West Sussex County Council

...UR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AD0006/08
DATE RECEIVED 30 JAN 2008

MINERALS AND ASSOCIATED WASTE APPLICATIONS

1. **What are you applying for (tick all box(es) as appropriate: (see note 1)**
Minerals or Waste Application

2. **Applicant: (see note 2)**

Title	Mr Tony Grimson
Company	Penfold Verrall Ltd
Address	
	The Chalk Pit
	Mile Oak Road
	Portslade
	East Sussex
	Brighton
Postcode	BN41 2RB
Telephone	01273412224
Mobile	
Fax	
E-Mail	N@A

3. **Agent (if any): (see note 3)**

Title	Mrs Gillian Pawson
Company	GP Planning Ltd
Address	
	Mill House
	Long Lane
	East Haddon
	Northamptonshire
	Northampton
Postcode	NN6 8DU
Telephone	01604 771123
Mobile	
Fax	01604 771086
E-Mail	gill@gpplanning.co.uk

4. **Site Address: (see note 4)**

Address	Grid Reference TQ 196,057
	New Monks Farm
	Lancing
	West Sussex
Postcode	

7. Type of Application: (see note 7)

Is the application for:

a) Full planning permission for new mineral development including new ancillary and associated development? N

b) Full planning permission for new development involving the storage, treatment or disposal of controlled waste including ancillary and associate development? Y

c) Renewal of unimplemented permission? N
If yes, give date and reference number of unimplemented permission in 'Other Details' below

d) Renewal of temporary permission? N
If yes, give date and reference number of temporary permission in 'Other Details' below

e) Extension to an existing site included associated development? N
If yes, give date and reference number of existing permission in 'Other Details' below

f) Variation of Condition(s)? N
If yes, give date and reference number of existing permission and the condition(s) sought to be amended in 'Other Details' below

g) Other (please give details)
Temporary use for the recycling of aggregates for the construction of golf course under permission L/87/00/TP, with onward sale of aggregates unsuitable for use on site.

h) Are you or anyone else with an interest in the land willing to consolidate or update existing permissions including associated development on the site? N

i) Please give details
Not applicable.

j) Previous permissions for minerals or waste development on the site (if any)
Not applicable.

8. Type of Development: (see note 8)

i) Brief description of the development including main mineral to which the application relates

Processing of construction and demolition waste brought onto site for the purpose of constructing the golf course. Recycled aggregates will be recovered, as will soils. Where possible materials will be used in the construction and landscaping of the site. Additional materials will be sold off site. The permission sought is temporary to cover the life of the construction of the golf course.

ii) Indicate the checklists which you have completed with this application form (see the end of this form for the checklists you will need to complete). All applicants must complete checklists D, E & F

• Minerals Exploration	Checklist A	N
• Minerals Extraction	Checklist B	N
• Minerals Processing	Checklist C	N
• Ancillary Operations, Associated Development and Transport	Checklist D	Y
• Environmental Effects	Checklist E	Y
• Restoration, AfterCare and AfterUse	Checklist F	Y
• Underground Mining	Checklist G	N
• Proposals involving Disposals of Wastes	Checklist H	N
• Landfill	Checklist I	N
• Oil and Gas Development	Checklist J	N
• Benefits of Development	Checklist K	Y

9. Plans, Drawings and Other Supporting Material: (see note 9)

i) *List here the plans and drawings submitted with the application. See guidance notes for the drawings which are required or would be advisable*

Reference Number	Title
Reference Number	Title
Reference Number	Title
Reference Number	Title

Other Files

ii) Is an Environmental Statement attached with this application? N

iii) If an Environmental Statement is not mandatory, is the applicant willing to make copies of the application documents, including the Environmental Statement? N

If yes, please provide the address where information can be inspected, and the price of the Environmental Statement if available for purchase

Address

Documents

Cost

.00

10. Voluntary Agreements/Planning Obligations: (see note 10)

Is any outline or draft agreement included with this application? N

If yes, summarise the purpose of the agreement below

Declaration

I (we) hereby apply for planning permission or consent as described in this form and the accompanying plans, drawings and additional information I understand that this information may be made publicly available.

Signed by Applicant:

Signed by Agent

Mrs Gillian Pawson for GP Planning Limited

Date: 25 / 10 / 2007

Fees

Estimated fee for this application is £1350.00

The status of the fee is: Payment Made

MINERALS AND ASSOCIATED WASTE APPLICATIONS

GUIDANCE NOTES FOR COMPLETING THE MINERALS AND ASSOCIATED WASTE APPLICATION FORM

When to use this Form

This supplementary form should be used for the following types of application:

- Full planning permission for mineral workings;
- Renewal of an unimplemented permission;
- Renewal of a temporary permission;
- Extension to an existing site;
- Variation of condition(s)

Note: Variation of Conditions - Applicants seeking permission for variation of conditions are strongly advised to consult with the MPA to establish information requirements. Regulations require applicants for variation to submit an application in writing and give sufficient information to enable the authority to identify the previous grant of planning permission and any condition in question. Although in many cases this procedure may be achieved by letter, the MPA has powers to direct the applicant to supply any further information required. This may include the completion of the application form and the submission of any plans and drawings necessary to determine the application as is reasonable to consider the application.

INFORMATION REQUIRED

These guidance notes are to help you complete the supplementary form and provide the planning authority with all the necessary information for your application to be efficiently determined. The information is requested in accordance with the provisions of the Town and Country Planning (Applications) Regulations.

This document is only a general summary of the procedure for the submission of an application for your guidance and does not provide for the detailed procedure in in every circumstance. If you are unclear about any item, please consult the relevant planning authority.

NORMALLY UP TO FOUR COPIES OF THE APPLICATION FORM TOGETHER WITH FOUR COPIES OF EACH OF THE PLANS AND ANY OTHER MATERIAL (e.g. Supporting Statements, Environmental Statements etc) SHOULD BE SUBMITTED TO THE MPA. HOWEVER, TO ASSIST THE CONSULTATION PROCESS, ADDITIONAL COPIES OF THE FORM AND SUPPORTING INFORMATION MAY BE HELPFUL AND IT IS RECOMMENDED THAT YOU CLARIFY SUCH REQUIREMENTS WITH THE AUTHORITY PRIOR TO SUBMITTING THE APPLICATION.

When preparing your application you are advised to take account of relevant development plan policies and designations, other guidance issued by the First Secretary of State in Planning Policy Statements, Planning Policy Guidance Notes, Mineral Planning Guidance Notes, and current best practice.

Supporting Statements or Other Information

The supplementary form is designed to give brief details of the proposed developments. In all cases it will be necessary to provide the planning authority with additional information concerning your application. This will normally take the form of a supporting statement.

A series of checklists have been provided with the Application Form to remind applicants of the range of information required by the authority to assist them in making their decision. In the case of a supporting statement this should follow the order of the checklists. All additional information should be references to the checklist.

MINERALS AND ASSOCIATED WASTE APPLICATIONS
Environmental Assessments

If your proposal is likely to have significant effects on the environment it will almost certainly need to be the subject of an assessment of those effects under the latest Town and Country Planning (Assessment of Environment Effects) Regulations.

Whether or not an environmental assessment must form part of your application will be a matter which will be decided by the mineral planning authority (although you may apply to the Office of the Deputy Prime Minister for a direction if you disagree with the decision). As environmental assessments usually take many months to prepare, you are strongly advised to establish at any early stage, in pre-application discussions with planning officers, whether an environmental assessment will be required to be submitted with your application.

Before making an application or if you are in doubt about whether your proposal requires planning permission, you are strongly advised to make an appointment to discuss your proposal with minerals planning officers.

If the planning authority considers that there is insufficient information to determine your application, it may ask for more. It is therefore in your own interest to provide information as comprehensively as possible.

Qu. 1	**Type of development.** To be completed for all applications
Qu. 2	**Applicant.** You must enter the applicants name, full postal address (including postcode) and a daytime telephone number.
Qu. 3	**Agent.** If the application is being submitted by an agent (i.e. someone who is acting on the applicants behalf) please enter the name and full postal address, together with a daytime telephone number. If this box is completed all correspondence, including the Notice of Decision, will be sent to the agent.
Qu. 4	**Site Address.** Please enter the address of the application site. If the application relates to open ground describe its location as clearly as possible.
Qu. 5	**Application site** To be completed for all applications.
Qu. 6	**Site Ownership** i. The title of the development will be used in correspondence, reports and the decision letter ii. - iv. As much information as possible should be given for these sections.
Qu.7	**Type of Application** Please indicate all surface landowners and mineral owners (if different) on the site If the sufficient space is provided to indicate all surface (and mineral) owners, then please attach a separate sheet and ensure that this is brought to the attention of the MPA.

Qu. 8 **Type of development.**

i. To be completed, as appropriate, for all applications.

ii - iii. On occasion you may wish to consolidate existing permissions already on the site and associated development. If so, then please indicate in the space provided:

- Whether you or anyone else with an interest in the land is willing to consolidate or update existing permissions.
- The date and reference numbers of the permissions to be consolidated.

Qu. 9 **Plan, Drawings and Supporting Information**

In most cases applications involving mineral extraction or waste disposal will require the following plans, sections and drawings. All plans should preferably be on an Ordnance Survey base, clearly titled, and given a unique reference number. The following plans must be provided to the authority.

Location Plans(s)

This should be normally at a scale of 1:50,000 where appropriate but not larger than 1:10,000.

Site Plan(s)

- This should normally be at a scale of 1:2,500 (although larger scale plans may be appropriate in some cases and show the following information:
- The land, to which the application relates, edged red. Please note that the access route between the site and the public highway, any landscaping works, amenity bunds and landfill gas monitoring boreholes etc should be included within the red line and any gas monitoring boreholes failing outside the main site should also be shown;
- Any other adjoining land under the applicant's control, edged in blue;
- Any land within or adjoining the site which has been used for mineral working; waste disposal or associated development, including the position of working/tipping faces, areas restored etc and any planning permission references;
- The position of any existing buildings, underground services, overhead lines, roads, public rights of way on, or adjacent to the site;
- Existing contours at appropriate levels within and normally for a distance of at least 250 metres outside the site to illustrate the relationship of the site to the surrounding topography. For oil and gas, a greater distance of at least 500 metres outside the site are necessary;
- The position of any existing watercourse, culverts, drainage, ditches or ponds within or bounding the site showing, where appropriate, the direction of flow;
- The position of the trial pits and boreholes.

Note: Aerial photographs of the site and its surroundings would be helpful but are not essential.

Working Plan(s)

These should be at the same scale as the site and include the following information:

- Any areas of land to be excavated shown edged orange and any areas to be filled shown diagonally hatched. Such boundaries should allow a sufficient safety margin to protect rights of way, railway lines, watercourses, services, buildings, tree etc which are to remain undisturbed;
- Proposals for the storage of topsoil, subsoil and over burden (other than screening bunds);
- Proposals for screening and landscaping the operations, including details of screening bunds (if temporary, include date of removal) and advance tree planting (include type, size spacing and maintenance);
- The location of processing and other plant, stockpiles, buildings, offices, weighbridges, wheel cleaners etc. (Note: the maximum height of stockpiles should be indicated and detailed on drawings for the plant and buildings - see below);
- Details of fencing and other security arrangements;
- The method, direction and phasing of working, extraction and filling, if relevant (Note: the estimated duration of each phase should be given);
- The position of any diverted watercourses, lagoons, leachate collection systems, sources of water supply, means of drainage and the position of any water discharges going to existing watercourses;
- The position of landfill gas monitoring and control facilities, if relevant;
- *Full details of the vehicular access route from the site to the public highways. The detailed design* of the access junction with the public highway should be submitted on a separate plan at a scale of 1:100 or a similar appropriate scale. This should show the width of the road, its means of construction, the turning radii and sight lines;
- Details of proposed measures to divert, remove or avoid overhead lines and other services, or stop off, remove or divert public rights of way including footpaths and bridleways;
- For underground mining proposals the position of all mine entries (including ventilation shafts etc), areas likely to be subject to subsidence and areas to be left unworked to provide support;
- In addition, **for oil and gas proposals,** where relevant, the intended route of the survey, the location or boreholes and wells and the sitting of processing and distribution facilities including screening, landscaping and design.

Restoration, Aftercare and Afteruse Plan(s)

These should be at the same scale as the site plan and show how the site will be restored during and following the completion of operations. They should include the following information:

- The final contours of land (with typical gradients indicated). The contours should normally be extended for a distance of at least 250 metres outside the site to illustrate the relationship of the restored land to the surrounding topography;
- The replacement depths of soil and their sources;
- The position of any permanent water features, together with estimated depths of water and details of typical marginal treatment;
- Proposals for the drainage of the land, if known, including the position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses;
- The position of existing trees, shrubs and hedges to be retained on site following the completion of operations and details of trees etc to be planted (include the expected rate of planting);
- Any other landscaping proposals and provision for public or other access.

Sections and Profiles

These should be as follows:

- Reprehensive sections showing existing and final restoration surface levels with an indication of likely settlement. Where extraction of minerals is to take place, the maximum depth of the excavation and where applicable, the position of the water table and quarry faces should be shown;
- For mineral working, reprehensive sections and borehole diagrams should be submitted which differentiate between topsoil, subsoil and overburden and describe the characteristics and thickness of each;
- In the case of mineral extraction of the pit/borehole information should also include the thickness and characteristics of the mineral(s) to be extracted and any interbedded waste materials which need to be removed, the underlying geology and the position of the water table;
- In case of topsoil, subsoil, overburden and tips, the profiles and gradients of mounds should be shown.

Plans for Buildings, Plant and Structures

Unless there are special factors preventing their submission, detailed plans of all fixed plant buildings and structures should be submitted at the same time as the remainder of the application. These plans should normally be at a scale of 1:500 and include ground plans, elevations and show the type and colour of external materials to be used. Weighbridges, fixed wheel cleaning equipment and the maximum extent of stockpiles should be included.

Environmental Statements

Only a limited amount of space is provided in the application form.

i. In cases where Environmental Statements are not mandatory (under 25 hectares), applicants may wish to provide an Environmental Statement to the MPA in support of their application, in order to provide details on the impact of the proposal.

ii.Applicants should make clear whether they are willing to allow information to be inspected at a location other than the MPA offices. This may include their own offices. In addition, if documentation (such as the Environmental Statement supporting the application) can be purchased, then the price of purchase should be supplied.

Qu. 10 **Voluntary Agreements / Planning Obligations**

Voluntary for all applications

MINERALS AND ASSOCIATED WASTE APPLICATIONS
MINERALS AND LANDFILL APPLICATION CHECKLISTS

In addition to the application form a series of checklists are provided to be filled in by the applicant. The checklists are to remind applicants of the broad areas of information which should be submitted to the MPA in support of their proposal at the same time as their application.

Before completing these checklists, applicants are advised to read the accompanying guidance notes before each checklist. The checklists have a space provided where the applicant can cross-reference material to the information submitted with the application (preferably name of document and section or page no.) A clear indication should be given to the MPA as to where information can be found.

If, for some reason, information cannot be provided in whole in accordance with the guidance notes, then a clear indication should be given as to why this is the case in the supporting information, and cross-referenced accordingly. A note of this should also be made on the checklist in the space provided.

Which Checklists to Complete?

In addition to the checklists A, B and/or C, all applicants must provide information relating to checklist D (Ancillary Operations, Associated Development and transport), checklist E (Environmental Effects of Development); and checklist G (Restoration, Aftercare and After use).

Applicants should also normally provide information in relation to other checklists, as summarised below:

NATURE OF DEVELOPMENT	CHECKLIST
Mineral Exploration (all relevant applications other than oil or gas)	Checklist A
Mineral Extraction (all relevant applications other than oil or gas)	Checklist B
Mineral Processing (all relevant applications other than oil or gas)	Checklist C
Ancillary Operations, Associated Development and Transport (all applications)	Checklist D
Environmental Effects (all applications)	Checklist E
Restoration, Aftercare, and Afteruse (all applications)	Checklist F
Underground Mining (as relevant)	Checklist G
Proposals involving major surface disposals of Mine and Quarry Wastes (as relevant)	Checklist H
Landfill or Infill of Mineral Extraction Sites (as relevant)	Checklist I
Oil or Gas Development (as relevant)	Checklist J
Benefits of the Development (optional)	Checklist K

MINERALS AND ASSOCIATED WASTE APPLICATIONS

CHECKLIST A: MINERAL EXPLORATION

		Information Provided	Document/Section/Page No.
i)	*Minerals Sought (if known)*		
	Type(s) of mineral		Ref
	Area		Ref
ii)	Methods of Exploration		
	Boreholes or Other Excavations		Ref
	Seismic Methods		Ref
	Equipment		Ref
	Duration of Operations		Ref

Additional information not provided elsewhere

Guidance Notes

This section should be completed for proposals involving mineral exploration (excluding oil and gas and requiring planning permission.

