is part of Balsam's Farm. There is a right of pre-emption in favour of ARC (now owned by Hanson).
Potential operator	Hanson

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003) but has not come forward to date due to the viability of the site size. The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	Not all of the land is owned by Hanson and therefore not currently available but Hanson have a right of pre-emption over the land so that in the event that the landowner wishes to sell or lease the minerals, Hanson will have rights to acquire them.
Deliverability	<p>The site is considered to be deliverable.</p> <p>This site could potentially be worked in conjunction with Common Road West, Common Road East, and Funtington West (which are also being considered for allocation through the MLP).</p>

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is located 600m south of the SDNP boundary.</p> <p>The site is considered to have a Low-Medium sensitivity to extraction. Although the landscape character and the landscape value of the site are judged to be low, the high visibility of the site in the surrounding landscape and intervisibility with the South Downs and nearby settlements makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive to surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity, through screening or filtering of views with vegetation (based on 2011 Study).</p> <p>The site is considered to have a Moderate-High capacity to accommodate mineral activities (based on 2011 Study).</p> <p>Data indicates that the site is within an area of medium tranquility, with lower tranquility to the south, and experiences some noise intrusion (based on 2011 study)</p>	<p>Green/Amber</p> <p>The site is located 600m south of the SDNP boundary.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p>
Nature conservation and geodiversity designations	<p>The site is approximately 3km south west from the Kingley Vale SAC/SSSI,</p> <p>The site is approximately 2.5km north of the Solent Maritime SAC and, Chichester and Langstone Harbours SPA/Ramsar.</p> <p>The site is approximately 2km east of the River Ems SNCI and 800m north of the Newells Lane pond and meadows, Hambrook SNCI.</p>	<p>Green</p> <p>The site is unlikely to cause harm to international or national designations. The potential impact on these designations will be considered again should the site be considered at the next stage.</p>

	<p>This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that air quality was a pathway requiring consideration due to the potential for increased mineral traffic movements within close proximity to European designated sites. It was concluded that this mineral site will not have an adverse effect on air quality at any European designated sites within West Sussex but that the transport assessments for this mineral sites should take into account any impacts on sites in Hampshire if there will be a significant increase in vehicle movements on the A27.</p>	<p>he site is located close to a SNCI which may be subject to minor harm in the absence of mitigation.</p>
<p>Historic environment designations</p>	<p>The site is 500m south west of the Funtington conservation area. The site is 300m west of a Grade II Listed Building (Balsams Farmhouse).</p> <p>There are known and possible archaeological sites and finds in the vicinity of the land, and the site may overlie buried ancient shoreline deposits. Some archaeological non-invasive and invasive field evaluation (low-level sampling) in 1998 on the western half of the site only revealed no datable ancient archaeological features, a few prehistoric finds.</p> <p>Acceptable provided that visual impact upon nearby Listed Building, and upon buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological and historic buildings impact assessment required (archaeological desk-based assessment and further non-invasive and invasive field evaluation in accordance with 2009 sampling standards), surveys and reports to be carried out and submitted with any planning application.</p>	<p>Green/Amber</p> <p>The site is located near a conservation area and listed buildings.</p> <p>The visual impact on the conservation area and listed buildings will require further consideration.</p> <p>There are no concerns around the historic environment with this site. The consideration of impacts on buried archaeological remains would be considered at a planning application stage.</p>

Water environment (including flooding)	<ul style="list-style-type: none"> • The site is within Flood Zone 1 • Most of site at low risk of surface water flooding, 5% at higher risk. • High risk susceptibility of ground water flooding therefore careful consideration of depth of working and dewatering is required • Flood Vulnerability Classification: water-compatible • Source Protection Zone 2/3 (Hairspring watercress abstraction/spring). • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) • Site is close to River Ems. • Local drainage issues have been reported. 	<p>Amber</p> <p>The site is located within SPZ2/3</p> <p>The site is in an area that is water compatible for mineral extraction.</p> <p>The EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester.</p>
Soil quality	<p>The site contains Grade 3 best and most versatile agricultural land.</p>	<p>Amber</p> <p>The site contains best and most versatile</p>

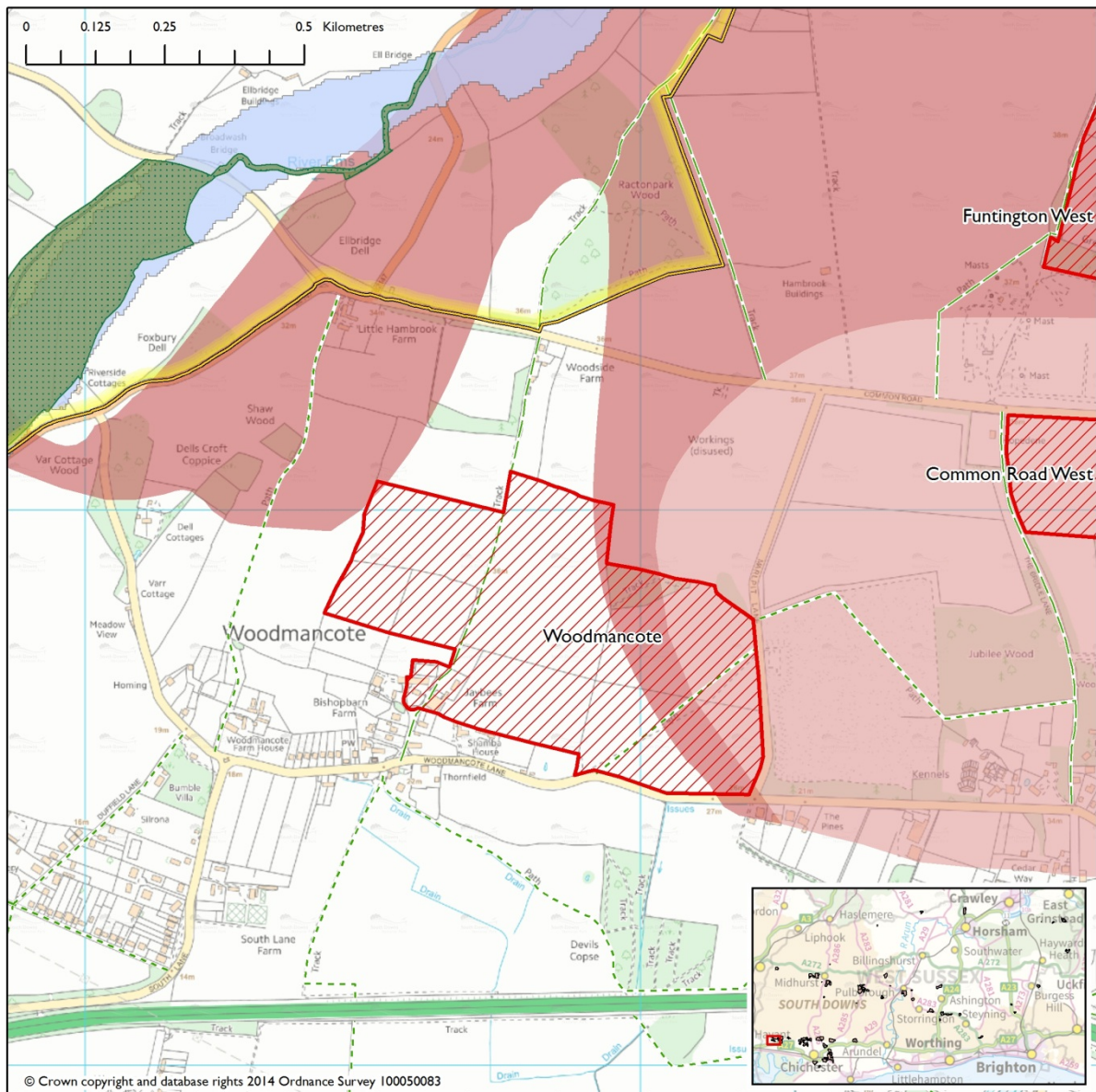
		agricultural land.
Public rights of way	<p>The site is 250m east of bridleway 254.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>There may be an impact upon public bridleway 254 which runs adjacent to the western boundary of the site. The impacts are likely to be resolvable through mitigation measures such as screening or stand offs.</p>
Transport and access	<p>Potential access from Cheesemans Lane, however, a shared access with Common Road East (on to Common Road) would be preferable.</p> <p>In terms of general access routing, there are two broad options, either to use Common Road/B2136/B2147 to head east and west, or to use Common Road/B2136/Cheesemans Lane and head south to access the A259. Both routes would involve routing HGV traffic through residential village areas and therefore need to be carefully considered on balance. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne. The final routes would need to be part of a routing agreement and would be dependent upon demand and subsequent trip distribution. Access to/from the site using the road network is approximately 9km from the A27 and 10km from the A286</p>	<p>Amber</p> <p>Access could be secured to the site from Common Road or Cheesemans Lane. The routing of traffic may cause moderate harm and an assessment would need to be carried out to ensure no detriment would result to the amenity of residents.</p> <p>Should the site be shortlisted, it will be subject to a Transport Assessment which will provide an assessment of potential impacts on highway capacity and safety.</p>
Services and utilities	<p>Southern gas LHP main runs along eastern edge of the site.</p> <p>Underground BT plant along the edge of the site.</p>	<p>Amber</p> <p>The site contains a Southern Gas LHP</p>

		main on the eastern end of the site. This will require consideration through mitigation.
Amenity	<p>There are residential properties to the south, east and west of the site.</p> <p>There is a research establishment located to the north of the site and business centre to the north west of the site.</p> <p>The site is located approximately 1.3km west of Funtington Primary School.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Amber</p> <p>The site may cause moderate harm to the residential properties near to the site and the business centre to the west.</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
<p>Cumulative impact</p> <p>Note: The Transport Assessment will include consideration of any cumulative highway safety and capacity impacts arising from the development of mineral sites and other relevant</p>	<p>There are no current mineral operations in the area around this site.</p> <p>Three other potential site allocations lie in close proximity, to the north of this site:</p> <ul style="list-style-type: none"> • Common Rd East • Common Rd West • Funtington West <p>The cumulative impact arising from the operation of these four sites (should they be worked together) must be considered, particularly including, but not limited to, highway safety and capacity.</p>	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are four other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time.</p> <p>The likelihood is that the Plan would not allocate all five of the sites in this area to meet mineral needs.</p>

development.		
Airport safeguarding	The site is within the Goodwood aeronautical safeguarding zone, however Goodwood Aerodrome have no comments or objections to this site.	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of desk based assessment
Key issues/constraints
There are no major issues with this proposed site. The technical assessments will provide further information on the suitability of the site of mineral activities.
Outcome – Site put forward for technical assessment.

Woodmancote (M/CH/1A)



Site description	
District/Parish	Chichester/Westbourne
Area (ha)	28ha (approx.)
Mineral type	Sharp sand and gravel
Potential yield	To be confirmed with landowner/operator in due course
Current use	Agriculture
Owner	Mr. D. Welch
Potential operator	Hanson
Restoration options	

Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site (former quarry adjacent to site)
Planning policy	Within Chichester District Rural Policy Area where development is restricted.
Planning history	<p>The site (with an extended boundary) was allocated in the Minerals Local Plan (2003). Part of the site has been worked. The site was also identified in the Minerals Development Plan Document Issues and Options (2005) and was considered acceptable subject to the retention of the woodland, provision of buffers, assessment of the impact on the water environment and mitigation of impact on public rights of way.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process but the boundary is different to the previously assessed and allocated area.</p>

Can it be delivered?	
Availability	Although Hanson do not own Woodmancote, they have expressed an interest in this site. The landowner has not had any discussions with Hanson, or any other operators to date, however the landowner supports the consideration of the site at this stage.
Deliverability	Deliverability unknown at this stage.

Key Criteria		RAG SCORE
Landscape and visual designations	<p>The site is located approximately 500m south of the SDNP boundary.</p> <p>The site is considered to have a Low-Medium sensitivity to extraction. It would not compromise the tranquillity and sense of remoteness identified as key sensitivities of South Downs National Park, despite its proximity. Due to the topography of the site, development of mineral workings in this location is unlikely to visually intrude on surrounding areas and there is potential to further limit visibility into the site (based on the 2011 study).</p> <p>The site is considered to have a Moderate capacity to accommodate mineral activities (based on 2011 study).</p> <p>Data indicates that the site is within an area of medium tranquillity and experiences some noise intrusion (based on 2011 study)</p>	<p>Amber</p> <p>The site is located near the SDNP boundary, and considered to have a moderate capacity to mineral workings.</p>
Nature conservation and geodiversity designations	<p>The site is located approximately 3.5km south west of Kingley Vale SAC/SSSI.</p> <p>The site is located approximately 2.6km north of the Solent Maritime SAC and Chichester and</p>	<p>Green/Amber</p> <p>The site is not located close to European or National designations. The site is located close to a SNCI which may be subject to minor harm in the absence</p>

	<p>Langstone Harbours SPA and Ramsar.</p> <p>The site is located 600m east of River Ems SNCI.</p> <p>This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that air quality was a pathway requiring consideration due to the potential for increased mineral traffic movements within close proximity to European designated sites. It was concluded that this mineral site will not have an adverse effect on air quality at any European designated sites within West Sussex but that the transport assessments for this mineral sites should take into account any impacts on sites in Hampshire if there will be a significant increase in vehicle movements on the A27.</p>	<p>of mitigation.</p> <p>The site is unlikely to cause harm to the Kingley Vale SAC/SSSI, the Solent Maritime SAC, and the Chichester and Langstone Harbours SPA/Ramsar.</p>
<p>Historic environment designations</p>	<p>Acceptable provided that impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation). Field evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	<p>Green</p> <p>The site is not located near any registered parks or gardens, historic or listed buildings, and there are no records of archaeological remains.</p>
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • Most of site at low risk of surface water flooding with 10% at higher risk • Most of site at negligible susceptibility risk of 	<p>Amber</p> <p>The site is located in SPZ2/3 and a Stage 1 Hydrogeological assessment would be required prior</p>

	<p>groundwater flooding with 20% at higher risk. There should therefore be careful consideration of depth of working and de-watering</p> <ul style="list-style-type: none"> • Flood Vulnerability Classification: Water Compatible • Eastern end of site is in Source Protection Zone 2/3 (north of Hairspring Watercress abstraction/spring) • EA maps indicates the site is within groundwater vulnerability zones: Major Aquifer (intermediate) and Minor Aquifer (high) • Phase 1 Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. 	to allocation.
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester.</p>
Soil quality	The site contains Grade 3 best and most versatile agricultural land.	Amber

		The site contains best and most versatile agricultural land.
Public rights of way	<p>The site is crossed by public footpath 252 and public bridleway 250.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>There may also be potential impacts on: Public Footpaths 247, 249, 251 and 255.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>There is likely to be an impact upon public footpath 252 and public bridleway 250 which runs through the site. There may also be impacts on Public Footpaths 247, 249, 251 and 255.</p> <p>The impacts are likely to be resolvable through mitigation measures such as screening or stand offs.</p>
Transport and access	<p>The site only has a frontage onto Marlpit Lane. There is former gravel extraction site to the north and this has a separate access direct onto Common</p>	Amber

	<p>Road.</p> <p>Irrespective of whether a new access is created onto Marlpit Lane or the existing access reopened, a routing agreement is suggested to prevent HGV access and egress via the village of Woodmancote, which is to the south.</p> <p>In terms of general access routing, there are two broad options, either to use Common Road/B2136/B2147 to head east and west, or to use Common Road/B2136/Cheesemans Lane and head south to access the A259. Both routes would involve routing HGV traffic through residential village areas and therefore need to be carefully considered on balance. The option that has previously been supported would to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, Ashling and Westbourne.</p>	<p>Access would be on to Malprit lane. The routing of traffic may cause moderate harm and an assessment would need to be carried out to ensure no detriment would result to the amenity of residents.</p> <p>Should the site be shortlisted, it will be subject to a Transport Assessment which will provide an assessment of potential impacts on highway capacity and safety.</p>
<p>Services and utilities</p>	<p>Wastewater infrastructure crosses the site and an easement is required (6-13m) is required for access. Diversion may be possible at the developer's expense subject to a feasible alternative route being available.</p>	<p>Amber</p> <p>The wastewater infrastructure crossing the site would require consideration for mitigation or re-routing</p>
<p>Amenity</p>	<p>There are residential buildings to the north, west and south of the site.</p> <p>The village of Woodmancote lies to the south of the site.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be</p>	<p>Red/Amber</p> <p>The site is located close to a number of residential properties which may be subject to high levels of harm. These may be avoidable through mitigation.</p>

	capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.	
Cumulative impact	Former mineral workings lie adjacent to the site. A number of potential sites in close proximity, the nearest being 500m north east (Common Road East, Common Road West, Slades Field, and Funtington West) which would require consideration regarding impact on the highway network.	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are four other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time.</p> <p>The likelihood is that the Plan would not allocate all five of the sites in this area to meet mineral needs.</p>
Airport safeguarding	Within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of desk based assessment

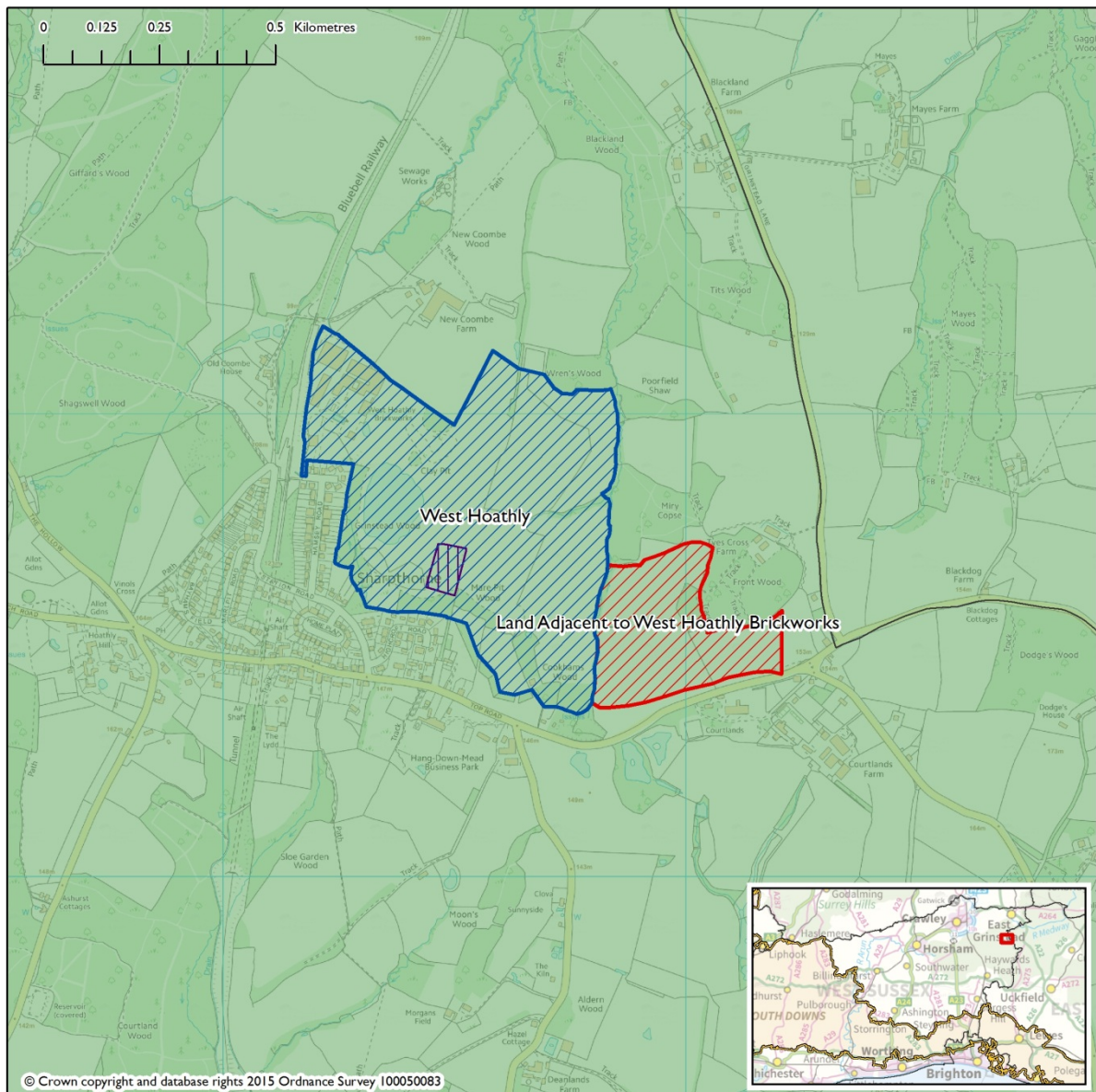
Key issues/constraints

The key issues around this site are the potential impact on local residents located near to the site, and the impact the site would have on PRoW. Both of these are considered to be resolvable through mitigation measures.

Outcome

Site put forward for technical assessment.

Land adjacent to West Hoathly Brickworks (M/MS/1)



Site description	
District/Parish	Mid Sussex/West Hoathly
Area (ha)	8
Mineral type	Wadhurst Clay
Potential yield	Unknown
Current use	Agriculture
Owner	Mr Grubb
Potential operator	Ibstock Brick Ltd/Brickbat Ltd.

Restoration options	
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	Extension to existing clay pit
Planning policy	<p>The site is located in the Countryside Area of Development Constraint (Mid Sussex Local Plan 2004). This means that the proposals for development will be resisted subject to a number of different uses listed in the policy, including, in appropriate cases, proposals for the extraction of minerals or the disposal of waste.</p> <p>Land to the south west of the site has been identified for housing development in the West Hoathly Parish Neighbourhood Plan 2014-2031.</p>
Planning history	Clay extraction and brickworks. The site was not considered in the Minerals Local Plan (2003) or the Minerals Development Plan Document Issues and Options (2005).

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process. It is unknown whether the landowner supports the development of the site yet.
Deliverability	The operators (Ibstock) have indicated that the mineral resources would be required, in respect of their ongoing brick making operations, within the Plan period.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is within the High Weald AONB.</p> <p>The site is considered to have a Medium to High sensitivity to extraction, with the east of the site of higher sensitivity due to the proximity of the village of Sharpthorne, the Historic Park and Garden to the south and the higher visual sensitivity of the area (based on 2011 Study).</p> <p>The site is considered to have a Low-Moderate capacity to accommodate mineral activities (based on 2011 Study).</p>	<p>Red/Amber</p> <p>The site is located within the AONB and is considered to have a low-moderate capacity to accommodate mineral workings.</p>
Nature conservation and geodiversity designations	<p>The site is Adjacent to Ancient Woodland (Front Wood, Blackwood Wood and Cookhams shaw) and buffers of between 20m and 100m would be required.</p> <p>Adjacent to ancient semi natural woodland – Font Wood.</p> <p>The quarry is designated as a RIGS.</p> <p>This site lies approximately 1.6km from Ashdown Forest SPA/SAC. It is assumed that site traffic will use the A22 which bisects this SPA/SAC. This site is therefore screened in for potential emissions and disturbance to the European site.</p>	<p>Red/Amber</p> <p>There are no international designations in close proximity to this site. A SSSI is located close to the site which may be harmed.</p> <p>The site is located close to a number of ancient woodland which would require buffers of between 20-100m.</p> <p>The site is a RIGS which may be harmed in the absence of mitigation.</p>

	<p>The site is 140 metres east of West Hoathly SSSI.</p> <p>The site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. The initial screening exercise identified that the site could cause potential emissions disturbance if traffic uses the A22 which bisects the Ashdown Forest SPA/SAC and that further safeguards would be required. With regard to noise disturbance of SPA birds, the Appropriate Assessment concluded that given that the A22 is already heavily used by traffic, it is reasonable to conclude that any increased usage by minerals traffic will not result in significant additional noise compared to background levels and thus disturbance to birds.</p>	
<p>Historic environment designations</p>	<p>There are no designated heritage assets within the area hatched red adjacent to West Hoathly Brickworks but a large number of mine pits associated with historic iron ore extraction have been identified and recorded in the course of extraction in previous permissions – further similar features are expected to be found should the area marked in red be approved and mitigation measures for recording will be required.</p> <p>If this site is taken forward it is recommend that Lidar survey should be undertaken to evaluate features in woodland. Evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	<p>Green</p> <p>The site has no designated heritage assets in close proximity.</p>

Water environment (including flooding)	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • The majority of the site is at a low risk of flooding from the land with 10% of the site at higher risk. • Negligible risk susceptibility of groundwater flooding • Flood Vulnerability Classification: water-compatible • The site is not within a Groundwater Source Protection Zone • EA maps indicate the site is within groundwater vulnerability zone: Minor Aquifer (intermediate) 	Green The site is located in an area that is suitable for mineral extraction.
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the Crawley AQMA.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	Amber The site is associated with an existing brickworks, and movements of bricks from this site may see HGV's pass through the Crawley AQMA. It is presumed that there would not be an increase in HGV movements from the existing brickworks as a result of an extension here.
Soil quality	The site contains Grade 3 Best and Most Versatile land.	Amber The site contains Grade 3 best and most versatile land, although is not used for agricultural purposes.

Public rights of way	<p>No PRoW near the site.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Green</p> <p>The site would have no impact of PRoW</p>
Transport and access	<p>Access to the site for clay winning would be through the existing brickworks.</p> <p>Access to the site using road network is approximately 7km from the ALR (A22), and would use the same routing that is currently used to/from the brickworks.</p>	<p>Green/Amber</p> <p>The site is located 7km from the ALR and would be an extension to the existing brickworks. The site has existing (suitable) access and routing agreements in place.</p>
Services and utilities	<p>BT line present in close proximity to site identified</p> <p>EDF energy line present on site.</p>	<p>Amber</p> <p>The presence of an energy line would require consideration through mitigation measures.</p>
Amenity	<p>Residential properties to the east, south east and west (Sharpthorne).</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Green/Amber</p> <p>The site is located close to a number of residential properties which may be subject to minor harm. There are no PRoW which would be impacted should this extension be worked.</p>
Cumulative impact	<p>Impact of the extension to an existing quarry should be considered.</p>	<p>Amber</p> <p>The proposed site would be an extension to the existing clay workings and associated brickworks. There is presumed to be no increase in HGV</p>

		movements to/from the site, however there would be workings in the area for an extended period of time.
Airport safeguarding	<p>The site falls within the Gatwick Aerodrome Safeguarding Zone for restrictions for buildings and structures.</p> <p>This site sits just outside of the Bird Circle (Birdstrike Hazard Consultation Zone), but is under the Obstacle Limitation Surface (the Outer Horizontal Surfaces OHS) so there will be height restrictions for buildings and structures.</p>	<p>Green</p> <p>The site is within the Gatwick Aerodrome Safeguarding Zone, however development at this site would not give rise to new structures or buildings as the site would be an extension to an existing clay quarry and associated brickworks.</p>

Summary and outcome of scoring

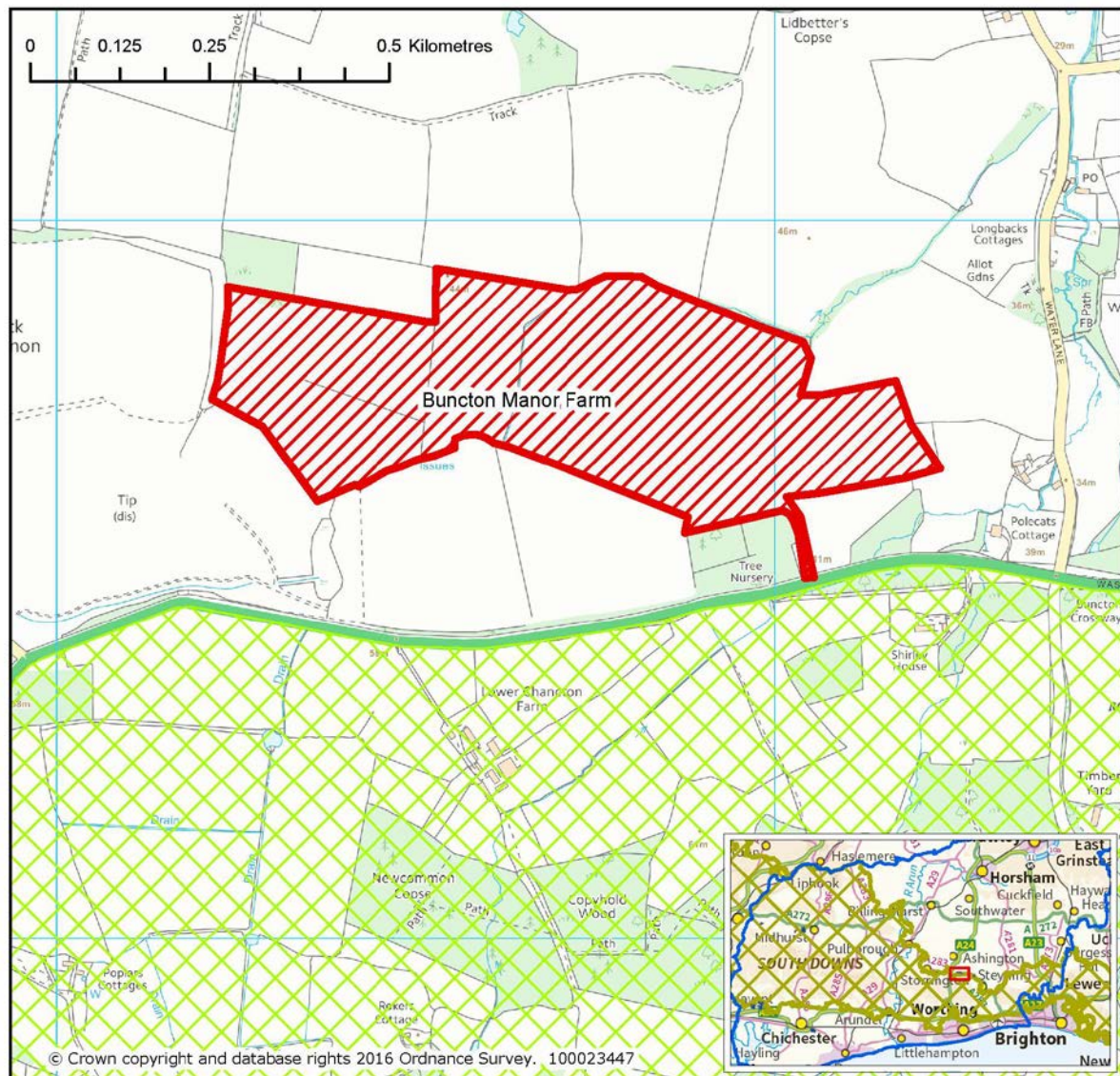
Key issues/constraints

The site is located in an AONB and close to a number of nature designations. This site would be an extension to an existing brickworks, and there are no other significant concerns around this site.

Outcome – Site put forward for technical assessment.

Appendix 6: Stage 5 RAG assessment outcomes, taking account of technical assessments (including summary)

Buncton Manor Farm (M/HO/7)



Site description	
District/Parish	Horsham/Washington
Area (ha)	23ha
Mineral type	Soft Sand
Potential yield	1,000,000 tonnes
Current use	Agricultural use
Owner	Wiston Estate

Potential operator	Dudman Group Ltd.
Restoration options	<p>Landscape assessment (2016):</p> <ul style="list-style-type: none"> - Returning the site to agricultural use and reinstating the original profile of the site following extraction. Restoring and improving the existing structure of hedgerows and hedgerow trees, with the aim of maximising connectivity with the surrounding wooded areas; - Restoring the area to a mosaic of characteristic heathland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction; - There is the potential to create links with the site and the former mineral workings to the west which has recently been restored to pasture and scrub habitat.
Site specific information (operational considerations).	<p>Approximate timescales:</p> <p>Site available in the next 1-10 years. The site would take 10 – 15 years to complete, dependent on yield.</p>
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	<p>Site located in the area covered by Policy 25 (Countryside Protection) in the Horsham Development Framework (2015). This policy seeks to protect, conserve and enhance the landscape and as such any potential landscape impacts associated with the development would need to be overcome to ensure conformity with the policy.</p>
Planning history	<p>The site has not been considered in previous minerals planning documents but has been promoted for inclusion in the Plan.</p>

	Key Criteria	RAG SCORE
<p>Landscape and visual designations</p>	<p>The site is around 100 metres north from the South Downs National Park.</p> <p>Landscape assessment (2016): Overall, the site is considered to have Medium-High sensitivity to extraction. The tranquillity and rural nature of the site would be impacted upon by mineral extraction. Operations within the more open and exposed part of the site to the east are more likely to visually intrude on surrounding areas including the South Downs National Park (including the National Trail and Chanctonbury Ring Scheduled Monument), although there is some potential to further limit views into the site.</p> <p>However, the potential to reduce the impact on the wider setting of Chanctonbury Ring may be limited due to the elevated position of the Ring on the scarp crest of the downs and the fact that the proposed site would be just under 1.5 km to the north.</p> <p>Given the gently undulating landform and degree of visual containment of the site due to existing vegetation, there is potential for providing appropriate screening of parts of the site from the surrounding farmland. However it is important to recognise that additional planting would not completely screen views of the more open east of the site from the slopes of the National Park (although the site would be part of</p>	<p>Red</p> <p>The site falls outside the boundary of the SDNP.</p> <p>The site has a Medium-High sensitivity to extraction and an overall Low capacity for accommodating mineral extraction.</p> <p>The site is highly visible from important Public Rights of Way within the SDNP.</p> <p>Some potential to screen the site through the use of woodland and hedgerow planting.</p>

views within a wider panorama). From some viewpoints (particularly those from the South Downs escarpment) there may be potential adverse effects on views, including cumulative effects with the existing Rock Common Sand Pit. Due to their close proximity, these sites (as well as other potential sites developable over a similar time frame such as Rock Common (M/HO/3A) are likely to be visible simultaneously in views from the National Park which could result in an unacceptable impact on special qualities of the National Park particularly the 'breath-taking' panoramic views.'

There is scope for the improvement of the current condition and habitat value of the site, but taking into consideration the cumulative effects noted above it is judged that the site has a **Low** capacity for accommodating mineral extraction.

SDNPA Landscape Officer:

This site has the potential for significant impacts on views from the SDNP from Chanctonbury Hill and the Open Access land along the Scarp slope of the chalk ridge to the north of Chanctonbury Hill. In some locations these impacts are screened by the topography and slope profile combined with woodland along the scarp slope. However there are areas where there is clear visibility over the site, albeit at distance within a wide panorama.

