

WEST SUSSEX MINERALS LOCAL PLAN: CALL FOR SITES

To promote a site, please complete and return forms:

- by email to xxxx@xxxxxxxxxxx.xxx.xx
- by post to Strategic Planning, West Sussex County Council, County Hall, West Sussex, PO19 1RH

Please submit completed forms by **11 April 2014**.

Visit our website for further information: www.westsussex.gov.uk/mwdf

Guidance Notes

Before completing this form, please read the following:

- Sites may be included in future public consultation exercises and published so cannot be treated confidentially.
- Please complete the form in as much detail as possible. **Please attach an Ordnance Survey map clearly showing the precise boundaries of the site proposed for development (edged in red).** Show any other land within the same ownership edged in blue. This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (e.g. tree surveys, borehole information).
- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future. The safeguarding of existing sites will be considered later in the plan making process. Those seeking safeguarding do not need to complete this form.
- Only submit sites that you have an interest in (as landowner, or through landowner's permission) and that you believe have genuine potential to start development over the next 15 years.
- The Call for Sites request is part of the West Sussex Minerals Local Plan plan-making process and is separate from the planning application process.
- If you submit a form, your details will be added to our contacts database and you will be kept informed of the progress of the Minerals Local Plan progress.

CALL FOR MINERALS SITES: FORM

Personal information given on this form will be used for the purpose of correspondence only.

Site Location

Site Name	Ham Farm			
Site Address (inc postcode, district and parish)	Ham Farm Washington Road Steyning West Sussex			
Site OS Grid Reference	Northing	113230	Easting	516199

Contact Details

Name	[Redacted]
Organisation (if relevant)	[Redacted]
Address	[Redacted]
Telephone	[Redacted]
Email	[Redacted]

Your Details

You are ...? (Tick all that apply)	<input checked="" type="checkbox"/> Agent	
	<input type="checkbox"/> Landowner	
	<input type="checkbox"/> Operator/Developer	
	<input type="checkbox"/> Other (please specify)	
If you are representing a client(s), please supply their name(s) and address(es)	The Dudman Group of Companies Albion Wharf Albion Street Southwick West Sussex BN42 4ED	

Site Details

Site area (in hectares) for whole site

Site area (in hectares) for area suitable for development

Proposed development/material to be extracted (tick any that are appropriate):

- ☐ Sand and gravel
- ☒ Soft sand
- ☐ Silica sand
- ☐ Clay
- ☐ Sandstone
- ☐ Minerals wharf
- ☐ Minerals railhead
- ☐ Other (please specify)

Has this site been nominated as part of a call for sites in the past? If yes, please provide details.

Representations were made in respect of this site during the previous "call for sites" (Dec 2008) and was identified as a "potential site" Ref M/HO/4A

Current use of site (Is the site greenfield or brownfield? Has the site got more than one use?)

The site is currently in agricultural use (arable).

Are there any existing structures on the site?

No

If there are existing structures or land uses, would these require demolition or relocation?

N/A

Site Details (cont.)

Adjacent land uses (e.g. housing, open farmland):

To the north	Woodland and agricultural land
To the east	Woodland and agricultural land, small group of properties collectively known as Ham Farm
To the south	Washington Road (A283) with parkland (Wiston Park) beyond
To the west	Agricultural land with areas of woodland, plus one residence (Horsebrook Cottage)

Any relevant planning history? (Please provide this on additional sheets.)

None - greenfield site

If the site in question would involve extraction of a mineral, what would the estimated reserve be? (Specify whether cubic metres or tonnes.)

850,000 tonnes

What is the anticipated annual yield/output of the site? (If it is extraction of a mineral, please provide estimated output; if it's a wharf or railhead please provide anticipated annual capacity.)

85,000 tonnes per annum

What is the suggested use after extraction/proposed restoration scheme?

The geometry of the deposit will result in a steep-sided void, that would be dry. The restoration proposal is to use imported inert, restoration material to raise levels and return the land back to an agricultural use.

Site Constraints

Are there any limitations that may prevent or constrain the development on this site?

Please provide details, including any measures that may be used to overcome these constraints, or where there may be a positive impact on the area as a result of development.