Certain small scale and temporary prospecting operations undertaken for the purpose of exploiting minerals are permitted by the General Permit Development Order subject to certain limitations and conditions. Where there is uncertainty about permitted development rights, applicants are advised to discuss their proposal with the MPA.

In all other cases you should apply for planning permission and submit the following information with your application.

i) In most cases the minerals type will be known and should be stated. Where the minerals being sought are not known, applicants should state the purpose of operations being undertaken. Details submitted should also include an indication of the site area (hectares) to be explored.

ii) Methods of exploration should include the expected number and depth of borehole(s) or other excavations; the method and results of any seismic surveys (if relevant), the type of equipment used during exploration; and an estimation of the duration of operations, where relevant

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

MINERALS AND ASSOCIATED WASTE APPLICATIONS

CHECKLIST B: MINERAL EXTRACTION

		Information Provided	Document/Section/Page No
i)	Type and Quantity of mineral to be extracted		Ref
ii)	Methods of extraction		Ref
iii)	Quantities and characteristics of soil and overburden to be removed		Ref
iv)	Thickness of working in relation to the water table		Ref
v)	Special properties of the material and evaluation procedures used to determine this		Ref
vi)	Potential market		Ref
vii)	Quantity and nature of wastes from extraction		Ref
viii)	Scheme of working		Ref
Additional information not provided elsewhere			

Guidance Notes

i) The applicant should include the mineral type(s) to be extracted, and the area of excavation (hectares) which should make cross references to plans.

ii) Details should be provided for methods of extraction.

iii) Information should also be provided relating to the proposed duration of extraction and should include details of proposed start and end dates and phasing. Where possible, a progressive scheme of working should be prepared which minimises the amount of land taken out of agriculture or other use at any time and which facilities the early restoration of the site.

iv) Information should also include the approximate thickness and estimated total volumes of the topsoil and subsoil existing on the site (average and ranges), as well as the approximate average thickness and total volumes and nature of any overburden which must be removed (see checklist F).

Indication should be given of the agricultural grade of the land being affected either by extraction or by material waste deposition (Grades 1 to 5) and should be accompanied by a clear indication of how the agricultural grade of the soil had been determined (e.g. using Agricultural Land Classification Maps or other surveys).

Applications should also indicate provisions to be made for the temporary or permanent seperate storage of each of these materials. Information should relate to the location and design of all soil and overburden storage mounds.

v) Include details of the maximum depth of surface workings and relationship to the water table and whether dewatering or pumping will occur.

vi) Minerals can only be worked where they are found, therefore if the proposal involved minerals with special characteristics or properties or is needed to fulfil a specific commercial or market need, applicants should provide details so that this factor may be taken into consideration. If this type of information is submitted,

MINERALS AND ASSOCIATED WASTE APPLICATIONS

CHECKLIST C: MINERAL PROCESSING

	Information Provided	Document/Section/Page No
i) Quantity of mineral products to be processed annually on site		Ref
ii) Capacity of processing plant		Ref
iii) Quantities of processed waste		Ref
iv) Off-site processing operations		Ref
Additional information not provided elsewhere		

Guidance Notes

i) Information should be supplied which indicates the quantity of raw material to be processed on the site itself (maximum tonnes per annum), and the nature and annual maximum amounts of any other material(s) proposed to be brought onto the site for processing or storage. Details of other materials to be brought onto site as inputs to the processing operations should be given. In addition, the applicant should submit information relating to the nature and form of the products, once processed. Information should also relate to the maximum tonnes per annum produced on site of the processed product(s).

ii) Information relating to the normal average and maximum working capacity of the processing plant should be provided and expressed in terms of maximum tonnes per hour.

iii) A description of the nature and quantities of waste resulting from processing procedures should be provided including the volume of wastewater and other waste products, and the proposed methods of disposal.

iv) Details should be given of any off-site processing plants, their location and the percentage of material extracted, which is processed off the site. Information should be supplied relating to the method of transporting material from the extraction area to the processing or disposal area.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST D: ANCILLARY OPERATIONS, ASSOCIATED DEVELOPMENT AND TRANSPORT

		Information Provided	Document/Section/Page No	
i)	Buildings, plant and structures associated with the winning or working of minerals, or deposit of waste(s) subject of this application	N	Ref	
ii)	Site access	Y	Ref	See Supporting Statement
iii)	Methods of transporting materials	Y	Ref	See Supporting Statement
iv)	Details of vehicular movements	Y	Ref	See Supporting Statement
v)	Methods of controlling transport impacts	Y	Ref	See Supporting Statement
Additional information not provided elsewhere				

Guidance Notes

Ancillary operations refer to those buildings or structures that do not require planning permission under a General Permitted Development Order. Associated development goes beyond this and refers to buildings or structures that do require planning permission.

Applications for the types of minerals development not included in the categories specified in Schedule 1(1) of the Town and County Planning Act 1990 as amended by Section 19 of the Planning and Compensation Act 1991 should be submitted on a standard application form that can be obtained from the district in non-metropolitan counties or metropolitan district or London Boroughs, or the Peak and Lake District National Park Authorities. Note: Schedule 1 includes building, plant or machinery that is proposed for the coating of roadstone or production of concrete products where the facility adjoins sites used for working of minerals or transport of minerals. It does not include freestanding, concreting or coating plants for which applications should be submitted on standard application forms obtainable from the district or borough. If in doubt, you are advised to consult the planning authority.

i) Information should be provided relating the type, number, location, external appearance, and dimensions of buildings and plant and structures to be erected. Information should also be provided relating to whether or not the ancillary or associated operations would remain on site beyond the period of mineral winning or working.

ii) Information should be provided on whether there is an existing means of access to the site. If there is, then details will need to be submitted relating to the width of the access and whether or not the existing access needs to be altered. If alteration is necessary, then details should be given of the proposed width of the altered access and the method of construction used to alter this access.

If there is no existing access to the site, then details of width and construction methods will need to be provided.

Where there is a need for highway improvements to be carried out as a consequence of your development, applicants will normally be required to undertake them at their own expense or reimburse the highway authority for the cost of undertaking such improvements.

iii) Information should be provided relating to how material (and, if appropriate, waste) will be removed from the site. Details should be provided as modes of transport (e.g. road or rail).

In addition, it will be necessary to specify the immediate end destination of material leaving the site (e.g. railhead, storage on land elsewhere), and routes intended to be used (whether on the major or minor road network or rail network) to reach this immediate end destination. A supporting diagram showing the existing and proposed traffic levels along the proposed routes is particularly helpful.

If the proposal is likely to generate significant amounts of traffic and / or heavy vehicles and / or would use roads of poor construction width or alignment, applicants are strongly advised to contact the Highway Authority.

iv) Information should be provided on the average and maximum number of vehicle movements entering or leaving the site daily. The average and maximum size of loaded vehicles entering or leaving the site daily and annual variation in traffic flows during operations. Information should be provided to explain how the operator or applicant will control transport facilities.

v) Information should go as far as to indicate the location of haul roads in proximity to the nearest properties; any speed limits operating within the site. Applicants should also indicate the extent to which transport operations will be under the control of the applicant, and if not the methods used to control transport movements. This might include erecting notices at the site exits requesting drivers to follow specific routes to avoid noise sensitive properties for instance.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST E: ENVIRONMENTAL EFFECTS OF DEVELOPMENT

		Information Provided	Document/Section/Page No	
i)	Is an Environmental Statement appended to this application	N	Ref	
ii)	Hours of working	Y	Ref	See Supporting Statement
iii)	Noise issues	Y	Ref	See Supporting Statement
iv)	Dust	Y	Ref	See Supporting Statement
v)	Blasting	N	Ref	
vi)	Hazardous Material	N	Ref	
vii)	Water	Y	Ref	See Supporting Statement
viii)	Land stability	N	Ref	
ix)	Processes to be registered	N	Ref	
x)	Statutory designations	Y	Ref	See Supporting Statement
xi)	Public rights of way	N	Ref	
xii)	Visual impact of proposal	Y	Ref	See Supporting Statement
xiii)	Landscaping during operations	Y	Ref	See Supporting Statement
xiv)	Nature conservation	Y	Ref	See Supporting Statement

Additional information not provided elsewhere

Guidance Notes

i) To be completed by all applicants.

Applicants should distinguish between baseline conditions (i.e. current state) and impacts arising from the development proposals.

ii) Details should be provided relating to the proposed total anticipated hours of working (excluding emergency and maintenance works) separately for different activities taking place on the site including specified separately in terms of weekday operations and weekend operations as well as Sundays and Bank Holidays.

- Mineral prospecting;
- Soil stripping and overburden removal;
- Mineral working;
- Waste disposal;
- Mineral processing;
- Vehicular movements

If operations are likely to be intermittent then this should be clearly stated and the proposed periods of working given separately.

iii) Applicants should provide as much detail as possible relating to noise. Applicants should provide information on proposed noise levels through the different stages of work. Information should include the predicted or actual noise emissions from specific plant, the length of time plant will be in use, measures taken for controlling noise, (e.g. screening barriers or other forms of noise barrier erected) and methods of calculating noise emissions.

Where the proposed development is to take place in proximity to noise sensitive property, such as residential

dwellings, schools, hospitals and recreation areas, applicants should provide details of noise levels at these properties or areas scheduled for such development. If no noise sensitive properties are likely to be affected then applicants should give noise levels at site boundaries. The applicant should indicate whether there will be a need for temporary raising of noise limits for activities of a temporary nature.

Proposed methods for noise monitoring should also be specified

iv) Applicants should state methods to control and suppress dust from the extraction and processing operations including the treatment of topsoil and subsoil storage heaps. They should also state the measures proposed for minimising the spread of mud, minerals or wastes onto the public highway from the transportation operation.

v) Where relevant, applicants should provide as much detail as possible of the effects of blasting. Blasting should normally take place during the normal working day and applicants should provide details of the arrangement made for public warning and access restrictions during blasting itself. Applicants should also provide, where possible, the predicted maximum blasting vibration and overpressure levels at nearby properties, the methods used for such predictions (e.g. test blasts on similar sites etc), and proposed monitoring arrangements.

vi) Applicants who are uncertain whether or not the material in the proposal involves the use and storage of hazardous materials should contact the MPA or Health and Safety Executive. For materials that may create a hazard, applicants should indicate the hazardous materials, what special consideration will need to be or has been given to the siting of development that involves the use of such materials, and how the material is intended to be stored. Further advice may be obtained from the Health and Safety Executive.

vii) Applicants should indicate natural water table levels and specify whether or not working is to take place below these levels. If working is to take place below these levels, then applicants should specify whether working is to be wet or dry. If it is dry then details of proposed methods of dewatering and proposed methods of water disposal must be given.

Applicants should give an outline of proposed measures to control potential pollutions to protect ground and surface water. They should also give an indication of any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses. If any discussions with the Environment Agency have taken place prior to submitting this application, then the applicant many wish to inform the MPA of the outcome of these.

Measures taken to prevent the spillage or seepage of fuel oils during delivery and storage on site should also be given.

viii) If any stability studies have been undertaken then the results of these should be summarised and provided.

Applicants should make clear any measures to ensure the stability of working faces, tips and associated structures.

ix) Applicants should state whether any processes are to be registered under Part 1 of the Environmental Protection Act 1990 and should describe the nature of these operations.

x) There are a wide variety of statutory designations, for example, National Parks; Areas of Outstanding Natural Beauty; Sites of Special Scientific Interest (SSSIs) Listed Buildings and Conservation Areas; Scheduled Ancient Monuments; or National Nature Reserves. Some nationally designated SSSIs have also been scheduled as internationally important for nature conservation such as Ramsar sites, Special Protection Areas (SPAs) for birds; and Special Areas in Conservation (SACs) for habitats and species. Applicants should seek to explore as far as possible whether or not any statutory designations exist either on the site intended to be worked or filled or in the adjacent area.

xi) Please note that the receipt of planning permission does not give a right to extinguish or direct a public right of

way e.g. public footpath, bridleway or road. If your scheme affects a public right of way in this manner you will require specific authority. Further advice on this matter is available from the MPA or highway authority.

xii) Applicants should submit sufficient information to indicate the extent of visual impact of the proposed development and operations. Methods used for example, include visual envelope maps or photomontages. Cross-reference should be made to any plans submitted under Question 5 of the main form.

xiii) Applicants should submit information to indicate the extent, nature and location of any landscaping to be undertaken during operations to screen the site from public view or otherwise to mitigate the visual impact.

xiv) Applicants should submit information to indicate the extent, nature and location of any nature conservation designations that may be affected by the proposals and the measures that are proposed to mitigate any determined impact.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST F: RESTORATION, AFTERCARE AND AFTERUSE

		Information Provided	Document/Section/Page No	
i)	Scheme submitted	N	Ref	See Supporting Statement
ii)	Progressive scheme	N	Ref	
iii)	Details of restoration, aftercare and afteruse	Y	Ref	See Supporting Statement
iv)	Use of soils	Y	Ref	See Supporting Statement
v)	Methods and machinery to be used for restoration	N	Ref	
vi)	Arrangements for longer term management of restored site	N	Ref	
vii)	Access arrangements for restored site	N	Ref	
Additional information not provided elsewhere				

Guidance Notes

Applicants should also complete checklist J where proposals involve infill of the site using inert wastes or landfill involving controlled wastes.

Aftercare conditions will normally be imposed where the intended afteruse will be for agriculture, forestry or amenity purposes, and will either specify the steps to be taken or, where restoration and aftercare may not begin for a number of years, will require an aftercare scheme to be submitted for approval at a later date. Applicants are asked to provide aftercare details to assist statutory consultations and the framing of aftercare conditions.

Overall, the applicant needs to demonstrate that the site can be reclaimed satisfactorily. The best way to achieve this is to prepare a restoration plan at the outset based on detailed site investigation and fully integrated with the working programme. For afteruses that involve some form of plant growth (e.g. agriculture, forestry or amenity) the plan should normally involve four main states:

a) Stripping of soils and soil making materials and either their storage or their direct replacement (i.e. restoration) on another part of the site;
b) Filling operations (if required) (see also Checklist I);
c) Restoration;
d) Aftercare

i) All applicants should submit details relating to points (a), and (c) above. All applicants should also specify the proposed afteruse(s) for the site and outline proposals for aftercare (d). Details of filling proposals (b) should be submitted where relevant.

ii) Where feasible, a progressive scheme of working should be prepared that minimises the amount of land taken out of agricultural or other use at any one time and which facilitates the early progressive restoration of the site. Special consideration should be given to the locations and design of all soil and overburden storage mounds and the timing of their construction and removal should be indicated.

iii) Where restoration of the site or part of the site is likely to take place within 12 months of the commencement of working, applicants should provide full details of the proposed scheme of restoration and aftercare. If not, applicants should submit a summary of the items proposed for inclusion in an aftercare scheme, to be agreed at a later date, including land management during the aftercare period and intended arrangements in the longer terms.

Applicants should specify the intended afteruses of the site (agriculture, forestry, amenity etc) giving a rough indication of the amount of land proposed for each use. Proposed contours and final levels of the site (indicating the situation pre-settlement and post-settlement where filling is involved) should be given.

If amenity is proposed then the applicant should indicate whether a part(s) or whole of the site is intended for nature conservation; informal recreation or sports. If water areas are to be created, then the applicant should seek to estimate the intended depths and areas of water, hydrology and water quality. Proposed profiles of banks; creation of islands; preservation and use of soil and the treatment and planting of water and land margins; and proposals for subsequent management should be submitted if they are part of the overall restoration scheme.

iv) Details should be provided relating the proposed soil materials in restoration including total amounts and average thickness to be spread of topsoil, subsoil and overburden or other soil making material. The applicant should also indicate whether it is proposed to supplement the original soils, for restoration purposes by using other soil-making materials available from the site.

v) Applicants should indicate the methods and machinery to be used in stripping, transporting and restoring soils and should ensure plans clearly show the location of the proposed outfalls for drainage of the restored land.

vi) Applicants should give details or arrangements for longer-term management of the restored site. This should include any other party who will or may be responsible for the site during the aftercare period (e.g. if a former tenant farmer or landowner); and particularly sites to be used for nature conservation or recreation; what arrangements are likely for management of the land in the longer term. Applicants should also indicate if these matters are the subject of a proposed planning obligation / voluntary agreement.

vii) Applicants should also indicate the proposed access roads to the restored site.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST G: UNDERGROUND MINING

		Information Provided	Document/Section/Page No
i)	Depth or extraction		Ref
ii)	Number of levels or seams		Ref
iii)	Method of mining		Ref
iv)	Details of waste to be brought to the surface		Ref
v)	Outline subsistence investigations		Ref
vi)	Subsistence mitigation		Ref
vii)	Other surface development		Ref
viii)	Treatment of mine openings		Ref

Additional information not provided elsewhere

Guidance Notes

Much of the information requirements for this type of application can be accommodated under the main form and checklists. The focus of this additional section is therefore to cover issues not covered in the rest of the form including methods of working and associated development, e.g. ventilation shafts that are on sites not linked to the main pithead or processing plan area.