The site, a series of agricultural fields, is poorly screened with denuded and gappy hedgerows,

	<p>particularly along its southern boundary. It is well screened from the Underhill Road due mainly to roadside vegetation, topography and the set back from the road. The landscape, a section of the Scarp footslopes character area, is undulating and quite variable in scale from enclosed and intimate where wooded areas and hedgerows are frequent, through to more open sections of arable land where the topography and scale of the landscape is more consistent and less enclosed. Woodland and hedgerow screening could be effective at reducing this impact to some degree locally, although this approach is less likely to effectively mitigate the impact on views from the higher ground to the south of the site.</p> <p>There are open and panoramic views from the chalk ridge which overlook the existing Rock Common and Chantry Lane sandpits. These pits are sequentially and simultaneously visible from the PROW and access land on the chalk ridge to the south. This site would also be visible sequentially in some locations. Opening a further quarry in this location prior to restoration of Chantry Lane and Rock Common would lead to unacceptable combined cumulative impacts on the panoramic views from the chalk ridge.</p> <p>Chanctonbury Hill, and its surrounding downland are a well-known and accessible tourist destination in the SDNP. Views at this location would be considered to be</p>	
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	<p>of the highest sensitivity owing to the location being within a National Park, on a National Trail and at a viewpoint destination. Access to the area is from the car parks at the foot of Chanctonbury Hill and south of Washington. There are also a significant number of users on the National Trail.</p>	
<p>Nature conservation and geodiversity designations & potential issues</p>	<p>The site is near to a number of areas of Ancient Woodland, the closest is within 20 metres of the site (to the south east).</p> <p>The site is 460 metres away from a Local Geological Site (Rock Common Quarry).</p> <p>The site is 150 metres north of the Lower Adur Arun Watershed Biodiversity Opportunity Area.</p> <p>Several small watercourses lie within or adjoin the site which ultimately drain into the River Adur. There could be some ecological sensitivities associated with these.</p> <p>Habitat Regulations Assessment (2016): The site was screened out for Appropriate Assessment. Whilst the site is 8.1km from the Arun Valley SPA/SAC/Ramsar, there is no scope for pathways connecting any European sites.</p>	<p>Amber</p> <p>The site is in close proximity to an number of areas of Ancient Woodland. These areas could suffer moderate harm and as such would require moderate levels of mitigation.</p>
<p>Historic environment</p>	<p>There are a number of listed buildings within the vicinity including: Upper Chancton Farmhouse (Grade II) (600 metres to</p>	<p>Amber</p> <p>The site may cause moderate harm to nearby Listed Buildings and archaeological remains (part</p>

<p>designations</p>	<p>the north of the site), Abbots Farmhouse (Grade II) (640 metres to the north east), Rock Windmill (Grade II) (460 metres to the west). There are also nine listed buildings to the east of the site within 1km, the closest being Polecats Cottages which are 100 metres away.</p> <p>Through the centre of the proposal site runs a documented Late Anglo-Saxon estate boundary (the Washington Estate Boundary), an undesignated archaeological/ historical feature potentially of national significance.</p> <p>Further information, through desk-based and field-based non-intrusive and intrusive archaeological assessment is required in respect of this feature.</p> <p>The western part of the site is a Historic Environment Record (HER) Archaeological Notification Area (Amber scale), owing to the location just outside of the site of recorded prehistoric, Roman and later sites in Rock Common Quarry. Immediately adjacent to the north-central part of the proposal site runs the projected alignment of the Sussex Greensand Way Roman road, mapped as an HER record.</p> <p>Related prehistoric, Roman and later features and artefacts may exist below ground within the proposal site (potential local/ regional significance).</p>	<p>of the site falls within an Archaeological Notification Area), in the absence of moderate levels of mitigation.</p>
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	<p>The Wiston Park Historic Parkscape is 440 m to the south east of the site.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • The site does not lie within a groundwater protection zone. • EA maps indicates that the south western part of the site is part of a Principal Aquifer and small parts of the site are Secondary undifferentiated) Aquifer. • Groundwater Vulnerability Zones: Major Aquifer (intermediate) <p>There should be no below groundwater table quarrying. As groundwater is being dewatered at Rock Common, groundwater levels underneath the site are unlikely to be representative of natural conditions. Groundwater monitoring and an assessment will have to be made on the natural groundwater table at this site.</p> <p>Environment Agency (November, 2015): Windmill Landfill lies adjacent to the site - the development must not have any detrimental impact upon the infrastructure of the landfill. Therefore an assessment needs to be made on what is a safe working/quarrying distance that can be made. Constraints include but not limited to locations of boreholes (Gas & Groundwater) infrastructure, engineered liner and surface water drainage system.</p>	<p>Amber</p> <p>The site could have an impact on a major aquifer in the absence of adequate mitigation.</p> <p>The SFRA (2016) considers the development of the site to be appropriate however, the watercourse should be maintained and allowed to flow at all times. The proposals for the site may mean that the original route may need to be amended, but a route for water to flow along must be maintained.</p>

	<p>Flood Risk Assessment (January 2016): The results of the sequential test is that the development is appropriate as there is a negligible risk and negligible susceptibility to groundwater and whilst there has been minor highway flooding in the area there have been no incidents of flooding at the site itself. There is a low risk of surface water flooding. The watercourse should be maintained and allowed to flow at all times. The proposals for the site may mean that the original route may need to be amended, but a route for water to flow along must be maintained.</p>	
Air quality	<p>Site not located within an Air Quality Management Area but the impact on air quality caused by off site traffic movements would need to be considered in the Transport Assessment and Air Quality Assessment.</p> <p>Traffic from this site may pass through The AQMA at the A283 High Street/Manley's Hill, Storrington is 4km west of the site and, in the absence of any specific routing, this road could be used by vehicles accessing or leaving the site .</p>	<p>Amber</p> <p>The site could have an impact on air quality should traffic from the site pass through an AQMA.</p>
Soil quality	<p>The site is grade 3 soil quality.</p> <p>Any loss of potentially high quality agricultural land should be considered and avoided or mitigation provided.</p>	<p>Amber</p> <p>The site contains grade 3 soil. Any loss of potentially high quality agricultural land should be considered and avoided or mitigation provided.</p>
Public rights of way	<p>There are no PRow through or directly adjacent to the site but there are three PRow close to the site: Footpath 2617 is 300 metres away, Footpath 2616 is 320 metres away and</p>	<p>Amber</p> <p>Whilst PRow would not be directly affected by the site, users of PRow would experience a negative visual impact from the site.</p>

	<p>Footpath 2604 is 240 metres away.</p> <p>Opportunities to enhance future public access would be pursued by the PROW Teams through any future planning application.</p>	
<p>Transport and access</p>	<p>Transport assessment (February 2016):</p> <p>Three access options:</p> <ul style="list-style-type: none"> - <u>Directly onto the A283 via the existing private access to the farm</u> (note: the A283 forms the boundary of SDNP). This access would need to be substantially upgraded before it could be considered suitable. This is the preferred option and has a High Acceptability rating. - <u>Access via the Hollow (southern)</u> A new section of road would need to be built and this option may result in visibility issues. - <u>Access via the Hollow (northern)</u> Routing traffic directly onto the A24 via the Hollow is unlikely to be supported. <p>The development of the site is likely to generate 36 two way vehicle movements over its 10 year lifespan. It would have an impact on the A283 between the site and the A24/A283 Washington Road roundabout and the A283 The Pike, east of the site access.</p> <p>Also see assessment of Cumulative Impacts</p>	<p>Green/Amber</p> <p>The existing access onto the A283 is the preferred option and would require substantial improvement works. The site has a High Acceptability rating. Mitigation measures on the A24/A263 Washington Road roundabout may be needed.</p>
<p>Services and utilities</p>	<p>Windmill Landfill lies adjacent to the site - the development must not have any detrimental impact</p>	<p>Amber</p> <p>Potential issues due to the adjacent landfill site.</p>

	<p>upon the infrastructure of the landfill; therefore an assessment would be needed to assess what is a safe working/quarrying distance.</p> <p>Constraints include but not limited to locations of boreholes (Gas & Groundwater) infrastructure, engineered liner and surface water drainage system.</p> <p>Also see Environment Agency comments included in Water Environment section above.</p>	<p>An appropriate assessment would be needed to ensure development at the site did not compromise the integrity of the landfill site infrastructure.</p>
<p>Amenity</p>	<p>The nearest residential properties are at Polecats Cottages (100m to the south east). There are a number of other residential properties in the area including Upper Chanton Farm and properties along Water Lane to the east.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of such mitigation measures would need to be considered at the project stage.</p>	<p>Red/Amber</p> <p>The site is located close to a number of residential properties which may be subject to high levels of harm, however this may be avoidable through mitigation.</p>
<p>Cumulative impact</p>	<p>Landscape assessment (2016): Potential for cumulative impacts with Rock Common and other nearby potential minerals sites (Rock common extension and Ham Farm). Phasing of working and restoration should be considered, including delaying development until other nearby sites have been restored.</p> <p>Transport assessment (February 2016): If all four sites (Chantry Lane extension, Rock</p>	<p>Red/Amber</p> <p>The area has seen a number of workings over the years, including Rock Common which is still active. There are also a number of other sites in the area that are being considered through the JMLP (Rock Common Extension and Ham Farm). The cumulative impact of all these sites could be significant in term of landscape and highway impact.</p>

	<p>Common, Bunton Manor Farm and Ham Farm) were worked at the same time an additional 157 vehicles per hour could be loaded onto the A24/A263 Washington Road roundabout. The traffic impact is not likely to be severe although the ARCADY assessment of forecast traffic flows with development-related traffic suggests that traffic flows would exceed the capacity of the junction and would therefore require mitigation.</p> <p>There is also a landfill site immediately south of the site which is being restored. Ham Farm to the east is also being considered through the JMLP. Further to the west of the site is Sandgate Park and Hampers Sand pit. Chantry Lane Sand Pit in Storrington is currently inactive but an extension to the site is being considered through the JMLP.</p>	
<p>Airport safeguarding</p>	<p>Within the aeronautical safeguarding zone for birdstrike (Shoreham Airport).</p>	<p>Amber</p> <p>The site is likely to be capable of being worked and restored in a way that minimises the risk of attracting birds.</p>

<p>Summary and outcome of desk based assessment</p>	
<p><u>Key issues/constraints</u></p> <ul style="list-style-type: none"> • Potential impact on listed buildings close to the site; therefore an assessment of its impact would be required and possible mitigation needed; • The site is less than 250m metres from the South Downs National Park boundary and is highly visible from the SDNP (including from the National Trail and Chanctonbury Hill Scheduled Monument). • The site is in close proximity to Ancient Woodland, therefore mitigation measures would be required; • The existing access, onto the A283 is the preferred option for accessing the site, although it would require a substantial upgrade. 	

- The site is adjacent to a former landfill site, therefore a stand-off and mitigation measures would be required to ensure infrastructure associated with the effective aftercare of the landfill is not damaged;
- Monitoring of groundwater levels is required and there should be no quarrying below the groundwater table level;
- There may be impacts on residential amenity due to the proximity of some dwellings to the site;
- Potential significant cumulative impacts on the surrounding landscape and the Highway network as a result of the amount of existing and proposed quarrying activity in the area;
- There may be impacts on the AQMA in Storrington as a result of HGV movements.

Sustainability Appraisal Conclusions

The site scored 'uncertain negative' impact on SA objectives: Landscape, Biodiversity, Geodiversity, Historic Environment and Air Quality.

The site would have a minor negative impact on SA objectives: Recreation and Soil Quality and a mixture of uncertain positive and negative impacts on the SA objective: Economy.

It would have a minor positive impact on SA objective: Mineral resources and would have a significant negative impact on SA objective: Landscape. There would be a uncertain and significant negative impact on SA objective: Water resources and negligible or no impact/uncertain impact on SA objective: Flooding.

It would have a negligible or minor negative impact on SA objective: Minerals transport and a mixture of minor positive and minor negative impacts on SA objective: Greenhouse gases.

Ecosystem Services Conclusions

The site would have a significant negative impact on the cultural ecosystem services of objective 5 (Landscape). It would have a minor, uncertain negative impact on the cultural ecosystem services of objectives: (6 (Biodiversity), 7 (Geodiversity) and 8 (Historic Environment)). It would have a minor, negative impact on the regulating ecosystem services of objectives 9 (Soil quality).

The site would have a significant, but uncertain negative impact on the regulating ecosystem services of objective 11 (Water resources) and an uncertain but negligible or no impact on the regulating ecosystem services of objective 12 (Flooding). It would have a negligible/no impact/uncertain impact on the regulating ecosystem services of objective 13 (Minerals

transport) and an mixture of positive and negative impacts on the regulating ecosystem services of objective 14 (Greenhouse gas emissions).

The site would have an uncertain negative impact on the regulating ecosystem services of objectives 6 (Biodiversity) and 10 (Air pollution) and would have an uncertain but negative impact on objective 6 (Biodiversity).

The site would have a minor negative impact on the supporting ecosystem services of objective 4 (Mineral resources).

Outcome

There are significant issues relating to landscape at this site for which reason it is ruled out

Restoration options	West Sussex Landscape Sensitivity and Capacity Study 2011: Returning the site to its existing profile, or to a more naturalistic profile, and then restoring it to a mixture of woodland and agricultural use following extraction. Long term restoration should aim to maximise the habitat value by taking opportunities to improve habitat connectivity with the surrounding areas of mature woodland.
Site specific information (operational considerations)	A draft redevelopment plan has been drawn up for Chantry Lane Industrial Estate and the Sand Quarry. This includes housing and employment or an educational campus. Consultation on the detailed proposals is planned with local and neighbouring parish councils, Horsham District Council, West Sussex County Council and The Highways Agency. The existing site is also being considered through the Neighbourhood Plan process.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site
Planning policy	The site is located in the area covered by policy DC1 (Countryside Protection and Enhancement) of the Horsham Core Strategy (2007) where development will not be permitted unless it is considered essential to its countryside location and enables the extraction of minerals or the disposal of waste.
Planning history	Existing sand quarry. The site was considered in the Minerals Local Plan (2003) but was not allocated. The site was also considered in the Minerals Development Plan Document issues and Options (2005) and was considered acceptable subject to detailed assessment of impacts on landscape and the water environment. The site has been promoted for inclusion in the Plan through the 2014 site nomination process.

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process and is thought to be owned by the operator.
Deliverability	The operator is interested in delivering the site which would replace an existing area of permitted reserve.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within South Downs National Park</p> <p>WSCC Landscape Study 2011: The site is considered to have a Medium sensitivity to extraction and Moderate capacity for accommodating mineral extraction.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): Whilst the site has a Medium sensitivity, the site access has a Medium-High sensitivity.</p> <p>Chantry Lane is shown with a proposed northern access onto the A283. This aspect of the proposed site has potential to cause significant urbanising impacts on the existing character and views of the chalk ridge to the south. Overall character of the A283 could also be affected to a significant degree by necessary highway improvement works. Levels, boundaries, signage and detailed design will require careful consideration and may not be acceptable in Landscape terms.</p>	<p>Red/Amber</p> <p>The site falls within the SDNP and follows its northern boundary. The site itself has a medium landscape sensitivity, though the access has a medium-high landscape sensitivity. The site has a moderate capacity for mineral extraction.</p> <p>The highway improvement works needed to make the development acceptable on highways terms, may result in an unacceptable landscape impact.</p>

<p>Nature conservation and geodiversity designations</p>	<p>Adjacent to a SSSI and RIGS. The RIGS comprise of open faces in the existing quarry.</p> <p>This site has been 'screened in' for Appropriate Assessment as part of the Habitat Regulation Assessment 2015.</p> <p>The site lies approximately 5km from Arun Valley SPA/Ramsar. A watercourse adjacent to the site drains into the River Stor and into this European site. There is therefore a potential pathway for sediment to impact the European site.</p> <p>However, the site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water flows or quality as input of water from the River Stor onto the SPA/Ramsar is only permitted through opening of sluice gates in very dry conditions as an 'emergency measure,' as the water quality within the River Stor is already poor.</p> <p>It is therefore clear that flows from the River Stor are not essential for the continued maintenance of the integrity of the SPA/Ramsar site.</p>	<p>Green/Amber</p> <p>The site is adjacent to a SSSI and RIGS.</p>
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<p>Historic environment designations</p>	<p>Within the site, until 1947 at least, was a range of buildings called "New Barn". A building is shown within the site boundary on the draft 1st ed OS map of 1806-7, and upon Yeakell & Gardner's map of Southern Sussex of 1778-1783. The barn(s) may simply be a field barn(s), but given its origins over 200 years ago, there may have been earlier barns here or indeed the barns may be all that remained of an early farmstead. This is a large site partly on the Lower Greensand, a formation where earlier prehistoric occupation (eg. mesolithic flint scatters) is common, and on a large site such as this, the possibility that other remains of ancient occupation may be present, below ground and should be taken into account, eg. the sites of former barrows.</p> <p>The site is acceptable, provided impacts upon any buried archaeological remains can satisfactorily mitigated. An Archaeological impact assessment would be required (archaeological desk-based assessment and a non-invasive and invasive field evaluation). Surveys and reports should be carried out and submitted with any planning application.</p>	<p>Green/Amber</p> <p>The site may have a minor negative effect on archaeological remains and the setting of various historical assets.</p> <p>There is some uncertainty as to the scale of the impacts and as such a detailed archaeological impact assessment would be required. Mitigation measures would need to be adopted to prevent harm to any archaeological remains.</p>
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<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility to surface water flooding • Negligible risk of groundwater flooding • Medium risk of flooding from artificial sources • Flood Vulnerability Classification: water-compatible • Possible WFD impacts – watercourse adjacent to site tributary to River Stor which drains into Arun. Any risk of sediment entering the watercourses which lead into the River Stor & then into River Arun would need to be fully assessed and mitigated (European Site). According to the HRA- provided that standard planning conditions are incorporated preventing increased sediment loading in, or pollution, of watercourses from this site there would be no mechanism for an in combination effect on the Arun Valley SPA/Ramsar. • If used for sand, Gault clay would need to be removed – and potential impacts considered. <p>SFRA Update and Sequential Test of Mineral Sites July 2015: The site is considered to be appropriate.</p>	<p>Green/Amber</p> <p>The site is considered to be appropriate.</p>
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<p>Air quality</p>	<p>The site is located near to an Air Quality Management Area. Off site traffic movements would need to be considered in the Transport Assessment.</p> <p>Traffic from this site is likely to pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>It is likely that traffic from the site would need to pass through a near-by AQMA and this could lead to an adverse impact on air quality.</p>
<p>Soil quality</p>	<p>The site contains Grade 2 and Grade 4 agricultural land.</p>	<p>Amber</p> <p>Half of the site contains Grade 4 agricultural land, the other half is Grade 2. This means there may be a minor negative effect on protecting or enhancing soil/land quality.</p>
<p>Public rights of way</p>	<p>Public Footpath 2664 runs in a southeasterly direction along the boundary of the existing quarry. It emerges onto Chantry Lane beside the entrance to the existing quarry.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Green</p> <p>No detrimental issues for PROW – on the basis that no works are undertaken within 20m of public footpath 2664.</p>

<p>Transport and access</p>	<p>Transport Assessment 2015: The overall acceptability of the site is assessed as Medium Acceptability.</p> <p>A new access directly onto the A283 (part of the Lorry route network) has been proposed by the potential operator as the existing Chantry Lane/A283 access is unacceptable for visibility reasons. All traffic from the new access would turn right out of the site/left into the site thereby avoiding Storrington.</p> <p>The site may generate approximately 108 two way movements per day over a 10 year period.</p> <p>According to the Transport Assessment (2015) - subject to successfully mitigating the impact of development on peak hour congestion through restrictions on the hours of operation, no highway improvements, other than the new access, are considered necessary to facilitate the extraction of minerals at this site.</p>	<p>Amber</p> <p>The site poses a moderate risk of harm.</p> <p>Mitigation measures (such as the formation of a new access) and restrictions on the hours of operation could make the site acceptable in terms of transport and access.</p>
<p>Services and utilities</p>	<p>A BT line runs through site.</p> <p>Southern Water identified water infrastructure in close proximity to the site. Diversion of infrastructure may be possible at the developer's expense, subject to a feasible alternative route being available.</p>	<p>Amber</p> <p>Infrastructure (water utilities) may need to be re-routed.</p>
<p>Amenity</p>	<p>Close proximity to the built up area of Storrington. A number of residential properties back onto the existing quarry along the northern boundary.</p>	<p>Green/Amber</p> <p>Potential impacts on residents of Storrington (e.g noise, dust and light) could be mitigated against.</p>

Cumulative impact	The site is an extension to a sand pit. Minerals are also worked to the north of the site.	Amber Continuation of existing operations and other existing mineral sites for a longer time period.
Airport safeguarding	Not in a safeguarding zone.	Green The site does not fall within an airport safeguarding zone.

Summary and outcome of desk based assessment

Key issues/constraints

- The site is located within the SDNP.
- The site is considered to have a Medium sensitivity to extraction, with the mature perimeter trees features and access of a higher sensitivity. Landscape capacity is considered to be Moderate. Highway improvements (e.g signage) needed to make the site acceptable on Highway grounds may have an unacceptable landscape impact.
- Adjacent to a SSSI and RIGS.
- 5km from the Arun Valley SPA/Ramsar, although unlikely to be affected by the site- provided sediment loading into nearby watercourses is adequately controlled through appropriate conditions.
- The remains of an ancient occupation may be present below ground and as such an Archaeological Impact Assessment would be required.
- The site would be developed as an extension to the existing quarry. The existing access to the site is not supported by Highways and therefore a new access would be required. Traffic from this site is likely pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.
- Development of the site could result in the loss of Best and Most Versatile agricultural land as half of the site is grade 2 agricultural land, while the other half is grade 4 agricultural land.
- The cumulative impact of this site with any other existing or proposed sites in area would need to be considered.
- There are no significant deliverability issues associated with this proposal, subject to the acceptability of any new access in relation to highway safety and any associated impact on the landscape.

Sustainability Appraisal Conclusions

It is likely the site would have 'negative uncertain' or 'minor negative' impact on Health and local amenity, Recreation, Landscape, Geodiversity, Historic Environment, Soil quality, Pollution, Water resources, Vulnerability to flooding and Greenhouse emissions.

The site may also have 'uncertain significant negative' impacts on - Biodiversity (natural habitats and protected species) as Sullington Warren SSSI lies within 250m from the site. However, these impacts are uncertain and are dependent on the details of the proposal (design, method of working etc).

All mineral sites could have a 'minor positive' impact on the Local economy which could lead to new employment opportunities during site preparation, operation and restoration; however the scale of these impacts are unlikely to be significant. The site is also likely to have a 'minor positive' impact on the Conservation of mineral resources as the allocation of the site may help to reduce the risk of inappropriate non-minerals development sterilising the resource.

Ecosystem Services Conclusions

It is likely that there would be a minor negative impact on the cultural ecosystem services relating to objectives: 2 (Recreational opportunities), 5 (Landscape), and 8 (Historic Environment).

There could also be uncertain minor impacts on the regulating ecosystem services relating to objectives: 10 (Air quality), 11 (Water resources), 12 (Flooding) and a likely negative impact on objective 14 (Greenhouse gas emissions).

According to the SA there would be a significant negative impact on the provisional, regulating and cultural ecosystem services relating to objective 6 (Biodiversity).

It is also likely that there would be a significant, but uncertain, negative impact on the cultural ecosystem services pertaining to objective 7 (Geodiversity) and a significant negative impact on the regulating ecosystem services of objective 13 (Minimising road transport and impacts of lorry traffic).

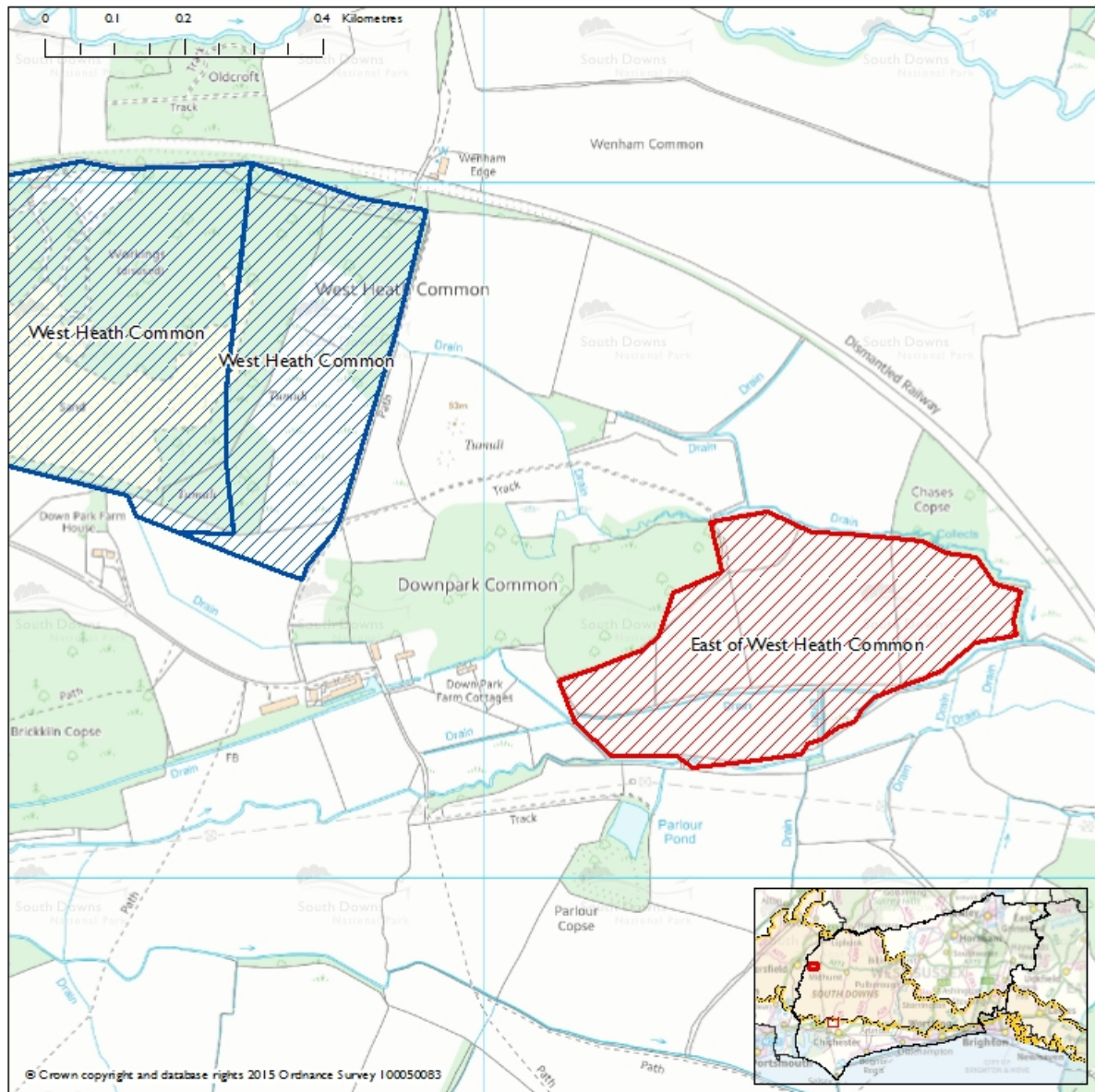
It would have negligible/no impact on the regulating ecosystem services relating to objective 9 (Soil quality).

Conclusion

The site contains reserves of soft sand which could be worked as an extension to an existing site.

The site is acceptable in principle only if it can be designed so as to avoid an unacceptable landscape impact and designed to ensure all access issues are resolved.

East of West Heath Common (SDNPA, M/CH/7B)



Site description	
District/Parish	Chichester/Harting and Rogate
Area (ha)	16
Mineral type	Sand – Folkestone Beds
Potential yield	1.0 mt
Current use	Agricultural site located to the north east and south east of scheduled monuments. Farm buildings are located to the west of the site and the village of Nyewood is located to the east of the site.
Owner	Cemex

Potential operator	Cemex
Restoration options	<ul style="list-style-type: none"> - Restoring all or parts of the site to support a mix of nationally important heathland habitats including open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland, alongside the implementation of an appropriate management plan to be agreed prior to consent. - Returning the site to its existing profile and then restoring to agricultural use following extraction. Long term restoration should aim to maximise the habitat value of the farmland and to improve the historic and landscape character by restoring and enhancing hedgerows and woodland structure. Opportunities should be taken to improve the links with the surrounding woodland and copses, including Downpark Common and Chase Copse (WSCC Landscape Sensitivity and Capacity Study 2011).
Site specific information (operational considerations).	The watertable may be an issue.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site.
Planning policy	<p>Within Chichester District Rural Policy Area where development is restricted to proposals complying with a number of other policies.</p> <p>Note: The Chichester District Local Plan (1999) will be superseded by the South Downs Local Plan for parts of the District which fall within the boundary of the SDNP.</p>
Planning history	Site was put forward in the site nomination process. It was not considered in the Minerals Local Plan (2003) or Minerals Development Plan Document Issues and Options (2005).

Can it be delivered?	
Availability	The site is within single ownership (CEMEX) and is therefore considered available.
Deliverability	The operator is interested in bringing the site forward after the existing site has been worked (in approximately 8 years' time).

	Key Criteria	RAG Score
Landscape and visual designations	<p>Within the South Downs National Park</p> <p>SDNPA Supplement to WSCC Sensitivity Study 2011 (2015):</p> <p>The site is considered to have a Medium sensitivity to extraction.</p> <p>The site would require careful consideration of access issues and routing of existing PROW, together with detailed mitigation for views and intrusion.</p>	<p>Amber</p> <p>The site is near to the centre of the South Downs National Park. The site is of medium landscape sensitivity and low capacity to accommodating mineral extraction.</p> <p>Careful mitigation of views would be required.</p>

<p>Nature conservation and geodiversity designations</p>	<p>This site lies approximately 6km from Wealden Heaths Phase II SPA and East Hampshire Hangers SAC.</p> <p>Assuming quarry traffic uses the A3 via A272, there is potential for an impact pathway via traffic emissions to the Wealden Heaths Phase II SPA.</p> <p>West Heath Common SNCI (SNCI C64) lies to the west of the site and consists of the existing quarry and permitted extension area. The area within this SNCI is notable for supporting four species of reptile and important wet heath habitat. Records show it supports breeding nightjar and has supported woodlark. Enlarging heathland habitat would be likely to benefit these key heathland bird species.</p> <p>The River Rother SNCI (SNCI C069 H53) follows the course of the River Rother approximately 0.3km north of the site. Brick kiln Copse, Pondtail Plantation, Millhanger Copse, Harting Pond and Stream SNCI (SNCI C048) is located approximately 0.2km to the southwest of the site.</p> <p>Fyning Moor SSSI is located approximately 1.5km to the northeast of the site.</p> <p>There are a number of Ancient Woodland sites in close proximity to the site (within 2km), the closest located within 25 metres of the eastern boundary of</p>	<p>Amber</p> <p>The site is located close to a number of national and local designations which may be moderately harmed by the site – especially if sediment enters the adjacent watercourse, although this could be controlled through conditions.</p>
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	<p>the site.</p> <p>Outside the Heathland Reunited project area but it could contribute to that network of sites.</p> <p>This site has been 'screened in' for Appropriate Assessment as part of the Habitat Regulation Assessment 2015. The screening exercise identified that air and water quality were pathways requiring consideration due to the potential for increased mineral traffic movements and the impact of sediment within close proximity to European designated sites. The Assessment stated that there is no reason to conclude that the proposed mineral site will have adverse effects on air quality at any European designated sites but transport assessments undertaken for this site should take into account any impacts on Wealden Heaths Phase 2 SPA or Woolmer Forest SAC if there will be a significant increase in vehicle movements on the A3 within 200m of those sites. It was further concluded that there are adequate safeguards in place to ensure that the site will not have adverse effects on water quality at any European designated sites.</p>	
<p>Historic environment designations</p>	<p>The site is approximately 350m from a Scheduled Monument comprising two, probably prehistoric barrow mounds.</p>	<p>Amber</p> <p>The site could be considered suitable if the site does not cause an unacceptable visual impact on the nearby Scheduled Monument, and any</p>

	<p>There is presently no screening between the existing site and the Scheduled Monument.</p> <p>Within/near the site, worked flint of mesolithic date has been recovered during trial pit excavation in the 1980s. There may be further finds of this date. Also near the site are the sites of two former barrows (tumuli), and part of a third, part of the West Heath Bronze Age barrow cemetery. The barrow mounds themselves were fully recorded by archaeological excavation in the 1970s and 1980s, and have been removed; but between and around the barrows there may be presently unknown archaeological features associated with the mounds (eg. Prehistoric fence lines, cremation burials). North-west of the site there may be present early prehistoric river terrace sands/gravels, which may contain Early Palaeolithic flint tools, and microfossils relevant to the understanding of the ancient environment. Parlour Copse directly to the south of the site boundary could also be compromised.</p> <p>The site is considered acceptable provided visual impacts upon the adjacent Scheduled Monument, and impacts upon buried archaeological remains are satisfactorily be mitigated. Archaeological, geoarchaeological, Scheduled Monument visual impact assessments would be required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports should be carried out and submitted with any planning application.</p>	<p>impacts upon buried archaeological remains can be satisfactorily mitigated.</p>
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<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • Fluvial Flood Zone 2 and 3b (Part of Site) • Low risk of flooding • Negligible risk susceptibility to groundwater flooding • Flood Vulnerability Classification: water-compatible • Major Aquifer • Depth of working and de-watering operations will need to be explored and assessed • No working below groundwater level preferable • Phase 1 qualitative Hydrological and Hydrogeological Risk Assessment prior to allocation • Hydrological impacts, notably on the important wet heath habitat to the west, would need to be assessed. <p>SFRA Update and Sequential Test of Mineral Sites July 2015: Development is appropriate</p>	<p>Red/Amber</p> <p>The site is located on a major aquifer and could have negative impacts in the absence of a high level of mitigation.</p> <p>A Phase 1 hydrogeological risk assessment would be required prior to allocation.</p>
<p>Air quality</p>	<p>The site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment. If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p> <p>The HRA (2015) notes that traffic from the site may</p>	<p>Green</p> <p>The site poses no risk of adverse impact to AQMAs.</p> <p>The site may have impacts outside the Plan area due to its proximity to the County boundary.</p>

	pass through a number of SPAs and SACs and should be considered in a Transport assessment- should daily HGV movements exceed 200.	
Soil quality	The site contains Grade 3 and Grade 4 soil and therefore is unlikely to contain Best and Most Versatile agricultural land.	Green The site contains low quality soil.
Public rights of way	<p>Public Footpath 861 is located 500m to the west of the proposed site and runs northwards along the eastern boundary of the existing quarry. This footpath forms part of the Serpent Trail.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	Amber Public Footpath 861 may be affected by the conveyor which links the existing site and the proposed site together. Mitigation measures may be needed.
Transport and access	<p>High acceptability (Transport Assessment 2015):</p> <p>The existing access arrangement off Durford Lane, is considered to be fit for purpose. Should, however, the potential mineral site result in an intensification of traffic using Durford Lane it may be necessary to provide improvements</p> <p>If the site came forward in isolation to the other sites situated along the A272 corridor, there would be a total of 4 vehicle movements per hour (2 PCU) travelling via Midhurst. This level of traffic would not have a severe impact on Midhurst. Although a</p>	Green The site would not give rise to highway concerns.

	Transport Assessment for the site should consider their operation in further detail.	
Services and utilities	None identified	Green No services or utilities near to, or within the site.
Amenity	One residential property to the immediate north of the site. A number of residential properties and farm buildings are located to the south of the site.	Amber Potential impact on residential properties and Public Rights of Way. Mitigation methods could be used to ensure no harm is caused to local residents.
Cumulative impact	There is a history of mineral extraction at West Heath to the west of this site. The operator has indicated that the site would be worked following the working of the existing quarry.	Amber Continuation of existing operations for a longer time period, though, as the site would not be worked until the existing quarry has been exhausted, there should be no intensification of the site.
Airport safeguarding	None	Green The site does not fall within an Airport Safeguarding Zone.

Summary and outcome of scoring

Key issues/constraints

- The site is located within the SDNP.
- The site has a medium sensitivity to mineral extraction. Careful consideration of access issues and routing of the existing Public Right of Way would be needed. Restoration to heathland would be encouraged.
- There are ancient Woodland sites within 2km of the site.
- The site is close to a Scheduled Monument and as such the visual impacts upon the monument and any impacts upon buried archaeological remains would need to be satisfactorily mitigated.
- The site is located on a major aquifer and near an area of important wet heath habitat, both of which would need to be considered and may require a high level of mitigation.
- Traffic from the site may pass through a number of SPAs and SACs which should be considered if daily HGV movements exceed 200.
- There is potential for a negative impact on a small number of residential properties and users of Public Rights of Way.
- The site contains reserves of soft sand which could be worked as an extension to an existing site.
- There are potential deliverability issues with this site that need to be considered further to determine whether they can be mitigated satisfactorily.

Sustainability Appraisal Conclusions

It is likely that the site would have a 'minor negative' impact on Recreation opportunities, Landscape, Historic, Environment, Soil quality, and 'uncertain minor negative' impacts on: Health, Biodiversity, Historic Environment, Water quality and Flooding.

The site is likely to have no or negligible impact on Geodiversity as the site is not within 500m of any SSSIs or Local Geological Sites. The Transport Assessment (2015) assessed the site as having a high acceptability rating and as such the site would have a negligible effect on reducing the impacts of lorry traffic on the environment and communities.

The site is unlikely to lead to any significant effects (positive or negative). The SA has scored the site 'minor positive' against the SA objective - Local economy as the mineral site may lead to employment opportunities during site preparation,

operation and restoration. The SA also scored the site 'minor positive' impact against the SA Objective- Conservation of mineral resources. This is because the allocation would protect the site from mineral sterilisation from inappropriate non-mineral development.