Access Issues (e.g. issues surrounding the existing access to the site, proposed haulage routes to Local Lorry Route)

The proposed site is a greenfield prospect and so will require the construction of a new access. Because the southern boundary of the site is immediately adjacent to the A283 (a Strategic Lorry Route) any access will be directly onto this main lorry route.

The proposed route would run from the eastern boundary of the proposed site, traverse eastwards to the north of the buildings at Ham Farm and then turn south to connect with the A283 Washington Road.

Topography or ground conditions (e.g. site slopes, varying site levels, tree cover)

The proposed site slopes gently from NE to SW (towards Washington Road). Apart from the occasional mature tree (and with the exception of a small area to the NE corner) the proposed site is devoid of any features (woodland, hedgerows, etc).

Flood risk/water issues (e.g. liability of site to flooding, rivers/streams close to site)

There are a number of small streams in the vicinity of the proposed site, more specifically along the western and northern boundaries, but none of these water features are identified as being a flood risk on the EA Flood Map.

Environmental constraints/opportunities (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space, affects a public right of way or tree protection order, or opportunities for improvement of the environment)

The proposed site comprises agricultural land which has limited interest. It is proposed that the land be restored back to an agricultural use following mineral extraction.

There proposed site is not affected by any public rights of way.

Site Constraints (cont.)

Utilities and infrastructure provision (e.g. provision of services to development including electricity, water, gas, sewerage as necessary)

As a greenfield site, any utilities and infrastructure would have to be provided as part of the working scheme. That said, given the scale of operations it is unlikely that any permanent connections will be required.

Air quality (e.g. impact on Air Quality Management Areas)

Not known at this time

Planning policy constraints (e.g. based on adopted policy, designations, or protected areas including conservation areas, SSSIs, listed buildings)

The proposed site as well as the proposed access lies outwith the South Downs National Park. That said, the National Park boundary runs along the southern edge of Washington Road, so effectively along the southern boundary of the proposed site.

Horsebrook Cottage, which lies adjacent to the west boundary of the proposed site, is a listed building.

Neighbouring issues (e.g. is the site affected by power lines, railway lines, major highways)

None of the above examples apply to this proposed site.

Other considerations (any other issues that may affect the suitability of the site)

Site Availability and Viability

Please give details, including any measures required to overcome constraints.

Is the site currently being marketed?	N/A
Is the site owned by a developer/operator?	No
Is the site under option to a developer/operator?	Not currently although the developer (the Dudman Group of Companies) is in discussion with the landowners
Are there any legal/ownership constraints that might prohibit or delay development of the site?	None known.

Please indicate the likely timescale for the site being developed for the proposed use. When it is likely to start operating?

- ☐ Available immediately
- ☒ Within the next 1 to 5 years
- ☐ Within the next 6 to 10 years
- ☐ Within the next 11 to 15 years
- ☐ 15+ years

How many years do you think it would take to complete extraction of minerals if the site is of this nature?	10 years
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Is there any issue that may influence the economic viability or timing of the site being developed?	None known.
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Are there any issues that would restrict access to the site by County Council officers for undertaking assessments on the site?	None known.
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Any Additional Information

Please use the section overleaf to add any additional information that you feel will help the Authorities in their consideration of this site.

The following information will be of use during assessments of sites, although we understand that it may not be relevant for every site. Where appropriate, please provide this information on maps (preferably one map for each piece of information, to scale and with north indicated).

- Existing and proposed location of site access
 - Proposed location and layout of any plant/equipment
 - Proposed lorry haulage routes
 - Proposed operating hours
 - Estimated vehicle movements (including workings out)
 - Location of nearest non minerals developments
 - Current agricultural land classification
 - Flood zone map and details on flood risk management
 - Proximity to national/conservation designations
 - Proximity to protected species
 - Proximity to historical features (including listed buildings)
 - Details of how biodiversity and habitat enhancement can be achieved.
 - Proposed after use or restoration
 - Borehole / test pit details
 - Groundwater implications
 - Depth of mineral, overburden and soil thickness
 - If the proposed use is in a mineral import/export facility (wharf or railhead), provide the current/proposed operational area on a plan and indicate any extensions or modifications to operations.
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Any Additional Information (cont.)

Borehole information is available in support of the reserve assessment and can be provided, in confidence, on request.

Other, detailed information will be provided during the course of the Local Plan process.

Any Additional Information (cont.)