Applicants should indicate the following additional information in relation to working arrangements:

i) This should include minimum and maximum depth(s) of extraction around the site. Drawings should be submitted showing depth and location.

ii) If more than one seam is to be worked then details should be given on their number or levels where they are found.

iii) Applicants should also provide a description of the method of mining used, e.g. longwall, pillar room or solution; and its likely effect on subsidence at the surface.

iv) Applicants should also provide details of wastes to be brought to the surface. This should include type of waste, the proportion of which is inert and methods for bringing waste to the surface.

v) Applicants should provide details of any investigations on anticipated subsidence, including extent over time and likely areas to be affected.

vi) Applicants should also provide details of mitigation measures to prevent or reduce the occurrence of subsidence. A description should be given on methods used, and an indication of when mitigation measures will be in place.

vii) Applicants should submit details including plans and sections of surface developments such as ventilation shafts etc where they occur.

viii) In addition to Checklist F, Applicants should seek to supply information on the treatment of mine openings on the cessation of operations. Treatment works may involve covering, capping plugging and filling, or gating or grilling of openings, together with the erection of boundary fences or walls around mine entries, or around land which is at risk of subsidence from underground workings.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST H: PROPOSALS INVOLVING MAJOR SURFACE DISPOSAL OF MINE AND QUARRY WASTES

		Information Provided	*Document/Section/Page No*
i)	Total land requirements		Ref
ii)	Details of tips, tailing lagoons etc		Ref
iii)	Proposals for stripping and storage of soils		Ref
iv)	Gradients and contours of tips		Ref
v)	Physical and chemical properties and wastes		Ref

Additional information not provided elsewhere

Guidance Notes

This section should be completed for applications that include tips of quarry wastes and mines. This is likely to include applications for:

- Deep mined coal;
- China clay;
- Hard rock proposals involving significant volumes of waste (some limestone, igneous rock and sandstone quarries);
- Slate;
- Vein minerals (including tin, copper, lead, zinc, haematite, iron ore, barites, calcspar and fluorspar).

The MPA may require a full and separate waste management scheme to be submitted, making full provision for the manner in which the waste is to be deposited, the preliminary stripping and storage of topsoil and the restoration and aftercare of a site. Applicants are advised to discuss this requirement with the MPA.

In all cases, however, the MPA will need to establish that proposals are soundly based and capable of reclamation within a reasonable timescale of work ceasing.

In submitting applications involving this type of development, applicants will normally need to ensure that the following information is provided with the application in the form of supporting statements together with associated supporting plans, sections and drawings:

i) Total land requirements in area (hectares) and location of temporary or permanent waste sites;

ii) Details of tips indicating whether tips are temporary or permanent in nature, and whether removal of materials is proposed at dates subsequent to the initial tipping. If relevant for proposals involving tailing lagoons, details should also be provided estimating the final restoration and design to permit early restoration to take place.

iii) Proposals for methods of stripping and when this is likely to occur should be given as well as details of measures taken to reduce soil damage.

iv) Details of the method of construction and the gradients and contours of tips should be given including maximum height. This information may best be illustrated in supporting plans, sections and drawings.

v) Applicants should also provide details of the physical and chemical properties of the likely wastes. This should be interpreted in terms of their effects on subsequent vegetation as well as provision for treatment of the wastes

including control and disposal of drainage and run-off.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST I: LANDFILL OR INFILL OF MINERAL EXTRACTION SITES

		Information Provided	Document/Section/Page No
i)	Total area of fill site		Ref
ii)	Site capacity		Ref
iii)	Anticipated nature, quantity and source of fill materials		Ref
iv)	Measures for monitoring and controlling landfill gas and leachates		Ref
v)	Nature of surrounding development		Ref

Additional information not provided elsewhere

Guidance Notes

Where landfilling using controlled wastes is to take place, in addition to obtaining planning permissions, operators will need to obtain a waste management licence pursuant to the Environmental Protection Act 1990. *Application forms and advice can be obtained from the Environment Agency.*

It is appreciated that much of the operational detail of any landfill proposal involving controlled wastes will be submitted as part of a Waste Disposal Licensing application. Nevertheless, it is necessary for planning purposes to demonstrate that *the proposals for disposal by controlled wastes are soundly based in that the* materials area available within the timescale of the restoration process, that they can be imported and placed in an environmentally acceptable manner, and that the subsequent landfill management will nevertheless *enable the proposed afteruse to be implemented successfully.*

i)&ii) Applicants should submit information on the total area of the fill site or area of site (in hectares) and phasing where progressive filling of the site is intended, as well as the site capacity (in cubic metres).

iii) Details should also be provided on the proposed nature (physical and chemical), source and quantity of fill materials both in terms of the total quantities involved and the phasing of quantities by type of material involved. This information should be provided for different types of wastes including:

- Mineral wastes
- Household wastes
- Industrial wastes
- Commercial wastes

iv) Where relevant, an outline should also be provided of the measures for monitoring and controlling landfill gas and leachates (greater details will be required for the waste management licence).

v) Applicants should also describe and state the nature of any built development within 250 metres of the area proposed to be landfilled with household, industrial or commercial wastes.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

CHECKLIST J: OIL AND GAS DEVELOPMENT

Nature of Proposal

For **Exploration**, complete 1,4 and 5

For **Appraisal**, complete 2, 4, and 5

For **Production**, complete 3, 4 and 5

	Information Provided	Document/Section/Page No
1) EXPLORATION		
i) Area of Exploration		Ref
ii) Methods used including route of survey		Ref
iii) Effects of blasting		Ref
iv) Criteria used and number of boreholes		Ref
v) Duration of Operations		Ref
Additional information not provided elsewhere		
2) APRAISAL		
i) Equipment and methods used		
ii) Location of boreholes and site area		
Additional information not provided elsewhere		
3) PRODUCTION		
i) Site area		
ii) Equipment used		
iii) Volumes extracted		
iv) Nature and location of processing plant		
v) Method of transportation to processing plant		
Additional information not provided elsewhere		
4) SPECIFIC EFFECTS OF PROPOSALS		
Additional information not provided elsewhere		
5) SPECIFIC RESTORATION PROPOSALS		
Additional information not provided elsewhere		

Guidance Notes

It is recognised that oil and gas developments are also regulated by the system of specific licences awarded to oil companies through the Secretary of State, which are subject to a number of safeguards, particularly relating to pollution and details of drilling operations. Nevertheless, in planning terms these types of development involve sensitive and complex issues of local concern that need to be considered by the MPA.

Applicants are therefore strongly advised to discuss proposals with the MPA prior to submitting this type of application.

It is often helpful especially for oil and gas developments, for matters to be brought together in an environmental assessment of the proposal, which should be submitted at the same time as this application.

Separate Information should be provided for the **Exploration, Appraisal and Production** elements of this type of development as well as the specific effects of the proposals. Guidance on the range and type of information is given below.

1) Exploration

i) Applicants should provide information on the area of exploration (hectares)

ii) The applicant should indicate in brief the methods used for oil and gas exploration including seismic surveys and boreholes.

If seismic surveys are to be used then it is accepted that seismic investigation generally involve very limited environmental effects, and in many cases this type of development – particularly involving vibroseis techniques – may be regarded as 'de minimis' (i.e. not requiring planning permission). Good practice requires that applicants notify the MPA as well as district and highway authorities of the proposals. (Operators may also need to inform other statutory bodies such as the water companies and police in relevant circumstances). Information requirements are of the proposed seismic method; and ground vibrations at nearest affected properties (if relevant).

If seismic methods are used then it is also generally good practice to notify the MPA of the route of the survey. This may best be illustrated by using plans and diagrams.

iii) If seismic methods are used which require blasting then the applicants should provide information on the depth of charge and maximum instantaneous charge. Information should also be given relating to the proposed maximum and average number of blasts per day and ground vibrations at nearest affected properties.

iv) If seismic methods are to be used as a method of exploration then the criteria used for selecting the borehole sites should be provided. The drilling of deep boreholes for exploration purposes requires an application to be made and restoration plan proposals prepared and submitted with the application. In submitting an application for borehole development, the applicant should provide information relating to the equipment to be used, the expected number and depth of boreholes; and the disposal methods for drilling wastes.

v) In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

Applicants should also refer to GUIDANCE NOTES FOR COMPLETING THE APPLICATION FORM

2) **Appraisal**

i) Applications for appraisal should include details of the appraisal site area, and the likely extent of the field (if known).

ii) Information should be provided on the methods and equipment to be used in the appraisal. If there is any information of relevance gained from seismic investigations, then this should also be provided.

iii) Detailed information should be provided for boreholes including the number and depth of boreholes, the criteria for selecting borehole locations (using exploration findings as relevant) and their location. This is best shown on a plan.

In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

3) **Production**

i) Applications should provide details of the production site area. This may best be done using a location plan.

ii) Details of equipment to be used in production should be given.

iii) Anticipated volumes of oil and gas extracted should be given including total volume anticipated from the field and maximum barrels per annum.

iv) The location of processing plant should be given. Information should also include the location of any existing or proposed off-site processing / storage and gathering facilities. In addition, the nature of any on-site processing / storage and gathering facilities should be given, with anticipated capacity for the plant.

v) Methods of transporting oil and / or gas from well(s) to the gathering, processing and storage facilities should be given. This should include the mode of transport also e.g. piped.

In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

4) **Effects of Proposals**

Applicants should also summarise other on-site works associated with the proposed development or designed to protect the environment. These could include:

- Oil spill contingency plans and measures for the protection of surface and ground water.
- Methods taken to prevent air pollution by gases.
- Methods taken to prevent noise pollution.
- Methods used to dispose of drilling wastes and other wastes arising (including the anticipated location of disposal facilities).

In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

5) **Restoration and Aftercare**

Applicants should complete checklist G, and should also take account of the following:

The restoration of sites following unsuccessful exploration drilling should present few difficulties and should

normally be undertaken immediately or as soon as possible after drilling has ceased.

In the case of appraisal and production sites, a comprehensive restoration and aftercare scheme should be submitted with this application.

For sites containing processing facilities, applicants should demonstrate that the design of plant allows its straightforward removal at the end of the permitted period. Applicants should note that the MPA may also require additional safeguards through planning obligations to ensure this removal takes place.

In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

CHECKLIST K: BENEFITS OF THE DEVELOPMENT (OPTIONAL)

		Information Provided	*Document/Section/Page No*	
i)	Employment	N	Ref	
ii)	Commercial benefits to the Operator	Y	Ref	See Supporting Statement
iii)	Meeting policy requirements / need	Y	Ref	See Supporting Statement
iv)	Other benefits	Y	Ref	See Supporting Statement

Additional information not provided elsewhere

Guidance Notes

This is an opportunity for you to highlight the benefits of the proposed development to the MPA. Minerals and waste developments invariably have some environmental effects and it is therefore often necessary to take account of economic and employment factors in assessing proposals.

Minerals or waste development may also be needed to meet a specific requirement identified through policy and guidelines, or to achieve a particular after use on development or off the site.

For example, applicants may wish to draw to the attention of the MPA the number of jobs created or retained by the proposals; give details of the market for the mineral product; or bring to the attention of the MPA other benefits you consider the proposal offers.

In all cases, applicants should provide details of the duration of operations including anticipated start dates and likely completion dates.

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Article 7

I CERTIFY THAT:

1. **No person other than the applicant was the owner* of any part of the land to which the application relates at the beginning of the period 21 days before the date of the accompanying application.**

   i) Signed by Applicant:

   ii) Signed by Agent

   iii) Date:

   *Owner means a person having a freehold interest or a tenancy the unexpired term of which is not less than seven years

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Article 7

I CERTIFY THAT:

1. **The requisite notice has been sent to all owners of any part of the land to which this application relates 21 days before the date of this application.**

Name of Owner; Address and Date Notice Served

i)	Name and Address	Paul Roelich for New Monks Farm Developments, Sion House, The Hyde Business Park, Brighton, East Sussex, BN2 4JE
	Date	26 / 10 / 2007
ii)	Name and Address	
	Date	
iii)	Name and Address	
	Date	
iv)	Name and Address	
	Date	
v)	Name and Address	
	Date	
vi)	Name and Address	
	Date	

Notice under Article 6 of the Town and County planning (General Development Procedure) Order 1995

Proposed Development at: (address or location of proposed development)

New Monks Farm, Lancing, West Sussex

Take notice that an application is being made: ("To West Sussex County Council by")

Penfold Verrall

For planning permission to: (description of proposed development)

DEVELOP AN AGGREGATES RECYCLING FACILITY

Signed by Applicant:

Penfold Verrall

Signed by Agent

GP Planning Ltd

Date: 24 / 10 / 2007

*Owner means a person having a freehold interest or a tenancy the unexpired term of which is not less than seven years

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Article 7

I CERTIFY THAT:

1. **Neither Certificate A or B can be issued for this application**
2. **The requisite notice has been sent to all owners of any part of the land to which this application relates 21 days before the date of this application.**

   Name of Owner; Address and Date Notice Served

   i) Name and Address
   Date

   ii) Name and Address
   Date

   iii) Name and Address
   Date

   iv) Name and Address
   Date

   v) Name and Address
   Date

   vi) Name and Address
   Date

Notice under Article 6 of the Town and County planning (General Development Procedure) Order 1995

Proposed Development at: (address or location of proposed development)

Take notice that an application is being made: ("To West Sussex County Council by")

For planning permission to: (description of proposed development)

3. **Notice of the application accompanying the Certificate has been published in the:**

On the following date:

Signed by Applicant:

Signed by Agent

Date:

*Owner means a person having a freehold interest or a tenancy the unexpired term of which is not less than seven years

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Article 7

I CERTIFY THAT:

1. **Neither Certificate A or B can be issued for this application**
2. **All reasonable steps have been taken to find out the details of other owners, but have been unsuccessful. The steps taken were:**

3. **Notice of the application accompanying the Certificate has been published in the:**

On the following date:

Signed by Applicant:

Signed by Agent

Date:

*Owner means a person having a freehold interest or a tenancy the unexpired term of which is not less than seven years

AGRICULTURAL HOLDING CERTIFICATE E

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Articles 7 & 9

I CERTIFY THAT:

None of the land to which the application relates is, or is part of, an agricultural holding: Y

The land to which the application relates is, or is part of, an agricultural holding: N

No person other than the applicant was the owner of any part of the land to which the applicant relates at the beginning of the period 21 days before the date of the accompanying application

Signed by Applicant:

Penfold Verrall

Signed by Agent

GP Planning Ltd

Date: 24 / 10 / 2007

AGRICULTURAL HOLDING CERTIFICATE F

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Articles 7 & 9

I CERTIFY THAT:

1. **The land to which the application relates is, or is part of, an agricultural holding.**
2. **I have / the applicant has given the requisite notice to every person other than my/him/her self who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:**

Name of Owner; Address and Date Notice Served

i) Name and Address
Date

ii) Name and Address
Date

iii) Name and Address
Date

iv) Name and Address
Date

v) Name and Address
Date

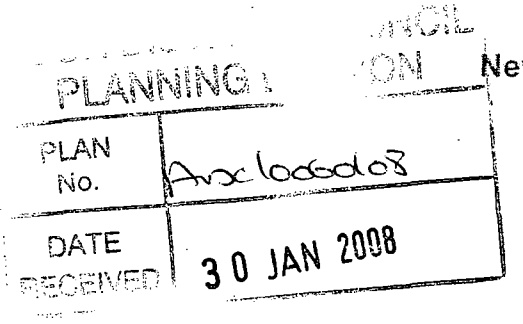
vi) Name and Address
Date

Signed by Applicant:

Signed by Agent

Date:

Water Leve
Management Plar



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On behalf of
New Monks Farm
Developments Ltd

Report Ref: 2240.R1.WLMP

Prepared by: Jeremy Muscroft
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March 2006

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3	Water Level Management Plan	4
4	Conclusions	6

Appendices:

A SMA letter dated 4 November 1999
Land Drainage Considerations report

Figures

2006.2240.001
2006.2240.002

1.0 INTRODUCTION

1.1 This report sets out the water level management proposals for the golf course at New Monks Farm, Lancing, and has been prepared to provide the Environment Agency with details to satisfy the requirements of the Section 106 Agreement related to the planning approval for the construction of an 18-hole golf course with associated land raising using inert fill.

1.2 This report needs to be read in conjunction with the Ecological Management Plan for the site prepared by Enplan in association with ACTA and ECOSA in November 2002 (referred to as the Management Plan), the Flood Mitigation strategy agreed with the Environment Agency and the Water Vole Management Plan prepared by Enplan dated March 2006.