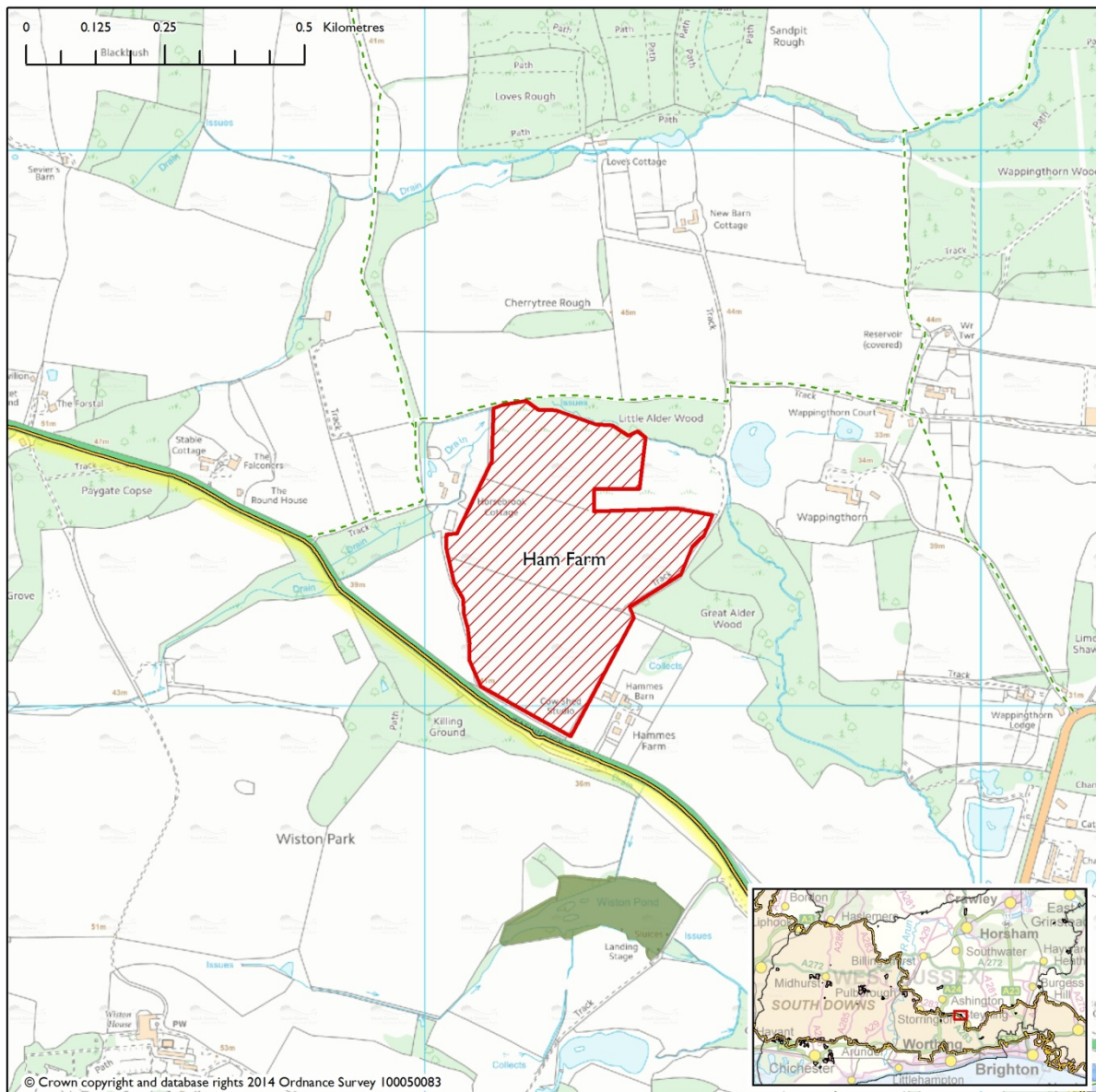
Ecosystem services

It is likely the site would have a minor negative impact on the regulating ecosystem services of objectives 6 (Biodiversity), 9 (Soil quality) and 10 (Air pollution) and an uncertain negative impact on the regulating ecosystem services of 11 (Water resources). It is likely to have an uncertain negative impact on the ecosystem services of objective 5 (Landscape), 6 (Biodiversity) and 2 (recreation opportunities). It would also have an uncertain negative impact of the ecosystem services of objective 8 (Historic environment) and a negligible/no impact on the cultural ecosystem services of objective 7 (Geodiversity).

Conclusion

Site is acceptable in principle.

Ham Farm (M/HO/4A)



Site description	
District/Parish	Horsham/Steving
Area (ha)	14
Mineral type	Soft sand
Potential yield	850,000 tonnes
Current use	The existing site is arable farmland with isolated residential properties in the surrounding area. Adjacent to the north and east is woodland. Wiston Park is to the south of the site.
Owner	F de. Boer
Potential operator	Dudman Group Ltd

Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2015)</p> <ul style="list-style-type: none"> - Reinstating the original profile of the site, and returning the land to agricultural use. Restoring and improving 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. - 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 hedgerow and woodland structure.
Site specific information (operational considerations)	Operator indicated preferred restoration would be to agricultural afteruse using imported clean restoration material, with opportunity to enhance existing woodland.
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	The site is located in the area covered by policy DC1 (Countryside Protection and Enhancement) of the Horsham Core Strategy (2007) where development will not be permitted unless it is considered essential to its countryside location and enables the extraction of minerals or the disposal of waste.
Planning history	<p>Site was considered in the Minerals Development Plan Document Issues and Options (2005) and considered acceptable subject to the reduction of the site to exclude the northern area, provision of screening and buffers to woodland/hedgerows, an assessment of the impact on the water environment and mitigation of the impact on public amenity.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process. Operator has confirmed landowner support for the site.
Deliverability	The deposit has been tested. The operator is interested in delivering the site, subject to the land being available.

	Key Criteria	RAG Score
Landscape and visual designations	<p>Adjacent to the South Downs National Park.</p> <p>WSCC Landscape Study 2011: The site is considered to have a Medium sensitivity. The visibility of the site across the broader area of the SDNP and the presence of the water courses and mature vegetation reduces the capacity of the northern and eastern parts of the site to accommodate minerals development. The site has Moderate capacity overall for accommodating mineral extraction.</p> <p>LUC Landscape and Capacity Study 2015: The updated study did not revise the 2011 sensitivity or capacity scores.</p> <p>SDNPA Addendum to WSCC Minerals Local Plan site Assessment: The site is visually sensitive in views from the top of the scarp in sections where woodland does not block wider views. The ZTV shows visibility from Wiston Park and it is likely that there would be some negative experiential impacts (tranquillity, remoteness) on visitors to the parkscape should this site come forward. Views to the south from the parkscape would not be affected.</p> <p>Design of the site operations should be undertaken sensitively and with appropriate levels of screening. Existing trees around the perimeter of the site should be retained.</p> <p>The entrance to the site should be carefully designed to minimise urbanising impacts on the SDNPA. Works should be carefully</p>	<p>Amber</p> <p>The site lies adjacent to the SDNP and has a medium sensitivity and moderate capacity to mineral extraction.</p> <p>Cumulative impacts would need to be considered.</p>

	<p>phased to minimise impacts. Specific restoration plan to agriculture would be desirable for this site given its rural location. Potential for cumulative impacts with Rock common. Phasing of working and restoration required should both sites come forward.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Adjacent to Ancient Semi Natural Woodland (Great Alder Wood).</p> <p>There are no European sites within 10km of this site and no impact pathways present.</p> <p>The site has been 'screened out' for Appropriate Assessment as part of the updated Habitat Regulation Assessment (2015). The screening exercise identified that there was no scope for pathways connecting any European Sites.</p>	<p>Amber</p> <p>Adjacent to an Ancient Semi Natural Woodland which could suffer moderate harm and would require moderate mitigation.</p>
<p>Historic environment designations</p>	<p>The LUC 2015 Addendum Landscape Sensitivity and Capacity assessed the site as having a cultural heritage sensitivity judgement of 'low-medium'.</p> <p>The site lies near to a Listed Building (Horsebrook Cottage). The NW corner of the site lies close to one of the putative alignments of the Sussex Greensand Way Roman road. It is possible that archaeological remains associated with the road may exist within the site. Deposits of River Terrace sands/ gravels have been mapped on the site. These may contain Early Palaeolithic flint tools, and contain microfossils relevant to understanding of ancient environment. A handaxe of Palaeolithic date has been reported from just north of the site. Its find-spot lies within the area of mapped River Terrace sands/ gravels. On a large site such as this, the possibility that other remains of ancient occupation may be present should be taken into account.</p>	<p>Amber</p> <p>The site may cause moderate harm to a nearby Listed Building and to archaeological remains in the absence of mitigation measures.</p>

	<p>Acceptable provided that visual impact upon the nearby Listed Building, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), and Historic Building visual impact assessment required. Surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11:</p> <p>No European sites within 10km of this site. There is no scope for pathways connecting any European sites.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility to surface water flooding (10% of site in higher risk area) • 50% of site at high risk susceptibility to ground water flooding • Flood Vulnerability Classification: water-compatible • Several surface water streams runs along the boundaries of the site • Mainly Gault Clay over Folkestone Beds to the west. If used for sand, the clay will need to be removed. <p>SFRA Update and Sequential Test of Mineral Sites July 2015: concluded that the development is appropriate.</p>	<p>Green/Amber</p> <p>The site is considered to be located in an area which is compatible with mineral working, although half of the site is at risk of groundwater flooding.</p>
<p>Air quality</p>	<p>The site is not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p>	<p>Amber</p> <p>HGVs associated with the mineral operation may have an adverse effect</p>

	<p>Traffic from the site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would be required</p>	<p>on air quality- especially if traffic needs to pass through an AQMA.</p>
Soil quality	<p>The site contains grades 2-3 best and most versatile agricultural land, therefore the development of the site may result in the loss of BMV agricultural land.</p>	<p>Red/Amber</p> <p>The majority of site is Grade 3 which could be majorly impacted by mineral extraction.</p>
Public rights of way	<p>Public Footpath 2599 runs to the north and west of the site.</p> <p>Existing PROW recorded immediately adjacent to the site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>Consideration should be given to the Public footpath which runs to the north and west of the site.</p>
Transport and access	<p>Transport Assessment (2015):</p> <p>The overall acceptability of the site is assessed as High Acceptability</p> <p>Access via the A283.</p> <p>The extraction of minerals at Ham Farm is expected to generate approximately 92 two way vehicle movements per day over the</p>	<p>Green</p> <p>The site would not give rise to highway concerns as the site could be accessed via the Lorry Route Network (A283 - A24 (north and south)/ A27).</p>

	<p>course of its 10 year lifespan. It is estimated that the HGV traffic associated with the movement of minerals from this site would be equally distributed along the A283 eastbound and westbound. The results of the traffic impact assessment show that the traffic related to the development would not have any adverse impact on the Lorry Route Network and would not, therefore, have a severe impact if the site were to come forward on its own.</p> <p>The location of the existing gated access to the agricultural land is considered to be in the optimum position.</p>	
Services and utilities	<p>Presence of EDF power line.</p> <p>Scottish and Southern Energy: Low voltage cables along the northern boundary of the site, high voltage cable runs across the site.</p> <p>BT line runs through the site.</p> <p>Southern Water: Water mains along southern boundary. Diversion of the infrastructure may be possible at the developer's expense, subject to a feasible alternative route being available.</p>	<p>Amber</p> <p>Various utilities (electricity, BT and water mains) run close to the boundary/through the site. These utilities may need to be re-routed.</p>
Amenity	<p>A number of residential properties are located in close proximity to the site's southeastern and northwestern boundaries.</p>	<p>Red/Amber</p> <p>A number of residential properties are in close proximity to the site. These residents may be subject to high levels of harm from noise, dust and light associated with mineral extraction from the site.</p>
Cumulative impact	<p>Potential for cumulative impacts with Rock common in respect of visual impact and transport.</p>	<p>Green/Amber</p>

Airport safeguarding	Within Shoreham aeronautical safeguarding zone.	Amber The site falls within an Airport Safeguarding Zone
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Summary and outcome of scoring

Key issues/constraints

- The site is located adjacent to the SDNP and would be worked as a new soft sand site.
- The site is considered to have a medium landscape character sensitivity to sand extraction and a moderate landscape capacity for accomodating mineral extraction.
- Potential for cumulative impacts with Rock common. Phasing of working and restoration would be required should both sites come forward.
- The site is adjacent to an area of ancient woodland and lies near to a Listed Building (Horsebrook Cottage). The northwest corner of the site lies close to one of the putative alignments of the Sussex Greensand Way Roman road. It is possible that the remains of ancient occupation may be present and this should be taken into account.
- 50% of the site is at high risk susceptibility to ground water flooding although the 2015 SFRA Update concluded that the development is appropriate from a water environment perspective.
- The development of the site would result in a small loss of grades 2 -3 Best and Most Versatile agricultural land.
- A Public Right of Way (2599) runs to the north and west of the site.
- The site has a High Acceptability rating in terms of Transport and Access.
- Various utilities run close to and through the boundary of the site.
- There are a number of residential properties located in close proximity to the southeastern and northwestern boundaries of the site.
- The site falls within the Shoreham aeroautical safeguarding zone.
- There are no significant deliverability issues associated with this proposal.

Ecosystem Services Conclusions

There would be a minor negative impact on the cultural ecosystem services of objectives 2 (Recreational opportunities) and 5 (Landscape). It would have an uncertain minor negative impact on the cultural ecosystem services of objective 8 (Historic

environment) and the regulating ecosystem services of objective 10 (Air quality). It is likely that there would be a minor negative impact of the regulating ecosystem services of objective 9 (Soil quality).

It is likely that there would be significant, but uncertain, negative effects on the provisioning, regulating and cultural ecosystem services of objective 6 (biodiversity) and an uncertain but significant negative impact on the regulating ecosystem services of objective 11 (Water resources) and 12 (Flooding).

It is likely that there would be a mixture of positive and negative impacts on the regulating ecosystem services of objectives 13 (Minimising road transport and impacts of lorry traffic) and 14 (Greenhouse gas emissions).

It is likely that there would be a minor positive impact on the supporting ecosystem services of objective 4 (Conservation of Mineral resources).

Sustainability Appraisal Conclusions

The site may have a minor negative impact on- Health, the Historic Environment and Air quality, although the scale of these impacts are uncertain. The site scored 'minor negative' impact against SA Objectives: Recreation, Landscape and Soil quality.

The site may have 'uncertain significant negative' impacts on – Water quality and Flood risk as 50% of the site has a high risk with regards to groundwater. The site scored 'uncertain significant negative' impacts against Biodiversity as the site may harm regulating ecosystem services and it is in close proximity to the site to Great Alder Wood (an area of Ancient Semi Natural Woodland) and Little Alder Wood. The scale of the effects on the water environment and biodiversity are uncertain as a Flood Risk Assessment has yet to be completed and any effects would be dependent on the details of the proposal (the exact nature, design details and method of working).

The site would have a 'minor positive' effect on the Local economy as the development of the site may lead to new employment opportunities during site preparation, operation and restoration; however the scale of this effect is unlikely to be significant.

The site is likely to have a 'minor positive effect' on the Conservation of mineral resources as the allocation of the site may help to reduce the risk of inappropriate non-minerals development sterilising the resource.

Conclusion

The site is acceptable in principle.

Restoration options	<p>Landscape and Sensitivity Capacity Study (2011):</p> <ul style="list-style-type: none"> - Restoring all or parts of the site to support a mix of nationally important heathland habitats including open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland, alongside the implementation of an appropriate management plan. - Returning the site to its existing profile and then restoring to agricultural use following extraction. Long term restoration should aim to maximise the habitat value of the farmland and to improve the historic and landscape character by restoring and enhancing hedgerows and woodland structure. - Opportunities should be taken to improve habitat connectivity with the Steadham Common LNR and surrounding fragmented areas of heathland.
Site specific information (operational considerations).	Operator indicated that the site would be worked as an extension to an existing quarry and an open water would be connected to an existing water body.
Planning history and current permissions	
Extension to existing site or new site	Extension to existing site (Minsted)
Planning policy	<p>Within Chichester District Rural Policy Area where development is restricted.</p> <p>Note: The Chichester District Local Plan (1999) will be superseded by the South Downs Local Plan for parts of the District which fall within the South Downs National Park.</p>
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to the reduction of the site to exclude the south west edge, provision of screening and buffers to the stream and SNCI, an assessment of the impact on the water environment and impact on public rights of way.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is within single ownership. Operator indicated support from landowner.

Deliverability

The site was promoted through the site nomination process and the operator is interested in delivering the site after extraction at the existing Minsted sandpit comes to an end.

Key Criteria		RAG Score
Landscape and visual designations	<p>Within South Downs National Park</p> <p>Landscape Study (LUC, 2011): Whilst surrounding woodland and forestry limit visibility with the wider area to an extent, the site lies in close proximity to a local nature reserve to which it is linked by a number of paths and bridleways, and which contributes to the recreational value of the wider area. The potential effects of development on the tranquillity of the area and inter-visibility with the upper slopes of the chalk escarpment increase the sensitivity of the site. Although broadly enclosed, with views into the area restricted by existing vegetation, the site has a secluded and tranquil quality which reduces the capacity of the landscape to accommodate development of this nature without adverse impacts on the character of the surrounding area.</p> <p>Supplement to WSCC Sensitivity Study 2011(SDNPA 2015): The site has a Medium-High sensitivity.</p> <p>Potential for further screening planting to mitigate some impacts to the south of the site, although longer views would be lost as a result. Cumulative impacts with existing site and long term restoration issues. Re-routing of the PROW which crosses to the south of the existing site would be necessary.</p> <p>Restoration proposals would be key to this site and should be contiguous with that of the existing site which are proving to be difficult to resolve. Water quality is considered to be a significant long term issue.</p>	<p>Red/Amber</p> <p>Within the South Downs National Park.</p> <p>The site has a Medium landscape sensitivity (the site access has a medium-high sensitivity) and Low-Moderate capacity for accommodating mineral extraction.</p> <p>Some potential for enhancement.</p>

<p>Nature conservation and geodiversity designations</p>	<p>Henfield Wood SNCI (SNCI C123) lies approximately 200m to the west of this site, Stedham Common SNCI within 0.5km to northeast, and Severals Bog approximately 0.6km to the east. Ipping Common (SSSI and LNR) is 0.5km to the north of the site.</p> <p>Impact on water levels/ wet heath areas of Stedham Common within Iping Common SSSI needs to be considered.</p> <p>Buffers likely to be required to streams and woodland.</p> <p>This site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site.</p> <p>Within the Heathland Reunited project area therefore could contribute to that network of sites.</p> <p>This site has been 'screened in' for Appropriate Assessment as part of the Habitat Regulation Assessment 2015. The initial screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that there are adequate safeguards in place to ensure that this site would not harm the Arun Valley SPA/Ramsar through reduced water quality as any increase in sediment that might arise from dewatering associated with this minerals site would be subject to such a scale of dilution that its effect on the SPA/Ramsar site would be negligible, particularly since the main channel of the River Arun does not form part of the SPA/Ramsar site and sediment loading in</p>	<p>Red/Amber</p> <p>Site near to national designations which could experience negative impacts from the development of the site.</p> <p>The hydrological impact of the existing quarry on national designations is currently unknown.</p>
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	watercourses could be controlled by conditions.	
Historic environment designations	<p>Buildings, no longer existing, are shown in the south-western part of this site on a map of c. 1808-9 and may represent a former farmstead or barnyard. This is a large site on the Lower Greensand, a formation where earlier prehistoric occupation (e.g. Mesolithic flint scatters) is a common occurrence. On a large site such as this, the possibility that Mesolithic or other remains of ancient occupation may be present should be taken into account, eg. the sites of former barrows (tumuli).</p> <p>There are a number of Scheduled Monuments to the northwest of the site; Bowl Barrow on Fitzhall Rough is the closest at 200m away.</p> <p>Three listed buildings located to the southeast of the site (all within 0.5km). Two listed buildings to the northeast of the site, one within 0.5km and one just over 0.5km from the site. Also listed building to the west of the site, under 0.5km. There are three Conservation Areas close to the site, Stedham (1.2km northeast), Iping (1.7km north) and Trotton (1.8km northwest).</p> <p>Woolbeding Estate and Gardens is located north east of the site, managed by the National Trust.</p> <p>Acceptable provided that impacts upon any buried archaeological remains can satisfactorily be mitigated. An Archaeological impact assessment would be required (archaeological desk-based assessment and non-invasive and</p>	<p>Amber</p> <p>The site is located within 200m from a Scheduled Monument which may experience moderate harm, in the absence of moderate mitigation.</p> <p>Listed buildings, registered parks and potentially archaeological remains are located in close proximity to the site.</p>

	<p>invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11: Site screened in for Appropriate Assessment: 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site does lie adjacent to a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts.</p> <p>Appropriate Assessment: Due to the effects of dilution the effect on the SPA/Ramsar site would be negligible, particularly as the main channel of the River Arun does not form part of the SPA/Ramsar site. Secondly, it is assumed that sediment loading in watercourses near the site will be controlled by conditions since it is an offence to pollute surface watercourses.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Most of site at low risk of surface water flooding (less than 5% at higher risk) • Negligible risk susceptibility of groundwater flooding • Flood Vulnerability Classification: water-compatible • Medium risk of flooding from artificial sources (close to existing quarry lake) • Major Aquifer • Extension to existing site (Minsted) – current concerns that the operators at Minsted are not satisfying the planning conditions and as such there are potential 	<p>Red/Amber</p> <p>There may be a significant hydrological impact on the Iping Common SSSI should the extension and the existing site be worked simultaneously and the conditions attached to the existing site not be adhered to.</p> <p>A hydrological risk assessment would need to be undertaken prior to allocation.</p>

	<p>hydrological impacts on Iping Common SSSI. The Environment Agency recommends that until the condition is met and any risks are understood and mitigated that a further extension to this site should not come forward.</p> <ul style="list-style-type: none"> • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Prefer no working below groundwater table. <p>Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 prior to allocation.</p> <p>SFRA Update and Sequential Test of Mineral Sites July 2015: Development is appropriate</p>	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>Traffic movements to/from the site may lead to an adverse impact on the Chichester AQMA.</p>
Soil quality	<p>This site is classed as non-agricultural and part Grade 3 therefore unlikely to result in loss of BMV agricultural land.</p>	<p>Green</p> <p>The site contains low quality soil.</p>

<p>Public rights of way</p>	<p>Bridleway 907 runs along the northern boundary of the proposed site (to the south of the existing quarry) joining Public Bridleway 909/4 to the northeast of the site. Footpath 910 is located 150m to the east of the site, bridleway 3358 and footpath 903 are located 0.4km to the southeast.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>Bridleway 907 could require a long diversion- should the existing site and the extension area be joined together.</p>
<p>Transport and access</p>	<p>Access via the existing site (from Minsted Road).</p> <p>The impact of additional HGV traffic on Midhurst and the villages to the west of the site should be suitably considered.</p> <p>High-level transport assessment (2011):</p> <p>On the basis that this proposed allocation seeks an extension to the existing workings and on the understanding that there would be no intensification, it is considered that the further extension would be acceptable. It is recommended that this site and other potential soft sand sites in the area are sequentially developed (if allocated).</p> <p>Transport Assessment 2015:</p>	<p>Green</p> <p>Subject to no intensification of use, the site would not give rise to highway concerns.</p>

	<p>High acceptability</p> <p>Access via the existing site (from Minsted Road) is acceptable for the proposed level of development.</p> <p>Traffic would turn right in/left out of the site onto Minsted Road to the A272.</p> <p><u>Cumulative impact</u></p> <p>There would be a 5% increase in traffic on the A272 west of Durford Land and a 1% increase in traffic on the A272 East of Minsted Road if East of West Heath Common, Minsted West and Severals West be worked at the same time. Therefore the cumulative impact of the three sites is below the threshold for further assessment as the impact is not expected to be severe.</p>	
<p>Services and utilities</p>	<p>Scottish and Southern line runs in close proximity to south east corner of site.</p> <p>BT line runs through site. Southern Water - water mains along western boundary.</p>	<p>Amber</p> <p>The site contains infrastructure (a BT line) and is in close proximity to a water mains which may require re-routing or another form of mitigation.</p>
<p>Amenity</p>	<p>There are a number of residential properties opposite the site along Minsted Road and at Quag's Corner.</p>	<p>Amber</p> <p>Potential impact on residential properties and Public Rights of Way.</p> <p>Moderate levels of mitigation would be required to ensure no harm is caused.</p>
<p>Cumulative impact</p>	<p>There is a history of mineral working in close proximity to the site. There is the potential for cumulative impact due to the site's proximity to Severals East and West.</p> <p>Landscape Study (LUC, 2011):</p> <p>With the proximity of the existing extraction site to the north,</p>	<p>Amber</p> <p>Continuation of existing operations for a longer time period.</p>

	there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character within the SDNP.	
Airport safeguarding		Green The site is not within an Airport Safeguarding Zone.

Summary and outcome of scoring	
Key issues/constraints	
<ul style="list-style-type: none"> • The site contains reserves of soft sand which could be worked as an extension to an existing site (Minsted). • There are potential deliverability issues with the site that need to be considered further to determine whether they can be mitigated satisfactorily. • The site has a Medium landscape sensitivity (the site access has a medium-high sensitivity) and Low-Moderate capacity for accommodating mineral extraction. • There is a Scheduled Monument within 200m of site. • The site is located in close proximity to a number of national designations that could have negative impacts. This site was 'screened in' for Appropriate Assessment as part of a previous Habitat Regulation Assessment carried out in 2011. It was concluded that there are adequate safeguards in place to ensure that this site will not have adverse effects on the Arun Valley SPA/Ramsar through reduced water quality. • The Environment Agency raised concerns about existing groundwater issues. The hydrological impact of the existing quarry on national designations is currently unknown and requires further assessment. • Bridleway 907 could require a long diversionary route and there is potential for impact on a number of residential properties. • Minsted Extension could be accommodated with further screening planting and re-routing of the PROW which crosses to the south of the existing site. Restoration proposals would be key to this site and should be contiguous with that of the existing site. Water quality is considered to be a significant long term issue. 	
<u>Sustainability Appraisal Conclusions</u>	

It is likely that the site would have a 'minor negative' impact on Recreation, Soil quality and on reducing greenhouse gas emissions. The site may also have a 'minor negative' impact on Health and amenity, the Historic environment, Air quality, Water quality and reducing vulnerability to flooding; although such impacts are uncertain and would be dependent on the exact nature, method of working and design of the proposal and the findings of a detailed Flood risk assessment.

It is likely that the site would have a 'significant negative' impact on Landscape as the site has a Medium-high Landscape Value and Medium Landscape Sensitivity. There are also cumulative impacts with the existing site and long term restoration issues.

The site may also have a 'significant negative' impact on Biodiversity, in particular on the nearby Henfield Wood SNCI, although the scale of the impact is uncertain and would be dependent on the nature and design of the proposal.

All mineral sites could have a 'minor positive' impact on the Local economy and could lead to new employment opportunities during site preparation, operation and restoration; however the scale of the impact is unlikely to be significant. The site is also likely to have a 'minor positive' impact on the Conservation of mineral resources as the allocation of the site may help to reduce the risk of inappropriate non-minerals development sterilising the resource.

The site is likely to have negligible/no impact on Transport or Geodiversity.

Ecosystem Services Conclusions

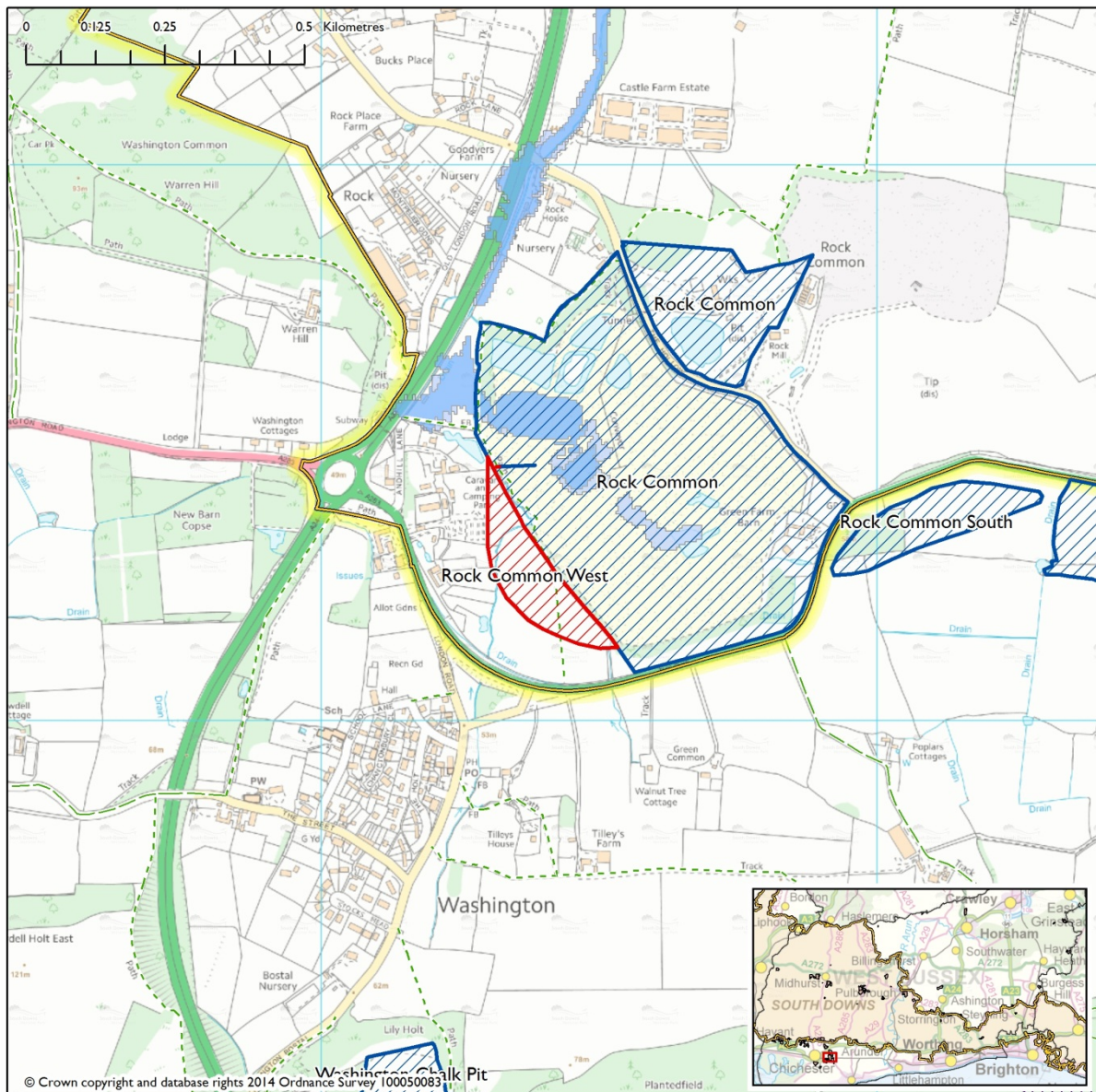
The site would have a minor negative impact on the regulating ecosystem services of objectives 9 (Soil quality), 10 (Air quality) and 14 (Greenhouse gas emissions). It would have an uncertain and minor negative impact on the regulating ecosystem services of objective 12 (Flooding) and 11 (Water resources). It may also lead to uncertain negative effects on the cultural ecosystem services of objective 8 (Historic environment).

The site is likely to have a significant negative impact on the cultural ecosystem services relating to objectives 5 (Landscape) and 6 (Biodiversity). It is also likely that the site would have a mixture of positive and negative impacts on the regulating ecosystem services related to objective 13 (Minimising road transport and impacts of lorry traffic).

Conclusion

The site is acceptable in principle only if landscape and hydrological issues can be overcome.

Rock Common West (M/HO/3A)



Site description	
District/Parish	Horsham/Washington
Area (ha)	Approx. 2.67
Mineral type	Soft Sand
Potential yield	1-1.5 million tonnes
Current use	Agriculture(0.1ha) /Woodland(0.8ha)
Owner	Wiston Estate
Potential operator	Dudman Group Ltd

Restoration options	<p>Landscape and Sensitivity study (LUC, 2015)</p> <ul style="list-style-type: none"> - Returning the site to its existing profile, and then restoring it to a mixture of woodland and agricultural use following extraction, although consideration would need to be given to i) the relationship between the site and any restoration proposals for the adjacent Rock Common Sandpit, and ii) the potential for disturbance to the adjacent settlement caused by infilling. - Long term restoration should aim to maximise the habitat value by taking opportunities to improve habitat connectivity with the surrounding areas of mature woodland.
Site specific information (operational considerations)	Operator initially suggested incorporating the restoration of the extended quarry area into the restoration of the existing site. Provision would be made to retain exposed quarry faces to promote geological and conservation interests.
Planning history and current permissions	
Extension to existing site or new site	South western extension to existing quarry.
Planning policy	Site located in the area covered by the adopted Horsham District Planning Framework (2015).
Planning history	<p>Site was not allocated in the Minerals Local Plan 2003. Site was considered acceptable in the Minerals DPD Issues and Options November 2005 subject to detailed landscape assessment, assessment on the water environment, mitigation on PRow and public amenity.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is no longer available. The potential operator withdrew the site on 3 rd February 2016. The landowner supports the decision to withdraw the site.
Deliverability	The site is not deliverable.

	Key Criteria	RAG Score
Landscape and visual designations	<p>The site is 80m north of the SDNP boundary.</p> <p>LUC WSCC Landscape Sensitivity and Capacity Study Addendum (2015): The site is considered to have a medium sensitivity to extraction with the mature perimeter trees and the internal hedgerow features of higher sensitivity. It is judged that the site has a moderate capacity overall for accommodating mineral extraction.</p> <p>SDNPA Addendum to WSCC Minerals Local Plan Assessment (2015): Potential cumulative impact of the Rock Common and Ham Farm sites. The existing Rock Common site should be restored before the extension area is worked.</p>	<p>Amber</p> <p>The site is 80m from the SDNP, has a medium sensitivity and moderate capacity for accommodating mineral extraction.</p>
Nature conservation and geodiversity designations	<p>Near Rare Species Inventory.</p> <p>The existing quarry is of ecological value and supports rare breeding birds, including a sand martin colony.</p> <p>The existing quarry is a RIGS.</p> <p>This site has been 'screened out' for Appropriate Assessment as part of the updated Habitat Regulation Assessment carried out in 2015. The Arun Valley SPA/ SAC/ Ramsar site is 7.7km from this site. There is no scope for pathways connecting any European sites.</p>	<p>Green</p> <p>The site will cause no harm to any designations and may offer opportunities for enhancements (e.g. by creating new sand faces for sand martins to nest in).</p>

<p>Historic environment designations</p>	<p>The site is close to several Listed Buildings, the closest being Sandhill Farmhouse which is 105 metres to the northwest. This is an extension to a large site, located partly on the Lower Greensand, a formation where earlier prehistoric occupation (eg. mesolithic flint scatters) is common, and on a large site such as this, the possibility that remains of ancient occupation may be present, below ground and should be taken into account, eg. the sites of former barrows. Archaeological desk-based assessment, followed by geophysical survey carried out in 2008, on the southern part of the site, in connection with planning application DC/401/07, revealed only geological features and was therefore inconclusive as to the presence of any buried archaeological features, the fills of which may be less receptive to this form of survey.</p> <p>Acceptable subject to further archaeological assessment and mitigation measures, to involve invasive archaeological investigation of the site, followed by full archaeological investigation and recording of any surviving buried ancient archaeological features, unavoidably at risk of damage from mineral working; and subject to mitigation of the visual impact of mineral working upon nearby Listed Buildings.</p>	<p>Amber</p> <p>The site may lead to moderate harm to the setting of nearby Listed Buildings. There may be ancient prehistoric remains within the site which should be considered and adequately assessed.</p>
<p>Water environment</p>	<ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility of surface water flooding. • Negligible risk susceptibility of ground water flooding. • Deep quarrying and therefore may be more complex. Current site de-watering around 30m below natural groundwater table. Additional de-watering operations may be needed that may lead to additional discharge 	<p>Red/Amber</p> <p>A Phase 1 and 2 Hydrological and Hydrogeological Risk Assessments should be undertaken prior to allocation due to the site's potential need to de-water the site and extract sand from below the natural water table.</p>

	<p>to Honeybridge Stream.</p> <ul style="list-style-type: none"> • Any extension would need to link with the restoration of the existing site. • The restoration of the extension also has implications with the adjoining landfill site and the condition imposed to maintain an unsaturated zone. This may have implications for the final restoration of the main Rock Common Sandpit. • Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) – due to the complexities Environment Agency recommend phase 1 and 2 assessments prior to allocation. <p>SFRA Update and Sequential Test of Mineral Sites July 2015: Development considered appropriate.</p>	
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from the site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would be required.</p>	<p>Amber</p> <p>HGVs associated with mineral extraction may have an adverse impact on air quality- especially if traffic needs to pass through AQMAs.</p>

Soil quality	Grade 4 = 81%, Other 19%. Therefore unlikely to result in loss of BMV agricultural land.	Green The site contains low quality soil.
Transport and access	<p>Transport Assessment 2015:</p> <p>The development may generate approximately 106 two way movements per day over the course of its 15 year lifespan.</p> <p>The majority of the traffic would either travel north or south on the A24 (via the A24/A283 roundabout), although some traffic would be expected to travel south east on the A283 towards the A27 at Shoreham for destinations in the eastern section of the County.</p> <p>The existing access arrangements using The Hollow are considered appropriate for the transportation of minerals as per the existing quarrying operations, as long as there is no intensification of use. If there was to be intensification of use, then any future application should be mindful of the comments raised by West Sussex County Council Highways in relation to the application for a landfill site at Rock Common.</p>	Green The site does not pose any highway concerns and the existing access is considered acceptable, provided there is no intensification of use.
Services and utilities	<p>EDF energy line present on site</p> <p>BT line in close proximity to site</p> <p>Southern Water have identified that there is water infrastructure in close proximity to the site. Diversion of the infrastructure may be possible at the developers' expense subject to feasible alternative route being available.</p>	Amber The site contains (and is in close proximity) to utility infrastructure which may require re-routing.

Public rights of way	<p>Footpath 2701 crosses the site.</p> <p>All existing PROW are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order – PPO) is proposed and legally confirmed.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>Footpath 2701 may be affected and as such mitigation measures (e.g diversion) should be considered.</p>
Amenity	<p>Close proximity to residential properties and caravan and camping park located to the northwest of site.</p>	<p>Amber</p> <p>The site may cause moderate harm to nearby sensitive receptors and as such moderate levels of mitigation should be employed.</p>
Cumulative impact	<p>Continuation of existing operations for a longer time period</p>	<p>Amber</p> <p>Continuation of existing operations for a longer time period.</p>
Airport safeguarding	<p>Within an aeronautical safeguarding zone for birdstrike (Shoreham Airport).</p>	<p>Amber</p> <p>The site falls within an Airport Safeguarding Zone.</p>

Summary and outcome of scoring

Key issues/constraints

- The site is located adjacent to the SDNP.
- The site has been withdrawn by the operator and landowner.
- The site has a moderate capacity for accommodating mineral extraction and a medium sensitivity.
- Potential cumulative impact of the site with the existing Rock Common site and other proposed sites.
- Additional dewatering of the site may be needed. This could require additional discharge to the Honeybridge Stream. The restoration of this extension could have implications with the adjoining landfill site and the condition imposed to maintain an unsaturated zone. This may also have implications on the final restoration proposals for the main Rock Common Sandpit.
- The site lies near several Listed Buildings, the closest being 105 metres to the northwest. The site is in close proximity to residential properties and a caravan and camping park located to the northwest.
- A Public Right of Way crosses the site and would require diversion.
- The site contains reserves of soft sand which could be worked as an extension to an existing site outside the SDNP. There are no significant deliverability issues associated with this proposal, subject to the issues with the water environment being resolved satisfactorily.

Sustainability Appraisal Conclusions

The site would have a 'minor negative' impact on Landscape as the site has a Medium landscape sensitivity and the perimeter trees and internal hedgerow have a higher sensitivity. The site may also have a minor negative impact on Health and Local Amenity, Biodiversity, Geodiversity, the Historic Environment and Air quality, although the scale of these impacts is uncertain.

The site may lead to a 'significant negative' impact on water resources as there is a waterbody which passes through the northern area of the site and additional de-watering (in addition to the dewatering of the existing site) may result in additional discharge into the Honeybridge Stream. However, the effect on water resources is uncertain and would be dependent of the nature of the proposal, design of the site and method of working.

The site would have a 'negligible or no impact' on Water quality (the site is located in Flood Zone 1), Transport (although the SA recognises that all sites that do not have opportunities for non-road based transport could have a minor negative effect on minimising the transport of minerals by roads).

Ecosystem Services Conclusions

The site would have a minor impact on the cultural ecosystem services of objective 5 (Landscape) and an uncertain minor negative impact on the cultural ecosystem services of objectives 6 (Biodiversity), 7 (Geodiversity), 8 (Historic environment). It would have an uncertain minor negative impact on the regulating ecosystem services of objectives 6 (Biodiversity) and 10 (Air quality).

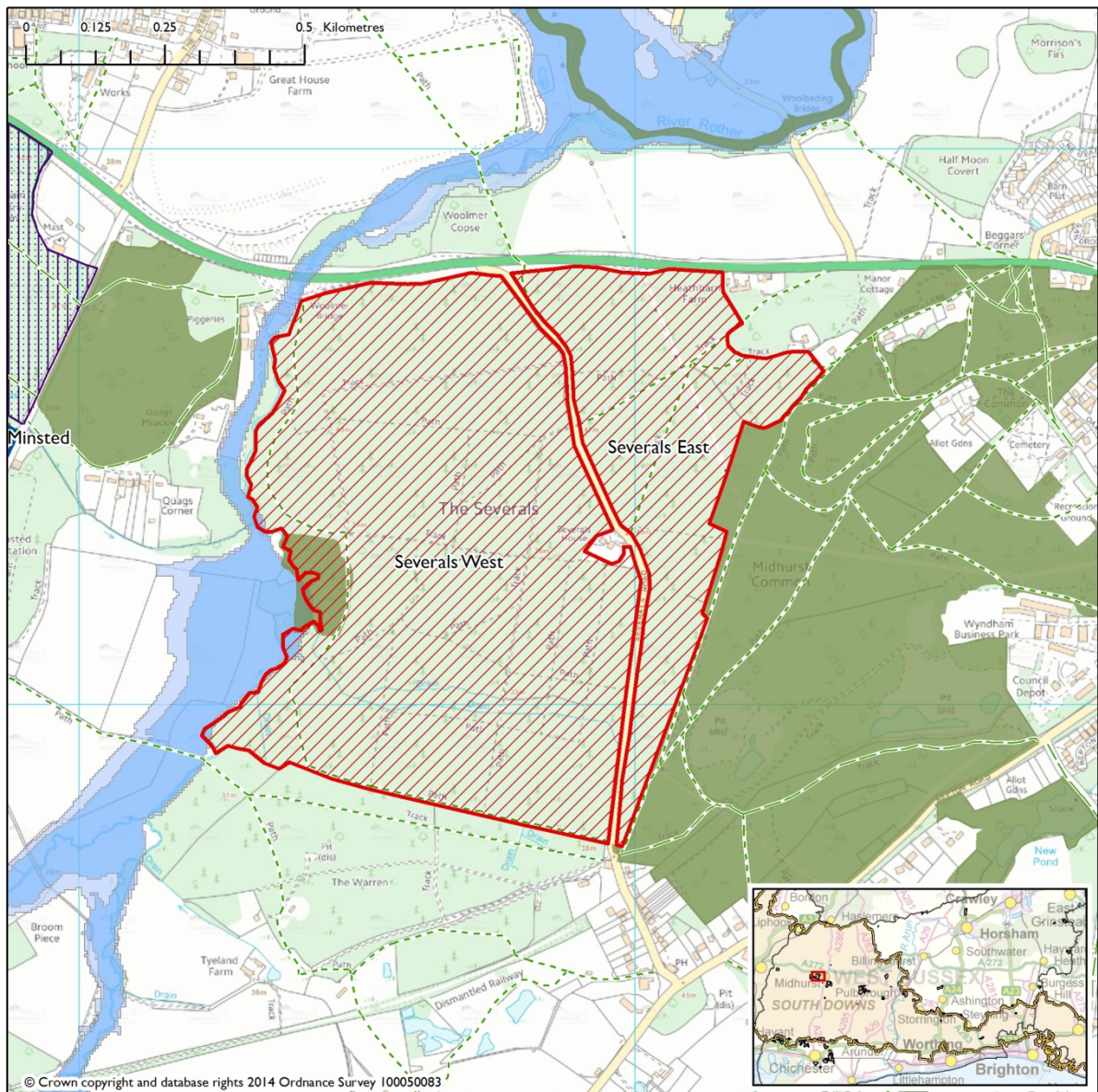
It is likely that there would be a significant, but uncertain negative impact on the regulating ecosystem services of objective 11 (Water resources) and a mixture of positive and negative impacts on the regulating ecosystem services of objectives 13 (Minimising road transport and impacts of lorry traffic) and 14 (Greenhouse gas emissions).

The site is likely to have an uncertain but negligible/no impact on the regulating ecosystem services of objective 12 (Flooding).

Conclusion

The site is no longer available and as such is no longer deliverable and there are also significant hydrogeological issues associated with the site. If the landowner were to decide to develop this site, a plan that demonstrated how the hydrogeological issues would be overcome would have to be agreed with the Environment Agency prior to its allocation.

Severals West (SDNPA, M/CH/8C)



Site description	
District/Parish	Chichester/ Woolbeding with Redford
Area (ha)	50
Mineral type	Soft sand, Folkestone beds
Potential yield	Unknown
Current use	Commercial forestry
Owner	Cowdray Estate
Potential operator	Unknown

Restoration options	Supplement to WSCC Sensitivity Study 2011 (SDNPA 2015): Restoration to heathland/woodland mosaic would be beneficial in the long term- provided that sufficient areas can be restored to land rather than wet restoration with the associated water quality issues that this involves.
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	One of two new sites coming forward, lies adjacent to Severals East
Planning policy	Within Chichester District Rural Policy Area where development is restricted. Note: The Chichester District Local Plan (1999) will be superseded by the South Downs Local Plan for parts of the District which fall within the South Downs National Park.
Planning history	Site was not allocated in the Minerals Local Plan (2003). Site was not considered to be acceptable in the Minerals DPD Issues and Options November (2005) due to landscape and conservation impact.

Can it be delivered?	
Availability	The site is within single ownership and the owner wishes to develop the site for mineral extraction.
Deliverability	It is not known whether the site is deliverable as no operators have been identified.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>Within South Downs National Park</p> <p>Landscape Study (LUC, 2011): Although comprising large areas of plantation forest, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover, the site has areas of ancient woodland which reduces the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and tranquil character of the area. Whilst the woodland and forestry limit inter-visibility with the surrounding area to an extent, the site forms a link between Midhurst Common, to the east, and the Steadham Common to the west, traversed by dense network of paths and bridleways, including the Serpent Trail. The site therefore contributes significantly to the recreational value of the wider area.</p> <p>Supplement to WSCC Sensitivity Study 2011 (SDNPA, 2015): The site has a Medium-High sensitivity. Severals East and West are together be likely to have significant impacts on access and PROW. The existing use of the land for forestry plantation reduces its overall sensitivity on landscape grounds and to some extent how tranquillity is measured as the woodland is not perceived to be 'natural'. For this reason it has been considered that restoration proposals to</p>	<p>Red/Amber</p> <p>Within the South Downs National Park</p> <p>Medium-high landscape sensitivity and a low-moderate capacity for accommodating mineral extraction.</p> <p>Potential for enhancement to heathland/woodland mosaic.</p>

	<p>heathland/woodland mosaic would be beneficial in the long term provided that sufficient areas of the sites can be restored to land rather than wet restoration with the associated water quality issues that this involves.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>Severals Bog SNCI (SNCI C105) is situated within the site along the western edge. Even with a buffer strip, the bog habitat could be vulnerable to local changes in hydrology as a result of mineral working.</p> <p>Quaggs Corner SNCI (SNCI C53) lies to the west of this site.</p> <p>The stream to the west, Severals Stream, is a tributary of the River Rother. Buffers may be required to the stream and SNCIs.</p> <p>Area of Ancient Woodland (replanted) located within the north/northwest of the site.</p> <p>Potential hydrological impacts. Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated.</p> <p>HRA 2011: The site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site includes a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts so</p>	<p>Red/Amber</p> <p>The Several Bog SNCI falls within the boundary of the site and may be negatively affected by the development of the site.</p> <p>High levels of mitigation may be needed to protect the SNCI and the SAC from harm.</p>

	<p>the site has been 'screened in' for Appropriate Assessment.</p> <p>The screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that this site will not have any likely significant effects on the Arun Valley SPA/Ramsar through reduced water flows or quality as the main channel of the River Arun does not form part of the SPA/Ramsar. As such any increase in sediment that might arise from dewatering associated with this minerals site would be subject to such a scale of dilution that its effect on the SPA/Ramsar site would be negligible, particularly since the main channel of the River Arun does not form part of the SPA/Ramsar site.</p> <p>Habitats Regulations Assessment (2015): The HRA (2015) supported the findings of the 2011 assessment.</p> <p>It also noted that sediment loading in watercourses near the site will be controlled by conditions since it is an offence to pollute surface watercourses irrespective of whether they drain to a European site or not. The HRA(2015 concluded that the site will not have any likely effects on the Arun Valley SPA/Ramsar through reduced water flows or quality.</p>	
Historic environment	There are a number of listed buildings located within 1km of the site. The closest is 'Badgers', Quags Corner located approximately 0.3km to the west of the site.	<p>Green/Amber</p> <p>The development of the site may cause minor harm to nearby listed buildings,</p>

<p>designations</p>	<p>Woodlands Cottage and Heathbarn farm are also located 0.4 km from the site.</p> <p>There are four Conservation Areas within 2km of the site, Midhurst, Iping, Stedham and Woolbeding.</p> <p>An early archaeological assessment is strongly recommended - as a preliminary to any field evaluation a Lidar survey should be carried out (as this is a wooded site). Evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	<p>Conservation Areas and archaeological remains in the absence of low level mitigation.</p>
<p>Water environment (including flooding)</p>	<p>Habitat Regulation Assessment 2010/11:</p> <p>Site screened in for Appropriate Assessment: The site lies approximately 6km from Singleton and Cocking Tunnel SAC. There is no scope for adverse impacts on this European site. However, the site does include a watercourse that drains to the river Rother and ultimately into the Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment impacts so this site has been screened in for further consideration.</p> <p>Appropriate Assessment: Due to the effects of dilution the effect of Severals West on the SPA/Ramsar site would be negligible, particularly as the main channel of the River Arun does not form part of the SPA/Ramsar site. Secondly, it is assumed that sediment loading in watercourses near the site will be controlled by conditions since it is an offence to pollute surface watercourses.</p>	<p>Red/Amber</p> <p>The site is near vulnerable water bodies (Severals Bog SNCI) which could be majorly impacted in the absence of a high level of mitigation.</p> <p>A Hydrological Risk Assessment would be required prior to allocation.</p>

	<ul style="list-style-type: none"> • Flood zone 1(Site borders Flood zone 2/3) • Negligible risk to groundwater flooding (25% at higher risk) • Low risk of surface water flooding (5% at higher risk) • Groundwater levels likely to be high. Depth of working and de-watering operations will need to be explored and assessed. Would prefer no working below groundwater table. • Possible Water Framework Directive impacts – drainage to watercourse which drains to Rother to Arun <p>Risk Assessment of the water environment (Qualitative Hydrological & Hydrogeological Risk Assessment) - recommend phase 1 assessment prior to allocation.</p> <p>SFRA Update and Sequential Test of Mineral Sites July 2015: Development is appropriate as explained in the “Nature conservation and geodiversity designations” section of this document.</p> <p>Negligible risk of ground water flooding. Low risk of surface water flooding.</p>	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMAs in</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester.</p>

	<p>Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	
Soil quality	Mainly Grade 4 therefore no significant loss of BMV agricultural land (although the site also contains a small area of Grade 2 and Grade 3 agricultural land).	<p>Green</p> <p>The site contains low quality soil.</p>
Public rights of way	<p>Footpath 3619 loosely follows the western boundary of the site before turning eastwards along the southern boundary. A number of permissive paths run through the site, one of which forms part of the Serpent Trail.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application</p>	<p>Amber</p> <p>The site contains permissive footpaths and a number of footpaths close to the boundary of the site.</p> <p>Mitigation measures such as a stand-off between the extraction area and the footpaths may be needed.</p>
Transport and access	<p>Transport assessment 2015:</p> <p>The overall acceptability of the site is currently assessed as Low/Medium</p> <p>Access to the site via Severals Road is inappropriate for</p>	<p>Amber</p> <p>The site poses a moderate risk of causing harm – and would be dependent on which access arrangement is used.</p>

	<p>HGV traffic due to the narrow width, steep gradient and road alignment.</p> <p>Alternative access arrangements include:</p> <ul style="list-style-type: none"> - Direct access onto the A272 (this may be difficult to achieve due to level differences between the site and the road and a road safety audit would be required), - Access via lane crossing Woolmer Bridge. Road would require widening and resurfacing. <p>Further detailed analysis would be needed to conclude which access arrangement is the most suitable.</p> <p>The results of the cumulative impact of the development of all three sites (Severals West, East of West Heath Common and Minsted West) on the A272 is not expected to be severe.</p>	
<p>Services and utilities</p>	<p>To be identified using evidence provided by utility/service providers</p>	<p>Green</p> <p>Based on the information currently available-there are no services or utilities near to, or within the site.</p>
<p>Amenity</p>	<p>Severals House is located to the east of the site along Severals Road and residential properties to the south of the site.</p>	<p>Red/Amber</p> <p>The site is in close proximity to residential properties and as such the site may cause disturbance (noise, dust and light) to local residents.</p> <p>Mitigation measures should be adopted to reduce the risk of harm.</p>
<p>Cumulative impact</p>	<p>There is a history of mineral working in close proximity to the site.</p>	<p>Red/Amber</p> <p>The site may cause considerable harm due to</p>

	Landscape Study (LUC, 2011): With the proximity of the existing extraction site to the northwest, there is potential for cumulative effects on the special qualities of the wider Wealden Farmland and Heathland Mosaic character area within the SDNP.	its proximity to other developments (Minsted quarry). For this reason it may be necessary to delay mineral working at the site until other sites in the area are completed.
Airport safeguarding	Not applicable	Green The site is not within an Airport Safeguarding Zone.

Summary and outcome of desk based assessment	
<u>Key issues/constraints</u>	
<ul style="list-style-type: none"> • The site is located within the SDNP. • The overall acceptability of the site in terms of access and transport is assessed as Low/Medium (Transport Assessment 2015). • Medium-high landscape sensitivity and a low-moderate capacity for mineral extraction. • The site is likely to have significant impacts on access and PROW. The existing use of the land for forestry plantation reduces its overall sensitivity on landscape grounds and to some extent how tranquillity is measured as the woodland is not perceived to be 'natural'. For this reason it has been considered that restoration proposals to heathland/woodland mosaic would be beneficial in the long term provided that a sufficient area of the site can be restored to land rather than wet restoration with the associated water quality issues that this involves. The site contains Several Bog SNCI (SNCI C105) along the western edge. Even with a buffer strip, the bog habitat could be vulnerable to local changes in hydrology as a result of mineral working. Further assessment of groundwater issues is required. • The site could have a negative impact on a small number of adjacent residential properties. 	
<u>Sustainability Appraisal Conclusions</u>	
The site would have a 'minor negative' impact on soil quality as the site contains a small area of grade 2 agricultural land and a small area of grade 3 agricultural land. This site is also likely to have a 'minor negative' impact on reducing	

greenhouse gases.

The site could have a minor negative impact on Health and Local amenity, the Historic Environment, Air quality, Water resources and reducing the vulnerability to flooding; although the scale of these effects are uncertain and would be dependent on the details of the proposal (e.g design and method of working).

It is likely that the site would have a 'significant negative' effect on recreation opportunities due to the impact of the site on a number of Public Rights of Way which run close to the boundary of the site. The site could also cause a 'significant negative' impact on the Landscape as the site has a landscape sensitivity of 'medium-high' with parts of the site containing ancient woodland given a higher sensitivity rating. The site would probably has a 'significant negative' impact on the Transport Objective as the 2015 Transport Assessed the site as having a 'low/medium' acceptability rating.

The site may also have a 'significant negative' impact on Biodiversity as the site contains an area of Ancient Woodland and Severals Bog SNCI. However, the effects on these areas are uncertain and would be dependent on the exact nature and design of the site.

Ecosystem services

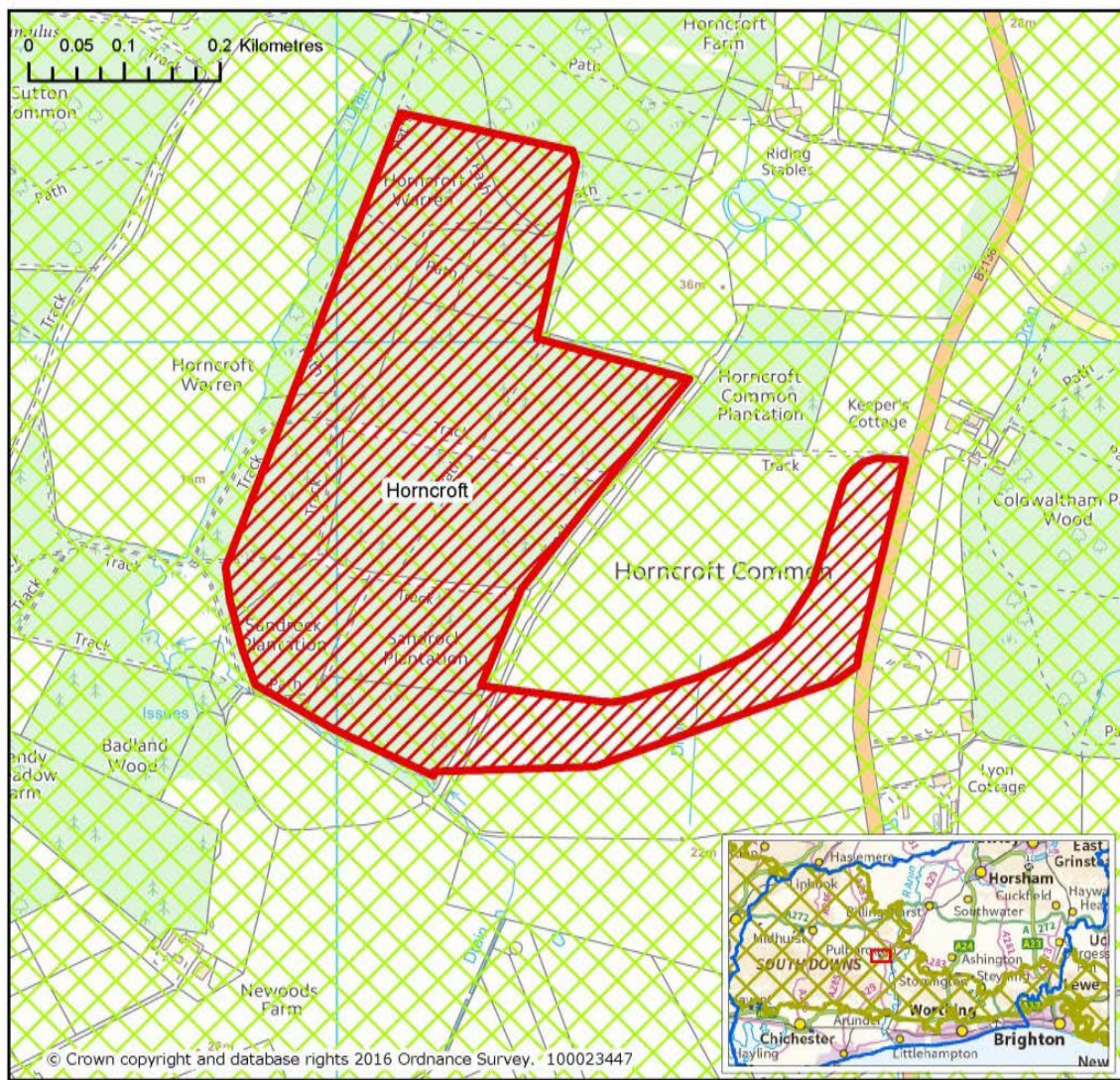
It is likely that the site would have a minor negative impact on the regulating ecosystem services of 9 (Soil quality), 10 (Air quality), 12 (Flooding) and 14 (Greenhouse gas emissions). It would have a minor but uncertain negative impact on the regulating ecosystem services of 11 (Water resources), and the cultural ecosystem services of 8 (Historic environment). It is also likely that there would be a significant negative impact on the provisioning, regulating and supporting ecosystem services of objective 6 (biodiversity) and the cultural ecosystem services of objective 5 (Landscape).

There would be a mixture of positive and negative impacts on the regulating ecosystem services of objective 13 (Minimising road transport and impacts of lorry traffic).

Conclusion

The site is acceptable in principle only if landscape, biodiversity, amenity, cumulative impacts and hydrological issues can be overcome.

Horncroft (SDNPA, M/CH/11)



Site description	
District/Parish	Chichester/Bury (500m from Fittleworth Parish boundary)
Area (ha)	16.5
Mineral type	Silica Sand
Potential yield	2-4 mt
Current use	Commercial forestry
Owner	The Barlavington Estate
Potential operator	Sibelco

Restoration options	<p>WSCC Landscape Sensitivity and Capacity Study (2011):</p> <ul style="list-style-type: none"> - Returning the site to its existing profile and then restoring to a mixture of woodland and agricultural use following extraction. Long term restoration should aim to maximise the habitat value by taking opportunities to improve habitat connectivity with the Sutton Common and Coates Castle SSSI to the west and southwest and surrounding areas to mature woodland. -Restoring the site to support a mix of nationally important heathland habitats including a mosaic of open heather heath, acid grassland, gorse, woody scrub, and oak-birch woodland.
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	<p>Within Chichester District Rural Policy Area where development is restricted.</p> <p>Note: The Chichester District Local Plan (1999) will be superseded by the South Downs Local Plan for parts of the District which fall within the South Downs National Park.</p>
Planning history	<p>Site considered for the Minerals Local Plan (2003) but was not allocated. A smaller area was also considered in the Minerals Development Plan Document Issues and Options (2005) but not considered acceptable due to landscape impact.</p> <p>Planning application for sand extraction withdrawn in 2011.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is within single ownership (Barlavington Estate) and is therefore considered available.
Deliverability	The site is considered to be deliverable.

	Key Criteria	RAG Score
Landscape and visual designations	<p>Within South Downs National Park.</p> <p>WSCC Landscape Study 2011:</p> <p>The site comprises areas of woodland and enclosed arable farmland, restricting views into the area and enabling the visual containment of extraction activities within existing tree cover. The more sensitive features within the site include mature broadleaf trees within the woodland to the east and around the perimeter as well as the water courses through and adjacent through the site. Although parts of the site area clearly a 'working' landscape, being arable, it has a strong sense of tranquility and of being removed from modern human influences. It is also overlooked by higher ground to the south, with some potential visibility from the wider area to the west and north, which means adequate screening of views, particularly of the upper slopes of the ridge, may not be achieved by retaining and enhancing trees and vegetation around the perimeter. The proximity of the site to the area of Open Access to the west has the potential to give rise to impacts on the recreational value of the wider area. These factors reduce the overall capacity of the landscape to accommodate development of this nature without adverse impacts on the habitat value and visual amenity, with the potential for this type of development to be visually intrusive in views from the chalk ridge of the downs to the south.</p> <p>The site is considered to have a Medium-High sensitivity and Low- moderate capacity for accommodating mineral</p>	<p>Red</p> <p>Within the South Downs National Park.</p> <p>The site has medium-high landscape sensitivity on the western side of site. High sensitivity along eastern side of the site.</p>

extraction.

Supplement to WSCC Sensitivity Study 2011 (SNPA 2015):

The site has **Medium-high** landscape sensitivity on the western side of site. **High sensitivity** along eastern side of the site.

The high assessment for the site is largely as a result of the access requirements for the site and the existing topography of the site which could expose working to the wider landscape without careful phasing of the works.

The revised Zone of Theoretic Visibility (ZTV) shows increased potential visibility to the west of the site due to the larger size of the entrance area and the impact this would have on the ZTV plot. In particular there are larger areas of potential visibility to the north of Amberley, south of Pulborough and to the north of the site. The entrance is flagged as a significant sensitivity for the site in the original SDNPA study. Comparison of the different ZTVs for the original site layout and the revised and enlarged entrance area shows that this is potentially even more significant than the original site. There is significant potential for Landscape harm, however, the proposed working area has been reduced to a degree which significantly minimises the potential impacts on the surrounding highly sensitive landscape and it is considered that there is potential to overcome the remaining issues excepting the proposed access which is considered to have significant impacts on the SDNP.

	<p>Updated comments following completion of revised ZTVs: Significant potential for Landscape harm.</p>	
<p>Nature conservation geodiversity designations</p>	<p>The site includes BAP habitat and woodland. Sussex Biodiversity Records Centre states that there are over 59 rare and endangered species of flora and fauna within 1km radius from the site.</p> <p>Coates Sand Pit SNCI is located approximately 290m northwest of the site. There are also a number of other SNCIs located within 2km of the site. There are three SSSIs located to the west/southwest of the site (all known as Coates Castle), the closest is approximately 0.4km to the southwest of the site.</p> <p>Lord's Piece, Sutton Common Local Wildlife Site is located approximately 220m west of the site.</p> <p>There are a number of Ancient Woodland areas in close proximity to the site, the closest is to the east (less than 100m from the southeast corner).</p> <p>The site lies approximately 7km from Arun Valley SPA/Ramsar via water courses (2.5km directly), 3km from Duncton to Bignor Escarpment SAC and 4.9km south west of the Mens SAC. The HRA (2015) identified that the barbastelle bat, for which Mens SAC is designated can travel up to 7km from the SAC but it was concluded that no bat flight lines in the study were located south of the A283. For this reason it is considered that as the Horncroft minerals site is located approximately 2.2km</p>	<p>Amber</p> <p>Site is close to 3 SSSIs, the Coates Sand Pit SNCI, an area of ancient woodland, a SAC and a Local Wildlife site, all of which could suffer moderate harm, unless appropriate mitigation measures are applied.</p>

	<p>south of the A283, it is not utilised by the barbastelle bat and is unlikely to have a likely significant effect upon the Mens SAC.</p> <p>The screening exercise identified that water quality was a pathway requiring consideration due to the potential impact of sediment within close proximity to European designated sites. It was concluded that adequate safeguards are in place to ensure that the site will not have an adverse effect on the Arun Valley SPA/Ramsar through reduced water quality (provided standard planning conditions are incorporated to prevent increased sediment loading in, or polluting watercourses from the site).</p>	
<p>Historic environment designations</p>	<p>Whilst the site is 370m from Scheduled Monuments (barrows) the site is well screened from the monuments by existing tree cover. Provisional findings of recent (2008) archaeological desk-based assessment, walkover survey (whole site) and non-invasive and invasive field evaluation has revealed only a few surviving ancient archaeological features, principally Roman remains within the proposed access road area.</p> <p>The site is acceptable on the basis that, if an application is permitted, targeted archaeological investigation, recording, and mitigation, particularly in the wooded part of the site, would be required. A Lidar survey as a preliminary to any field evaluation is strongly recommended.</p>	<p>Green/Amber Within 370m of Scheduled Monuments. A small number of ancient archaeological features found on the site. The site may cause minor harm to these features, unless appropriate mitigation measures are applied.</p>
<p>Water environment (including</p>	<p>Habitat Regulation Assessment 2010/11: Site screened in for Appropriate Assessment: The site is approximately 7km from Aruen Valley</p>	<p>Green/Amber The site falls within EA Flood Zone 1.</p>

<p>flooding)</p>	<p>SPA/Ramsar via water courses (2.5km directly) and 3km from Duncton to Bignor Escarpment SAC.</p> <p>A watercourse running through to the site drains into River Rother and into Arun Valley SPA/Ramsar. There is therefore a potential pathway for sediment to impact this European site.</p> <ul style="list-style-type: none"> • Flood Zone 1 • Low risk susceptibility of surface water flooding (less than 5% of site in higher risk area). Negligible risk susceptibility of ground water flooding (10% of site at higher risk) • Flood Vulnerability Classification: water-compatible • Site located in close proximity to a Source Protection Zone (Zone 3) to the east which must be protected to the satisfaction of the Environment Agency. • If used for sand, Gault clay needs to be removed – recommend consideration of any impacts. • Surface water stream runs along the western and southern boundary. The stream which is an important tributary of the River Rother, is known to be important for Sea Trout. • Any risk of sediment entering the watercourses which lead into the River Rother would need to be fully assessed and mitigated. <p>SFRA Update and Sequential Test of Mineral Sites July 2015: Development is appropriate.</p>	<p>Mitigation measures could be used to reduce the impact on vulnerable water bodies (e.g the River Rother) on balance the site is considered appropriate.</p>
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Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA at the A283 High Street/Manley's Hill, Storrington and the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</p>	<p>Amber</p> <p>Traffic associated with the development may pass through an AQMA which may affect the air quality of the area.</p>
Soil quality	<p>Grade 3 agricultural land therefore unlikely to result in loss of BMV agricultural land, unless confirmed as Grade 3a.</p>	<p>Green/Amber</p> <p>The site contains good to moderate soil.</p>
Public rights of way	<p>Public Bridleway 762 is located approximately 100m north of the site. There are no public footpaths within the site though Serpent Trail and a number of bridleways pass close to the north and west boundaries of the site. Sutton Common (Open Access Land) lies approximately 220m to the west.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p>	<p>Green</p> <p>No Public Rights of Way within the site.</p> <p>None of the Public Rights of Way which run close to the site (including Public Bridleway 762 and Serpent Trail) would be affected.</p>

	<p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	
<p>Transport and access</p>	<p>Transport Assessment 2015:</p> <p>The overall acceptability of the site is assessed as High Acceptability</p> <p>The proposal is expected to generate approximately 144 two way vehicle movements per day over the course of a 15 year lifespan.</p> <p>All traffic would be required to turn right out of/left into the site.</p> <p>At the B2138 Tripp Hill / A29 junction, 70% of the traffic is expected to travel south and 30% of the traffic is expected to travel north on the A29. The access strategy in the previous Transport Assessment proposed improvements to the oneway slip road to the north of the B2138 Tripp Hill / A29 junction, to improve the route for northbound traffic. The results of the PIA investigation suggest that it may be more appropriate for development-related traffic to not use the A284, and instead use the A29 / A27 via Fontwell.</p> <p>The traffic impact assessment shows that there will be minimal impact on the LRN.</p> <p>The proposed access arrangements into the site were considered acceptable by the County Council, were supported by a Stage 1 Road Safety Audit and are considered to still be appropriate for this</p>	<p>Green/Amber</p> <p>Mitigation measures such as a detailed routing agreement and a suitable access would reduce the minor risk of harm.</p>

	development.	
Services and utilities	<p>BT boundary across part of the site. Scottish and Southern high voltage cable runs across the site.</p> <p>Southern Water have confirmed that there is water infrastructure crossing the site. Diversion of the infrastructure may be possible at the developers' expense, subject to a feasible alternative route being available.</p>	<p>Amber</p> <p>A high voltage cable and water infrastructure cross the site which would require consideration through re-routing or other mitigation measures.</p>
Amenity	<p>Horncroft Farm is located approximately 200m northeast of the site. 6 residential properties are less than 100m from the east side of the site and a further 26 houses are approximately 500m from the site. Residential properties are also located to the south of the site and at Coates Common to the northwest which are likely to have views of the proposed site.</p>	<p>Amber</p> <p>Moderate mitigation measures could be adopted to ensure local residents do not suffer any harm from the site.</p>
Cumulative impact	<p>There is a dormant mineral working (Coates Pit) located to the north west of the site.</p>	<p>Green</p> <p>There are no concerns of cumulative impact at the site.</p>
Airport safeguarding	<p>None</p>	<p>Green</p> <p>The site is not within an Airport Safeguarding Zone.</p>
Site specific information	<p>Sibelco indicated that the silica content of the sand is approximately 99% (based on exploratory borehole drilling).</p>	

Summary and outcome of scoring

Key issues/constraints

- The site is located within the SDNP and contains reserves of silica sand which would be worked as a new site.
- The site has medium-high landscape sensitivity on the western side of site. High sensitivity along eastern side of the site. Low to moderate capacity for mineral activities. The high sensitivity score for the site is largely due to the access requirements for the site and the existing topography of the site which could expose working to the wider landscape without careful phasing of the works.
- The site does not contain any nature conservation designations however a number of local and national designations are located within close proximity to the site.
- The site is within 370 metres of a Scheduled Monument.
- There are a number of residential properties that the site could have negative impact on.
- There are no PRoW located within the site. Sutton Common, which is dedicated Open Access Land, is located 220 metres to the west.

Sustainability Appraisal Conclusions

The site is likely to have a 'minor negative' impact on Recreation, Soil quality and reducing greenhouse gas emissions. It may also have a 'minor negative' impact on Health and amenity, the Historic Environment, Air quality and Water quality, although such impacts are uncertain and would be dependent on the nature of the proposal (including its design and method of working).

The site would have a 'minor positive' impact on the Local economy as the development of the site may lead to new employment opportunities during site preparation, operation and restoration; however the scale of the impact is unlikely to be significant. The site is also likely to have a 'minor positive' impact on the Conservation of mineral resources as the allocation of the site may help to reduce the risk of inappropriate non-minerals development sterilising the resource.

It is likely that the site would have a significant negative impact on the Landscape. This is because the site has a High Landscape Value, with Medium-high sensitivity to the west of the site and high sensitivity along the eastern side.

It may also have a 'significant negative' impact on Biodiversity as there is an area of ancient woodland, the Coates Castle SSSI sites, Sutton Common Local Wildlife Site, Coates Sand Pit SNCI and BAP habitats in close proximity to the site.

However, the scale of the impact is uncertain and would be dependent on the nature and design of the site.

The site would have negligible/no impact on Flooding, Geodiversity and Transport as the site falls within Flood Zone 1, there are no national sites of geological interest or Local Geological Sites within 500m of the site and the site is acceptable in terms of Transport (subject to a revised Transport Assessment detailing any mitigation measures).

Ecosystem Services Conclusions

The site could have a minor negative impact on the cultural ecosystem services of objective 2 (Recreation opportunities) and an uncertain negative impact on the cultural ecosystem services of objective 8 (Historic environment).

It is likely that there would be a negative impact on the regulating ecosystem services of objectives 9 (Soil quality), 10 (Air quality) and 14 (Greenhouse gas emissions). There could also be an uncertain negative impact on the regulating ecosystem services of objective 11 (Water resources).