1.3 This Water Level Management Plan has been prepared following consultation with the Development Control and Fisheries, Conservation and Biodiversity Technical Officers of the Environment Agency. The requests of these officers have been taken into account and assessed against the potential impact to upstream and third party land owners who may be affected by any significant increases in water level with the site.

1.4 Monson Engineering Ltd was commissioned in 1994 by Adur District Council to study the Lancing Ditches. Their comprehensive report entitled "Report on Survey and Hydraulic Analysis of Lancing Drainage Ditches", dated June 1994, and ditch sections they prepared have been taken to provide the best indication of the configuration and cross-sections of the ditches. The predicted surface water runoff rates have also been used in this assessment.

1.5 Dolphin Ecological Surveys (DES) surveyed the ditches in August 1993 and again in June 1999. The findings and comments contained within their reports, which are appended to the Management Plan, have been used in preparing the land drainage proposals.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the west of Shoreham Airport and immediately south of the A27. Mash Barn Lane forms the western boundary of the site.

2.2 The site is relatively flat with ground levels varying across the site between 2.2m and 1.4m AOD.

2.3 A complex irregular network of ditches cross the site as described within the Management Plan. Drawing numbered 2006.2240.001 illustrates the golf course layout over the site survey and annotates the ditches using the references contained with the Management Plan. These ditches are steep sided and flow from Manor Close to the north west of the site where it is culverted beneath Mash Barn Lane (ditch D2) towards a control structure in the south east corner where they pass through Shoreham Airport before issuing into the River Adur. A freshwater spring at Honeyman's Hole outside of the site links with ditch D3.

2.4 Monson recognised that the site comprised a complex network of watercourses that is not easy to model either manually or using computerised analytical packages. They stated in their report:

> *"the Lancing Ditches drainage network is a highly complex system from the point of view of hydraulic analysis"*

2.5 The control structure is located at the boundary with Shoreham Airport and had two stop logs installed following watercourse mitigation works within the airfield in 2003 in order to improve water vole habitats. The installation of these two stop logs has raised the depth of water on the site side of the weir by around 500mm.

2.6 The water level at the weir has been surveyed at 1.000m AOD. Each of the stop logs is 260mm deep. The water level at the Mash Barn Lane culvert is 1.065m AOD. Therefore, there is a 65mm fall in water level across the site.

2.7 Ditches D1a, D5, D6, D7, D8, D10, D11, D12, D19, D20, D21, D25 and D26 all have a bed level above 1mAOD. In some instance the bed level is greater than 0.5m above the site water level (1.00mAOD). These ditches are all on the western side of the site. The main ditch and ditches on the eastern side have bed levels less than the 1.000mAOD water level and consequently contain water all year round.

2.8 During 1994 the site flooded to a level of approximately 1.8m AOD (SMA's letter to the Environment Agency dated 4 November 1999 and their Land Drainage Considerations report attached as Appendix A refer). It was estimated that the volume of flood water stored on site during this event was 18, 723m^3.

Hydraulic Flows

2.9 It is reported in the Stuart Michael report Land Drainage Considerations, dated July 1999, that Monson's report considered the complexity of the ditch system and its contributing catchment when estimating the inflow into the north stream. They assumed the worst case scenario based on data from the January 1994 flood, in which half the catchment was in flood with an impermeability of 100%, the remaining area estimated to be 50% impermeable. Monson estimated the 10 year free discharge for the whole of the north arterial ditches to be 0.795m^3/s.

2.10 It should be noted that Monson's study considered the effects of the 10-year flood over the whole of the Lancing Ditches, an area covering some 305 hectares. The Environment Agency has requested that the effects of the 1 in 100 year event be considered with regard to the land drainage proposals for the proposed golf course. Using the region curve growth factors stated in the Flood Studies Supplementary Report No. 14 it has been possible to factor up Monson's 10 year flood flow. The site is located

within Hydrometric Area 41 and the 100 year flood for the northern arterial ditches is estimated to be 1.6m^3/s.

2.11 Monson's report states that flooding occurs both upstream and downstream of the northern arterial ditches. Upstream it is Manor Close that is susceptible to flooding. Site observations confirm Monson's 1994 comments that the capacity of the Manor Close ditch is restricted by silt and debris. Downstream it is the New Salts Farm Road bridge that restricts flows after the confluence of the north and south arterial ditches.

2.12 Discharge from the Lancing Ditches is further restricted during tide locked conditions. Monson states that the maximum tide locked period, occurring during spring high water, is 6 hours 25 minutes.

3.0 WATER LEVEL MANAGEMENT PLAN

Flood Storage

3.1 The Management Plan and the golf course proposals prepared by Dave Thomas Ltd indicate that site levels will be raised by between 1 to 2m above existing ground level. It is proposed that the Greens, Tees and Fairways will be set above the 1994 flood level. However, it is proposed that over 38,000m^3 of storage will be provided within the development proposals in order to provide more than sufficient flood storage. The storage volume provided is twice that which was recorded during the 1994 event.

3.2 Flood storage is being provided within twelve ponds located within the golf course (P2 to P13 inclusive). Inflow into these off-line ponds will be via a side weir set at the permanent water level (1mAOD). The depth of these ponds will be approximately 1m. The edge of the ponds will have profiles to provide a ledge just below normal water level to encourage and maximise aquatic plant growth. During flood events the side weirs will overtop to recharge water levels. The outlets controls will comprise a similar arrangement thus enabling water recharge from either control. Section DD on drawing numbered 2006.2240.002 illustrates this arrangement.

3.3 Pond P12 will be formed between ditches D12, D14, D20 and D21 in the middle of the site. This pond, like all of the others being created within the site, will be permanently wet. Section AA, on drawing numbered 2006.2240.002, illustrates a section through Pond P12.

3.4 Where the ground level is to be raised adjacent to ditches it has been previously agreed with the Environment Agency that this will be achieved by constructing a series of steps or berms which, will be used to provide the additional storage.

Water level

3.5 There is a fall in water level of only 65mm across the whole of the site. The Development Control Technical Specialist at the Environment Agency considers that without undertaking detailed flow modelling the water level should not be raised more than 100mm due to the potential impact that raising the water level will have on the properties upstream of the site in Manor Close. It is therefore proposed that the current position (i.e. with the two stop logs in the weir) will continue and there will be no further increase in water level above that implemented in 2003.

3.6 It was agreed between DES and the Environment Agency that main ditch, which comprises ditches D2a, D2b, D4a, D4b, D18a, D18b and D18c, will be left in its existing condition. It is proposed that this main feeder ditch (known to be water vole habitat) not be deepened and just managed in accordance with the Water Vole Management Plan.

3.7 It was recommended within SMA's 1999 report that in order to mitigate downstream flooding stop logs should be installed in the control structure where the ditches enter the airfield site. These were introduced during the watercourse mitigation proposals within the airfield and this has increased water levels within the Golf Course site by 500mm. The average water level across the site is now controlled by the weir to be at a level of 1.000mAOD.

3.8 Paragraph 2.7 above identifies that the bed level of ditches D1a, D5, D6, D7, D8, D10, D11, D12, D19, D20, D21, D25 and D26 all have a bed level above 1mAOD. In some instance the bed level is greater than 0.5m above the site water level (1.00mAOD).

3.9 Ditches D11a, D17, D16a and D16b are interconnected with the main feeder ditch (D2, D4 and D18) and have bed levels that undulate above and below the 1.0m level. The bed level of ditches will be regraded and lowered by at least 200mm below the 1.0m AOD level in order to provide a permanently wet environment in order to extend water vole habitat.

3.10 Where bed levels are significantly higher than the permanent water level it may be possible to lower and reprofile the middle of the ditches in order to retain water levels and provide a seasonal wet reach. This is proposed within ditches D10 and D5b Section BB on drawing numbered 2006.2240.002 refers. Similarly the reached of D20 between D22 and D25 will be reprofiled in the same manner.

3.11 The land drains referred to in DES report as D10 and D26 serve little purpose for drainage and have minimal ecological value and after consultation with the Environment Agency in 1993 it was agreed that these ditches could be in filled (paragraph 4.12 of the Land Drainage Considerations report refers). The golf course layout which has planning approval, assumes these ditches will be filled. However, the lower section of D10, which has some ecological significance, will be retained. The bed level of this section of ditch is currently 1.5mAOD. This could be lowered to a level of 0.8m to encourage water to flow into this ditch. It would be necessary to lower the eastern section of ditch D5 to D11 in order to provide a route for water to recharge this ditch system.

4.0 CONCLUSIONS

4.1 The water levels within the site have been raised by 500mm to a water level of 1.000m AOD as a consequence of the control weir already being constructed at the boundary with the airport. This structure increases water levels within the site that the eastern side of the side with the deeper ditch network is permanently wet all year. This has taken place since the original planning application and submission of the Management Plan in November 2002.

4.2 The Development Control Technical Specialist at the Environment Agency considers that the water level should not be raised more than an additional 100mm due to the impact this raising of water level will have on the properties upstream of the site in Manor Close.

4.3 The construction on twelve permanently wet offline ponds within the ditch network provides new habitats for aquatic plants and animals.

4.4 Therefore, the proposal is to retain the existing water level across the site in order to protect the upstream properties in Manor Close, manage the existing ditches and improve ditch cross sections were practicable and to provide additional ponds offering new and enhanced habitats for aquatic plants and animals.

Appendix A

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel: 01635 551511
Fax: 01635 550405
Egham Tel: 01784 471923
Fax: 01784 432319
e-mail: stuartmichael@btinternet.com

Our Ref: 972/JM/sw
Your Ref: FPC/PN01/WCAD/99/05

4 November 1999

Mr G Moffatt
Environment Agency
Saxon House
Little High Street
WORTHING
West Sussex BN11 1YN

Dear Mr Moffatt

Re: Proposed Golf Course, New Monks Farm, Lancing
Land Drainage and Flooding

We refer to your letter dated 4 October 1999 addressed to Michael Cox Associates.

This letter together with the video showing the extent of the 1994 flooding to the Lancing Ditches have been forwarded to yourselves. Having viewed the video and compared the extent of flooding with a topographical survey of the site we wish to comment as follows:

1. Initial viewing of the video suggested the flood level for the 1994 event to be between 1.7m and 1.8m AoD.

2. Using a 3D version of the topographical model, which was generated using the computer programme PDS, contour lines were generated at 1.70m, 1.75m and 1.8m.

3. Plans indicating these different contour levels were generated and compared against the extent of flood shown on the video. Using features such as the Medieval Salt Workings and ditch bifurcations we consider that the 1.8m contour line best fits the extent of flooding for the 1994 event shown on the video. The attached drawing number 99.972.104 refers.

4. Using PDS we have determined the volume of flood water stored below the 1.8m contour line to be 18,723m^3. We attach the print out sheet for your attention.

Cont.....

Partners S M Arkinson B Sc Hons, C Eng, M I C E, M I H T, M A F M
P M E Hewitt B Sc Hons, C Eng, M I C E, M I H T
Associates S W Andrews M I H T
J E Mustard B Eng Hons, C Eng, M I C E, M D I W E M, M I H T

5. We have previously identified in our Land Drainage Considerations, reference 972.ldrep dated 20.7.99, that the existing ditch network *comprises a complex lattice of intersecting, diverging, culverted and infilled watercourses*. It was also identified that *backfalls exist in the bed levels of almost every ditch* and that these uneven ditches were overgrown with brambles and reeds *which restrict the passage of water*.

6. Monson Engineering have also recognised the complexity of the Lancing Ditches in their report dated 1994. It should be noted that the flooding indicated on the video is representative of the ditch network described.

7. You will note from our Land Drainage Considerations that we have proposed to improve the hydraulic characteristics by clearing overgrowth, widening and reprofiling the ditches. The proposals have been designed to convey flood flows away from the Manor Close area and towards the flood compensation measures within the golf course. Thus, alleviating the existing flooding problem that currently occurs due to the poor hydraulic characteristics of the Lancing Ditches.

8. These ditch improvement works together with the construction of numerous offline ponds will provide, as previously advised, a storage volume of 38000m^3. This is over twice the volume of 1994 flood water.

9. In conclusion, we have modelled the existing three dimensional topographical survey and produced a flooded area which compares with the waterlogged area shown on the 1994 video. The level of this flooded area is at and below the 1.8m AoD contour. Using a computer model the volume of flooded water was determined to be 18,723m^3. The proposed golf course provides an overall storage volume of 38,000m3 based on the 100 year event. This storage volume is over twice that of the volume of flood water experienced in 1994.

10. We trust that both the Agency, and the District Council, agree that the issues of flooding have been considered and accounted for in for the golf course proposals.

Cont...

11. Should you need to discuss any matter in further detail please do not hesitate to contact the undersigned.

12. We look forward to your written confirmation that these proposals are acceptable.

Your sincerely

J Muscroft
STUART MICHAEL ASSOCIATES

Encl

c.c. M Cox - Michael Cox Associates
K Morgan - Adur District Council

1. INTRODUCTION

1.1 Stuart Michael Associates are instructed by Wheelwright Estates Ltd (the Applicant) to advise upon the land drainage considerations associated with the proposed development of New Monks Farm, Lancing as a "pay-as-you-play" golf course.

1.2 Stuart Michael Associates are an independent partnership providing civil engineering consultancy services to a wide range of private and public authorities.

1.3 Stuart Michael Associates have visited the site and local environs on several occasions to qualitatively assess the land drainage considerations.

1.4 Monson Engineering Ltd were commissioned in 1994, by Adur District Council to study the Lancing Ditches. Their comprehensive report "Report on survey and Hydraulic Analysis of Lancing Drainage Ditches" dated June 1994 and ditch sections have been taken to provide the best indication of the configuration and cross-sections of the ditches. The predicted surface water runoff rates have also been used in this assessment.

1.5 Dolphin Ecological Surveys (DES) have surveyed the ditches in August 1993 and June 1999. The findings and comments contained within their reports have been used in preparing the land drainage proposals.

2.0 THE EXISTING SITUATION

2.1 The Application Site, approximately 51 hectares, lies within the northern arterial ditch system, a section of the Lancing ditches. These ditches are overgrown, heavily silted and appear to have deteriorated significantly since Monson's 1994 study. DES confirm in their latest report how the condition and ecology of the ditches has deteriorated since the previous visit in 1993.

2.2 The northern arterial ditches that cross the Application Site form a complex lattice of intersecting, diverging, culverted and infilled watercourses. It was observed on site that downstream bifurcations have higher bed invert levels than the upstream section. Elsewhere backfalls exist in the bed levels of almost every ditch. Additionally the majority of these ditches have uneven inverts and are filled with brambles and reeds, which restrict the passage of water.

2.3 Such a complex network of watercourses is not easy to model either by hand or using computerised analytical packages. Monson have recognised the complexity of the ditches stating in their report:

"the Lancing Ditches drainage network is a highly complex system from the point of view of hydraulic analysis"

3. HYDRAULIC FLOWS

3.1 Monson's report considered the complexity of the ditch system and its contributing catchment in estimating the inflow into the north stream. They assumed the worst case scenario, based on data from the January 1994 flood, where half the catchment was in flood with a impermeability of 100%, the remaining area estimated to be 50% impermeable. Monson, therefore, estimated the 10 year free discharge for the whole of the north arterial ditches to be 0.795m^3/s.

3.2 It should be noted that Monson's study considered the effects of the 10-year flood over the whole of the Lancing Ditches, an area covering some 305 hectares. The Environment Agency has requested that the effects of the 1 in 100 year storm be considered with regard to the land drainage proposals for the proposed golf course. Using the region curve growth factors stated in the Flood Studies Supplementary Report No. 14 it was possible to factor up Monson's 10 year flood flow. The site is located within Hydrometric Area 41, therefore, the 100 year flood for the northern arterial ditches is estimated to be 1.6m^3/s.

3.3 Monson's report states that flooding occurs both upstream and downstream of the northern arterial ditches. Upstream it is Manor Close that is susceptible to flooding. Site observations confirm Monson's 1994 comments that the capacity of the Manor Close ditch is restricted by silt and debris. Downstream it is the New Salts Farm Road bridge that restricts flows after the confluence of the north and south arterial ditches.

3.4 Discharge from the Lancing Ditches is further restricted during tidelocked conditions. Monson states that the maximum tidelocked period, occurring during spring high water, is 6 hours 25 minutes.

4.0 THE PROPOSALS

4.1 In preparing the land drainage proposals for the golf course the mitigation of both upstream and downstream flooding problems has been considered.

4.2 The poor hydraulic capacity of the Manor Close sewers and ditch restrict the flow of flood water. Additionally, due to the overgrown and silted condition of the ditches on the Application Site they have very poor hydraulic characteristics and will also arrest the free passage of flood water.

4.3 It is proposed that the all ditches on the Application site be cleared of overgrowth, widened and reprofiled. Where backfalls in beds exist, the ditches should be regraded. These works will improve the hydraulic characteristics of the ditches, thus enabling them to convey greater flows than at present. The infilled ditch along Marsh Barn Lane will be completely reinstated along its whole length. This watercourse will in turn reconnect into other existing ditches further down stream.