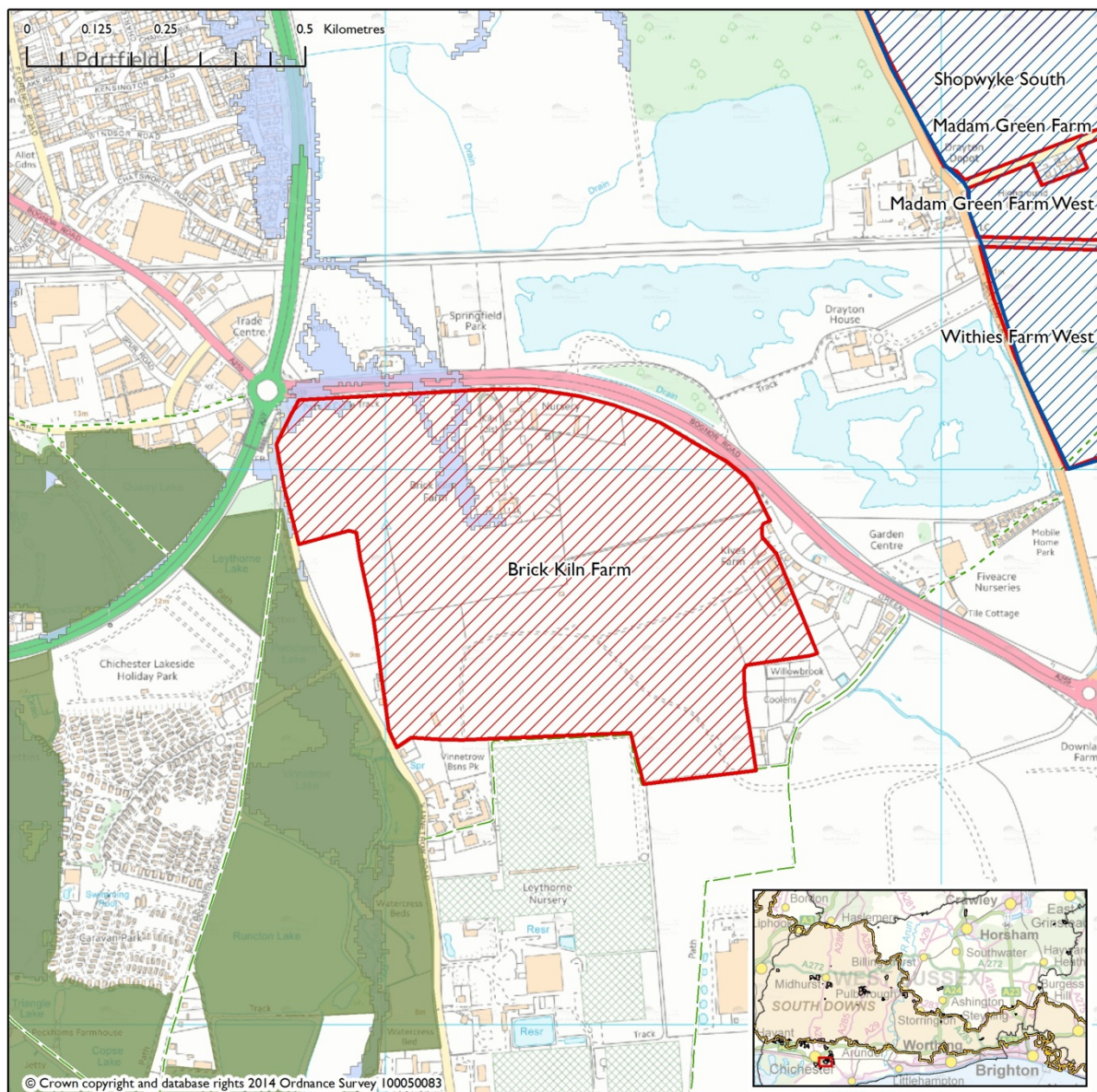
According to the SA it is likely that the site would lead to significant negative impact on the cultural ecosystem services of objective 5 (Landscape) and the regulating ecosystem services of objective 13 (Minimising road transport and impacts of lorry traffic). It would have uncertain, but significant negative impacts on the provisioning, regulating and cultural ecosystem services of objective 6 (Biodiversity).

It is likely that the site would have negligible/no impact on the cultural ecosystem services of objective 7 (Geodiversity).

Conclusion

The site is unacceptable in principle as there is **significant potential for Landscape harm** on the eastern side of the site (the access to the site).

Brick Kiln Farm (M/CH/4F)



Site description	
District/Parish	Chichester/ North Mundham and Oving
Area (ha)	47
Mineral type	Sharp sand and gravel (concreting gravel)
Potential yield	1.5mt
Current use	Agriculture
Owner	West Sussex County Council
Potential operator	Unknown

Restoration options	Conservation or amenity wetland with some agricultural restoration (subject to the importation of suitable, inert, restoration domematerial)
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029). The site is also located to the north of the Runcton Area for Horticultural Development.
Planning history	The site was not allocated in the Minerals Local Plan (2003). The site was not considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) in advance of the Strategic Flood Risk Assessment. The site has been promoted for inclusion in the Plan through the 2014 site nomination process.

Can it be delivered?	
Availability	The site is in single ownership (West Sussex County Council) but has been leased for agricultural purposes on a long lease and is therefore not currently available.
Deliverability	As the site is not available, it is not deliverable.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is located 3.5km south of the SDNP boundary.</p> <p>The site is considered to have a Low sensitivity to extraction, and a high overall capacity to accommodate mineral activities. Data indicated that the site is within an area of medium tranquility and an area defined as 'disturbed by noise' (based on 2011 Study).</p> <p>Located in the Zone of Visual Influence of Chichester Cathedral Spire and the Zone of visibility from the Trundle.</p>	<p>GREEN</p> <p>The site is considered suitable on landscape and visual grounds. It has a high capacity to accommodate mineral activities and is not located close to protected landscapes.</p>
Nature conservation and geodiversity designations	<p>The site is adjacent to the Chichester Gravel Pits & Leythorne Meadow SNCI</p> <p>The site lies approximately 4km east of Solent Maritime SAC and Chichester and Langstone Harbours SPA/Ramsar, and approximately 8km northwest of Kingley Vale SAC. This site was 'screened out' of the Habitat Regulation Assessment 2015 because there was considered to be no scope for adverse impacts on European sites.</p>	<p>GREEN/AMBER</p> <p>The site is adjacent to SNCI's (former mineral workings) and may cause minor harm to these designations in the absence of mitigation measures. Restoration to create further wetland habitats might compliment and enhance ecological value of the adjacent wetlands.</p>
Historic environment designations	<p>There are several Listed Buildings near to the site including, Vinnetrov Farmhouse (55m away), Drayton House (260m away), there are a cluster of three buildings: Sycamores, Wall and Outhouse or Cottage to the East of No 159 and the Barn to the north of No 159 (approximately 870m away from the site), the Old Parsonage is 865m away, and Merston House is 980m away. To the west there are a cluster of Listed Buildings on Whyke Road, including Outbuilding to the west of Barnwhyke Flats which is 875m away and Whyke Grange which is 850m away.</p>	<p>AMBER</p> <p>The site is located close to listed buildings which may be subject to moderate harm in the absence of mitigation measures.</p>

	<p>As a large site on the archaeologically rich Sussex coastal plain, the presence below ground of other ancient archaeological features should be anticipated. There are possible ring ditches (which often surround prehistoric ceremonial mounds) in the north-west corner of the site are visible on aerial photographs.</p> <p>At the Drayton North and Drayton South gravel pits nearby to the north and north-east, concentrations of archaeological features of prehistoric and Roman date have been recorded, which may extend into the Brick Kiln Farm site. Brick Kiln Farm is also the site of a 19th-century brickworks: any surviving buried remains of former kilns and associated brickworks structures may be of industrial archaeological interest.</p> <p>The site also includes the northern part of the former World War 2 Merston Airfield: some structures belonging to the former Airfield, of military archaeological interest, survive within the site above ground, and may survive as buried foundations, below ground also. The site may also overlie buried ancient shoreline deposits. A Palaeolithic flint handaxe has been recorded from the site.</p> <p>Acceptable provided that the potential impact upon Listed Buildings (visual impact upon their setting), and upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
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<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is not located within a Source Protection Zone • Flood Vulnerability Classification: water-compatible • Most of the site is located in Flood Zone 1 (5% in Flood Zone 2) • Most of the site at low risk of flooding from land, 5% of site at higher risk • 40% high risk of groundwater flooding, 20% at moderate risk • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zones: Minor Aquifer (intermediate) and Minor Aquifer (high) • EA maps indicates the site is within groundwater vulnerability zones: Minor Aquifer (high) and Minor Aquifer (intermediate) 	<p>AMBER</p> <p>The site is considered to be located in an area which is compatible for mineral workings.</p> <p>The Environment Agency have stated that this site would require a Phase one Hydrological and Hydrogeological Risk Assessment.</p>
<p>Air quality</p>	<p>The site adjacent to the A259 (Bognor Road) and therefore has direct access onto the Lorry Route Network and HGVs would be expected to access the site via the A27 or A259. Site not located within an AQMA but off site traffic movements will need to be considered as traffic from this site may pass through the AQMAs in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras)mitigation measures should be employed to minimise the impact on noise and air quality. Transport assessments should include air quality assessments from lorries.</p>	<p>AMBER</p> <p>HGV movements may impact upon AQMAs located Chichester.</p>

<p>Soil quality</p>	<p>The majority of the site contains Grade 1 best and most versatile land.</p>	<p>RED</p> <p>Large parts of the site contain Grade 1 best and most versatile agricultural land.</p> <p>There would be little opportunity for enhancement of the soil quality at this site due to the geology and hydrogeology of the site</p>
<p>Public rights of way</p>	<p>Public Bridleway 2792 (North Mundham) runs along the southern boundary of the site.</p> <p>Bridleway 192 (North Mundham) lies to the west of the site (within 20 metres of the site boundary). Public footpath 3022 is 95m away to the northwest within Portfield Trade Centre.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p> <p>There is an ambition to create a new public bridleway linking bridleway 192, across Vinnetrow Lane to bridleway 2792.</p>	<p>AMBER</p> <p>There is likely to be an impact upon PROW, particularly bridleway 2792 which runs along the southern boundary of the site. The impacts are likely to be resolvable through mitigation measures such as diversion, screening, or stand offs.</p>
<p>Transport and</p>	<p>The site has frontages onto the A259 Bognor Road and Vinnetrow Road. The the access from the A259 Bognor Road is</p>	<p>GREEN/AMBER</p>

<p>access</p>	<p>the most favourable option (Transport Assessment, 2015).</p> <p>The extraction of minerals is expected to generate the equivalent of 72 two way vehicle movements per day with the greatest impact being on the A259 between the A259/A27 Bognor Road and the A259/B2144 Drayton Lane roundabout as vehicles would have to U-turn at the B2144 roundabout to access the site.</p> <p>The overall acceptability of this site is currently assessed as Medium Acceptability, until such time that the details of Highways England A27 Bypass Improvements can be considered.</p>	<p>The site is well located, with access directly on to the ALR (A259).</p>
<p>Services and utilities</p>	<p>Scottish and Southern low voltage line runs across the eastern part of site. A high voltage Scottish and Southern cable also runs across the site.</p> <p>BT line present through the site.</p> <p>Virgin Media line lies in close proximity to the site (along A27 boundary).</p>	<p>AMBER</p> <p>The site contains various service and utilities infrastructure, which will require a stand off. Mitigation measures are likely to ensure these are protected from harm.</p>
<p>Amenity</p>	<p>Business and residential uses lie in close proximity (within 100m) to the southern and eastern boundary of the site and to the north of the A259. The Portfield Trade Centre and Quarry Lane industrial estate are to the West of the site, separated by the A27 (Chichester by-pass). The site is 265m north east of the Chichester Lakeside Holiday Park and Chichester city which is to the north west, separated by the A27 and the Portfield Trading Estate.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will</p>	<p>Red/Amber</p> <p>The site is located within 100m of residential properties and businesses which would require mitigation.</p>

	be considered in detail following the technical assessment stage of site selection.	
Cumulative impact	<p>There is a history of recent mineral working in the area around and one site has been recently restored (Drayton South). There is also a proposed mineral site at Oving (Madam Green Farm) which is 500m to the north east of the site, separated by the A259 and a permitted mineral working at the Kingsham site which is 1km west of the site.</p> <p>There are three waste sites within the area. To the northwest in the Portfield Trade Centre area is M&J Spares and Repairs recycling centre. Peckhams Copse recycling centre on North Mundham is 720m southwest of the site, while the Green Waste Composting site at Walnut Tree Farm, is 855m to the southeast.</p> <p>There is an allocated waste site (WLP, 2014) at the Fuel Depot, Bognor Road which is to the north of the site on the opposite side of the A259 (Bognor Road).</p>	<p>GREEN/AMBER</p> <p>There may be a cumulative impact if this site is worked at the same time as other sites in the area (Kingsham and Madams Green Farm). These are likely to be subject to mitigation measures to reduce harm.</p>
Airport safeguarding	The site is within the Goodwood aeronautical safeguarding zone, however Goodwood Aerodrome have no comments or objections to this site.	<p>GREEN</p> <p>Although the site is located within the Goodwood Aeronautical Safeguarding Zone, there have been no comments or objections to this site.</p>

Summary and outcome of scoring

Key issues/constraints

- Adjacent to SNCI (former mineral working) therefore mitigation might be required;
- Potential impacts on listed buildings therefore mitigation required;
- Archaeological and geoarchaeological impact assessment required and mitigation of any impact on remains;
- Hydrogeological risk assessment required;

- Routing agreement required to avoid AQMA in Chichester;
- Site contains Grade 1 soil quality;
- Possible impacts on PRow therefore mitigation measures required;
- Mitigation of services and infrastructure;
- Site is close to residential properties and businesses therefore mitigation required.

Sustainability Appraisal Conclusion

The site scored 'minor negative' against SA objectives on Health and Local Amenity, Landscape, Historic Environment, Air Quality, Flooding and Transport. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site scored minor positive against objectives 3 (Local Economy), 4 (Conserving mineral resources). The site scored 'significant negative' against Soil Quality due to the site containing best and most versatile soils, and 'uncertain significant negative' against Biodiversity due to the site's proximity to Chichester Gravel Pits and Leythorne Meadow SNCI. The site scored 'uncertain significant positive' against the PRow objective as there may be opportunities for enhancement in future. . There is an uncertain effect in terms of objective 11 (water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to strategic development allocations and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

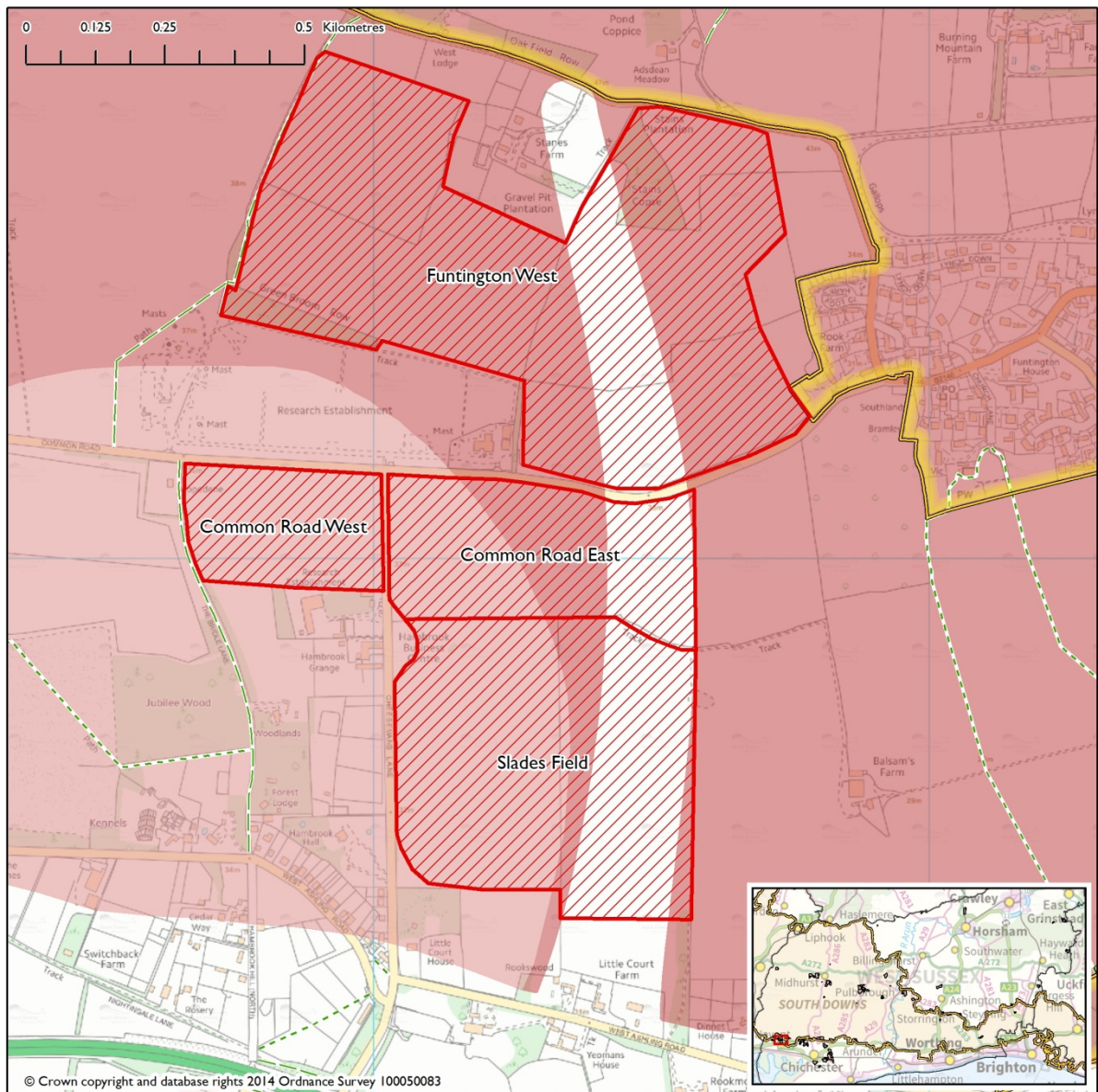
Ecosystem Services Conclusion

There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a mixed significant positive/minor negative effect on the amenity of users of PRow and other users of the countryside in the County as the site could impact upon a PRow but also offers opportunities for enhancements. It could therefore have mixed significant positive/minor negative effect on cultural ecosystem services. The site could have a minor negative effect on cultural ecosystems in relation to the Historic Environment objective and a minor negative impact on supporting ecosystem services in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. There would be negligible impacts on cultural ecosystem services in relation to objectives 5 (Landscape) and 7 (Geodiversity). In terms of regulatory services, there would be minor impacts in relation to objectives 10 (Air Quality), 11 (Flooding) and 13 (Transport) with mixed positive and negative impacts against objective 14 (Greenhouse gas emissions). The site would have a significant negative effect on regulating ecosystem services in terms of objectives 9 (Soil Quality) as the site is situated on mainly grades 2 and 3. There would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality). The site would have a significant negative effect on regulatory, cultural and provisioning ecosystem services in relation to objective 6 (Biodiversity).

Conclusion

Although the site acceptable in principle, is not available for extraction and therefore not deliverable

Common Road East (M/CH/1C, Part of Hambrook Grouping)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	15
Mineral type	Sharp sand and gravel (concreting aggregate)
Potential yield	422,500 tonnes
Current use	Agriculture
Owner	Mr and Mrs Baird
Potential operator	Hanson

Restoration options	<p>Landscape and Sensitivity Capacity Study (2016):</p> <ul style="list-style-type: none"> • Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of • hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with hedgerows and tree belts to the south; • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value, with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create links with site the former mineral workings further west, currently being restored to scrub and woodland.
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	The site is not currently available but Hanson have a right of pre-emption over the land so that in the event that the landowner wishes to sell or lease the minerals, Hanson will have rights to acquire them.
Deliverability	If the site becomes available, there is potential for it to be worked in conjunction with Woodmancote, Common Road West, Funtington West, Slades Field and the processing area.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>The site is within 1km of the SDNP boundary. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed the site as having an overall landscape sensitivity of 'low-medium' sensitivity to extraction and 'moderate to high' capacity overall for accommodating mineral extraction. It also states that <i>'the landscape character and the landscape value of the site is judged to be low, but the high visibility of the site in the surrounding landscape and intervisibility with the South Downs makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive from surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity through screening or filtering views with vegetation.'</i> Furthermore, <i>'There is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site.'</i></p> <p>The cumulative impact of the duration of all the sites operating would reduce the landscape capacity down to Moderate. (LUC Landscape Sensitivity and Capacity Study, March 2016).</p>	<p>Green/Amber</p> <p>The site is located within 1km of the SDNP boundary. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to moderate which would give the site an Amber score.</p>
<p>Nature conservation and</p>	<p>The site is within 3km of the Kingley Vale SAC/SSSI and is within 3km of the Solent Maritime SAC and Chichester and Langstone Harbours SPA/Ramsar.</p>	<p>Green/Amber</p> <p>The site is unlikely to cause harm to</p>

<p>geodiversity designations</p>	<p>The site is approximately 1.7km east of the River Ems SNCI and 1.5km north west of the Newells Lane pond and meadows, Hambrook SNCI.</p> <p>There are two areas of Ancient Woodland within 500m to the north of the site within the Funtington West site.</p> <p>The Hambrook Grouping (which this site forms part of) was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. The HRA report concluded that overall, development at this site is unlikely to cause harm to international sites or other sites within West Sussex. However, it was noted that transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey County Councils if a significant increase in movements on the A27 and A3 is likely.</p>	<p>international or national designations. The potential impact on these designations will be considered again should the site be considered at the next stage.</p> <p>The site is within 250m of Ancient Woodland therefore minor levels of mitigation are likely to be required.</p>
<p>Historic environment designations</p>	<p>Funtington Conservation Area, which contains Grade II listed buildings, is 420m to the east of the site. The site is also close to 2 Historic Parks (Adsdean Park 725m away and Hambrook House 660m away). There are a number of listed buildings in the area, including Hambrook House, Balsam's Farmhouse and Racton Park Farmhouse, all within 1km of the site but over 500m away.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed this site as having a cultural heritage sensitivity of</p>	<p>Amber</p> <p>There may be some negative effects on the setting of the Listed Buildings and Conservation Area which would need to be mitigated and mitigation of archaeological remains.</p>

	<p><i>'low-medium'. It also states that 'given the rising nature of the land to the north, working of this site for mineral extraction may negatively affect the setting of the Listed Buildings. The Funtington Conservation Area is sited within 1km to the east of the site. There are clear views to the eastern edge of the Conservation Area. Again, working on the site could have negative implications for this heritage area'</i></p> <p>The land includes the site of one of the runways of the World War 2 Funtington Advanced Landing Ground: buried wartime airfield features may survive. Roman finds have previously been reported from the former airfield site, and finds of prehistoric worked flint and pottery have been recovered from near the site. Other archaeological finds may lie within the site. The site may overlie ancient prehistoric shoreline deposits.</p> <p>Acceptable provided that visual impacts upon the nearby Conservation Area and Listed Building, and upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological, historic building visual and Conservation Area visual impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is within flood Zone 1 • Most of site at low risk of surface water flooding 5% of the site at higher risk. • The site is at high risk of groundwater flooding therefore there should be careful consideration of depth of working and de-watering. 	<p>Amber</p> <p>Part of the site is located within SPZ2/3 and it is high risk of groundwater flooding.</p> <p>The EA have recommended that a Phase</p>

	<ul style="list-style-type: none"> • Flood Vulnerability Classification: Water Compatible • Western end of site in Source Protection Zone 2/3 (Hairspring watercress spring/abstraction). • Local drainage issues have been reported. • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) 	<p>1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of surface water and groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMAs in Chichester (A27/A286 Stockbridge roundabout, A286 Orchard St and A285 St Pancras).</p> <p>Both routes would involve routing HGV traffic through residential village areas. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, Ashling and Westbourne'.</p> <p>The Hambrook grouping sites (which the Common Road East site is a part of) <i>'will not have adverse effects on air quality at any European designated sites within West Sussex, but that the transport assessments for these minerals sites should take into account any impacts on sites in Hampshire and Surrey if there</i></p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away.</p>

	<i>will be a significant increase in vehicle movements on the A27 and A3. If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required.</i>	
Soil quality	The site contains Grade 3b soil quality.	Green The site does not contain best and most versatile soil.
Public rights of way	No PRoW near the site. Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.	Green The site does not contain, or is not near to PRoW.
Transport (including access)	Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesemans Lane/Broad Lane, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact. Once information on the preferred option for A259/A27 Fishbourne junction has been released by Highways England, the need for further detailed capacity assessments will be considered (PBA, 2015). The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesemans Lane/Broad Road to A259 to A27. Common Road/Cheesemans Lane junction improvements are recommended.	Amber The TA has concluded that the increase in traffic movements would have a minimal impact.
Services and utilities	Southern Gas LHP main runs across the eastern end of the site.	Amber The site contains a Southern Gas LHP main on the eastern end of the site. This will require consideration through

		mitigation.
Amenity	<p>The village of Funtington is 410m to the east, Hambrook is 600m to the south and West Ashling is 1km to the east. There is a residential property and businesses to the south west of the site. There is a farm building lies to the south east of the site (Balsmam's Farm).</p> <p>A research establishment is located to the north of the site.</p> <p>The site is located approximately 1.4km north west of Funtington Primary School.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Red/Amber</p> <p>The site may have a moderate impact on residential properties, the research establishment and the village of Funtington which is north east of the site</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
Cumulative impact	<p>There is a former mineral working (Marl Pit Lane) to the west which has been granted planning permission for restoration with inert material (Ref. WSCC/007/12/WE). There is also an existing temporary civic amenity tip.</p> <p>There are three other potential site allocations in close proximity to the site;</p> <ul style="list-style-type: none"> • Slades Field • Common Rd West • Funtington West • Woodmancote (500m west) • Processing Area 	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are five other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The cumulative impact of all the sites operating would reduce the landscape</p>

	<p>The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.</p>	<p>sensitivity to moderate which would give the site an Amber score.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p>
<p>Airport safeguarding</p>	<p>The site is within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.</p>	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and Outcome of Scoring

Key issues/constraints

- Potential impact on Ancient Woodland;
- Potential impact on the setting of the listed buildings and Conservation Area;
- Part of the site is within SPZ2/3 and is at high risk of groundwater flooding. HRA required prior to allocation and FRA required at planning application stage;
- Routing agreement required to avoid AQMAs;
- Southern Gas LHP main on eastern side of site;
- Potential impact on residential properties and businesses;
- Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping.

Sustainability Appraisal Conclusions:

The site scored mainly 'minor negative' against most of the SA objectives, including: Health and Local Amenity, Landscape, Historic Environment, Soil Quality, Air Quality, Flooding and Transport. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The SA scored the site 'minor positive uncertain' for Recreation because there are no PRow or recreational facilities within 250m of the site. Due to the likely job creation associated with new mineral extraction, the site is likely to have minor positive effects on SA objective 3 (Local economy). There would also be a minor positive effect on objective 4 (Conserving mineral resources) as there would be a degree of protection to mineral resources from inappropriate development and would contribute to the supply of aggregates to meet the needs of society. The site scored 'significant negative uncertain' for Biodiversity because there are two areas of Ancient Woodland, one of which is within 250m of the site, however these effects would be uncertain as the potential for effects will depend upon the nature and design of the site. In terms of objective 11 (Water quantity and quality) the effects would be uncertain as the site is not located in SPZ 1 or within/adjacent to a water body.

SA conclusions of the cumulative impacts of the Hambrook Grouping:

The combined effect of the operational processing area and extraction at each of the five sites is likely to lead to cumulative effects in the area, particularly on the health and amenity of the local communities of Funtington, Hambrook and Woodmancote. The scale of operations and type of activities undertaken would be assessed at the planning application stage and are therefore minor uncertain at this stage. Cumulative effects of the operation of these sites is also likely in relation to air quality and traffic, including highway safety and capacity.

With regard to the Habitat Regulation Assessment, there is potential for in-combination effects on internationally designated nature conservation sites in Surrey and Hampshire could occur if there are significant increases in traffic movements on the A27 and A3. This would need to be assessed as part of any Transport Assessment.

There could also be cumulative effects in relation to landscape, biodiversity, historic environment, loss of best and most versatile agricultural land and flooding.

There could be a cumulative positive effect on recreation in the long term if a new bridle way connecting bridleway 254 with a point immediately south of Asdean Park Road is sought.

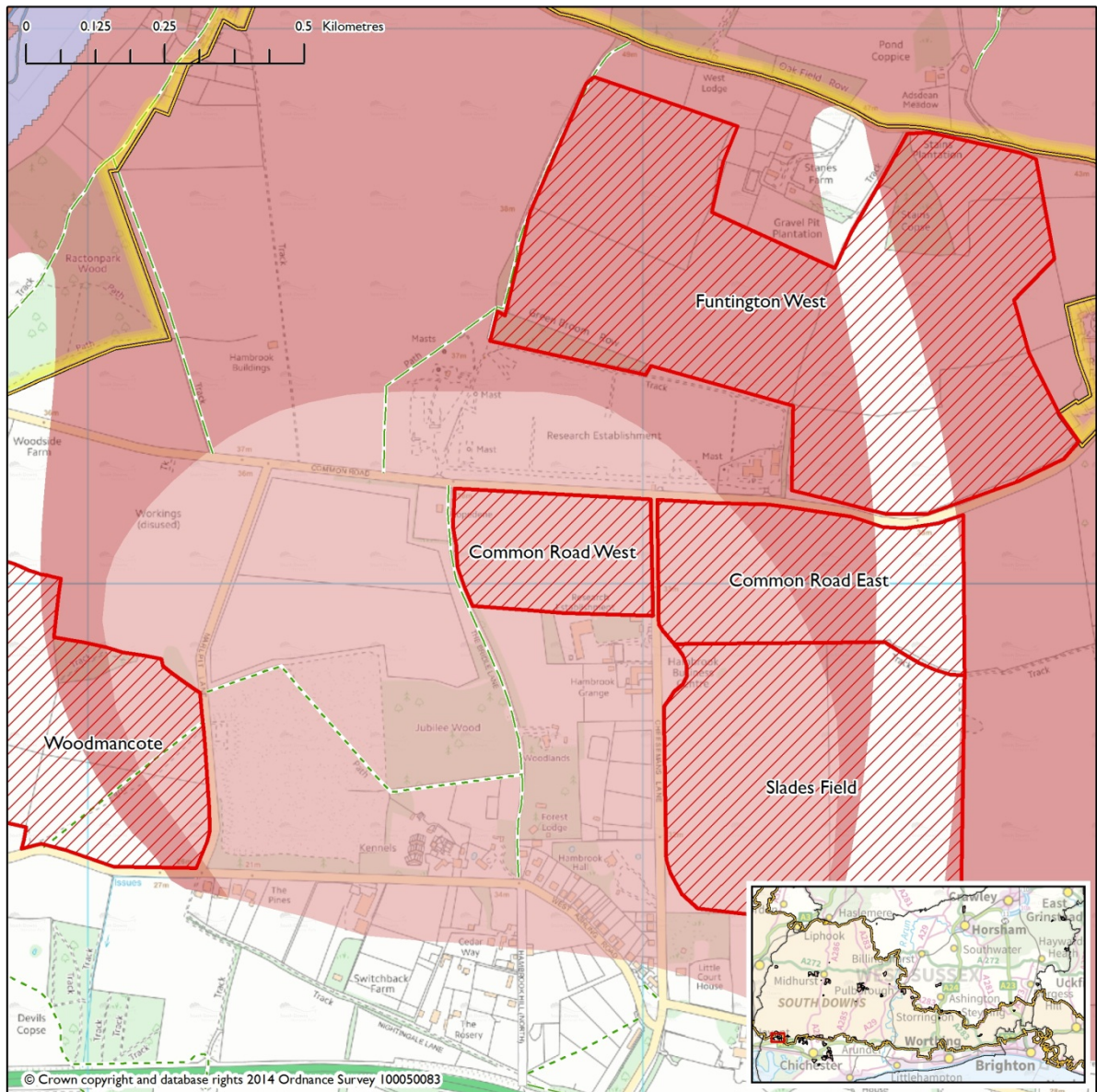
Ecosystem Services Conclusion

There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor positive effect on cultural ecosystems in relation to objective 2 (Recreation) because there are no PRow within 250m of the site. There could be a minor negative effect on cultural ecosystem services in relation to objective 5 (Landscape), 8 (Historic Environment) and a significant negative effect in relation to objective 6 (Biodiversity). With regard to supporting ecosystem services, the site could have a minor negative impact in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site would have a negative effect on provisioning ecosystem services in terms objective 6 (Biodiversity) and a minor negative effect on regulatory ecosystem services in relation to objective 9 (Soil Quality), 10 (Air Quality), 12 (Flooding) and a significant negative effect on objective 6 (biodiversity). The site could have mixed minor positive/minor negative effects on regulating ecosystem services in terms of objective 14 (greenhouse gas emissions).