4.4 Monson have previously estimated the maximum flow from Manor Close to be $0.92m^3/s$. They based this flow on the full bore capacity of the sewers in Manor Close, assuming that they have been cleaned. The combined capacity of the proposed ditch improvements immediately to be east of Marsh Barn Lane will exceed $4m^3/s$. The regraded and profiled ditches will exhibit improved hydraulic characteristics over the existing overgrown and silted ditches. It will therefore be possible to convey flood flows away from the Manor Close area at a greater rate than existing thus greatly reducing the potential of backwater effects causing a flooding problem. However, it is considered that the Manor Close sewers and ditches should be cleaned and cleared of all debris in an attempt to reduce even further the risk of flooding.

4.5 To mitigate down stream flooding, during the 100 year event as a consequence of the improved hydraulic characteristics of the ditches it is proposed to restrict flows to that of the 10 year event, 0.745m3/s. The flow control device may be in the form of either a flat 'V' weir or crump weir. The precise detail will be agreed with the Environment Agency pursuant to the granting of Planning Permission.

4.6 Assuming the worst case scenario namely that during high water spring tide there is no discharge from the site, the 100 year flood storage volume will be in the region of $37\,000m^3$.

4.7 Assuming a maximum flood level of 1.9m AOD Newlyn the widening of watercourses and construction of numerous off-line ponds throughout the ditch network will provide an estimated storage volume of $38{,}000\ m^3$. Additional secondary storage will be provided in the sub-surface rock blanket (4.13 refers).

4.8 Inflow into these off-line ponds will be via a side weir set above ditch inlet level. During the mean annual flood the flow of water will be in bank. For flood events the side weirs will overtop, to provide additional flood storage volumes. The outlets controls may comprise of either a simple weir which will retain water to create seasonal ponds which are recharged during flood conditions. Alternatively, a penstock weir could be installed. This would be set at a higher level to retain a greater volume flood water, which could then be stored and re-introduced into the ditches during a low flow condition.

4.9 Along the northern boundary of the site there is an inflow from a springline and a small watercourse, which drains to the east. It is proposed that this watercourse is upgraded and connected to the larger ditch on the eastern boundary of the site to convey flows away from the centre of the course. A similar option was previous considered in 1994.

4.10 It is proposed that the runoff from the roof of the Club House will be recycled for irrigation purposes. These flows will drain directly into proposed irrigation reservoir. Surface water runoff from the access road, roundabout and car park will drain through trapped gullies and a petrol interceptor into the irrigation reservoir. It has been estimated that to water the tees and greens over a 100 day period through the summer, 10 000m^3 of water will be required. Assuming an average annual rainfall for the region of 0.7m (taken from FRS Figure II.3.1(S)) approximately 2500 m^3 may be recycled for irrigation purposes. The remaining volume of water will either be obtained from the public water supply, water abstraction or recharge during floods events. All three options are being considered.

4.11 In order to facilitate all year round playing of the course it is essential that the ground levels will be raised. The core material for raising levels will be a coarse crushed rock layer of varying thickness depending on proposed levels. This layer will effectively form a rock blanket. The permeable nature of the fill will allow surface water runoff to drain away quickly.

4.12 Wherever possible it is proposed that the existing ditches will be retained, regraded and reconnected to other watercourses where they have previously be infilled. The land drains referred to in DES report as D10 and D26 serve little purpose and have minimal ecological value and after consultation with the Environment Agency it has been agreed that these ditches can be infilled. However, the lower section of D10, which has some ecological significance, will be retained.

4.13 With the increase in the surface level of the playing areas the interface with the existing bank top level of the ditches becomes both a practical and an aesthetic issue. The opportunity will be taken to create a terrace at bank top level which will be complemented by berming where one side of a ditch is widened. The combined effect will be to provide a variable width flood channel depending upon the depth of flow. The rock blanket will provide free draining conditions on the playing areas and allow floodwater to percolate through the layer into the ditches. Additionally this layer will allow floodwater to move laterally between adjacent ditches and will also provide a secondary sub-surface reservoir to complement the full flood storage capacity to be provided in the ditches and ponds throughout the site.

5.0 CONCLUSION

5.1 Having considered the Monson report and undertaken a detailed study of the northern arterial ditch system it is concluded that the current flooding problems occur as a result of the hydraulic deficiencies of the network.

5.2 The proposals for clearing, regrading and reprofiling the ditches will improve their hydraulic flow characteristics. The reinstatement and reconnection of ditches shall enable the free flow of water through out the network.

5.3 The introduction of off-line ponds and the widening and terracing/berming of the ditches will greatly increase the capacity of the ditches to accommodate the 100 year flood.

5.4 The ditch improvements immediately to the east of Marsh Barn Lane will allow the free passage of water. However, the upstream sewers and ditch require rehabilitating if the flood risk to the residential areas is to be alleviated.

5.5 The rock blanket will enable a free-draining playing surface to be provided and will facilitate additional storage volume on site to that provided in the ditches and ponds, providing greater protection against flooding.

5.6 The golf course and its environs will be managed and maintained in accordance with a programme to be agreed with the local planning authority. This programme will include regular ditch maintenance which will ensure that the proposed flood relief measures are in place to deal with the 1 in 100 year flood.

J S Muscroft
Stuart Michael Associates
972.ldrep.
20.7.99

PGM Cut & Fill Quantities

First PGM : C:\PDS\MODELS\PROJECT\972\MONKS-EXIST.dgm
Second PGM : C:\PDS\MODELS\PROJECT\972\MONKS-1_8-PLANE.dgm

Areas and Perimeters of first PGM:

Patch No.	Surface Area (sq.m.)	Plan Area (sq.m.)	Perimeters Internal (m.)	Perimeters External (m.)
1	324724.0	324650.2	1425.3	1644.9
2	219825.7	219731.7	2797.6	444.5
3	189448.8	189373.5	1605.8	1805.6
4	4122.3	4107.5	233.4	258.6
5	0.0	0.0	0.0	3.7
Totals:	738120.8	737862.9		4157.3

Total Plan and Surface Areas of Overlap between both PGM models:

	Cut	Fill	Balanced
Total Plan Area:	448613.7	144383.5	0.0
Total Surface Area:	448761.7	144471.6	0.0

Summary of Volumes of Cut and Fill:

Patch No.		Volumes Cut (cu.m.)	Volumes Fill (cu.m.)	Nett Volumes Cut (cu.m.)	Nett Volumes Fill (cu.m.)
1		200652.7	234.3	200418.4	
2		60565.4	6687.3	53878.2	
3		15541.3	11801.6	3739.7	
4		1873.5	0.0	1873.5	
5		0.0	0.0		
Total Volumes:	Gross:	278632.9	18723.2		
	Nett:	259909.7			

West Sussex County Council

MINERALS AND ASSOCIATED WASTE APPLICATIONS

1. **What are you applying for (tick all box(es) as appropriate: (see note 1)**
   Minerals or Waste Application

2. **Applicant: (see note 2)**

Title	Mr Tony Grimson
Company	Penfold Verrall Ltd
Address	
	The Chalk Pit
	Mile Oak Road
	Portslade
	East Sussex
	Brighton
Postcode	BN41 2RB
Telephone	01273412224
Mobile	
Fax	
E-Mail	N@A

3. **Agent (if any): (see note 3)**

Title	Mrs Gillian Pawson
Company	GP Planning Ltd
Address	
	Mill House
	Long Lane
	East Haddon
	Northamptonshire
	Northampton
Postcode	NN6 8DU
Telephone	01604 771123
Mobile	
Fax	01604 771086
E-Mail	gill@gpplanning.co.uk

4. **Site Address: (see note 4)**

Address	Grid Reference TQ 196,057
	New Monks Farm
	Lancing
	West Sussex
Postcode	

5. **Application Site: (see note 5)**

- Present use(s) of the site

  Pay Per Play Golf Course under Construction

- Previous uses of the site (if different from above)

- Total application area (as outlined in red on your plans) (in hectares)

  1.6

6. **Site Ownership: (see note 6)**

i) Surface land owner(s):

Name New Monks Farm Developments

Address Sion House, The Hyde Business Park, Brighton East Sussex, BN2 4JE

ii) Mineral owner(s) if different from i)

Name N/A

Address N/A

iii) What is the applicant's interest in the site?

Contractor in construction of the golf course.

iv) What is the applicant's interest in the adjoining land, if any?

Contractor in construction of the golf course.

7. Type of Application: (see note 7)

Is the application for:

a) Full planning permission for new mineral development including new ancillary and associated development? N

b) Full planning permission for new development involving the storage, treatment or disposal of controlled waste including ancillary and associate development? Y

c) Renewal of unimplemented permission? N
If yes, give date and reference number of unimplemented permission in 'Other Details' below

d) Renewal of temporary permission? N
If yes, give date and reference number of temporary permission in 'Other Details' below

e) Extension to an existing site included associated development? N
If yes, give date and reference number of existing permission in 'Other Details' below

f) Variation of Condition(s)? N
If yes, give date and reference number of existing permission and the condition(s) sought to be amended in 'Other Details' below

g) Other (please give details)
Temporary use for the recycling of aggregates for the construction of golf course under permission L/87/00/TP, with onward sale of aggregates unsuitable for use on site.

h) Are you or anyone else with an interest in the land willing to consolidate or update existing permissions including associated development on the site? N

i) Please give details
Not applicable.

j) Previous permissions for minerals or waste development on the site (if any)
Not applicable.

8. Type of Development: (see note 8)

i) Brief description of the development including main mineral to which the application relates

Processing of construction and demolition waste brought onto site for the purpose of constructing the golf course. Recycled aggregates will be recovered, as will soils. Where possible materials will be used in the construction and landscaping of the site. Additional materials will be sold off site. The permission sought is temporary to cover the life of the construction of the golf course.

ii) Indicate the checklists which you have completed with this application form (see the end of this form for the checklists you will need to complete). All applicants must complete checklists D, E & F

• Minerals Exploration	Checklist A	N
• Minerals Extraction	Checklist B	N
• Minerals Processing	Checklist C	N
• Ancillary Operations, Associated Development and Transport	Checklist D	Y
• Environmental Effects	Checklist E	Y
• Restoration, AfterCare and AfterUse	Checklist F	Y
• Underground Mining	Checklist G	N
• Proposals involving Disposals of Wastes	Checklist H	N
• Landfill	Checklist I	N
• Oil and Gas Development	Checklist J	N
• Benefits of Development	Checklist K	Y

9. Plans, Drawings and Other Supporting Material: (see note 9)

i) List here the plans and drawings submitted with the application. See guidance notes for the drawings which are required or would be advisable

Reference Number Title
Reference Number Title
Reference Number Title
Reference Number Title
Other Files

ii) Is an Environmental Statement attached with this application? N

iii) If an Environmental Statement is not mandatory, is the applicant willing to make copies of the application documents, including the Environmental Statement? N

If yes, please provide the address where information can be inspected, and the price of the Environmental Statement if available for purchase

Address

Documents

Cost
.00

10. Voluntary Agreements/Planning Obligations: (see note 10)

Is any outline or draft agreement included with this application? N

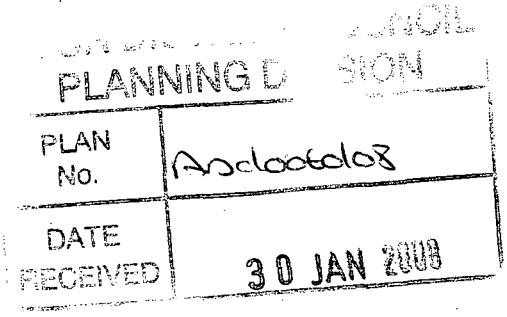
If yes, summarise the purpose of the agreement below

GP PLANNING LTD
ENVIRONMENTAL CONSULTANTS

PLANNING APPLICATION

BY

PENFOLD VERRALL



LAND AT

NEW MONKS FARM
LANCING
WEST SUSSEX

FOR

DEVELOPMENT OF AN AGGREGATES RECYCLING FACILITY

PLANNING, DESIGN AND ACCESS STATEMENT
(INCLUDING FLOOD RISK ASSESSMENT)

JANUARY 2008

Mrs Gill Pawson BSc MA MRTPI MCIWM

GP Planning Limited
Registered Number 6019666, England
Registered Office Mill House, Long Lane, East Haddon, Northamptonshire, NN6 8DU

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2. PLANNING POLICY CONTEXT
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APPENDICES
Appendix 1 Photographs of the site and plant
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Appendix 3 Aerial Photograph of Site

1. THE PROPOSED DEVELOPMENT

1.1. Background

The application site is located north east of Lancing, at New Monks Farm, shown on location plan GPP/PV/NMF/07/01, on land being developed by the applicant as the New Monks Farm golf course, for which permission L/87/00/TP has been granted. Photographs of the site are included in Appendix 1. The golf course is being constructed according to an approved plan which requires the raising and reprofiling of the land to ensure both that the playing surfaces are free from flooding for as great a period of the year as possible, and that in so doing increase the ability of the site to retain larger volumes of water and thus reduce the likelihood of flooding offsite.

The application site, on the north east corner of the golf course, is being used already to assist in the applicant's reprofiling and landscaping of the golf course, by preparing materials for use on the site. The applicant currently takes in inert materials, and where loads are mixed, will screen and where appropriate crush materials to separate them into different components – principally soils and hardcore at present, for use in the golf course construction. Recycled materials are used in the grading of land, construction of roads and parking areas, and the landscaping finish.

There will come a point at which the requirement for hardcore and similar 'hard' materials on site will reduce, but due to the nature of the available inert fill materials, quantities of these 'hard' materials will continue to come onto the site. The applicant is then left with a dilemma; to simply bury them in the lower levels of the golf course land raising, which means that valuable materials are wasted in the construction, or take them back offsite and face the problems associated with disposal. In the first instance the applicant has no desire to bury valuable materials, and in the second there is a substantial cost associated with disposal, whether it is to other landfill sites, or further offsite recycling facilities.

This application therefore seeks permission to allow the existing recycling operations to produce hardcore for sale off-site. This application will effect only two changes to the operation that is currently in place ancillary to the development of the golf course; firstly that materials will leave the site (though only on lorries that are already leaving, currently empty), and secondly that the life of the construction project of the golf course will be extended by up to six months. The machinery and infrastructure associated with this application is already on site in association with the golf course permission, and the materials to be handled, and their associated vehicle movements, are already consented for the golf course construction.

This proposal will enable all mixed loads to be diverted to the recycling area for sorting, so that all of the bricks, concrete and stone can be recovered for crushing and screening, most for use on the golf course, and some for resale. It will also maximise the recovery of soils for use in the final layer of course construction, by separating this material from mixed loads. The production of recycled

aggregates for sale off site will be carried out in accordance with the WRAP Protocol, and as such full documentation of volumes, waste types, sources and destinations will be maintained. This will allow the planning authority to retain control over volumes leaving the site, and give reassurance that the recycling operation remains ancillary to the construction of the golf course.

1.2. The Development

Planning permission is sought to allow the sale of recycled aggregates, produced on the golf course construction site, in association with the filling activities permitted by the planning permission for the golf course. The raw materials, inert waste in mixed loads, are already brought on site and processed for use in the construction works. There will be no increase in vehicle movements to and from the site, as saleable materials will leave back loaded on the applicant's vehicles. It is anticipated that the increase in fill material required to make up for the volumes sold off site, rather than used as bulk fill, will mean that the duration of the golf course construction (which has no associated time limit), currently estimated at 4-5 years, would be prolonged by at most up to 6 months.

Operations will continue in the format currently required for the golf course construction works. Waste will be deposited in stockpiles waiting processing and will then be sorted by bucket loader and where appropriate crushed and or screened. Crushing will take place for approximately one week per month, as per the existing activities.

It is anticipated that the volumes/timescales involved will be as follows;

- According to the approved plans for construction of the golf course, a total of ~ 2 million tonnes of fill material is required to achieve the approved levels.
- Of this approximately 570,000 tonnes has been deposited, in the 18 months of operations so far. This leaves a requirement for 1.43 million tonnes further material.
- At the current filling rate (averaging at 31,666 tonnes per month over the 18 months to date) the filling will be completed in just less than 4 years, though this rate of fill has been during a buoyant period for the construction industry. Allowing for a small downturn in the availability of materials, a completion date of between 4 and 5 years is estimated.
- Over the 18 month period of operation so far, the company has had to acquire 36,000 tonnes of crushed concrete (recycled aggregates) for use in its other construction activities; it is this material that the recycling operation would seek to replace. At this rate of requirement (approximately 2000 tonnes per month) it is anticipated that over a four year period the requirement would be for in the region of 96,000 tonnes – or 64,000 m^3, by which amount the amount of imported fill would have to increase.
- At the present rate of filling (~32,000 tonnes per month) it is anticipated that this would extend the filling/construction operations by two months, subject to the continued good rate of fill material availability.

The infrastructure involved in the above proposals is as follows and as shown on the proposed layout plan GPP/JDL/CR/07/02. All exist already, ancillary to the construction of the golf course.

1. Wheel wash and 'Portakabin' type office. These are already in place and ancillary to the development of the golf course, consented by permission L/87/00/TP.
2. Access track from Withy Patch lay-by to the site. Again, already in place to serve golf course construction traffic.
3. Hardcore surfaced area for the reception and processing of the materials. Already in place.
4. Bund on the northern edge of the processing area to protect the traveller's site adjacent to the A27. Exists already but can be reinforced should the need arise.
5. Provision of parking spaces for staff and visitors. In place under permission L/87/00/TP.

No buildings will be erected on the processing site.

Machinery to be used on site will be that already used in golf course construction activities, and will include;

- A Warrior 1400 screen. The warrior 1400 creates three grades of material, larger oversized hardcore, graded normal sized hardcore & soils. These materials are then stockpiled separately for further processing by way of crushing (oversized hardcore), relocation onto the site roads (smaller hardcore) or deposition at the disposal area (soils).
- 1-2 20-30T 360° excavators, probably Hitachi. During screening one excavator will be used, and during crushing both would be employed.
- A mobile crusher brought to the site as required. 30 tonne, tracked, to be hired locally as required.
- 1 x wheeled loader, probably a Volvo 150E

For Photographs see Appendix 1.

The number of employees on site is expected to fluctuate between 4 & 6 at any one time, all already engaged on site in the golf course construction works.

The applicant seeks normal waste industry operating hours for the operation as follows;

Monday – Friday	07:00 - 17:00
Saturdays	08:00 - 13:00
Sundays	Nil
Bank Holidays	Nil

1.3 Description of the site and its surroundings

Site location

The site is located off the A27 to the north east of Lancing at New Monks Farm.

Sensitive receptors

The primary sensitive receptor will be the traveller's site located to the north of the processing area.

The extent to which these receptors are affected and any mitigation required is addressed in the relevant sections of the statement below.

Access and highway network

The site has access on to the strategic highway network (A27) via the Withy Patch lay-by, which is already in use for heavy goods vehicle traffic generated by the construction of the golf course.

Landform

The site lies on a relatively flat area of ground to the north east of Lancing. The site is broadly flat, with drainage ditches around the processing area to the south. The wider area is criss-crossed by these ditches which drain the area being regraded for use as the golf course.

Land use

The proposed development seeks to use part of the golf course where levels have already been raised, to carry out soils and aggregates recycling for the period of the construction of the golf course.

Surface and groundwater

The site lies within a floodplain as defined by the Environment Agency, as shown on the Environment Agency's website. However, under the planning permission granted for the golf course, a scheme was submitted to discharge condition 7 of the scheme, which required flood plain replacement works. This

scheme is included as an appendix to this statement. This scheme is intended to deal with the possibility of flooding on the site. As the proposed recycling operations are only ancillary to the golf course, and will take place on an area that will become golf course, and is surfaced only in hardcore, it is considered that the flood alleviation scheme will be adequate to mitigate the effects of the proposal in the context of the potential for flooding. The works associated with the construction of the golf course include increasing the capacity of the extensive ditch system on the site, and introducing various ponds/small lakes, and as such the volume of water that can be retained on the site during a flood event is to be significantly increased.

The site is surfaced in hardcore, and already raised above the surrounding area as part of the golf course landscaping scheme. Surface water is therefore allowed to seep through the hardcore layer, or run off into the ditches provided around the site. The run off rate will not be substantially increased beyond that associated with green field rates.

The site is not affected by a Groundwater Protection Zone.

The nearest water body to the site is the drainage channel immediately south and east of the recycling area.

There are no structures existing or to be constructed on the site.

A Flood Risk Assessment in accordance with the requirements of PPS25 is included in Appendix 2.

Sites of ecological interest

There are the following items of ecological interest in proximity to the site;

1. Adur Estuary (Reference 1000353), designated for its status as a salt marsh. The edge of the designation lies at 650m to the east at a minimum.
2. The Lancing Ring local nature reserve. An area of flora and fauna conservation. Located 850m to the west as a minimum.

The proposals will not cause any detrimental impacts upon these sites. The materials to be handled are of an inert nature, and therefore non-polluting, and will thus not risk transmitting contamination by air or water. Dust will be suppressed on site through use of a mobile water bowser, and the noise generated by crushing and screening will not be heard in these locations above that already generated by roads (especially the A27) and Shoreham airport.

Cultural and geological heritage

To the south of the site, and within the permission for the construction of the golf course are a series of medieval salt pits, which due to their historical and geological value must be protected. However, within the planning permission granted for construction of the golf course a scheme has already been submitted and approved to preserve them within the golf course. Located at a minimum of 150m (south) of the proposed recycling area, the salt pits will be unaffected by the development, even without the security of the protection afforded under permission L/87/00/TP, condition 7.

There are no further known elements of cultural or geological heritage of import on the application site or in close proximity to the site.

2 PLANNING POLICY CONTEXT

2.1 National and development plan policies

National waste policy is set out in the **Waste Strategy for England 2007**, which states (excerpts only);
Objectives and targets
ix. The Government's key objectives are to:
• decouple waste growth (in all sectors) from economic growth and **put more emphasis on waste prevention and re-use**;
• **increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;**
• **secure the investment in infrastructure needed to divert waste from landfill** and for the management of hazardous waste; and
• **get the most environmental benefit from that investment, through increased recycling of resources** and recovery of energy from residual waste using a mix of technologies.

Regional policy is found in the **South East Plan, Draft 2006**, which includes detailed policies on waste. The Inspector's report on the plan has been considered by the Regional Assembly, but no changes are anticipated in respect of the policies relevant to the consideration of this proposal.

POLICY W2: SUSTAINABLE DESIGN, CONSTRUCTION AND DEMOLITION
Local Development Documents will require development design, construction and demolition which minimises waste production and associated impacts through:
• *The re-use of construction and demolition materials*

The Plan states that
There is an immediate and acute shortfall in the capacity required to achieve the ambitious targets for recycling, composting and other forms of recovery, including energy recovery, and the overall diversion of waste from landfill. There needs to be a rapid increase in management capacity and the mixture of facilities.

By 2015, the Plan predicts that West Sussex will have a shortfall of Construction and Demolition capacity of over 250,000 tonnes per annum.

POLICY W17: LOCATION OF WASTE MANAGEMENT FACILITIES
Waste Development Documents should, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport connections.
The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics:
i Good accessibility from existing urban areas or major new or planned development
ii Good transport connections including, where possible, rail or water
iii Compatible land uses, namely
• *Active mineral working sites; and*
• *Previous or existing industrial land use*
• *Contaminated or derelict land*
• *Land adjoining sewage treatment works*
• *Redundant farm buildings and their cartilages.*
iv Be capable of meeting a range of locally based environmental and amenity criteria.

POLICY M2: RECYCLED AND SECONDARY AGGREGATES
The use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa (29% of the guidelines for primary aggregate production in the region) to at least 7.7mtpa (34%) by 2016 so as to reduce the need for primary aggregates extraction.

In West Sussex the policy requires the provision of 0.8mtpa of recycled aggregates by 2016. The plan states that *"Temporary recycling facilities, including mobile recycling facilities, can make a useful contribution to this overall provision.*

West Sussex Structure Plan saved policies;

Settlement pattern and strategic gaps
Policy CH3
(a) In order to ensure that West Sussex continues to be a county with a network of small to medium-sized towns and villages, the separate identity and character of all settlements will be maintained and, where possible, enhanced. Development which would undermine this objective or lead to the actual or perceived coalescence of settlements should not be permitted.
(b) Development should not be permitted unless the strategic settlement pattern of the County will be maintained. The following gaps between settlements within West Sussex are of strategic importance and development should not be permitted which would undermine their fundamental purpose and integrity:
...
(12) Lancing and Shoreham;
...
(c) District planning authorities will:
(1) identify how the separate identity and character of all settlements will be maintained and, where possible, enhanced;
(2) define in local plans, the boundaries of the strategic gaps identified in
(b) and, where appropriate, of any gaps identified in the structure or local plans of adjoining authorities; and
(3) include policies in local plans to:
(i) ensure that the separate identity and character of all settlements will be maintained and, where possible, enhanced and prevent their perceived or actual coalescence;
(ii) ensure that development within strategic gaps:
• is consistent with, or is necessary to meet the requirements of, this Plan and local plans;
• would not compromise, either individually or cumulatively with other development, the objectives and fundamental integrity of the gaps; and
• would maintain and enhance the predominantly open and undeveloped character of gaps; and
(iii) where appropriate, allocate land within gaps for uses which will maintain and enhance their predominantly open and undeveloped character.

Waste Local Plan, adopted 2004

Policy G5 MANAGING WASTE CLOSE TO SOURCE
Proposals for waste management facilities will be permitted provided that BPEO and the Proximity Principle are demonstrated in relation to the points at which the waste is generated, collected and sorted and the location of the proposed waste management facility, taking into account any particular environmental, social, economic and transport considerations that apply to the waste management facilities and processes proposed.

Policy G6 TRANSPORT
Proposals for waste management facilities should be accompanied by a transport assessment. They will be permitted provided that:
(a) transport links are adequate to serve the development or can be improved to an appropriate standard without causing unacceptable environmental impacts;
(b) where possible, the waste is capable of being transported to and from the site via the rail network or navigable waterways;
(c) where necessary, the waste is capable of being transported to and from the site via the Strategic Road Network with minimal use of local roads;
(d) vehicle movements associated with the facility will not have an adverse impact on the safety and free-flow of existing traffic;
(e) there is safe and adequate access to the highway network; and
(f) satisfactory provision is made for vehicle turning and parking, manoeuvring, loading and wheel cleaning facilities.

Policy G7 PUBLIC AMENITY
Proposals for waste management facilities will be permitted provided that:
(a) sensitive and environmentally sound work practices are employed;
(b) the proposed method and scheme of working, either on its own or with other similar uses, would not have an unacceptable impact on public amenity, and neighbouring land-uses;
(c) appropriate measures are incorporated to:
(1) minimise emissions of noise; and
(2) control the impact of lighting.
(d) where necessary, suitable arrangements are made for the diversion of public rights of way.

The Development Plan comprises the **Waste Local Plan for West Sussex Revised Deposit Draft, July 2004 and the Minerals Plan 2003.** However, the policies contained in these documents will be superseded by the Local Development Framework documents.

The **West Sussex Minerals and Waste Core Strategy – Preferred Options 2007** has been published and contains the most up to date statement of intent by the County Council and is therefore relevant to the consideration of this proposal. It states that
Strategic objective SO3 is relevant to this issue: "To minimise the need for primary aggregates by promoting the efficient use of secondary aggregates and alternative materials, and to encourage reduced production of mineral waste". Maximising the contribution from secondary and recycled aggregates will help to reduce the need for primary aggregates. However, regard must be had to the potential impacts of processing operations.

Policy CSM5: Aggregate Processing
The processing of aggregates, including aggregates recycling, will be permitted provided that the proposal:
(a) can be accommodated at an existing mineral working and the duration of operations is tied to that of the mineral working; or
(b) is located on an existing, permitted, or allocated waste site or a site otherwise acceptable in principle for waste uses, and would not prejudice the potential use of the site for permanent built waste facilities; or
(c) is located on suitable previously-developed land; or
(d) is co-located with a wharf or railhead, provided that the primary transport function is able to continue.

Adur District Local Plan, adopted 1996.

POLICY AC4
Boundaries are shown upon the Proposals Map that define a strategic gap between the built-up areas of Lancing and Shoreham-by-Sea and that part of a strategic gap between Worthing and Lancing/Sompting which lies within the Adur District. Except where provided for elsewhere in this Local Plan, within these two defined areas development will not normally be permitted. *This is in order to prevent coalescence and to retain the separate identities and amenities of the settlements.*
Only in compelling circumstances will development be permitted such as in relation to the essential needs of agriculture, horticulture, forestry or the diversification of the rural economy or to take advantage of a valuable opportunity to meet a need for recreation. Where circumstances are regarded to be compelling, planning permission will be subject to control over siting and design so as to minimise any impact on the landscape and subject to access and environmental criteria.
Opportunities will be sought to conserve and improve the landscape and amenity of these strategic gaps to enhance their value as open countryside. Extensive development for recreational purposes may be permitted where such development will improve the landscape, will not damage nature conservation interests, will not involve substantial buildings or hard-surfaced areas and will not involve the irreversible development or loss of the best and most versatile agricultural land.

2.2 Compliance with policies

There is a recognised need for recycling facilities to handle construction and demolition waste, to maximise the recovery of re-usable material and thus to assist with reducing the demand for primary aggregates. The provision of a temporary facility will also assist with the County's target requirement for the production of recycled aggregates, as identified in the South East Plan.

The proposal is only for the establishment of a temporary facility, to operate until the construction of the golf course is completed. The golf course site is already receiving construction and demolition waste, therefore falls in to the category of a waste related use.

This application is not accompanied by a Transport Assessment as the proposal will not lead to an increase in traffic to the site. The implication of the scheme is that it will prolong the time taken to construct the golf course and thus the period of use of the access.

The Adur District Local Plan designates the area as Strategic Gap and allocated for leisure uses; the recycling proposals will be temporary in nature and only exist for the short period that is associated with construction of the permitted golf course. There is no built development associated with this application that will cause intrusion in the strategic gap.

The Core Strategy includes a range of policies relating to individual environmental issues; the environmental impacts of the proposed development are set out in Section 3; the lack of adverse impacts means that the proposal will comply with all of these policies.

3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

3.1 Landscape and visual impacts.

The principal receptors of visual impact will be the airport to the southeast, the traveller's encampment to the north, the A27 immediately north of that, and the farms/properties on Mash Barn

Lane.

Views are available from the airport, but at a distance of some 700m from terminal to the southern extent of the processing area the site activities will be of limited impact. Added to the fact that the activities are set against the background of a large earth bund (which can be enlarged if this is considered appropriate) and a mature line of trees, it is felt that the views will have no detrimental impact.

Both the travellers' encampment and the A27 are to the north of the site, but are screened from it by a large earth bund, and established and mature trees. These may be seen in photographs included in Appendix 1. The density of the trees and height of the bund mean that there will be no detrimental effects.

Properties on Mash Barn Lane are some 650m south west of the processing site, so while they are potential receptors of visual impact it will be of an extremely limited nature. Again, the background to the recycling activities means that they will not intrude on the skyline, and being materials of a relatively neutral colouring, will blend into that background.

In terms of Landscape Character, the proposal is for a use of temporary duration, and as such will have no lasting effect upon the character. The use itself will have no impact on the character of the land itself as there will be no earth works carried out in association with these activities, and the stockpiles will be temporary in duration.

3.2 Air emissions

The site will handle only inert materials with no biodegradable or putrescible materials present, and will therefore have no possibility of causing odour.

Dust will be controlled by the presence on site of a mobile water bowser, the contents of which will be sprayed onto materials as a dust suppression measure when needed. If dust nuisance persist, activities on site will be stopped for the duration of time in which the wind is blowing in an unsuitable direction. Vehicles leaving the site will be travelling over the hardcore surface and then through the wheel wash, so will not track mud off site.

3.3 Noise

This application is not accompanied by a formal noise assessment as it makes no alteration to the activities already permitted ancillary to the development of the golf course, merely extending the recycling activities by a maximum of sixth months. There will be no additional traffic either, as back loading will be utilised for the materials leaving the site.

The levels of noise created by the proposals will not be higher at any point than those already in place due to the construction activities for the golf course and the background noise of traffic on the A27. The nearest noise sensitive receptors are the travellers living on the site between the proposed recycling area and the A27. Between the recycling area and their living accommodation is a strip of dense and mature tree planting, and a large earth bund, (which can be enlarged if this is considered appropriate) both of which will serve to shield them from noise generated on the site. For photographs see appendix 1.

3.4 Ecology

The site comprises an area of disturbed ground, reprofiled in the course of the golf course construction, surfaced principally with hardcore, and as such supports no ecological interest.

3.5 Archaeology

There is no known archaeology on site. In the surrounding areas to the south of the site there are historically significant medieval salt workings, but these will be unaffected by the proposals, being at 150m range for the closest of them, and are already protected under planning permission L/87/00/TP condition 17.

3.6 Soils

No additional land will be used beyond that which is currently used as hardcore covered yard space.

3.7 Surface and groundwater

The site is not located on a Groundwater Protection Zone.

Only clean 'inert' materials will be stored and processed, so there will be no opportunity for contamination of runoff. The surface run off rate will be limited by the use of the hardcore surface instead of a concrete pad, allowing water to soak away into the ground.