Conclusion

Site acceptable in principle

Common Road West (M/CH/1B, Part of the Hambrook Grouping)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	7.36
Mineral type	Sharp sand and gravel
Potential yield	254,000 tonnes
Current use	Agriculture
Owner	Hanson
Potential operator	Hanson

Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2016):</p> <ul style="list-style-type: none"> • Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value, and connectivity with the wooded areas to the south and west; • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species, and in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create links with site the former mineral workings to the west, which is currently being restored to scrub and woodland.
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment and mitigation of impact on PRow.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>
Can it be delivered?	
Availability	The site is in single ownership (Hanson) and is considered to be available.
Deliverability	Site is considered to be deliverable. Potential for working in conjunction with Common Road East, Funtington West, Woodmancote, Slades Field and the Processing Area.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is within 1km of the SDNP boundary.</p> <p>Overall this site would have a Low-Medium sensitivity to extraction. Though the landscape character and the landscape value are judged to be low, the high visibility of the site in the surrounding landscape and inter-visibility with the South Downs makes it of slightly higher sensitivity. There is scope to reduce the visibility into the site through screening and there is considerable scope for the improvement of the current condition of landscape features, visual amenity and habitat value in conjunction with the development of the site. These sites have a Moderate to High capacity for accommodating mineral extraction. The cumulative impact of the duration of all the sites operating would reduce the landscape capacity down to Moderate (LUC Landscape Sensitivity and Capacity Study, 2016).</p>	<p>Green/Amber</p> <p>The site is located 600m south of the SDNP boundary. The site is within the zone of visual influence of Chichester Cathedral Spire.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to low-moderate which would give the site an Amber score.</p>
Nature conservation and geodiversity designations	<p>The site is within 3km of the Kingley Vale SAC/SSSI.</p> <p>The Solent Maritime SAC and, Chichester and Langstone Harbours SPA/Ramsar are around 3km south of the site.</p> <p>The site is approximately 1.7km east of the River Ems SNCI and 1.5km north west of the Newells Lane pond and meadows, Hambrook SNCI.</p> <p>There are two areas of Ancient Woodland within 620m to the north of the site within the Funtington West site.</p>	<p>Green/Amber</p> <p>The site is unlikely to cause harm to international or national designations.</p> <p>The site is within 620m of Ancient Woodland therefore minor levels of mitigation are likely to be required.</p>

	<p>The Hambrook Grouping (which this site forms part of) was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. The HRA report concluded that overall, development at this site is unlikely to cause harm to international sites or other sites within West Sussex. However, it was noted that transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey County Councils if a significant increase in movements on the A27 and A3 is likely.</p>	
<p>Historic environment designations</p>	<p>Funtington Conservation Area, which contains Grade II listed buildings, is 785m to the east of the site. The site is also close to two Historic Parks (Adsdean Park 800m away and Hambrook House 695m away). There are a number of listed buildings in the area, including Hambrook House, Balsam's Farmhouse and Racton Park Farmhouse, all within 1km of the site but over 500m away.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed this site as having a cultural heritage sensitivity of 'low-medium'. It also states that <i>'given the rising nature of the land to the north, working of this site for mineral extraction may negatively affect the setting of the Listed Buildings. The Funtington Conservation Area is sited within 1km to the east of the site. There are clear views to the eastern edge of the Conservation Area. Again, working on the site could have negative</i></p>	<p>Amber</p> <p>There may be some negative effects on the setting of the Listed Buildings and Conservation Area which would need to be mitigated and mitigation of archaeological remains.</p>

	<p><i>implications for this heritage area'</i></p> <p>The land includes the site of one of the runways of the World War 2 Funtington Advanced Landing Ground: buried wartime airfield features may survive. Roman finds have previously been reported from the former airfield site, and finds of prehistoric worked flint and pottery have been recovered from near the site. Other archaeological finds may lie within the site. The site may overlie ancient prehistoric shoreline deposits.</p> <p>Acceptable provided that potential impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological and geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • Most of site at low risk of surface water flooding with 5% of the site at higher risk. • The site is at high risk of groundwater flooding therefore there should be careful consideration of depth of working and de-watering • Flood Vulnerability Classification: Water Compatible • Source Protection Zone 2 (Hairspring watercress abstraction/spring) • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. 	<p>Amber</p> <p>The site is located in SPZ2.</p> <p>The site is in Flood Zone 1 and an area that is water compatible for mineral extraction.</p> <p>The EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would</p>

	<ul style="list-style-type: none"> Local drainage issues have been reported EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) 	not preclude allocation of this site, however would require consideration at the planning application stage through an FRA.
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p> <p>Both routes would involve routing HGV traffic through residential village areas. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne'.</p> <p>The Hambrook grouping sites (which the Common Road West site is a part of) <i>'will not have adverse effects on air quality at any European designated sites within West Sussex, but that the transport assessments for these minerals sites should take into account any impacts on sites in Hampshire and Surrey if there will be a significant increase in vehicle movements on the A27 and A3. An Air Quality Assessment would be required if traffic would have a negative impact on an Air Quality Management Area.</i></p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away</p>
Soil quality	The site contains Grade 3b soil quality.	<p>Green</p> <p>The site does not contain best and most</p>

		versatile soil.
Public rights of way	<p>Potential impact on Public Bridleway 254, which is adjacent to the western boundary of the site and continues on the north side of Common Road.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Amber</p> <p>There is likely to be an impact upon public bridleway 254 which runs adjacent to the western boundary of the site. The impacts are likely to be resolvable through mitigation measures such as screening or stand offs.</p>
Transport and access	<p>The Hambrook Grouping would have an access from Common Road and it is possible that a series of conveyor belts would transport the minerals to where it will be processed.</p> <p>Transport Assessment (PBA, 2015):</p> <p>Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesemans Lane/Broad Road, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact. Once information on the preferred option for A259/A27 Fishbourne junction has been released by</p>	<p>Amber</p> <p>The TA has concluded that the increase in traffic movements would have a minimal impact.</p>

	<p>Highways England, the need for further detailed capacity assessments will be considered.</p> <p>The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesemans Lane/Broad Road to A259 to A27</p> <p>Common Road/Cheesemans Lane junction improvements are recommended.</p>	
Services and utilities	<p>Scottish and Southern high voltage cables located on the northern and eastern boundary of site.</p>	<p>Amber</p> <p>The cables adjacent to the site would require consideration for mitigation.</p>
Amenity	<p>Residential properties and business premises adjacent to the west and south of the site.</p> <p>The site is within 1km of Funtington village to the west and Hambrook to the south.</p> <p>A research establishment lies to the north of the site and business centre to the south.</p> <p>The site is located approximately 2km north west of Funtington Primary School.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Red/Amber</p> <p>The site may cause moderate harm to nearby residential properties, the research establishment and the village of Funtington which is north east of the site</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
Cumulative impact	<p>There is a former mineral working (Marl Pit Lane) 340m to the west which has been granted planning permission for restoration with inert material (Ref.</p>	<p>Amber</p> <p>Although there are no current mineral</p>

	<p>WSCC/007/12/WE). There is also an existing temporary civic amenity tip.</p> <p>There other potential site allocations in close proximity to the site;</p> <ul style="list-style-type: none"> • Slades Field • Common Rd East • Funtington West • Woodmancote • Processing Area <p>The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.</p>	<p>operations within the area, there are five other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to moderate which would give the site an Amber score.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p>
<p>Airport safeguarding</p>	<p>Within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.</p>	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of scoring

Key issues/constraints

- Potential impact on Ancient Woodland;
- Potential impact on the setting of listed buildings close to the site;
- The site is located in SPZ2 and is at high risk of groundwater flooding therefore a Hydrogeological Risk Assessment would be required prior to allocation;
- There may be impacts on AQMAs in Chichester as a result of HGV movements;
- The site is close to PRoW which may be affected;
- Avoidance or protection of cables close to the site would be required;
- Potential impact on local residents located near to the site;
- Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping.

Sustainability Appraisal Conclusions

The site scored mainly 'minor negative' against most of the SA objectives, including: Health and Local Amenity, Recreation, Landscape, Historic Environment, Soil Quality, Air Quality, Flooding and Transport. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The SA concluded that the site could have 'significant negative' effects on Biodiversity because it is within close proximity to Ancient Woodland, however these effects would be uncertain as the potential for effects will depend upon the nature and design of the site. The site would have minor positive effects in terms of objectives 3 (Local Economy) and 4 (Conservation of mineral resources). There is an uncertain effect in terms of objective 11 (water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to strategic development allocations and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

SA conclusions of the cumulative impacts of the Hambrook Grouping:

The combined effect of the operational processing area and extraction at each of the five sites is likely to lead to cumulative effects in the area, particularly on the health and amenity of the local communities of Funtington, Hambrook and Woodmancote. The scale of operations and type of activities undertaken would be assessed at the planning application stage and are therefore minor uncertain at this stage. Cumulative effects of the operation of these sites is also likely in relation to air quality and traffic, including highway safety and capacity.

With regard to the Habitat Regulation Assessment, there is potential for in-combination effects on internationally

designated nature conservation sites in Surrey and Hampshire could occur if there are significant increases in traffic movements on the A27 and A3. This would need to be assessed as part of any Transport Assessment.

There could also be cumulative effects in relation to landscape, biodiversity, historic environment, loss of best and most versatile agricultural land and flooding.

There could be a cumulative positive effect on recreation in the long term if a new bridle way connecting bridleway 254 with a point immediately south of Asdean Park Road is sought.

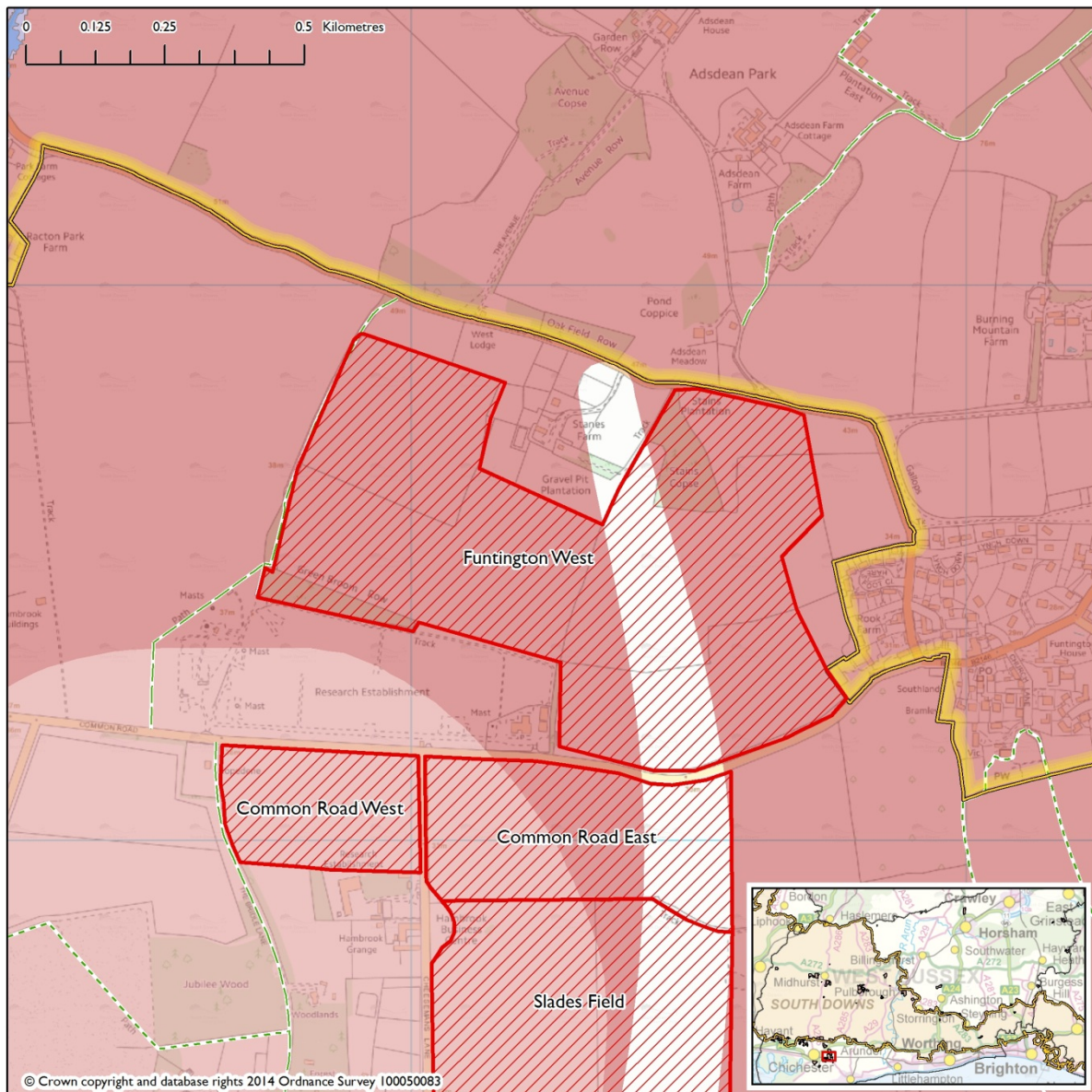
Ecosystem Services Conclusion

There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystems in relation to the following SA objectives: Recreation, Landscape and Historic Environment. It would have a significant negative effect in terms of objective 6 (Biodiversity). With regard to supporting ecosystem services, the site could have a negative impact in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site would have a significant negative effect on provisioning ecosystem services in terms objective 6 (Biodiversity) and a minor negative effect on regulatory ecosystem services in relation to objectives 9 (Soil Quality), 10 (Air Quality), 12 (Flooding) and a significant negative effect on objective 6 (Biodiversity). The site could have mixed minor positive/minor negative effects on regulating ecosystem services in terms of objective 14 (Greenhouse gas emissions).

Conclusion

Site is acceptable in principle.

Funtington West (M/CH/1G, Part of the Hambrook Grouping)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	Approx. 46.55ha
Mineral type	Sharp Sand and Gravel
Potential yield	1.2 million tonnes
Current use	Agriculture
Owner	Hanson
Potential operator	Hanson

Restoration Options	<p>Landscape and Sensitivity Capacity Study (LUC, 2016):</p> <ul style="list-style-type: none"> • Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with hedgerows and tree belts to the south; • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value, with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create restore the site in a similar manner to the mineral workings further west, currently being restored to scrub and woodland.
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New Site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>Site was not allocated in the Minerals Local Plan 2003. Site was identified in the Minerals DPD Issues and Options November (2005) but was not considered acceptable due to landscape impact.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>
Can it be delivered?	
Availability	Site owned by Hanson and is considered to be available.
Deliverability	The site is in single ownership and is considered to be deliverable.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>The northern boundary of the site, along the B2146 is adjacent to the SDNP boundary.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed the site as having an overall landscape sensitivity of 'medium-high' to extraction and a 'low-moderate' capacity for accommodating mineral extraction.</p> <p>The 2015 Study states that '<i>the site has a Medium visual sensitivity as it is only visible from a number of fields and Common Road to the South, and the northern extents of the site are less visually exposed. The landscape character and landscape value are judged to be Medium-High: the southern part is larger in scale and has been degraded by intensive pig farming, but the north has a rural character and provides a buffer between the urbanised nature of the road corridor to the south and the National Park to the north. The areas of intact field boundary structure and the two small ancient woodlands also add value. This site has a Low-Moderate capacity for accommodating mineral extraction but if works were restricted to the southern part of the site, capacity would be Moderate.</i></p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to low if the entire site is worked and low-moderate if the northern part of the site is left unworked.</p> <p>Zone of Visual Influence of the Chichester Cathedral Spire.</p> <p>SDNP Landscape Officer Comments (2015): Concern about the erosion of tranquillity and landscape character in this</p>	<p>Red/Amber</p> <p><i>The site is located adjacent to the SDNP boundary and has a medium-high sensitivity to extraction and low-moderate capacity for accommodating mineral extraction. The site is within the zone of visual influence of Chichester Cathedral Spire.</i></p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to low if the entire site is worked and low-moderate if the northern part of the site is left unworked. The latter would give the site a Red score.</p>

	<p>vulnerable edge of SDNP boundary. There are clear views towards Kingley Vale & minerals extraction in the foreground would affect the setting of the SDNP and it is likely that any planting screening would truncate these long distance views.</p> <p>Careful phasing would be needed as well as a stand off from the northern boundary to protect existing rural character.</p>	
<p>Nature conservation and geodiversity designations</p>	<p>The site is 2km southwest of Kingley Vale SAC/SSSI, 3.5km north of Solent Maritime SAC and Chichester and Langstone Harbours SPA/Ramsar.</p> <p>The site is 1.5km south of the Lordington Copse, Watergate Hangar, West Marden Copse and Nore Down SNCI; 1.5km east of the River Ems SNCI; and 2km east of Hams Copse, Aldsworth SNCI.</p> <p>The site contains two areas of Ancient Woodland (SU795086 and SU787084) and a buffer of between 20 and 100m between mineral working and Ancient Woodland would be required.</p> <p>The Hambrook Grouping (which this site forms part of) was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. The HRA report concluded that overall, development at this site is unlikely to cause harm to international sites or other sites within West Sussex. However, it was noted that transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey County Councils if a significant increase in movements on the A27 and A3 is likely.</p>	<p>Red/Amber</p> <p>The site contains ancient woodland.</p> <p>The site is unlikely to cause harm to the Kingley Vale SAC/SSSI, the Solent Maritime SAC, and the Chichester and Langstone Harbours SPA/Ramsar.</p>

<p>Historic environment designations</p>	<p>The site adjoins the Funtington Conservation Area to the east, and lies close to a number of Grade II listed Buildings (including West Lodge and Adsdean Lodge to the north). There are 2 Historic Parksapes within 1km of the site, the closest is Asdean Park which is immediately adjacent to the site. Hambrook House is 960m to the south and Racton Church and Church Cottage are 990m away.</p> <p>The LUC 2016 Landscape Study notes that <i>'views into the site from the conservation area are not possible due to intervening built form and vegetation. There may be occasional glimpsed views in the winter months due to the deciduous nature of the surrounding vegetation. Given the presence of rising land to the north, working of this site for mineral extraction may have limited negative impact upon the setting of these Listed Buildings.'</i></p> <p>Finds of prehistoric worked flint and pottery have been recovered within the site, and other buried prehistoric features and finds have previously been reported to the north-west from near the site. Other archaeological finds may lie within the site. The north-west corner of the site lies close to the projected alignment of the buried Slindon Raised Beach cliff line, a zone where, further east, internationally important early prehistoric archaeological deposits exist. Similar artefact-bearing deposits could exist within this land.</p> <p>Acceptable provided that visual impacts upon the nearby Conservation Area and Listed Buildings can be buffered, and impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological, historic building visual and Conservation Area visual impact assessments required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to</p>	<p>Red/Amber</p> <p>The site is located within 100 metres of listed buildings and Historic Parksapes. The site has been scored as Amber due to the acceptability of the site, provided mitigation for visual impacts on the listed buildings, and the conservation area to the east are employed.</p> <p>The presence of archaeological finds would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
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	be carried out and submitted with any planning application.	
Water environment	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • Most of site at low risk of surface water flooding with isolated 5% at high risk. • Moderate risk of groundwater flooding with 25% at higher risk. • Flood Vulnerability Classification: Water Compatible • The majority of the site is within Source Protection Zone 3 (hairspring watercress abstraction/spring) • The site is within groundwater vulnerability zone: Major Aquifer (intermediate). <p>Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation Local drainage issues have been reported</p>	<p>Amber</p> <p>The site is within SPZ3, and the EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>
Air quality	<p>The site is not located within an Air Quality Management Area (AQMA) but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>Both routes would involve routing HGV traffic through residential village areas. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne'.</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away</p>

	<p>The Hambrook grouping sites (which the Funtington West site is a part of) <i>'will not have adverse effects on air quality at any European designated sites within West Sussex, but that the transport assessments for these minerals sites should take into account any impacts on sites in Hampshire and Surrey if there will be a significant increase in vehicle movements on the A27 and A3.</i></p> <p>An Air Quality Assessment would be required if the site would have a negative impact on an Air Quality Management Area.</p>	
Soil quality	<p>The site contains Grades 3a and 3b best and most versatile agricultural land.</p>	<p>Red/Amber</p> <p>The site contains best and most versatile agricultural land.</p> <p>There would be little opportunity for enhancement of the soil quality at this site due to the geology and hydrogeology of the site.</p>
Public rights of way	<p>Public Bridleway 254 runs along the western boundary of the site. Bridleway no. 483 is 130m to the north of the site opposite Hares Lane.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread</p>	<p>Amber</p> <p>There is likely to be an impact upon public bridleway 254 which runs adjacent to the western boundary of the site. The impacts are likely to be resolvable through mitigation</p>

	<p>of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application. In the event this site proceeds, creation of a new public bridleway connecting bridleway 254 with a point immediately south of Adsdean Park Road would be sought, providing a valuable local off-road connection for NMUs as an alternative to Hares Lane, where vehicles can speed and visibility around corners is not conducive for NMUs (and drivers') safety.</p> <p>SDNP Landscape Officer Comments (2015):</p> <p>There is a well used local access onto Kingley Vale NNR and the SDNP from the lane to Asdean Farm opposite the northern boundary of the site. The site is in rapid transition from the increasingly urbanised landscape along the B2149 to the northern edge which is surprisingly rural and undisturbed.</p>	<p>measures such as screening or stand offs. However, benefits could be sought with the creation of a new public bridleway connecting PROW 245 if the site came forward.</p>
<p>Transport and access</p>	<p>Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesemans Lane/Broad Lane, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact. Once information on the preferred option for A259/A27 Fishbourne junction has been released by Highways England, the need for further detailed capacity assessments will</p>	<p>Amber</p> <p>The TA has concluded that the increase in traffic movements would have a minimal impact</p>

	<p>be considered.</p> <p>The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesemans Lane/Broad Road to A259 to A27. Common Road/Cheesemans Lane junction improvements are recommended. Access to the site using road network is approximately 9km from A27 and 10km from A286</p>	
Services and utilities	<p>Southern Gas LHP main runs across site</p> <p>Scottish and Southern high voltage cable runs along the boundary of the site</p> <p>Overhead and underground BT plant runs along the edge of the site</p> <p>Above Hairsprings Watercress Beds (Portsmouth Water)</p> <p>Portsmouth Water main trunk line runs under part of site.</p> <p>Private water supply to Stanes Farm and Stanes Cottage runs under part of site.</p>	<p>Red/Amber</p> <p>Although the site contains various service and utilities infrastructure which will require a stand-off, Mitigation measures are likely to ensure these are protected from harm.</p> <p>The location of the cables/pipes may hamper the ability to maximise the yield from the site.</p>
Amenity	<p>Funtington village is adjacent to the site to the west. There are also properties within 100m to the north and a Research Establishment adjacent to the southern boundary of the site. The site is also within 1km of the settlements of Hambrook and West Ashling.</p> <p>A research establishment lies to the north of the site and business centre to the south.</p> <p>The site is located approximately 1.4km north west of Funtington Primary School.</p>	<p>Red/Amber</p> <p>The site may cause moderate harm to the research establishment, the village of Funtington and other residential properties which are close to the site. Moderate mitigation measures are likely to be</p>

	<p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>required to avoid harm to these, and other nearby land uses.</p>
<p>Cumulative impact</p>	<p>There is a former mineral working (Marl Pit Lane) 620m to the west which has been granted planning permission for restoration with inert material (Ref. WSCC/007/12/WE). There is also an existing temporary civic amenity tip.</p> <p>There are three other potential site allocations in close proximity to the site;</p> <ul style="list-style-type: none"> • Slades Field • Common Rd East • Common Road West • Woodmancote • Processing Area <p>The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.</p>	<p>Red/Amber</p> <p>Although there are no current mineral operations within the area, there are five other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to low if the entire site is worked and low-moderate if the northern</p>

		part of the site is left unworked.
Airport safeguarding	Falls within aeronautical safeguarding zone for wind turbines.	Green The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.

Summary and outcome of desk based assessment

Key issues/constraints

- Potential impacts on the South Downs National Park;
- Potential impacts on the Ancient Woodland;
- Potential impacts on the setting of the listed buildings and Conservation Area;
- The majority of the site is within SPZ3 and is at moderate risk of groundwater flooding. HRA required prior to allocation and FRA required at planning application stage;
- Routing agreement required to avoid AQMAs;
- Site contains best and most versatile soil;
- Potential impacts on public bridleway 254 but benefits from the creation of a new public bridleway connecting 254 and a point south of Adsdean Park;
- Services and utilities present on the site;
- Potential impact on residential properties and businesses;
- Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping.

Sustainability Appraisal Conclusions

The site scored mainly 'minor negative' against most of the SA objectives, including: Health and Local Amenity, Historic Environment, Soil Quality, Air Quality, Flooding and Transport. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site scored 'significant negative' against Landscape due to the proximity to the SDNP and against the Biodiversity objective as the site contains two areas of Ancient Woodland. The site could have a mixed significant positive and minor negative effect as it is within 250m of a PRow but there is potential for the creation of new PRows as part of the application process. The site could have a significant negative effect on objective 5 (Landscape) as it scored 'medium – high' sensitivity in the LUC 2016 Landscape study. The site scored minor positive against objectives 3 (Local Economy), 4 (Conserving mineral resources). There is an uncertain effect in terms of objective 11 (water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to strategic development allocations and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

Ecosystem Service Conclusion

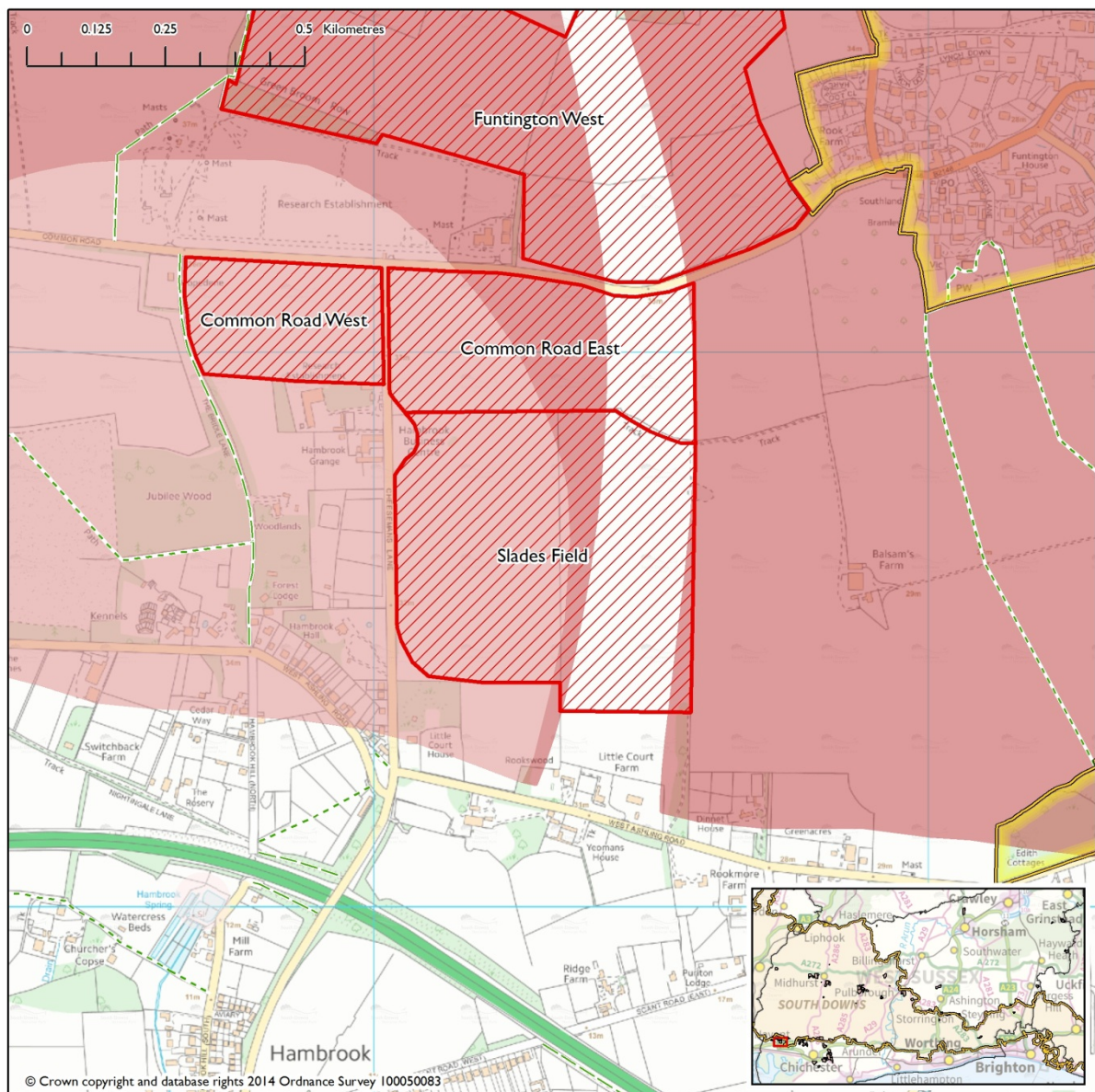
There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystems in relation to the

following SA objectives: Recreation and Historic Environment. The site would have a significant negative effect in terms of objective 6 (Biodiversity) and 5 (Landscape). With regard to supporting ecosystem services, the site could have a minor negative impact in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site would have a significant negative effect on provisioning ecosystem services and supporting ecosystem services in terms objective 6 (Biodiversity). The site would have a minor negative effect on regulatory ecosystem services in relation to objectives 9 (Soil Quality), 10 (Air Quality), 12 (Flooding) and 13 (Transport). There would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality) as it is not possible to determine the impacts. The site could have mixed minor positive/minor negative effects on regulating ecosystem services in terms of objective 14 (Greenhouse gas emissions).

Conclusion

Site acceptable in principle.

Slades Field (M/CH/1D, Part of Hambrook Grouping)



Site description	
District/Parish	Chichester/Funtington
Area (ha)	26
Mineral type	Sharp sand and gravel
Potential yield	851,400 tonnes
Current use	Agriculture
Owner	Hanson own the area adjacent to Cheesemans Lane. The remainder is part of Balsam's Farm. There is a right of pre-emption in favour of ARC (now owned by Hanson).
Potential operator	Hanson

Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2016):</p> <ul style="list-style-type: none"> • Returning the site to agricultural use, reinstating the original profile of the site and restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising farmland habitat value and connectivity with hedgerows and tree belts to the south; • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value, with a mixture of appropriate native species and in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create links with site the former mineral workings further west, currently being restored to scrub and woodland
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003) but has not come forward to date due to the viability of the site size. The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Can it be delivered?	
Availability	Not all of the land is owned by Hanson and therefore not currently available but Hanson have a right of pre-emption over the land so that in the event that the landowner wishes to sell or lease the minerals, Hanson will have rights to acquire them.
Deliverability	If all the site becomes available, there is potential for it to be worked in conjunction with Woodmancote, Common Road West, Funtington West, Slades Field and the processing area.

	Key Criteria	RAG Score
<p>Landscape and visual designations</p>	<p>The site is located approximately 1km from the SDNP boundary.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed the site as having an overall landscape sensitivity of 'low-medium' sensitivity to extraction and a 'moderate – high' capacity overall for accommodating mineral extraction. The study states that '<i>although the landscape character and the landscape value of the site are judged to be low, the high visibility of the site in the surrounding landscape and intervisibility with the South Downs and nearby settlements makes it of slightly higher sensitivity. While development of mineral workings in this location has the potential to be visually intrusive to surrounding areas, there is scope to reduce visibility into the site from the immediate vicinity, through screening or filtering of views with vegetation.</i>'</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to moderate which would give the site an Amber score.</p>	<p>Green/Amber</p> <p>The site is located 1km south of the SDNP boundary.</p> <p>Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to moderate which would give the site an Amber score.</p>
<p>Nature conservation and geodiversity designations</p>	<p>There are two areas of Ancient Woodland to the north of the site, the nearest being 500m away. The site is also 750m north of Newells Lane Pond and Meadows, Hambrook SNCI.</p> <p>The site is approximately 2.5km north of the Chichester and Langstone Harbours SPA/Ramsar, and Solent Maritime SAC, and 3.3km south west of the Kingley Vale SAC/SSSI.</p>	<p>Green/Amber</p> <p>The site is unlikely to cause harm to international or national designations</p>

	<p>The Hambrook Grouping (which this site forms part of) was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. The HRA report concluded that overall, development at this site is unlikely to cause harm to international sites or other sites within West Sussex. However, it was noted that transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey County Councils if a significant increase in movements on the A27 and A3 is likely. The HRA ruled out adverse effects on the integrity of the international sites.</p>	
<p>Historic environment designations</p>	<p>Funtington Conservation Area, which contains Grade II listed buildings, is 480m to the east of the site. There are a number of listed buildings in the area, including Hambrook House (1km away), Balsam's Farmhouse (320m away). The site is also close to 2 Historic Parks (Adsdean Park 940m away and Hambrook House 1km away).</p> <p>The LUC 2016 Landscape Study notes that <i>'the Lodge of Hambrook is not visible from the site given current screening by high trees along the southern boundary. However, Balsam's Farmhouse would be clearly visible from the eastern boundary of the site, meaning working for mineral extraction may negatively affect the setting of this Listed Building. The Funtington Conservation Area is sited approximately 500m to the east. There are views to the eastern edge of the Conservation Area, but working on the site could have negative implications for this heritage area.'</i></p>	<p>Green/Amber</p> <p>The site is located near a conservation area and listed buildings.</p> <p>The visual impact on the conservation area and listed buildings will require further consideration.</p> <p>There are no concerns around the historic environment with this site. The consideration of impacts on buried archaeological remains would be considered at a planning application stage.</p>

	<p>There are known and possible archaeological sites and finds in the vicinity of the land, and the site may overlie buried ancient shoreline deposits. Some archaeological non-invasive and invasive field evaluation (low-level sampling) in 1998 on the western half of the site only revealed no datable ancient archaeological features, a few prehistoric finds.</p> <p>Acceptable provided that visual impact upon nearby Listed Building, and upon buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological and historic buildings impact assessment required (archaeological desk-based assessment and further non-invasive and invasive field evaluation in accordance with 2009 sampling standards), surveys and reports to be carried out and submitted with any planning application.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1; • Most of site at low risk of surface water flooding with 5% at higher risk; • High risk susceptibility of groundwater flooding; • Flood Vulnerability Classification: Water Compatible • Majority of the site is in Source Protection Zone 2/3 (Hairspring watercress abstraction/spring). • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) • Site is close to River Ems. 	<p>Amber</p> <p>The majority of the site is located within SPZ2/3.</p> <p>The EA have recommended that a Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment be carried out.</p> <p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage.</p>

	<ul style="list-style-type: none"> Local drainage issues have been reported. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>Both routes would involve routing HGV traffic through residential village areas. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne'.</p> <p>The Hambrook grouping sites (which the Slades Field site is a part of) <i>'will not have adverse effects on air quality at any European designated sites within West Sussex, but that the transport assessments for these minerals sites should take into account any impacts on sites in Hampshire and Surrey if there will be a significant increase in vehicle movements on the A27 and A3.</i></p> <p>An Air Quality Assessment would also be required if the site would affect AQMA.</p>	<p>Amber</p> <p>HGV movements may impact upon AQMA's located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away</p>
Soil quality	The site contains Grade 3b, small part in Grade 3a best and	Amber

	most versatile agricultural land.	A small part of the site contains best and most versatile agricultural land.
Public rights of way	<p>The site is 260m east of bridleway 254 and footpath no. 255. It is also 185m of public footpath 3589 and 220m of footpath 256 to the southwest of the site.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>Green</p> <p>Although there are PROW in close proximity to the site, they are unlikely to be negatively affected by mineral development at the site.</p>
Transport and access	<p>As the site would be worked in conjunction with the other sites in the Hambrook Grouping, a system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesemans Lane/Broad Lane, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact. Once information on the preferred option for A259/A27 Fishbourne junction has been released by Highways England, the need for further detailed capacity assessments will be considered.</p> <p>The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesemans Lane/Broad Road to A259 to A27. Common Road/Cheesemans Lane junction improvements are recommended.</p>	<p>Amber</p> <p>The TA has concluded that the increase in traffic movements would have a minimal impact</p>

Services and utilities	<p>Southern gas LHP main runs along eastern edge of the site. Underground BT plant along the edge of the site.</p>	<p>Amber</p> <p>The site contains a Southern Gas LHP main on the eastern end of the site. This will require consideration through mitigation.</p>
Amenity	<p>There are residential properties and businesses within 100m to the south and west of the site. There is a farm to the east (Balsam's Farm).</p> <p>There is a research establishment located to the north of the site.</p> <p>The site is located within 1km of the settlements of Hambrook (Adjacent to the southern areas of the site) and Funtington to the northwest. It is also approximately 1.3km west of Funtington Primary School which is within West Ashling.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Red/Amber</p> <p>The site may have a moderate impact on the residential properties near to the site and the business centre to the west.</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
Cumulative impact	<p>There is a former mineral working (Marl Pit Lane) 665m to the west which has been granted planning permission for restoration with inert material (Ref. WSCC/007/12/WE). There is also an existing temporary civic amenity tip at Marl Pit Lane.</p> <p>There are three other potential site allocations in close proximity to the site;</p> <ul style="list-style-type: none"> • Common Road West 	<p>Amber</p> <p>Although there are no current mineral operations within the area, there are five other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is</p>

	<ul style="list-style-type: none"> • Common Rd East • Funtington West • Woodmancote • Processing Area 	<p>likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to moderate which would give the site an Amber score.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p>
Airport safeguarding	<p>The site is within the Goodwood aeronautical safeguarding zone, however Goodwood Aerodrome have no comments or objections to this site.</p>	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of scoring

Key issues/constraints

- Potential impacts on the setting of the listed buildings and Conservation Area;
- The majority of the site is within SPZ2/3 and is at high risk of groundwater flooding. HRA required prior to allocation and FRA required at planning application stage;
- Routing agreement required to avoid AQMAS;
- A small part of the site contains best and most versatile soil;
- Southern Gas LHP main on eastern side of site;
- Potential impact on residential properties and businesses;

- Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping.

Sustainability Appraisal Conclusion

The site scored mainly 'minor negative' against most of the SA objectives, including: Health and Local Amenity, Recreation, Landscape, Biodiversity, Historic Environment, Soil Quality, Air Quality, Transport and Flooding. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site scored minor positive against objectives 3 (Local Economy), 4 (Conserving mineral resources). There is an uncertain effect in terms of objective 11 (Water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to strategic development allocations and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

SA conclusions of the cumulative impacts of the Hambrook Grouping:

The combined effect of the operational processing area and extraction at each of the five sites is likely to lead to cumulative effects in the area, particularly on the health and amenity of the local communities of Funtington, Hambrook and Woodmancote. The scale of operations and type of activities undertaken would be assessed at the planning application stage and are therefore minor uncertain at this stage. Cumulative effects of the operation of these sites is also likely in relation to air quality and traffic, including highway safety and capacity.

With regard to the Habitat Regulation Assessment, there is potential for in-combination effects on internationally designated nature conservation sites in Surrey and Hampshire could occur if there are significant increases in traffic movements on the A27 and A3. This would need to be assessed as part of any Transport Assessment.

There could also be cumulative effects in relation to landscape, biodiversity, historic environment, loss of best and most versatile agricultural land and flooding.

There could be a cumulative positive effect on recreation in the long term if a new bridle way connecting bridleway 254 with a point immediately south of Asdean Park Road is sought.