3.8 Flood Risk Assessment

The site is located in an area that is at risk of flooding.

A Flood Risk Assessment compliant with the requirements of PPS25 is included in Appendix 2.

The works associated with the construction of the golf course will mitigate any flood risk. By increasing the capacity of the extensive ditch system on the site, and introducing various ponds/small lakes, the volume of water that can be retained on the site during a flood event is to be significantly increased. As

the application is simply ancillary to the golf course development it was thought sensible to include the details of the flood mitigation works associated with that scheme.

3.9 Highway and traffic impacts

There is an existing access to the site via the Withy Patch lay-by onto the A27. The access onto the A27 is onto a trunk road, but there is excellent visibility back down the dual carriageway in the direction of the oncoming traffic. This access is already being used by heavy goods vehicles bringing materials in for the work on the golf course. During consideration of the planning application (reference L/87/00/TP) for the construction of the golf course, the impact of the traffic generated by the proposal was considered and found to be acceptable and that the access is adequate for the use by heavy goods vehicles. The subsequent Planning Permission contains no restrictions on the level of movements in and out of the site.

It is not anticipated that there will be any additional vehicle movements associated with this proposal, as the material to be processed in the recycling area is material that will be diverted from the golf course construction work. Also, the recycled aggregates that are to be sold off-site will be taken out in lorries that have arrived at the site with a full load of inert waste i.e. back-loading. This will be controlled by only selling material offsite in the vehicles owned by the applicant.

The overall effect of the proposal is that the length of time required to complete the construction of the golf course will be extended, by a maximum of 6 months. There is no time limit on the period of construction of the golf course imposed by condition of the Planning Permission; therefore this proposal will not require any changes to that permission. It is anticipated that the construction period of the golf course, at the current rate of inputs, will take between 4-5 years. The likely effect of the granting of this permission will be an extension of time by up to a maximum of 6 months.

3.10 Lighting

There will be no requirement for overnight lighting, though the yard will be lit with mobile lighting for the periods when the working hours run into the darkness of early evening during the winter. There will be no significant light escape from the site during operating hours to the north where the travellers quarters and the A27 are located as the site is shielded by mature trees, and the lights will not be in use after closing time.

3.11 Contaminated Land

The ground has not been put to any use likely to cause contamination, and has been recently reprofiled using clean inert material and soils imported for the construction of the golf course.

4 CONCLUSIONS

The site proposed for the Waste Transfer and Materials Recycling Facility is ideally situated to serve the needs of the operator to recycle materials from construction and demolition sites in the surrounding area with a view to making most efficient use of the materials for the development of the golf course, and to recycle those materials that are surplus to use in land profiling.

The only changes associated with this application to those activities ancillary to the existing permitted development are that materials will leave the site in small quantities, in lorries that are already moving offsite, currently empty, and that the duration of the construction project, currently estimated at between 4 and 5 years, will be extended by up to a maximum of 6 months.

The facility will support the Council's stated need to increase the rate of recycling of construction and demolition waste in the County.

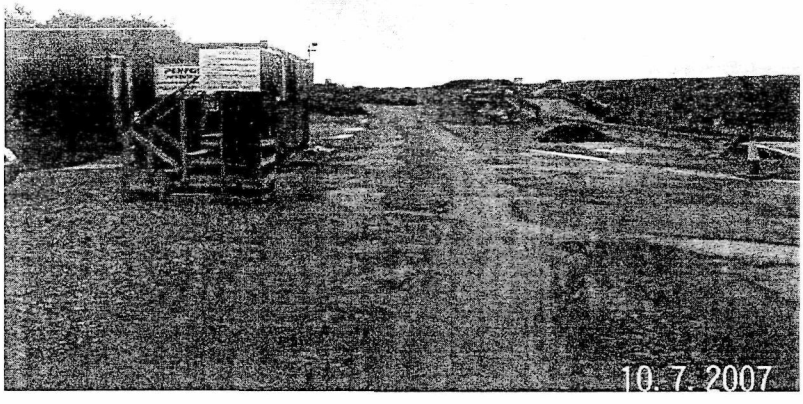
The choice of this location to carry out the recycling will mean that material that is already permitted to be moved onto the site will be treated, and where it is necessary to transport materials back off site, it may be done by back loading the lorries that are bringing materials in. This increases the efficiency of the recycling while not adversely affecting the volume of traffic on the road network.

Whilst the location is in a countryside setting, the operation is to be of a temporary nature, and designed to serve the construction of the golf course, its duration limited to that of the construction. Some recovered materials will be used on site where possible in the construction of the road network, reprofiling of land and the final landscaping of the surfaces and the remainder recycled aggregates will be sold off-site for use in construction projects in the local area.

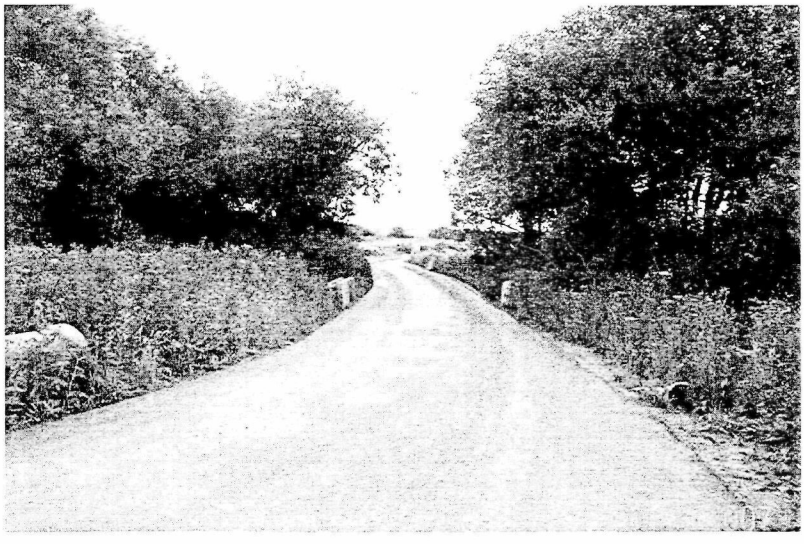
Appendix 1 Site Photographs



Site Entrance



Site Office



Access Road



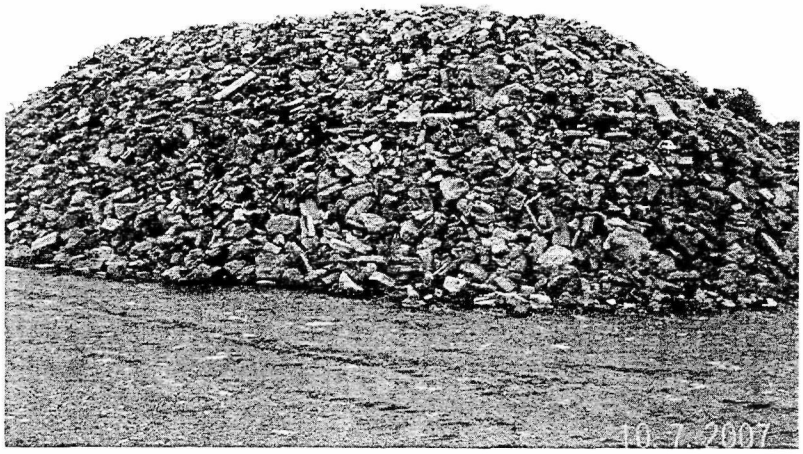
View across recycling area



Bund to screen traveller's camp (on northern edge of recycling area)



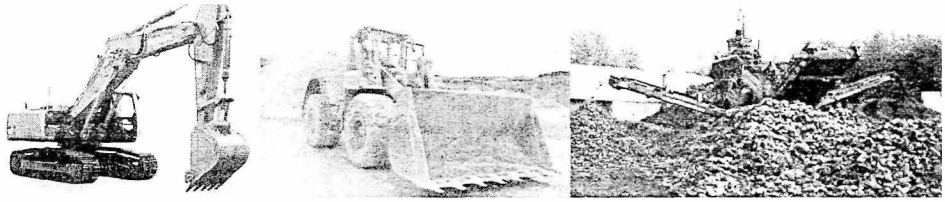
Trees screening site from traveller's camp and road, immediately north of bund.



Materials processed on site



Wheel wash



Vehicles to be used on site;

Hitachi 360 degree excavator, Volvo 150E wheeled loader, and Warrior 1400 Screen

Appendix 2

Flood Risk Assessment Compliance with PPS25

This Flood Risk Assessment should be read in light of the mitigation scheme submitted for the attenuation of flooding on and off site for the construction of the golf course permitted under planning permission L/87/00/TP, a copy of which is attached. The application site is within and a part of the construction of the golf course and as such will benefit from the flood reduction measures required for that development. The proposal is to handle inert materials on a permeable hardcore base, producing materials for incorporation in the groundwork of the site and for export off-site.

1 Development description and location

Development type and location

The development comprises a hardcore pad upon which recycling of aggregates is to be carried out in conjunction with the development of the previously approved golf course on which the application site sits. The location is within the flood plain, and as such the development of the golf course was subject to a scheme of mitigation measures, which are set out in the accompanying documentation.

Flood vulnerability classification

In Table D2 of PPS25, waste treatment sites are classed as 'Less Vulnerable'.

Compliance with the Local Development Documents

Compliance with policy on waste developments is set out in the Supporting Statement that accompanies the planning application; therefore the FRA should be read along side this document.

Evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type

The previously approved flood mitigation measures that cover this site should mean that it is not necessary to carry out the Sequential and Exception Tests in this case.

2. Definition of the flood hazard

Identification of sources of flooding that could affect the site

The nearest water body to the site is the stream to the eastern and southern boundaries of the site. The site is surrounded by a network of drains which run through the golf course construction site, and

which have been re-engineered to handle the risk of flooding associated with the development, as required to discharge condition 7 of permission L/87/00/TP for the golf course construction.

For each identified source, a description of how flooding would occur, with reference to any historic records wherever these are available.

Were flooding to occur on site it would most likely be as a result of the overflowing of the drainage ditches on the eastern and southern edges of the recycling area, and would be characterized by water running over the drainage ditch banks and flowing across the site.

Description of existing surface water drainage arrangements for the site

The majority of the site is surfaced in hardcore allowing water to percolate through.

3. Probability

Flood zone location

The site is situated in Flood Zone 3.

Strategic Flood Risk Assessment.

It is likely that this site will flood, but the scheme which has been implemented in accordance with the planning permission L/87/00/TP for the golf course, to mitigate flood risk on the whole site, which includes the recycling area.

Probability of the site flooding

A scheme has been implemented in accordance with the planning permission L/87/00/TP to mitigate flood risk on the wider site which includes the recycling area.

Existing rates and volumes of run-off generated by the site

The site is currently surfaced with hardcore, and will remain so under the new development.

4. Climate change

Affect on flood risk at the site by climate change.

The site flood mitigation works will provide approximately 38,000m3 of water storage capacity, as detailed in the Water Level Management Plan attached. This should more than allow for the 100 year flood level and an additional 20% for climate change.

5. Detailed development proposals

Details of the development layout.

The details of the proposals are shown on the plans included with the planning application; this FRA should be read alongside these documents.

Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

The land use proposed – namely the processing and storage of aggregates – is not sensitive to the effects of flood, being heavy, clean and of relatively low value.

6. Flood risk management measures

Protection measures to manage flooding, including the potential impacts of climate change, over the development's lifetime

See accompanying flood mitigation measures.

7. Off site impacts

Measures to ensure that the proposed development and the measures to protect the site from flooding do not increase flood risk elsewhere.

See above

Measure to prevent run-off from the completed development causing an impact elsewhere

See above.

8. Residual risks

Residual flood-related risks after implementation of the measures to protect the site from flooding

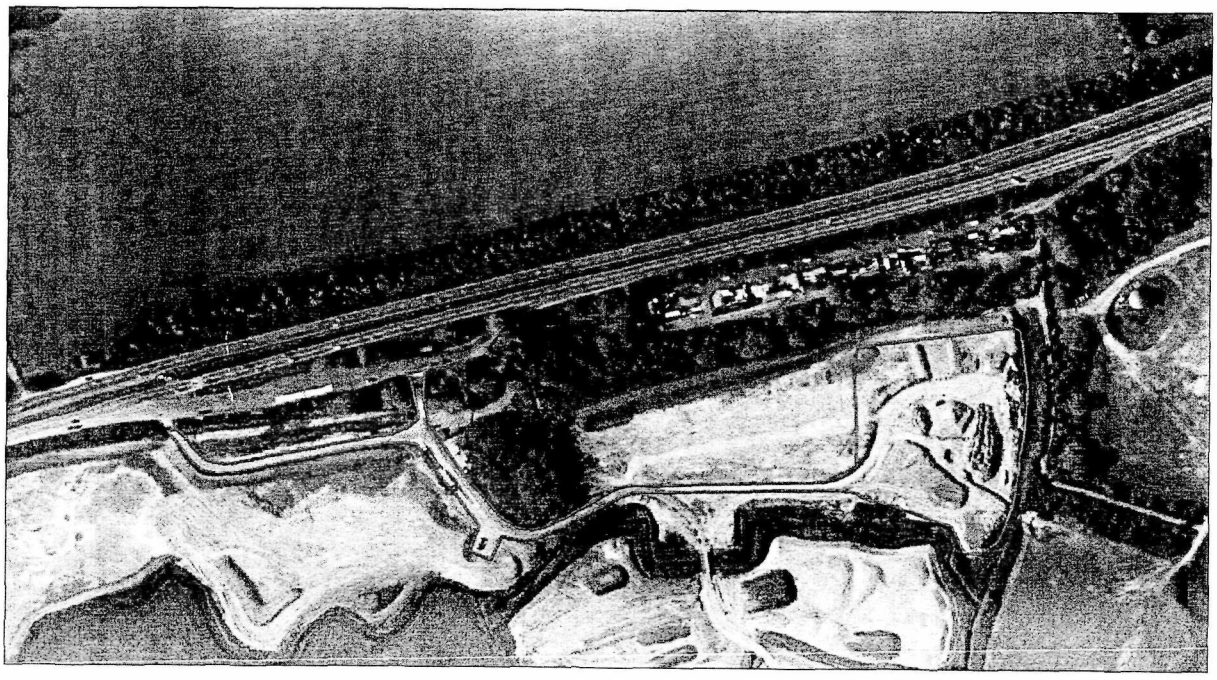
With the implementation of the attached Flood mitigation measures it is not anticipated that there will be any residual risks.

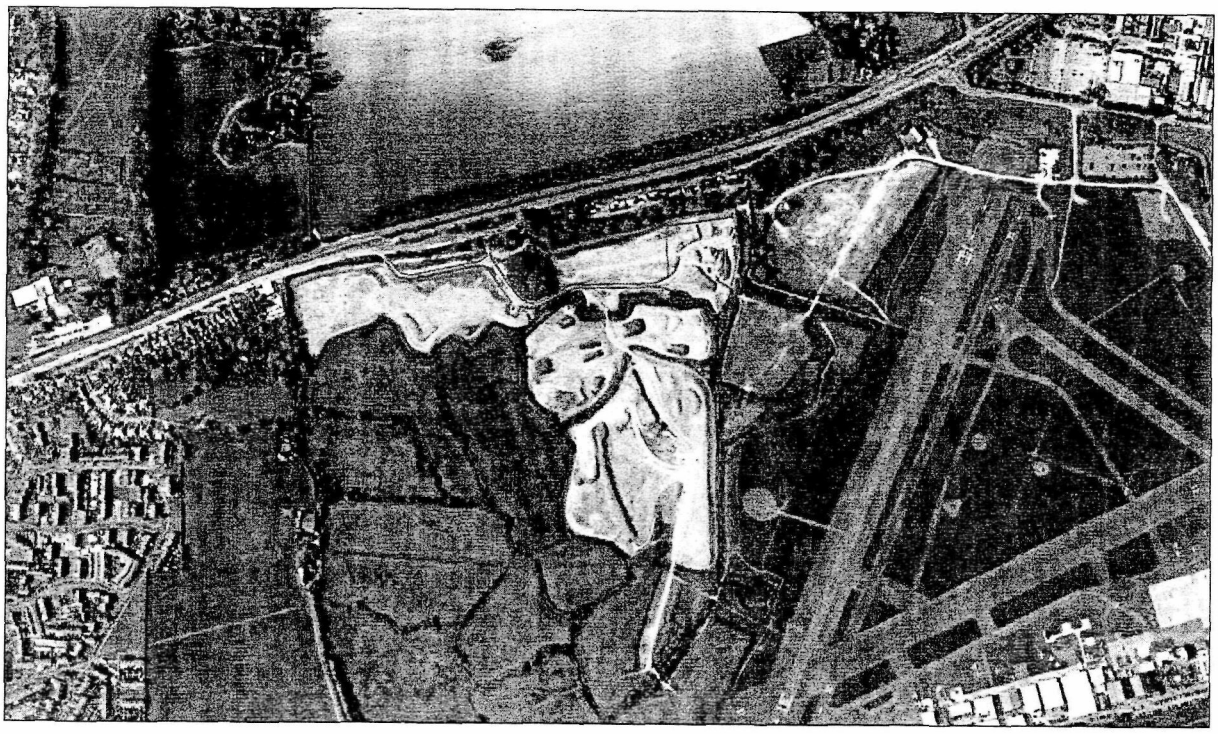
Management of residual risks over the lifetime of the development

Not applicable.

Appendix 3

Aerial Views of Site





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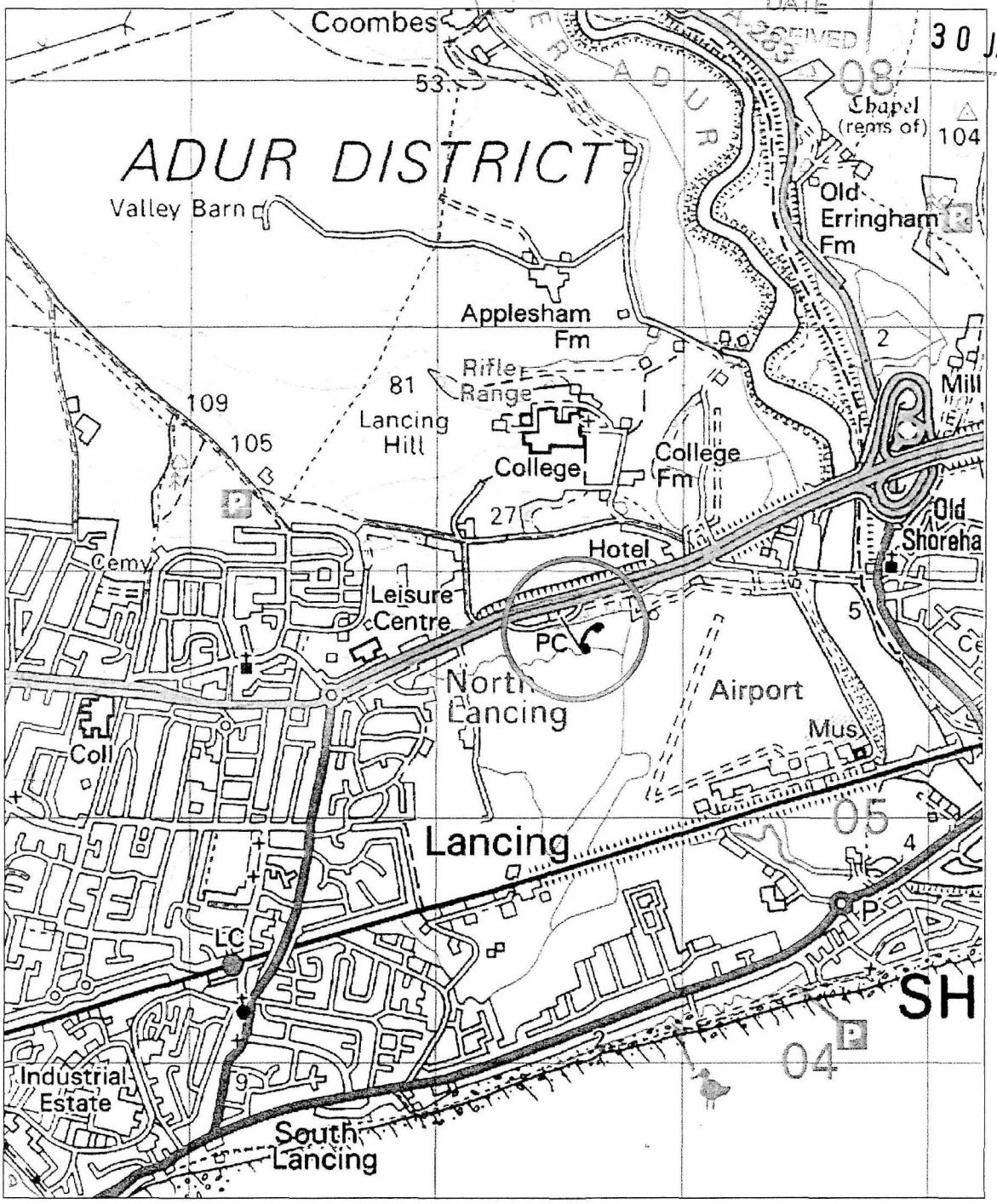

Aggregates Recycling for Penfold Verrall at New Monks Farm, Lancing

Site Plan **GPP/PV/NMF/07/01**
Scale 1:25,000

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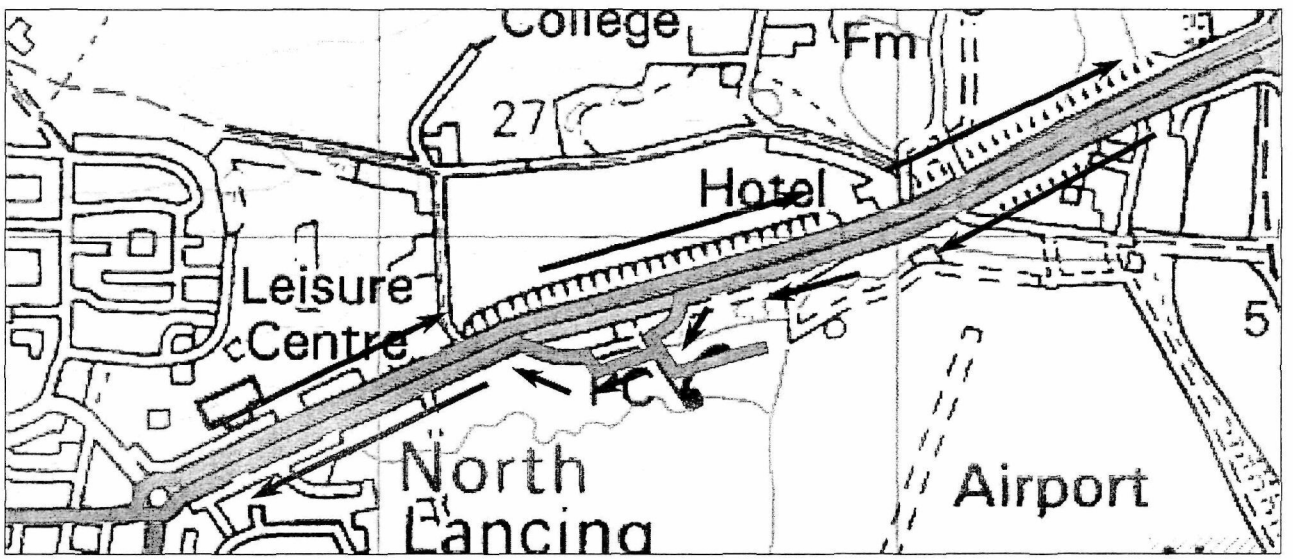

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Lorry Routing
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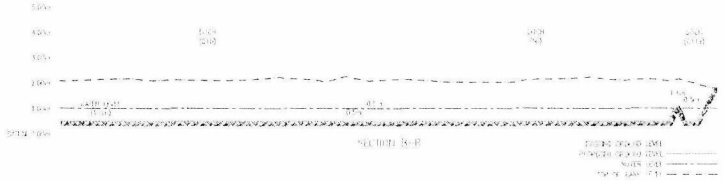



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TITLE: AGGREGATES RECYCLING FACILITY
Site Plan

CLIENT: PENFOLD VERRALL

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DRAWING NUMBER: GPP/PV/NMF/07/02 REVISION NUMBER: 2

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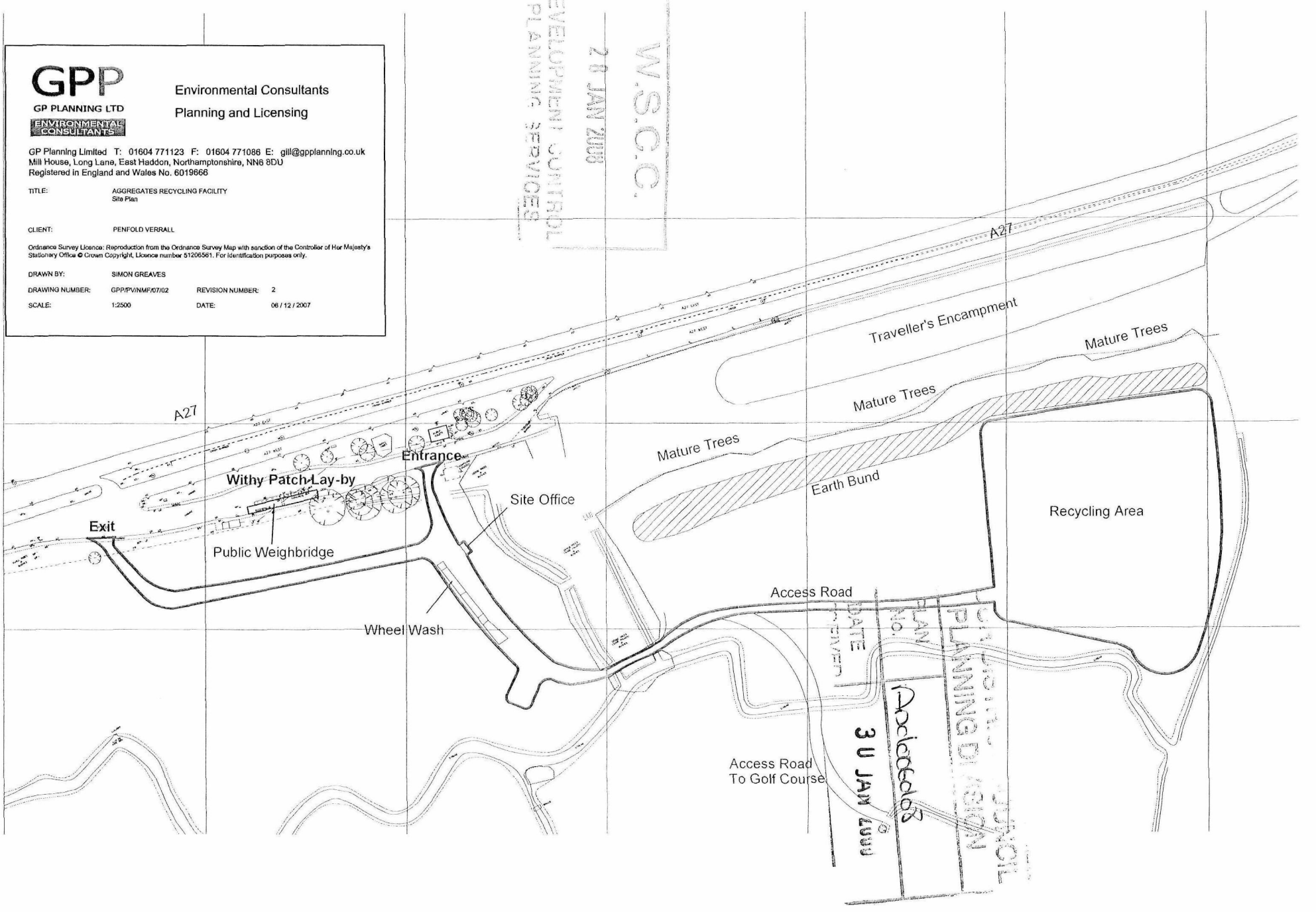

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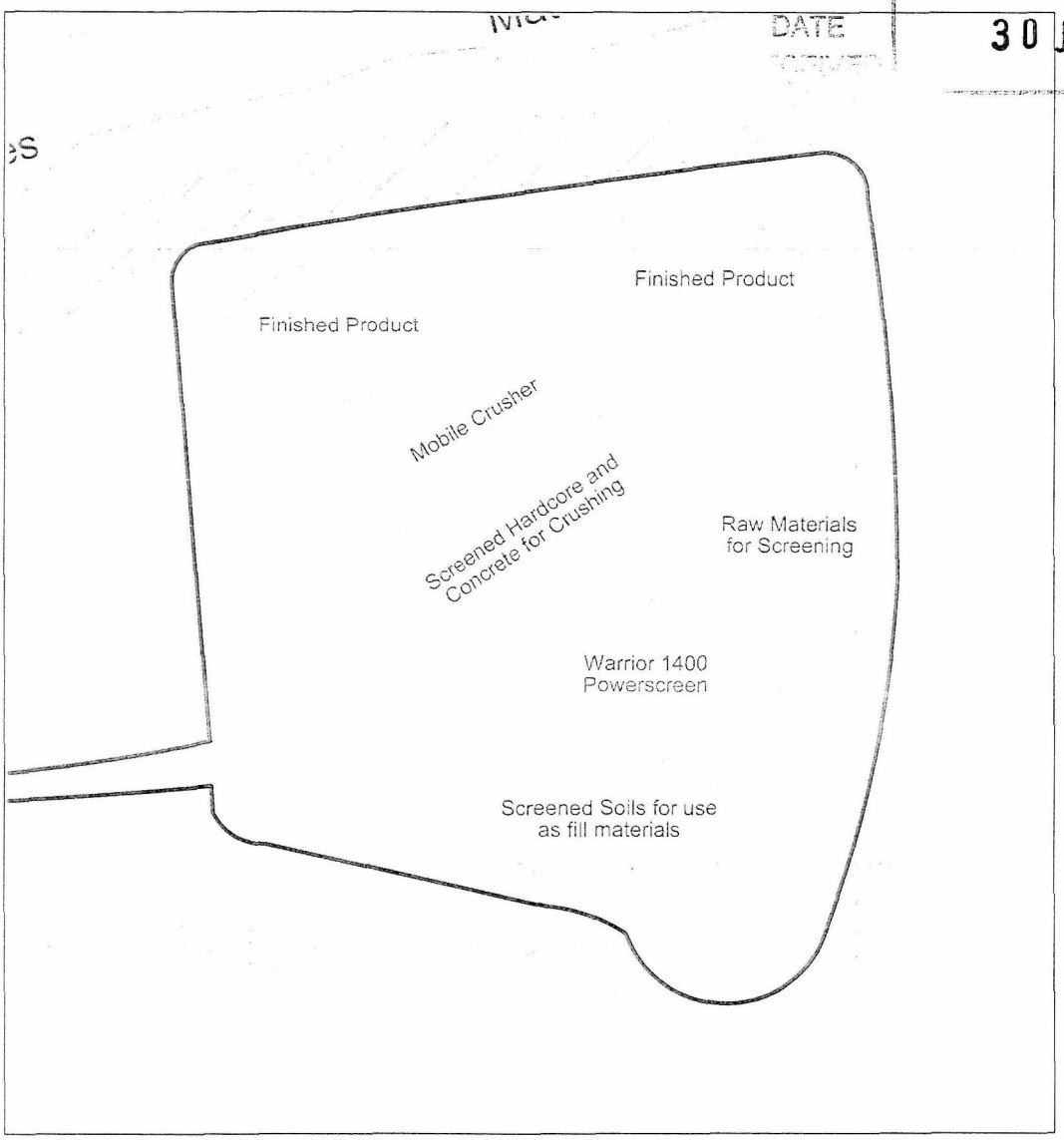

Aggregates Recycling for Penfold Verrall at New Monks Farm, Lancing

Site Layout Plan
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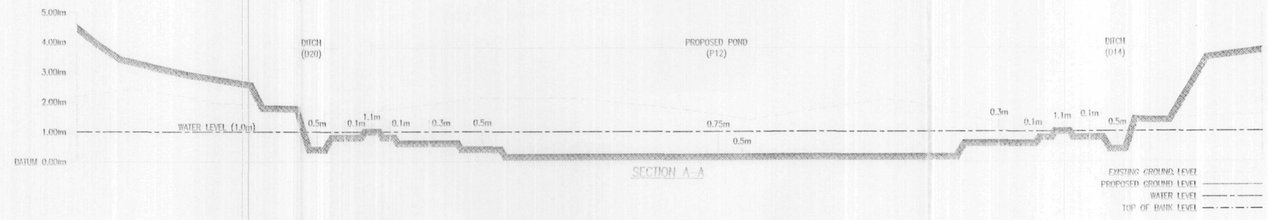

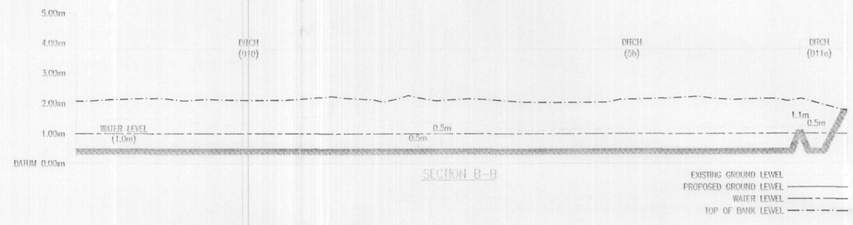





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