Ecosystem Services Conclusion

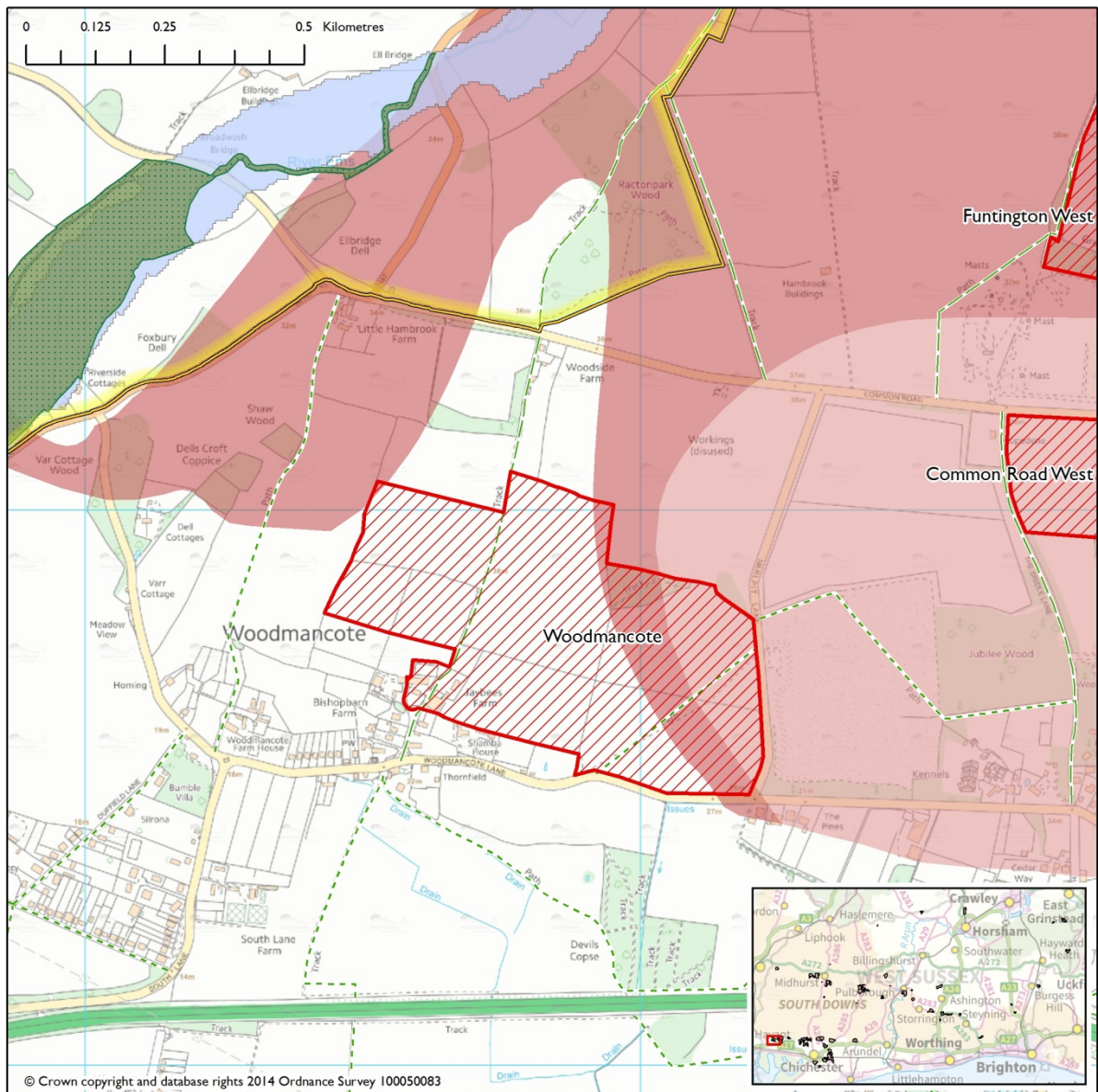
There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local

amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystems in relation to the following SA objectives: Recreation, Landscape, Biodiversity and Historic Environment. With regard to supporting ecosystem services, the site could have a minor negative impact in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site would have a minor negative effect on provisioning ecosystem services in terms objective 6 (Biodiversity) and a minor negative effect on regulatory ecosystem services in relation to objectives 9 (Soil Quality), 10 (Air Quality), 12 (Flooding) and 13 (Transport). There would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality) as it is not possible to determine the impacts. The site could have mixed minor positive/minor negative effects on regulating ecosystem services in terms of objective 14 (Greenhouse gas emissions).

Conclusion

Site acceptable in principle

Woodmancote (M/CH/1A, Part of Hambrook Grouping)



Site description	
District/Parish	Chichester/Westbourne
Area (ha)	28ha (approx.)
Mineral type	Sharp sand and gravel
Potential yield	700,000 approx.
Current use	Agriculture
Owner	Mr. D. Welch
Potential operator	Hanson

Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2016):</p> <ul style="list-style-type: none"> • Returning the site to agricultural use, reinstating the original profile of the site or a restoration at extracted levels. Restoring and improving the structure of hedgerows and hedgerow trees, with the aim of maximising connectivity with the surrounding wooded areas; • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create links with site the former mineral workings to the east which has recently been restored to scrub and woodland.
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New site (former quarry, Marl Pit Lane is adjacent to site)
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>The site (with an extended boundary) was allocated in the Minerals Local Plan (2003). Part of the site has been worked. The site was also identified in the Minerals Development Plan Document Issues and Options (2005) and was considered acceptable subject to the retention of the woodland, provision of buffers, assessment of the impact on the water environment and mitigation of impact on public rights of way.</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process but the boundary is different to the previously assessed and allocated area.</p>

Can it be delivered?	
Availability	Although Hanson do not own Woodmancote, they have expressed an interest in this site. The landowner has not had any discussions with Hanson, or any other operators to date, however the landowner supports the consideration of the site.
Deliverability	Deliverability unknown at this stage but the landowner of the south east corner of the site has stated that this parcel of land is no longer available.

Key Criteria		RAG SCORE
Landscape and visual designations	<p>The site is outside of the South Downs National Park, approximately 500m south of the boundary and 2.5km from the Chichester Harbour AONB to the south.</p> <p>Overall this site would have Medium sensitivity to extraction. It would not compromise the tranquillity and sense of remoteness despite its proximity to the South Downs National Park. Due to the topography of the site, development of mineral workings in this location is unlikely to further limit visibility into the site though the tranquillity and rural nature of the site would be impacted upon and the proximity of Woodmancote to the southern boundary of the site increases its sensitivity. This site has a Moderate capacity for accommodating mineral extraction. The cumulative impact of the duration of all the sites operating would reduce the landscape capacity down to Low-Moderate. (LUC Landscape Sensitivity and Capacity Study, March 2016).</p>	<p>Amber</p> <p>The site is located near the SDNP boundary, and is considered to have a medium sensitivity to extraction and moderate capacity for accommodating mineral workings but the cumulative impact of all the sites operating would reduce the landscape sensitivity to low-moderate which would give the site a Red/Amber score.</p>
Nature conservation and geodiversity designations	<p>The site is located approximately 3.4km south west of Kingley Vale SAC/SSSI.</p> <p>The site is located approximately 2km north of the Solent Maritime SAC and Chichester and Langstone Harbours SPA and Ramsar.</p> <p>The site is located 500m east of the River Ems and</p>	<p>Green/Amber</p> <p>The site is not located close to European or National designations. The site is located close to a SNCI which may be subject to minor harm in the absence of mitigation.</p> <p>The site is unlikely to cause harm to the Kingley Vale</p>

	<p>Meadows SNCI.</p> <p>There are areas of Ancient Woodland within 1km to the south, north and west of the site.</p> <p>The 'Hambrook Grouping' was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. It was concluded that the sites would not have an adverse effect on air quality at any European designated sites within West Sussex but the transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey if there will be a significant increase in movements on the A27 and A3.</p>	<p>SAC/SSSI, the Solent Maritime SAC, and the Chichester and Langstone Harbours SPA/Ramsar.</p>
<p>Historic environment designations</p>	<p>There two Grade II Listed buildings to the south within Woodmancote (The Manor House, which is 70m away and Woodmancote Farmhouse which is 265m away). The LUC Study (2016) concludes that although the listed farmhouse is to the south of the site boundary, the setting of the farm more generally may be affected by workings on the site.</p> <p>To the south east, Newell House is 670m away while Hambrook House Historic Parkway and Listed Building are approximately 880m away.</p> <p>Westbourne and Funtington Conservation Areas are 2km away and the LUC (2016) concludes that there</p>	<p>Amber</p> <p>The site is close to listed buildings and there may be some impact on the setting of the farm. There will be no impact on the Conservation Areas and there are no records of archaeological remains.</p>

	<p>would not be any inter-visibility between the site and these two areas.</p> <p>Overall, the LUC 2016 Landscape Sensitivity and Capacity Study assessed this site as having a cultural heritage sensitivity of 'low'.</p> <p>In terms of archaeology, the site is acceptable provided that impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological, geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation). Field evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • Most of site at low risk of surface water flooding with isolated areas of higher risk across 10% of the site. • 20% of the site is at higher risk of ground water flooding therefore there should be careful consideration of depth of working and de-watering • Flood Vulnerability Classification: Water Compatible • Eastern end of site is in Source Protection Zone 2/3 (north of Hairspring Watercress abstraction/spring) • EA maps indicates the site is within 	<p>Amber</p> <p>The site is located in SPZ2/3 and a Stage 1 Hydrogeological assessment would be required prior to allocation.</p> <p>Although part of the site is at risk of surface water and groundwater flooding, this would not preclude allocation of this site; however it would require consideration at the planning application stage through an FRA.</p>

	<p>groundwater vulnerability zones: Major Aquifer (intermediate) and Minor Aquifer (high)</p> <ul style="list-style-type: none"> Phase 1 Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. 	
Air quality	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286- Orchard St and A285- St Pancras).</p> <p>An Air Quality Assessment would also be required to assess whether there would be an adverse impact on air quality and AQMAs.</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away.</p>
Soil quality	<p>The site contains mainly Grade 3b best and most versatile agricultural land with a small part in Grade 2.</p>	<p>Amber</p> <p>A small part to the north of the site contains best and most versatile soil (Grade 2).</p>
Public rights of way	<p>The site is crossed by public footpath 252 and public bridleway 250. There are also further PRow within 250m of the site (Nos. 247, 249, 251 and 255).</p> <p>All existing PRow are to be accommodated on their legal line and not to be disturbed, obstructed or public access deterred until and unless legal diversion or extinguishment (a public path order –</p>	<p>Amber</p> <p>There is likely to be an impact upon public footpath 252 and public bridleway 250 which runs through the site. There may also be impacts on Public Footpaths 247, 249, 251 and 255.</p> <p>The impacts are likely to be resolvable through</p>

	<p>PPO) is proposed and legally confirmed.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	<p>mitigation measures such as screening or stand offs.</p>
<p>Transport and access</p>	<p>The site only has a frontage onto Marlpit Lane. There is former gravel extraction site to the north and this has a separate access direct onto Common Road.</p> <p>Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesmans Lane/Broad Lane, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact. Once information on the preferred option for A259/A27 Fishbourne junction has been released by Highways</p>	<p>Amber</p> <p>The TA has concluded that the increase in traffic movements would have a minimal impact.</p>

	<p>England, the need for further detailed capacity assessments will be considered (PBA, 2015).</p> <p>The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesmans Lane/Broad Road to A259 to A27. Common Road/Cheesmans Lane junction improvements are recommended.</p> <p>A routing agreement is suggested to prevent HGV access and egress via the village of Woodmancote, which is to the south.</p>	
<p>Services and utilities</p>	<p>Wastewater infrastructure crosses the site and an easement is required (6-13m) is required for access. Diversion may be possible at the developer's expense subject to a feasible alternative route being available.</p>	<p>Amber</p> <p>The wastewater infrastructure crossing the site would require consideration for mitigation or re-routing.</p>
<p>Amenity</p>	<p>There are residential buildings within 100m to the south (Woodmancote Village), to the south east and north of the site.</p> <p>The site is also within 1km of the settlements of Hambrook, Westbourne and Southbourne.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>Red/Amber</p> <p>The site is located close to a number of residential properties which may be affected. These may be avoidable through mitigation.</p>

<p>Cumulative impact</p>	<p>Former mineral workings lie adjacent to the site (Marl Pit Lane) which has been granted planning permission for restoration with inert material (Ref. WSCC/007/12/WE). There is also an existing, temporary civic amenity tip. There are a number of potential sites in close proximity, the nearest being the Processing Area immediately to the north which would operate alongside the site. The cumulative impact of all sites would require consideration regarding the impact on the highway network.</p> <p>The site could form part of the Hambrook grouping including:</p> <ul style="list-style-type: none"> • Common Road East; • Common Road West; • Slades Field; • Funtington West; • Processing Area. 	<p>Red/Amber</p> <p>Although there are no current mineral operations within the area, there are five other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity to low-moderate which would give the site a Red/Amber score.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p>
<p>Airport safeguarding</p>	<p>Within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.</p>	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

<p><u>Summary and outcome of desk based assessment</u></p>	
<p><u>Key issues/constraints</u></p> <ul style="list-style-type: none"> • Potential impact on the setting of listed buildings close to the site; • The site is located in SPZ2/3 therefore a Hydrogeological Risk Assessment would be required prior to allocation; • There may be impacts on AQMAs in Chichester as a result of HGV movements; 	

- The site contains, and is close to, PRoW which may be affected;
- There is wastewater infrastructure which would require mitigation/re-routing;
- A small part of the site contains Grade 2 Best and Most Versatile Soil but this area could be avoided;
- Potential impact on local residents located near to the site;
- Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping.

Sustainability Appraisal Conclusions

The site scored mainly 'minor negative' or 'minor negative uncertain' against the Sustainability Appraisal (SA) objectives: Health and Local Amenity, Landscape, Biodiversity, Soil Quality, Air Quality, Flooding and Transport. Some impacts (Health and Amenity, Biodiversity, Air Quality, Water Quantity and Quality and flooding) cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site could have 'significant negative' effects on Recreation due to the presence of a Public Right of Way (PRoW) through the site as mineral development could mean removing or temporarily closing the footpath. Mitigation may be used through temporary footpaths being installed. There would be a minor positive effect on Economy as the total number of employment opportunities to be created is not expected to be significant. With regard to Historic Environment, the site scored 'negligible/no impact' as the LUC 2016 Landscape Sensitivity and Capacity Study assessed the site as having a cultural heritage sensitivity of 'low', although the Study considers that the setting of the Woodmancote Farmhouse may be affected by workings on this site.

SA conclusions of the cumulative impacts of the Hambrook Grouping:

The combined effect of the operational processing area and extraction at each of the five sites is likely to lead to cumulative effects in the area, particularly on the health and amenity of the local communities of Funtington, Hambrook and Woodmancote. The scale of operations and type of activities undertaken would be assessed at the planning application stage and are therefore minor uncertain at this stage. Cumulative effects of the operation of these sites is also likely in relation to air quality and traffic, including highway safety and capacity.

With regard to the Habitat Regulation Assessment, there is potential for in-combination effects on internationally designated nature conservation sites in Surrey and Hampshire could occur if there are significant increases in traffic movements on the A27 and A3. This would need to be assessed as part of any Transport Assessment.

There could also be cumulative effects in relation to landscape, biodiversity, historic environment, loss of best and most versatile agricultural land and flooding.

There could be a cumulative positive effect on recreation in the long term if a new bridle way connecting bridleway 254 with a point immediately south of Asdean Park Road is sought.

Ecosystem Services Conclusions

There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystems services in relation to objective 5 (Landscape) and a significant negative effect on objective 2 (Recreation) as there are PRoW on and near to the site which would be affected. The site could have a minor negative effect on the supporting ecosystem services in terms of objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site could have a minor negative effect on regulating ecosystem services in terms of objective 9 (Soil/land quality), 10 (Air quality), 12 (Flooding), 13 (Minimising road transport and impacts of lorry traffic) with mixed positive and negative impacts against objective 14 (Greenhouse gas emissions). There would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality). The site would have a minor negative effect on regulatory, cultural and provisioning ecosystem services in relation to objective 6 (Biodiversity).

Conclusion

Site acceptable in principle.

Processing Area (M/CH/PA1, Part of the Hambrook Grouping)

Site description	
District/Parish	Chichester/Funtington
Area (ha)	
Mineral type	N/A
Potential yield	N/A
Current use	Agricultural Land
Owner	Hanson
Potential operator	Hanson
Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2016):</p> <ul style="list-style-type: none"> • Restoring the area to a mosaic of neutral grassland, scrub and woodland of high habitat value with a mixture of appropriate native species in accordance with a management plan which should be drawn up prior to consenting extraction; • There is potential to create links with site the former mineral workings to the east which have been restored to scrub and woodland.
Site specific information (operational considerations).	<p>A system of conveyor belts crossing Common Road, Cheesmans Lane and Marlpit Lane would transport the minerals to the processing area. The proposed main point of access is onto Common Road to the west of Marlpit Lane, north of the Woodmancote site.</p> <p>Works on individual sites are expected to take between 2-6 years (dependent on site size and yield). The overall duration of works on the five extraction sites plus the processing site could be 15-23 years.</p>
Planning history and current permissions	
Extension to existing site or new site	New site
Planning policy	Covered by Chichester District Countryside Policies (Chichester District Local Plan 2014-2029).
Planning history	<p>The site was not allocated in the Minerals Local Plan (2003). The site was considered to be acceptable in the Minerals Development Plan Document Issues and Options (2005) subject to an assessment of the impact on the water environment and mitigation of impact on PRow.</p> <p>The site has been promoted for inclusion in the Plan</p>

	through the 2014 site nomination process.
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Can it be delivered?	
Availability	The site is considered to be available.
Deliverability	As the site is in Hanson's ownership, it is considered to be deliverable.

Key Criteria		RAG Score
Landscape and visual designations	<p>The site is adjacent to the SDNP boundary.</p> <p>The LUC 2016 Landscape Sensitivity and Capacity Study assessed the site as having an overall landscape sensitivity of 'low-medium sensitivity' and a moderate-high capacity of the site for mineral processing (subject to noise impact assessment). However, the Study states that this judgement is subject to <i>'further assessment of the potential impact of noise from processing works and vehicular movements on the tranquillity and sense of remoteness identified as key sensitivities of South Downs National Park. There would be limited visual intrusion on sensitive views.'</i></p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity from moderate-high to moderate and with regard to the impact of noise on the tranquillity and sense of remoteness of the SDNP, the capacity could be reduced to low-moderate or low dependent on the findings of noise impact assessment.</p>	<p>Green/Amber</p> <p>The site is adjacent to the SDNP boundary. Mineral workings are of a temporary nature, and there are opportunities to screen visual impact.</p> <p>The cumulative impact of workings could reduce the score to a red/amber or red.</p>
Nature conservation and geodiversity designations	<p>The River Ems Meadows Site (SNCI) is 250m west of the site. Racton Park Wood Ancient Woodland is opposite the site to the north site of Common Road.</p> <p>The site is approximately 2.5km from Chichester and Langstone Harbours SPA/Ramsar, and Solent Maritime SAC and 3km southwest of Kingley Vale SAC.</p> <p>The Hambrook Grouping (which this site forms part of)</p>	<p>Amber</p> <p>There may be potential negative effects, due to the proximity of this site to the ancient woodland at Ractonpark Wood, River Ems and Meadows Site (SNCI).</p>

	<p>was 'screened in' for Appropriate Assessment in the 2015 Habitat Regulation Assessment because of the possibility of adverse effects due to exhaust emissions which required further consideration. The HRA report concluded that overall, development at this site is unlikely to cause harm to international sites or other sites within West Sussex. However, it was noted that transport assessments for these sites should take into account any impacts on sites in Hampshire and Surrey County Councils if a significant increase in movements on the A27 and A3 is likely.</p>	
<p>Historic environment designations</p>	<p>There are Listed Buildings close to the site, to the south in Woodmancote (Woodmancote Farmhouse = 680m away and the Manor House = 480m away). To the south is Newell House, 950m away and Hambrook House Historic Parkway is 810m away.</p> <p>Acceptable provided that potential impacts upon any buried archaeological remains can satisfactorily be mitigated. Archaeological and geoarchaeological impact assessment required (archaeological desk-based assessment and non-invasive and invasive field evaluation), surveys and reports to be carried out and submitted with any planning application.</p>	<p>Green/Amber</p> <p>There may be some negative effects on the setting of the Listed Buildings and Conservation Area which would need to be mitigated and mitigation of archaeological remains. .</p>
<p>Water environment (including flooding)</p>	<ul style="list-style-type: none"> • Flood Zone 1; • Flood Vulnerability Classification: Water Compatible; • Low risk of surface water flooding; • High to moderate risk of groundwater flooding; 	<p>Amber</p> <p>The site is located in SPZ2.</p> <p>The site is in Flood Zone 1 and an area that is water compatible for mineral extraction.</p>

	<ul style="list-style-type: none"> • Source Protection Zone 2 (Hairspring watercress abstraction/spring) • Phase 1 Qualitative Hydrological and Hydrogeological Risk Assessment recommended by the Environment Agency prior to allocation. • EA maps indicates the site is within groundwater vulnerability zone: Major Aquifer (intermediate) 	<p>The presence of groundwater flood risk would not preclude allocation of this site, however would require consideration at the planning application stage through an FRA.</p>
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>Traffic from this site may pass through the AQMA's in Chichester (A27/A286 Stockbridge roundabout, A286-Orchard St and A285- St Pancras).</p> <p>Both routes would involve routing HGV traffic through residential village areas. The option that has previously been supported would be to route traffic along Cheesemans Lane to the A259 so as to avoid the villages of Funtington, East Ashling and Westbourne'.</p> <p>The Hambrook grouping sites (which the Processing Area is a part of) <i>'will not have adverse effects on air quality at any European designated sites within West Sussex, but that the transport assessments for these minerals sites should take into account any impacts on sites in Hampshire and Surrey if there will be a significant increase in vehicle movements on the A27 and A3.</i></p> <p>An Air Quality Assessment would be required to assess whether the site would have a negative impact on an Air</p>	<p>Amber</p> <p>HGV movements may impact upon AQMAs located in Chichester and the routing of traffic would be through residential villages to reach the Strategic Lorry Route network which is approx. 10km away</p>

	Quality Management Area.	
Soil quality	The site contains Grade 3 agricultural land.	Amber The site is within Grade 3 agricultural land but there is no further data on whether it is Grade 3a or 3b.
Public rights of way	<p>Potential impact on Public Bridleway 250, which is adjacent to the eastern boundary of the site and public footpath no. 249 which is adjacent to the western part of the site. Bridleway 508 is also adjacent to the northern area of the site on the opposite side of Common Road.</p> <p>Existing PROW recorded immediately adjacent to any site are to remain accommodated on their legal line and are not to be disturbed, obstructed or public access deterred. Where it is proposed that material is to be extracted or deposited adjacent to these paths, such works are not to be undertaken within 20 metres of the PROW in order that there will be no future subsidence or slippage to cause the PROW to fall away, or spread of material to cause deposition on the PROW.</p> <p>Opportunities to enhance future public access will be pursued by the PROW Teams through any future planning application.</p>	Amber There is likely to be an impact upon public bridleway 250 and public footpath 249 which runs adjacent to the western boundary of the site. The impacts are likely to be resolvable through mitigation measures such as screening or stand offs.
Transport and access	<p>West Sussex Minerals Local Plan Transport Assessment (PBA, 2015):</p> <p>A new access is proposed onto Common Road and a simple priority junction with a c.25m wide bellmouth and</p>	Amber The TA has concluded that the increase in traffic movements would have a minimal impact

	<p>4.8m wide access road would be sufficient.</p> <p>Extraction at the Hambrook Cluster is expected to generate 110 two way vehicle movements per day. The greatest impact will be on Cheesemans Lane/Broad Road, where a 7% increase in traffic would be expected during peak periods. This equates to 10 two way vehicle movements per hour, which would cause a minimal impact (PBA, 2015).</p> <p>The preferred routing strategy for the Hambrook Grouping is; Common Road to Cheesemans Lane/Broad Road to A259 to A27. Common Road/Cheesemans Lane junction improvements are recommended.</p> <p>To accommodate the development onto the existing public highway network minor works to improve the junction of Common Road / Cheesemans Lane are recommended.</p> <p>A routing agreement is suggested to prevent HGV access and egress via the village of Woodmancote, which is to the south.</p>	
Services and utilities	Scottish and Southern high voltage cables located on the northern and eastern boundary of site.	<p>Amber</p> <p>The high voltage cables would require mitigation.</p>
Amenity	There are residential properties and agricultural businesses within 100m of the site along Common Road and residential buildings adjacent to the western	<p>Red/Amber</p> <p>The site may cause moderate harm to residential properties and agricultural uses</p>

	<p>boundary. The site is also close to the settlements of Woodmancote (400m), Hambrook (1.8km) and Funtington (1.9km). Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>nearby.</p> <p>Moderate mitigation measures are likely to be required to avoid harm to these, and other nearby land uses.</p>
<p>Cumulative impact</p>	<p>There is a former mineral working (Marl Pit Lane) 125m to the east which has been granted planning permission for restoration with inert material (Ref. WSCC/007/12/WE). There is also an existing temporary civic amenity tip.</p> <p>There are three other potential site allocations in close proximity to the site;</p> <ul style="list-style-type: none"> • Slades Field • Common Rd East • Common Road West • Funtington West • Woodmancote <p>The cumulative impact arising from the operation of these five sites (should they be worked together) must be considered, particularly including, but not limited, to highway safety and capacity.</p> <p>The cumulative impact of all the sites operating would reduce the landscape sensitivity from moderate-high to moderate and with regard to the impact of noise on the</p>	<p>Red/Amber</p> <p>Although there are no current mineral operations within the area, there are four other potential mineral sites near this site. There would be a risk of cumulative impact should two or more of these sites become operational at one time which is likely to occur if the Processing Area operates at the same time as each site is worked.</p> <p>The existing civic amenity tip and restoration of Marl Pit Lane are not permanent and therefore unlikely to lead to cumulative effects.</p> <p>The cumulative impact of workings could reduce the score to a red/amber or red.</p>

	tranquillity and sense of remoteness of the SDNP, the capacity could be reduced to low-moderate or low dependent on the findings of noise impact assessment.	
Airport safeguarding	Within Goodwood aeronautical safeguarding zone. Goodwood Aerodrome have no comments or objections to this site.	<p>Green</p> <p>The site falls within an aeronautical safeguarding zone, however mineral workings are unlikely to harm the aerodrome as wind turbines would not form part of a minerals development.</p>

Summary and outcome of scoring	
Key issues/constraints	
<ul style="list-style-type: none"> • Potential impacts on the SNCI and Ancient Woodland; • Potential effects on the setting of the listed buildings and Conservation Area; • The majority of the site is within SPZ2. HRA required prior to allocation and FRA required at planning application stage; • Routing agreement required to avoid AQMAs; • Site may contain best and most versatile soil; • Potential impacts on public bridleway 250 and public footpath 249; • High voltage cable present at the site; • Potential impact on residential properties and businesses; • Cumulative impact of the site coming forward at the same time as other sites in the Hambrook Grouping. 	
Sustainability Appraisal Conclusions	
<p>The site scored mainly 'minor negative' against most of the Sustainability Appraisal (SA) objectives including: Health and Amenity, Recreation, Landscape, Historic Environment, Soil Quality, Air Quality, Flooding and Transport. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site scored minor positive against objectives 3 (Local Economy), 4 (Conserving mineral resources). The site could have 'significant negative' effects on biodiversity due to the proximity of this site to the ancient woodland at Ractonpark Wood, River Ems and Meadows Site (SNCI). However, this effect would be uncertain as the potential for effects will depend on the exact nature and design of new sites. There is an</p>	

uncertain effect in terms of objective 11 (water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to strategic development allocations and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

SA conclusions of the cumulative impacts of the Hambrook Grouping:

The combined effect of the operational processing area and extraction at each of the five sites is likely to lead to cumulative effects in the area, particularly on the health and amenity of the local communities of Funtington, Hambrook and Woodmancote. The scale of operations and type of activities undertaken would be assessed at the planning application stage and are therefore minor uncertain at this stage. Cumulative effects of the operation of these sites is also likely in relation to air quality and traffic, including highway safety and capacity.

With regard to the Habitat Regulation Assessment, there is potential for in-combination effects on internationally designated nature conservation sites in Surrey and Hampshire could occur if there are significant increases in traffic movements on the A27 and A3. This would need to be assessed as part of any Transport Assessment.

There could also be cumulative effects in relation to landscape, biodiversity, historic environment, loss of best and most versatile agricultural land and flooding.

There could be a cumulative positive effect on recreation in the long term if a new bridle way connecting bridleway 254 with a point immediately south of Asdean Park Road is sought.

Ecosystem Services Conclusion

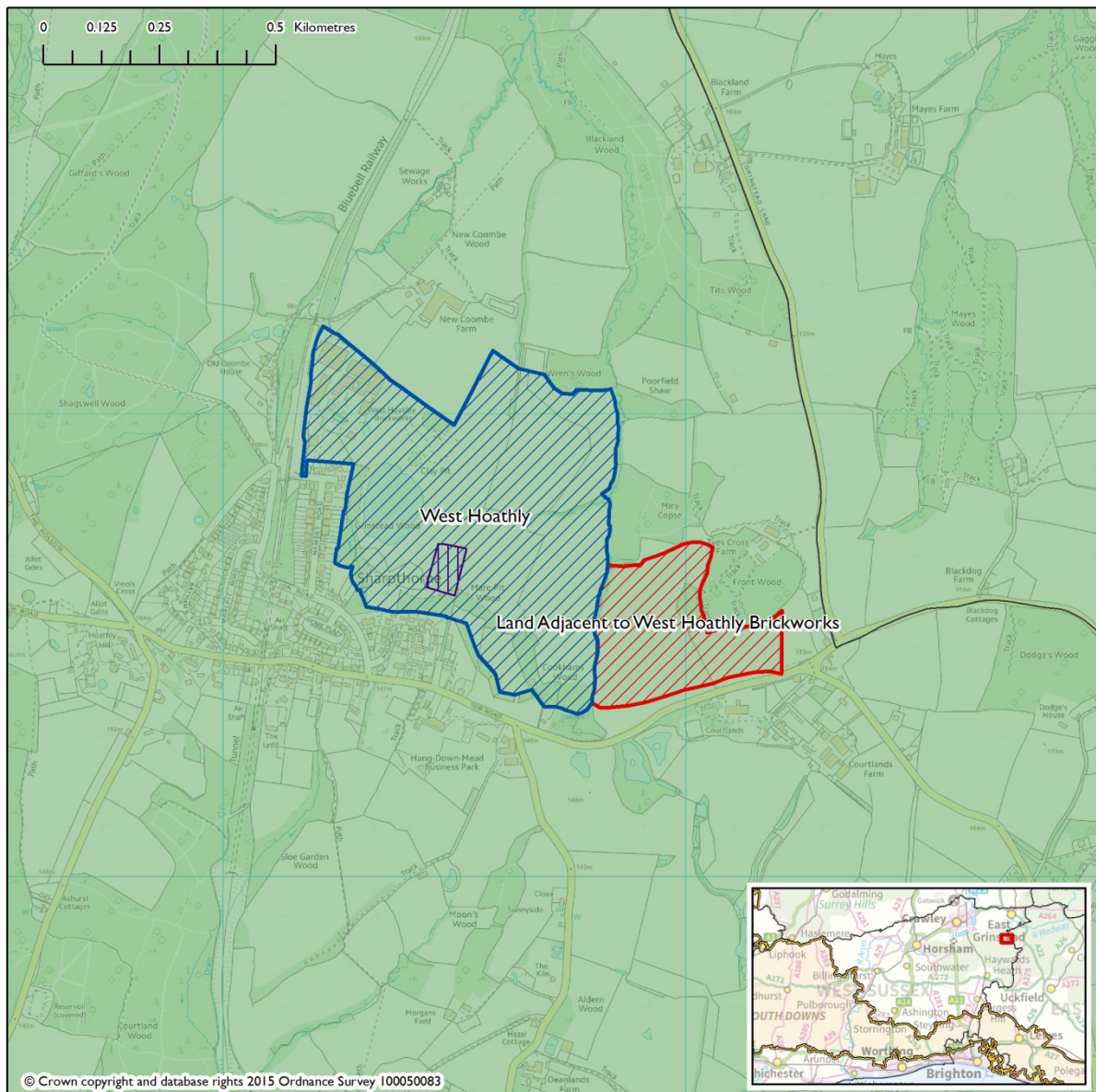
There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystems in relation to the following SA objectives: Recreation, Landscape and Historic Environment. With regard to supporting ecosystem services, the site could have a minor negative impact in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. The site would have a minor negative effect on regulating ecosystem services in terms of objectives 9 (Soil Quality), 10 (Air Quality), 12 (Flooding) and 13 (Transport). There would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality) as it is not possible to determine the impacts. The site could have mixed minor positive/minor negative effects on regulating ecosystem services in terms of objective 14 (Greenhouse gas emissions). The site would have a significant negative effect on regulatory, cultural and provisioning

ecosystem services in relation to objective 6 (Biodiversity).

Conclusion

Site acceptable in principle

Land adjacent to West Hoathly Brickworks (M/MS/1)



Site description	
District/Parish	Mid Sussex/West Hoathly
Area (ha)	8
Mineral type	Wadhurst Clay
Potential yield	Unknown
Current use	Agriculture
Owner	Mr Grubb
Potential operator	Ibstock Brick Ltd/Brickbat Ltd.

Restoration options	<p>Landscape and Sensitivity Capacity Study (LUC, 2011):</p> <ul style="list-style-type: none"> • Reinstating the original profile of the site, and returning the site 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 also aim to maximise farmland habitat value and connectivity with the surrounding structure of hedgerows and woodland. • 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.
Site specific information (operational considerations).	
Planning history and current permissions	
Extension to existing site or new site	Extension to existing clay pit
Planning policy	<p>The site is located in the Countryside Area of Development Constraint (Mid Sussex Local Plan 2000). This means that the proposals for development will be resisted subject to a number of different uses listed in the policy, including, in appropriate cases, proposals for the extraction of minerals or the disposal of waste.</p> <p>Land to the south west of the site has been identified for housing development (Ref: WHCS05) in the West Hoathly Neighbourhood Plan 2014-2031 (2014).</p>
Planning history	Clay extraction and brickworks. The site was not considered in the Minerals Local Plan (2003) or the Minerals Development Plan Document Issues and Options (2005).

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process. It is unknown whether the landowner supports the development of the site yet.
Deliverability	The operators (Ibstock) have indicated that the mineral resources would be required, in respect of their ongoing brick making operations, within the Plan period.

	Key Criteria	RAG Score
Landscape and visual designations	<p>The site is within the High Weald AONB.</p> <p><u>LUC Landscape Sensitivity and Capacity Study, 2011:</u></p> <p>The site is considered to have a Medium to High sensitivity to extraction, with the east of the site of higher sensitivity due to the proximity of the village of Sharpthorne, the Historic Park and Garden to the south and the higher visual sensitivity of the area. The study notes that, <i>'the subtle complexity of the landscape structure of the site and the adjacent areas of ancient woodland as well as its intervisibility with a wider area of the High Weald AONB reduces the capacity of the site to accommodate development without some erosion of the character and habitat value of the surrounding area. However the low-lying topography allows scope for the mitigation of visual intrusion by planting to reduce visibility from the hills to the northwest. A degree of enclosure is provided by existing woodland and hedgerows, and the lower area to the northwest of the area has a slightly greater capacity to accommodate workings, with reduced visibility from the road and the village to the south and southeast. There is also the potential for</i></p>	<p>Red/Amber</p> <p>The site is located within the AONB and is considered to have a low-moderate capacity to accommodate mineral workings.</p>

	<p><i>cumulative impact on the key characteristics and special qualities of the High Weald AONB landscape in relation to the extension of the existing workings further eastwards.'</i></p> <p>The site is considered to have a Low-Moderate capacity to accommodate mineral activities (based on 2011 Study).</p>	
<p>Nature conservation and geodiversity designations</p>	<p>The site is Adjacent to Ancient Woodland (Front Wood, Blackland Wood and Cookhams shaw) and buffers of between 20m and 100m would be required.</p> <p>Adjacent to ancient semi natural woodland – Font Wood.</p> <p>The quarry is designated as a Local Geological Site.</p> <p>The site is 310 metres east of West Hoathly SSSI.</p> <p>This site lies approximately 1.5km from Ashdown Forest SPA/SAC. It is assumed that site traffic will use the A22 and A275 which bisects this SPA/SAC. However, there is not expected to be any change in traffic flows as it will be worked sequentially. The site also includes a small waterway which feeds into a number of tributaries which eventually reach the Medway Estuary and Marshes</p>	<p>Red/Amber</p> <p>Red/Amber rating given because the site is adjacent to Ancient Woodland and is a Local Geological Site. A buffer of between 20-100m would be required from the Ancient Woodland.</p> <p>A SSSI is located close to the site which may be harmed.</p> <p>Although the site was 'screened in' through the Appropriate Assessment, it was not considered that there would be any likely significant effects on European designated sites.</p>

	<p>SPA/Ramsar. Due to the large distances involved, any increase in sediment that might arise from dewatering would be subject to such a scale of dilution that the effect on the SPA/Ramsar site would be negligible. The HRA (2015) therefore concludes that this mineral site will not have any likely significant effects on any European designated sites through changes in water quality.</p>	
<p>Historic environment designations</p>	<p>The site is close to Courtlands West Hoathly Historic Parkscape, 880m away from Northwood House Historic Parkscape. It is also close to listed buildings including Aldern House, Old Coombe House (861m away) and Blackland Farmhouse (930m away).</p> <p>There are no designated heritage assets within the area hatched red adjacent to West Hoathly Brickworks but a large number of mine pits associated with historic iron ore extraction have been identified and recorded in the course of extraction in previous permissions – further similar features are expected to be found should the area be approved and mitigation measures for recording will be required.</p> <p>If this site is taken forward it is recommend that Lidar survey should be undertaken to evaluate features in woodland. Evaluation should be undertaken pre-determination and the results made available to consider at the application stage.</p>	<p>Green/Amber The site may cause minor harm to Historic Parksapes and Listed Buildings.</p>
<p>Water environment (including</p>	<ul style="list-style-type: none"> • The site is located in Flood Zone 1 • The majority of the site is at a low risk of 	<p>Green</p> <p>The site is located in an area that is suitable for</p>

<p>flooding)</p>	<p>flooding from the land with 10% of the site at higher risk.</p> <ul style="list-style-type: none"> • Negligible risk susceptibility of groundwater flooding • Flood Vulnerability Classification: water-compatible • The site is not within a Groundwater Source Protection Zone • EA maps indicate the site is within groundwater vulnerability zone: Minor Aquifer (intermediate) 	<p>mineral extraction. A detailed FRA would be required at planning application stage.</p>
<p>Air quality</p>	<p>Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment.</p> <p>The site is 1km away from the Lorry Route Network and therefore HGVs would travel along rural roads, however, there is not expected to be any change in traffic flows as a result of the operation of this extension because it will operate sequentially to the existing works rather than cumulatively.</p> <p>Although the site is not within 1km of an AQMA, traffic from this site may pass through the Crawley AQMA.</p> <p>If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required</p>	<p>Amber</p> <p>The site is associated with an existing brickworks, and movements of bricks from this site may see HGVs pass through the Crawley AQMA. It is presumed that there would not be an increase in HGV movements from the existing brickworks as a result of an extension here.</p>

Soil quality	The site contains Grade 3 Best and Most Versatile land.	Amber The site contains Grade 3 agricultural land but there is no further information about whether it is grade 3a or 3b. the site is not used for agricultural purposes.
Public rights of way	No PRow near the site Opportunities to enhance future public access will be pursued by the PRow Teams through any future planning application.	Green The site would have no impact of PRow
Transport and access	Access to the site for clay winning would be through the existing brickworks. Access to the site using road network is approximately 7km from the ALR (A22), and would use the same routing that is currently used to/from the brickworks. Traffic from this site is anticipated to remain the same as the current operation. Traffic routing will see all traffic arrive and depart from Top Road, with an assumed 50/50 split on the A22 south of the A275 and north of Ashurst Wood.	Green/Amber The site is located 7km from the ALR and would be an extension to the existing brickworks. The site has existing (suitable) access and routing agreements in place.
Services and utilities	BT line present in close proximity to site identified EDF energy line present on site.	Amber The presence of an energy line would require consideration through mitigation measures.
Amenity	There are residential properties to the east, south east and west (Sharpthorne). There is also a	Green/Amber

	<p>proposed housing development to the south west of the site as identified in the West Hoathly Neighbourhood Plan 2014-2031.</p> <p>Amenity issues arising from mineral developments, including noise, dust and light pollution may be capable of mitigation. The opportunity for, and the nature of, such mitigation measures will be considered in detail following the technical assessment stage of site selection.</p>	<p>The site is located close to a number of residential properties which may be subject to minor harm. There are no PRow which would be impacted should this extension be worked.</p>
<p>Cumulative impact</p>	<p>Impact of the extension to the existing quarry should be considered, although the sites would operate sequentially rather than cumulatively.</p>	<p>Amber</p> <p>The proposed site would be an extension to the existing clay workings and associated brickworks. There is presumed to be no increase in HGV movements to/from the site, however there would be workings in the area for an extended period of time.</p>
<p>Airport safeguarding</p>	<p>The site falls within the Gatwick Aerodrome Safeguarding Zone for restrictions for buildings and structures.</p> <p>This site sits just outside of the Bird Circle (Birdstrike Hazard Consultation Zone), but is under the Obstacle Limitation Surface (the Outer Horizontal Surfaces OHS) so there will be height restrictions for buildings and structures.</p>	<p>Green</p> <p>The site is within the Gatwick Aerodrome Safeguarding Zone, however development at this site would not give rise to new structures or buildings as the site would be an extension to an existing clay quarry and associated brickworks.</p>

Summary and outcome of scoring

Key issues/constraints

- Consideration of impact on designated landscape (High Weald AONB);
- Buffer from Ancient Woodland required and mitigation of Local Geological Site and SSSI;
- Potential impacts and mitigation of effects on the setting of the listed buildings and Historic Parkscapes;
- Site may contain best and most versatile soil;
- Presence of BT lines and EDF Energy line at the site;
- Potential impacts on residential properties and businesses, although site would operate sequentially.

Sustainability Appraisal Outcome

The site scored mainly 'minor negative' against most of the SA objectives, including: Health and Local Amenity, Recreation, Geodiversity, Historic Environment, Soil Quality and Air Quality. Some impacts cannot be determined and therefore scored 'uncertain' as it will depend on the proposal (mineral type, design, method of working etc.), which would be assessed at the planning application stage. The site scored 'uncertain significant negative' against biodiversity due to its proximity to Ancient Woodland and a SSSI. The site scored 'significant negative' against the objective for Landscape as it is located within the High Weald AONB. The site scored minor positive against objectives 3 (Local Economy), 4 (Conserving mineral resources). The site could have a significant negative effect on objective 6 (Biodiversity) because it is adjacent to Ancient Woodland. There is an uncertain effect in terms of objective 11 (water quantity and quality) as the site is not located in SPZ1 or within/adjacent to a water body. There would be mixed negligible/minor effects on objective 13 (Transport) as the site was assessed as having a 'High' acceptability rating, and it is assumed that the site would continue to operate as it currently does. The site would have mixed positive and negative effects in relation to objective 14 (Greenhouse gas emissions) as it is close to a housing allocation and could contribute to reducing distances of aggregates for construction but could also lead to the production of carbon dioxide.

Ecosystem Services Conclusion

There would be no particular impact or benefit on the ecosystem services relating to objectives 1 (Health and local amenity) and 3 (Local economy). The site could have a minor negative effect on cultural ecosystem services in relation to objectives 2 (Recreation), 7 (Geodiversity) and 8 (Historic Environment). The site would have significant negative impacts on cultural ecosystem services in terms of objective 5 (Landscape) as the site is within the AONB and scored 'medium to high' sensitivity. The site could have a minor negative effect on supporting ecosystem services in relation to objective 4 (Conservation of mineral resources) as minerals contribute to soil formation and nutrient cycling. In terms of regulatory services, there would be negligible/minor impacts in relation to objectives 9 (Soil Quality), 10 (Air Quality), 11 (Flooding) and 13 (Transport) with mixed positive and negative impacts against objective 14 (Greenhouse gas emissions). There

would be uncertain effects on regulating ecosystem services in terms of objective 11 (Water quantity and quality). The site would have a significant negative effect on regulatory, cultural and provisioning ecosystem services in relation to objective 6 (Biodiversity).

Conclusion

Site acceptable in principle

Appendix 7: Exceptional Circumstances and Public Interest test for Soft Sand sites within the South Downs National Park and extension to West Hoathly Brickworks in the High Weald Area of Outstanding Natural Beauty

1. Introduction

- 1.1. Given the significance of the designation and the importance of conserving and enhancing, the special qualities of the South Downs National Park (SDNP) and the High Weald Area of Outstanding Natural Beauty (AONB), the potential adverse impacts which can arise from aggregate extraction within the SDNP and the AONB is of particular concern. National Parks and AONB's are given a greater degree of protection from minerals working. The need for mineral workings in such areas has to be justified by the most rigorous examination of the merits of the proposal, and a demonstration of 'exceptional circumstances' (set out below).
- 1.2. By virtue of its scale, character and nature, minerals development has the potential to have a serious adverse impact upon the natural beauty, wildlife, cultural heritage and recreational opportunities provided by the South Downs National Park and the High Weald Area of Outstanding Natural Beauty . Minerals development is therefore considered as 'major development', requiring the demonstration of 'exceptional circumstances' (Paragraph 116 of the NPPF). Major development for the purposes of the NPPF is defined as development that, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife, cultural heritage and recreational opportunities provided by the SDNP and the AONB.

The South Downs National Park and Extraction of Soft Sand

- 1.3. The South Downs National Park (SDNP) came into being in 2010, in recognition of the importance of the landscape and scenic beauty. The South Downs National Park Authority (SDNPA) has statutory purposes and a socio-economic duty as specified in the Environment Act of 1995. These purposes are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
 - To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.
- 1.4. In pursuit of these purposes the SDNPA has a duty to seek to foster the social and economic wellbeing of the local community. West Sussex County Council also has a duty to have regard to the purposes of the SDNP.
- 1.5. Due to the location of a large proportion of the viable soft sand resource within the SDNP, it is necessary to consider the exceptional circumstances and public interest tests that relate to major development in designated

areas as part of the development of reasonable options for meeting future demand for soft sand¹².

High Weald AONB and extension to the claypit at West Hoathly brickworks

- 1.6. The owner of West Hoathly brickworks has proposed that an extension to the claypit at West Hoathly should be allocated in the Plan. As this extension lies wholly within the High Weald Area of Outstanding Natural Beauty, it is necessary to apply the major development test to this proposal.

2. Applying the major development test (soft sand sites within the South Downs National Park)

Need

- 2.1. Firstly, the test states that there should be an assessment of the need for the development (in this case, further soft sand sites within the SDNP), including in terms of any national considerations, and the impact of permitting or refusing such development upon the local economy. The need for additional soft sand over the Plan period, as set out in the Assessment of Need for Aggregates (2015)¹³ is between 3.56mt and 4.61mt, depending on the demand forecast scenario used. This need assessment assumes that it will be necessary to maintain supplies at historic levels and takes account of local information which might affect demand such as plans for additional housing. In line with national policy, the approach taken in the Plan has been to look for additional reserves outside of the SDNP first, and this has resulted in the draft allocation at Ham Farm.
- 2.2. Theoretically, if a seven year landbank is to be maintained for the life of the Plan, the remaining unmet need is 3.76 mt (higher forecast estimate) which is based on maintaining historical levels of supply and local demand considerations. Therefore, this assessment considers whether there are exceptional circumstances that mean that this estimated forecast of unmet need should be met from new sites (including extensions to existing sites) within the SDNP.
- 2.3. National considerations relate to the market for soft sand and whether soft sand sourced from within the SDNP would serve a local, regional and/or national need. The Soft Sand Study (2012) provided evidence of the markets for soft sand from existing sites within the Plan area. This showed that the sand sold for construction uses serves both a local market (along the south coast and to towns such as Petersfield and Crawley) and a sub-regional market, with sand from West Heath travelling to a ready-mix plant near Heathrow for onward travel to the West London market.

¹² NPPF, Paragraph 116

¹³ This is the Authorities' 'Local Aggregates Assessment'

- 2.4. Import and export data gathered by mineral planning authorities also helps to show how far sand from West Sussex travels, and conversely, how far sand travels from other areas into West Sussex. The latest figures are set out in the West Sussex Assessment of Need for Aggregates 2015. This shows that sand and gravel from West Sussex is exported to East Sussex, Brighton and Hove, Hampshire and Surrey. Some soft sand also travels to London markets and the City of London Corporation have raised concerns about the sufficiency of supplies of aggregates in general.
- 2.5. This evidence shows that the market for soft sand from West Sussex is predominately local and regional, as opposed to national.
- 2.6. More up-to-date information on imports and exports will become available later in 2016, when the results of the 2014 aggregate minerals survey are published by the British Geological Survey.

Conclusion on need

- 2.7. In summary, if the supply of soft sand from the Plan area, including from sites within the SDNP, is not maintained, the local and regional economy, could be negatively affected unless there are sufficient alternative sources of supply to make up the shortfall.

Alternatives

- 2.8. The second part of the 'test' is considering the 'the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way'¹⁴.
- 2.9. The Soft Sand Study (2012) provided evidence on the likely alternatives to continued supply of soft sand from within the SDNP. The Study considered land won sources outside the SDNP but within West Sussex, land-won sources outside West Sussex and marine alternatives. The following section considers each alternative source in turn.

Alternative sources of land-won soft sand outside the SDNP but within West Sussex

- 2.10. The Soft Sand Study provided an initial desktop assessment of the potential for future soft sand to be supplied from the area of West Sussex outside the SDNP. The only area that this includes is between Storrington, Henfield and Keymer. The Study identified that historical workings and active pits are located in the western part of the outcrop close to Storrington. The outcrop narrows to the east and there have been no workings in that area over recent years. In order to determine with more certainty whether there is likely to be any suitable sites in the area, a further desktop assessment was carried out, by mapping the mineral resource and constraints.

¹⁴ NPPF, Paragraph 116

- 2.11. Site visits were undertaken to determine if there was potential for suitable sites. The conclusion was that there was very limited potential in the areas considered due to constraints which could not be overcome, but that the area north of the existing site at Rock Common could be potentially suitable. Following discussions with the landowner, a site, initially identified as Upper Chancton Farm, now known as Buncton Manor Farm, was promoted by a potential operator. The site was then assessed in accordance with the mineral site assessment methodology but this assessment concluded that the site would not be acceptable in principle. An extension to the Rock Common sandpit was also assessed and was also found not to be acceptable. The assessments of both these sites are set out elsewhere in this Report. However, even with the proposed allocation at Ham Farm, the LAA suggests that the total reserves would be less (by 3.76mt) than a theoretical demand calculated using historical supply levels and relevant local information and so it is appropriate to consider other supply options.

Alternative sources of land won soft sand outside the Plan area

- 2.12. In order to determine if there are alternative sources of land won soft sand outside the Plan area which would be able to serve markets likely to be served by any new sites within the SDNP, it is necessary to determine two things:
- What markets are existing sites within the SDNP currently supplying?
 - Are there any existing or potential alternative sites which are within an economically viable travelling distance from the markets identified?
 - If yes, will the reserves from those alternative supplies be able to meet the estimated unmet demand over the Plan period?

What markets are the existing sites in the SDNP currently supplying?

- 2.13. There is only one active sand quarry within the SDNP, at West Heath. The Soft Sand Study identified that the sand is used for the operator's processing site, near Heathrow (where it is mixed with other quarry products to serve the West London market), and that sand also travels to Petersfield and to builders' merchants on the south coast. The Soft Sand Study concluded that whilst the generally quoted radius of economic transportation of sand is often quoted as being less than 30 miles, the evidence from the Study showed that it travels a greater distance, up to 45 miles.
- 2.14. Map 1 'Soft sand market areas' shows both the 30 mile and 45 mile radii from existing sites. The map shows that the potential market area (30 mile radii) from existing sites in the Plan area stretches from Southampton to the west and Eastbourne to the east and north to Bracknell, Reigate and Basingstoke. The 45 mile radii includes south London to the north; Sevenoaks, Tonbridge and Royal Tunbridge Wells in the east; and Salisbury to the west.

Are there any existing or potential alternative sites which are within an economically viable travelling distance from the markets served by existing sites in the SDNP and if yes, will the reserves from alternatives be available to meet the shortfall over the Plan period?

- 2.15. 'Map 2: Soft sand market areas – key development locations', shows a 30 and 45 mile radii from urban areas and key development locations in West Sussex. This shows that Crawley, Horsham, Burgess Hill and Haywards are within 30 miles of existing and proposed soft sand sites within Surrey and Kent. Worthing and Littlehampton are just within 30 miles from sites in Surrey. Shoreham is around 30 miles from the sites in eastern Surrey. Chichester is closest to the Surrey site/s near Guildford and Hampshire sites at Frith End and Kingsley.
- 2.16. This shows that the main key development locations within West Sussex, including the coastal towns, are within an economic transportation distance from existing and proposed alternative supply sources located in Hampshire, Surrey and Kent.
- 2.17. The Soft Sand Study also assessed the potential for reducing the supply of soft sand from West Sussex and replacing it with an increased reliance on imports. Four scenarios were considered which relied on the ability of neighbouring authorities to supply soft sand from existing reserves and/or to plan for a greater amount of soft sand than their current figure.
- 2.18. The Study concluded that:
- there was no potential for **East Sussex** to contribute as the limited reserves of soft sand are within the SDNP;
 - in **Hampshire** there is potential scope for safeguarded resources from Whitehill-Bordon and potential for further reserves in the areas already permitted around Kingsley and Frith End¹⁵ and there are other resources outside the SDNP which could substitute. The Whitecliff Sand Member may also offer the best alternative resources particularly given the proximity to the rail network;
 - resources in **Surrey** are partly constrained by AONB designation and therefore Surrey may have difficulty meeting apportionments beyond their current plan period;
 - alternative resources in **Kent** are generally outside AONB designations but are more distant from the relevant markets but cannot be ruled out as a possibility.

The following considers these scenarios in more detail.

Hampshire

- 2.19. Since the Soft Sand Study was concluded, additional evidence about the quality of the sand in Folkestone Beds in Hampshire came to light at the

¹⁵ However these sites have both been reclassified as partly silica sand

Examination in Public into the joint Hampshire Minerals and Waste Plan. Therefore, the resource has now been partly safeguarded as a potential silica sand resource and the Plan discourages the use of silica sand for aggregate uses. However, there is the potential for the resource to contribute to supplies of both construction and silica sand.

- 2.20. The estimated soft sand landbank for Hampshire is between 5.7 and 14.5 years (the lower figure is based on the local requirement set out in the Plan = 0.28mtpa, the higher figure is based on 2014 sales). Based on 10 year average sales, the seven year landbank is calculated as 10.7 years¹⁶. This figure includes the permitted reserves at Kingsley Quarry and Frith End, which have been reclassified as silica sand but their reserves remain in the soft sand calculations.
- 2.21. There are currently no existing sites within the Whitecliff Sand Member (an area close to the M27 and rail lines and depots at Eastleigh, Botley and Fareham) and any future sites within this area would have to be assessed in any future revision of the Joint Hampshire Minerals and Waste Plan. In the meantime proposals for development in this area could come forward and would be assessed against the Plan's criteria based policies.

Surrey

- 2.22. The Surrey Local Aggregates Assessment 2015 states that the reserves of soft sand are 8.53mt at the end of 2014 which is sufficient to maintain provision for 17.1 years at the Surrey Minerals Plan minerals provision rate, or 15 years based on the 2014 sales rate¹⁷. Therefore, soft sand production will continue to contribute to aggregates supply beyond the plan period and until at least 2032¹⁸.
- 2.23. The Duty to Co-operate response from Surrey County Council (SCC) stated "Surrey has two major soft sand sites located in the east of the county. Once these are worked, the county is likely to be in a similar position to West Sussex with any opportunities for further workings limited to resources situated within the AONB."
- 2.24. SCC also stated that "after 2031, my understanding is that options for finding suitable sites in Surrey, even within the AONB, could prove problematic. So we might potentially have to rely on imports from elsewhere from the early 2030s onwards. If West Sussex were unable to export soft sand then that could limit options in Surrey in the longer term" and that "I'd expect Surrey to be in a position to continue exporting soft sand to West Sussex at previous rates until 2031".
- 2.25. It is also worth noting that the Surrey Minerals Plan Core Strategy DPD includes a presumption against new workings of soft sand within the Surrey

¹⁶ Hampshire Local Aggregate Assessment 2015 Table 9

¹⁷ Surrey County Council LAA 2015 para 4.3.3.

¹⁸ Surrey County Council LAA 2015 para 4.3.4.

Hills Area of Outstanding Natural Beauty (AONB) on the basis that soft sand is not so scarce as to justify sufficient need (in the wider public interest) to outweigh the objectives to conserve the landscape and scenic beauty of the designation¹⁹.

- 2.26. This indicates that, within the West Sussex JMLP period up to 2033, imports from Surrey will be available at levels which are at least similar to those at present, but that post 2031 there may be issues with continuing supply. Any increase in the level of imports to West Sussex could lead to faster depletion of reserves in Surrey.

Kent

- 2.27. The Kent Minerals and Waste Local Plan is currently at Examination and there is uncertainty about the classification of some of the soft sand reserves in the area in terms of the presence of silica sand. The Duty to Cooperate reply from Kent County Council (KCC) indicates that Kent has permitted reserves of 8.04 million tonnes²⁰ of soft sand and a total possible replenishment supply of 16.42 million tonnes overall (to 2030) (subject to sites being allocated in the forthcoming sites plan).
- 2.28. The predicted requirements over the life of the Kent Minerals and Waste Plan (until 2030) are 0.601 tonnes x 17 years, which totals 10.20 million tonnes. Therefore, there could be a total surplus of 14.14 million tonnes of soft sand if all of the replenishment reserves were to come forward over the life of the Plan. However, there is significant uncertainty about a site at Shrine Farm, which was identified as a Preferred Option site, as it is located in the setting of the Kent North Downs AONB and has also been identified as a potential site for a permanent lorry parking area associated with 'Operation Stack'. This means that Kent's potential future role as a net exporter of soft sand is not as secure as it might first appear. KCC have suggested that WSCC should not rely on a scenario which relies on significant imports from Kent.

Wider south east region

- 2.29. The issue of soft sand provision within the south east region was considered at a South East Aggregate Working Party (SEAWP) meeting on 23 February 2015. The paper presented at the meeting suggested that the 'overall provision in excess of the 10 year and 3 year average does give flexibility for intra-regional movement'. The paper also noted that "With the current provision of 4 MPAs (Hampshire, Kent, Oxfordshire and Surrey) having specified together 1.6mtpa in their LAAs, if the other MPAs made provision for 0.2mtpa there would be no regional shortfall."²¹
- 2.30. The Duty to Cooperate response from Oxfordshire County Council also raised concerns about the knock on effect of reduced supply from West Sussex

¹⁹ Surrey County Council Local Aggregate Assessment

²⁰ As of end 2014

²¹ SEAWP 15/03

leading to increased demand for soft sand from Oxfordshire to supply markets beyond Oxfordshire.

Are there any physical constraints that would prevent the alternatives reaching the markets in West Sussex?

- 2.31. Within West Sussex, the Gatwick Diamond area can be readily served by sites in Surrey and Kent, which is aided by trunk roads in the area. Supply to the coastal urban areas is more constrained by the SDNP to the north, and soft sand does not currently travel by rail. So, unless soft sand comes from within and close to the SDNP, it is likely that supplies to the coastal urban areas would be complemented by sources in Surrey.
- 2.32. Due to the transport distances involved, it is less likely that supply from Kent would be a direct replacement for current provision from within the SDNP, but it would be able to replace reductions in exports from West Sussex to East Sussex and Surrey.

Marine

- 2.33. Soft sand can be supplied from marine dredging, and this currently takes place in the Bristol Channel as there are extensive deposits of mobile sand across the upper Severn Estuary. The resource has been exploited as the terrestrial alternatives in South Wales are constrained and the depositional environment favours finer sand resources to be available²².
- 2.34. As set out in the Local Aggregate Assessment (March 2015), research carried out by the Crown Estate shows the extent of the potential sand and gravel resource in the English Channel and Thames Estuary. The report shows that there are likely to be areas of fine sand within the area, but that the 'economic potential of individual sites can only be proved by a detailed evaluation programme'²³. This accords with the Soft Sand Study²⁴ findings which concluded that various issues would have to be overcome including 'being able to meet colour and grading expectations, the logistics of onshore handling and/or processing, retention of the bottom end of the sand grading as material is dredged and customer product acceptance'. The wharf and the fleet capacity is also key.
- 2.35. Discussions held with the Crown Estate and British Marine Aggregate Producers Association (BMAPA) have shown that based on the current evidence, it's unlikely that an option based around any reliance on marine soft sand as an alternative to land-won soft sand would be a realistic and viable prospect within this plan period. Further research is required to explore the future potential for marine-won soft sand (in terms of both the

²² BMAPA Duty to Cooperate response (29/01/16)

²³ The Mineral Resources of the English Channel and Thames Estuary (BGS) (2013)

²⁴ Soft and Silica Sand Study, 2015 <https://www.southdowns.gov.uk/planning/planning-policy/minerals-and-waste/minerals-waste-plans/west-sussex-minerals-local-plan/soft-and-silica-sand-study-final-report-secured/>

suitability of the resource and economic viability) and the increasingly constrained land-won options may provide a prompt for further investigation.

Conclusion on alternatives

- 2.36. Soft sand reserves currently exist in neighbouring areas and are within a viable transport distance of markets in West Sussex. These supplies might also serve markets being served by exports from West Sussex and thus compensate for reduced levels of exports from West Sussex. Further up to date information on imports and exports will be available when the AM2014 survey information is published. When this is available, this document will be updated.
- 2.37. Depletion of current reserves in other areas may mean that, towards the end of the Plan period, it may become more difficult for markets in West Sussex to be served by imports from these areas, however more sites may be allocated and developed and monitoring during the plan period would reveal any issues.

Effect on the environment and potential mitigation

- 2.38. The third part of the exceptional circumstances test is assessing 'any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated'²⁵. This aspect of the test has been applied through the assessment of individual sites within the SDNP. Only if a site is acceptable, in principle, in relation to the criteria above (which have been incorporated into the assessment criteria), will it progress to a final shortlist from which preferred options will be considered.
- 2.39. The site assessment, detailed elsewhere in this report, revealed that the following sites are considered to meet this part of the test as, subject to detailed assessment at the planning application stage, the detrimental effect on the environment, landscape and recreational opportunities can be moderated satisfactorily.
- Land East of West Heath
 - West of Minsted – but being promoted as partly silica and subject to hydrological issues being acceptable
 - Chantry Lane Extension
 - Severals West

Conclusion on the effect on the environment and potential mitigation

- 2.40. The assessment of sites within the SDNP has concluded that, with appropriate mitigation measures, several sites could be developed for soft

²⁵ NPPF para 116

sand extraction without resulting in significant adverse impacts on the environment.

Overall Conclusion

- 2.41. From the evidence set out above, whilst there is an identified need for soft sand, on balance, the exceptional circumstances test has not been passed because there are suitable alternative supplies of soft sand available outside the South Downs National Park which would be able to contribute to meeting the estimated future demand for supplies. However, this situation will need careful monitoring (through a robust mechanism within the Plan) and continued close working with the county councils of Hampshire, Surrey and Kent.
- 2.42. If there was a future downturn in the availability of alternative supplies of soft sand from outside the SDNP, the Plan allows for a re-evaluation of the exceptional circumstances test through the planning application process at any point during the Plan period.

SOFT SAND MARKET MAP 1

SoFT SAND MARKET 2 map

3. Applying the major development test (extension to West Hoathly claypit within the High Weald Area of Outstanding Natural Beauty)

Outline of the Proposed Allocation of Extension to West Hoathly Brickworks

- 3.1. The operator of West Hoathly Brickworks (Ibstock Brick Ltd) has proposed that an 8 hectare area of land immediately to the east of the existing West Hoathly claypit should be allocated in the Joint Minerals Local Plan. If developed the site would form an extension to the existing claypit and allow continued supply of Wadhurst Clay to the long established adjacent brickworks. Bricks manufactured at the West Hoathly brickworks are made from Wadhurst Clay which Ibstock also has permission to work at its sites in East Sussex (Little Standard Hill Farm and Ashdown Brickworks).
- 3.2. The existing site has permission for clay extraction with restoration by 31 March 2028. It is not intended that clay be worked at the extension site for any other purpose and so no off-site transport of clay is envisaged. Allocation of the extension would yield 2 to 3 years supply of clay and extend clay working in this location to around 2031 (subject to a separate planning permission being obtained). The proposed allocation is situated wholly within the High Weald Area of Outstanding Natural Beauty, adjacent to its southern boundary. Clay would be excavated at a rate needed to supply the existing brickworks and, as no increase in the capacity of the brickworks is proposed, it is not anticipated that allocation of this site would result in any increase in activity associated with the excavation of clay.

Applying the Major Development Test

Need

- 3.3. As mentioned above, the test states that there should be an assessment of the need for the development (in this case, an extension to the existing clay pit at West Hoathly within the AONB), including in terms of any national considerations, and the impact of permitting or refusing such development upon the local economy.
- 3.4. National considerations, in terms of clay supplies, are set out in the NPPF²⁶ which expects MPAs to do the following when planning for supplies of clay:

“Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by....providing a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant and the maintenance and improvement of existing plant and equipment, as follows....at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.”

²⁶ Para 146

- 3.5. So, in order to be consistent with the NPPF, the Authorities should seek to ensure a stock of permitted reserves for at least 25 years. The existing permission for extraction of clay at West Hoathly, to serve the existing brickworks, runs until 2028 thus providing only 12 years reserves. Therefore, it is clear that although the extension would not result in a full 25 years supply it would contribute to meeting the level of supply needed to be consistent with national policy.
- 3.6. Furthermore it should be noted that Wadhurst clay has been identified as regionally and nationally important²⁷. In addition the NPPF notes that brickclay is a mineral of local and regional importance that requires safeguarding. Allocation of the site would also prevent sterilisation of the clay resource in this location.
- 3.7. In terms of the impact on the local economy, it is understood that the brickworks provides employment for around 40 people and, it may be assumed, maintaining operations is reliant on local goods and services. A 2015 decision to permit application²⁸ concerning an extension of the time for extraction of clay from the existing permitted site at West Hoathly took into account how this would allow operations at the West Hoathly brickworks to continue. The decision report notes:

"The principle of mineral extraction on the site was established in 1999 (HO/36/98) to facilitate the continued operation of the adjacent brickworks factory."

Conclusion on need

- 3.8. It can be concluded that the existing permitted reserve at West Hoathly is less than 25 years and so there is a need for additional supplies to be identified. The supply of clay from an extension to the existing claypit at West Hoathly brickworks would contribute to supplies of a mineral of local and national importance and help to ensure that a permitted reserve of 25 years exists to supply existing brickworks. It may also be said that ensuring continued supplies of clay to the local brickworks is also important to the health of the local economy.

Alternatives

- 3.9. Again, as mentioned above, the second part of the 'test' involves considering the 'the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way'²⁹.
- 3.10. In discussions with West Sussex County Council³⁰, the operator has indicated that the West Hoathly brickworks could in fact be supplied with clay sourced

²⁷ BGS (2007). Minerals Safeguarding Areas and Mineral Consultation Areas for West Sussex.

²⁸ Ref.: WSCC/081/14/HO

²⁹ NPPF para 116

from other permitted clay sites in East Sussex, namely Little Standard Hill and Ashdown, and so, on this basis, 25 years reserve may already be available and the brickworks will not necessarily close down if clay cannot be obtained from an extension to the existing claypit.

- 3.11. Consideration of the recent Proposed Submission Draft (Reg 19) East Sussex South Downs and Brighton Hove Waste and Minerals Sites Plan reveals that the Authorities are proposing to safeguard both the Little Standard Hill Farm and Ashdown claypits to at least 2026. Consultation with East Sussex County Council on this matter has confirmed the following:

A. In relation to Little Standard Hill Farm, condition 2 of permission MR/11 states: "The clay extracted from the site shall be used only for, or in connection with, the production of bricks or other clay products at the Ashdown Brickworks, except with the prior written approval of the Director of Transport and Environment."

Therefore, in the event that Istock wished to export clay from the site to West Hoathly Brickworks they would have to apply to ESCC for removal of this restriction, and in so doing demonstrate that:

- The reserves were no longer needed in the long term at Ashdown brickworks; and,
- that the proposals are acceptable in terms of East Sussex Waste and Minerals Plan conditions: WMP 18 (transport) and DM policies, particularly WMP25 (general amenity) and WMP 26 (traffic impacts).

B. In relation to Ashdown Brickworks, operators (Istock) have indicated that there are sufficient reserves to last for the next 48 years and the current permission allows winning and working of minerals until 2052. There appears to be nothing in the current permission that would prohibit the export of clay from the site.

- 3.12. Istock have indicated that the extension to the claypit at West Hoathly is vitally important but, if clay could be supplied from elsewhere, it appears that this is not the case.
- 3.13. It isn't clear whether there are any development management constraints, in particular associated with deliveries of clay to the site, which would prevent imports of clay from elsewhere, however HGVs currently access the site to collect bricks from the brickworks. Further, WSCC Highways raised no concerns in response to the 2014 application to extend the time limit of

³⁰ Meeting 22 May 2015 and subsequent correspondence

extraction operations and noted that "there are no known significant highways issues associated with the operation of this site."

- 3.14. If alternative sources of clay were found this would likely result in additional impacts associated with vehicles making deliveries of clay to the site. It is possible that this activity would result in additional costs which might affect the viability of the brickworks but it appears that the import of clay from elsewhere is something that the operator has already anticipated albeit further into the future.

Conclusion on alternatives

- 3.15. Taking account of the information presented above, and in particular the possibility of sourcing clay to supply the brickworks from East Sussex, it is by no means clear that the need for clay necessarily has to be met from an extension to the existing excavation which is located wholly within the AONB and so, on this basis, it is considered that this test has not been passed.

Effect on the environment and potential mitigation

- 3.16. As indicated above, the principle of clay extraction at this location within the AONB has already been established. In response to the consultation on the JMLP Background Papers, the High Weald AONB Unit stated:

"Clay and sandstone have traditionally been extracted and continue to be on several sites in West Sussex. In general these activities are supported and form part of the cultural heritage of the High Weald and provide valuable traditional materials. On the assumption that they remain at the present scale of operations (allowing for extensions to existing quarries) the continue use is supported, and is unlikely to have any additional impacts on the wider landscape."

- 3.17. Assessment of the suitability of this site, has been carried out and conclusions regarding transport and transport impacts are summarised in the following paragraphs.
- 3.18. The proposed allocation would form part of the operational land associated with the brickworks and so all movement of clay to the brickworks would effectively take place on site. As no increase in the capacity of the brickworks is proposed, it is not anticipated that allocation of this site would result in an increase in activity (e.g. vehicle movements) beyond that which is already existing and this has been assumed in assessing the potential impacts of the allocation.
- 3.19. In terms of landscape impact, the landscape capacity and sensitivity report prepared by LUC concluded the following summary of key landscape, visual and landscape value sensitivities and issues concerning this site:

"The subtle complexity of the landscape structure of the site and the adjacent areas of ancient woodland as well as its intervisibility with a

wider area of the High Weald AONB reduces the capacity of the site to accommodate development without some erosion of the character and habitat value of the surrounding area. However the low-lying topography allows scope for the mitigation of visual intrusion by planting to reduce visibility from the hills to the northwest. A degree of enclosure is provided by existing woodland and hedgerows, and the lower area to the northwest of the area has a slightly greater capacity to accommodate workings, with reduced visibility from the road and the village to the south and southeast. There is also the potential for cumulative impact on the key characteristics and special qualities of the High Weald AONB landscape in relation to the extension of the existing workings further eastwards."

- 3.20. Essentially the landscape assessment therefore suggests that some working may be possible though it notes potential for cumulative impact on the High Weald AONB.
- 3.21. A summary of the results of the technical assessments is shown in Appendix 6 of this document. These suggest that the site is acceptable in principle in terms of the impact on the environment, subject to any application having to address the issues set out in the following development principles (which have been included within the draft Joint Minerals Local Plan:
- 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. creating and retaining appropriate buffers, where no development shall take place, along the water course, and around the mature trees and ancient woodland within and adjacent to the site;
 - vi. in order to minimise negative impacts on mature trees and watercourses, appropriate buffers, where no development shall take place, should be created and retained around these features;
 - vii. 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;
 - viii. an assessment of the impact on the Ancient Woodland (Blackland Wood, Front Wood and Cookhams Shaw); should be carried out and mitigation provided, if required in accordance with Natural England and the Forestry Commission's standing advice;

- ix. an assessment of the impact on the nearby SSSI should be carried out and mitigation provided, if required;
- x. 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;
- xi. 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. a flood risk assessment should be carried out, and mitigation provided, if required;
- xiii. potential impacts on the Crawley AQMA resulting from site operations and HGV traffic should be identified and mitigation set out if required;
- xiv. opportunities should be sought to enhance future public access.;
- xv. access to the site should be through the existing brickworks via Top Road;
- xvi. as the site contains Grade 3 Agricultural Land Quality, an assessment should be undertaken of the potential for high quality agricultural land should be undertaken, and mitigated provided, if required;
- xvii. the power line and BT line should be diverted or protected, as necessary;
- xviii. 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.

3.22. It should also be noted that no significant adverse impacts are considered to have arisen from the existing excavation which has been in operation since at least the 1940s.

Conclusion on effect on the environment and potential mitigation

- 3.23. The assessment of the suitability of the extension to the West Hoathly clay pit concluded that, with appropriate mitigation measures, the site could be developed for clay extraction without resulting in significant adverse impacts on the environment. Taking this into account, together with the views of the High Weald AONB Unit, suggests that this part of the test has been passed.

Overall Conclusion

- 3.24. In light of the fact that the first test has not been passed, it is considered that, overall, this site does not pass the exceptional circumstances tests set out in para 116 of the NPPF.