

Joint West Sussex Minerals Local Plan

Mineral Sites Study (Version 1)

August 2014

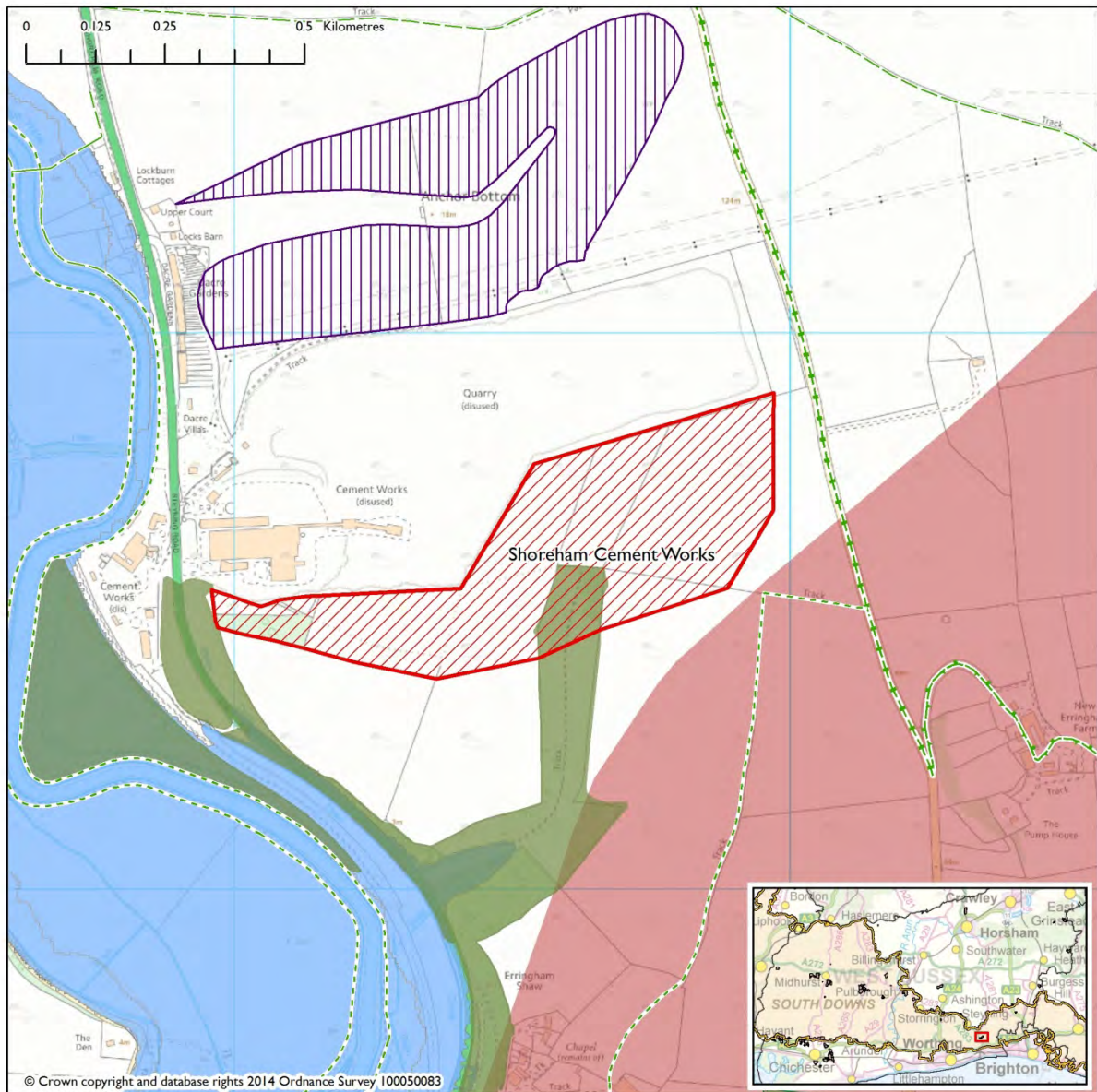


Working in Partnership



Shoreham Cement Works (SDNPA)

M/HO/5



Site description	
District/Parish	Horsham/Upper Beeding
Area (ha)	21
Mineral type	Chalk for the manufacture of cement
Potential yield	12-14 mt
Current use	Agriculture
Owner	Adur District Council and the Bridger Trust
Potential operator	Dudman Group Ltd

Planning history and current permissions	
Extension to existing site or new site	Extension to existing
Planning policy	Horsham District Council's adopted policy AL13 of the Site Specific Allocations of Land (2007) DPD aims to secure visual and landscape improvements to the site through comprehensive redevelopment.
Planning history	<p>Cement production ceased in the 1990s. There is an outstanding planning permission for chalk extraction until 2042. An application for the redevelopment of the site for business and leisure use was withdrawn in 2003. The site was not allocated in the Minerals Local Plan (2003) or identified in the Minerals Development Plan Document Issues and Options (2005). The former cement works and chalk quarry were identified as a provisional allocation in the West Sussex Strategic Waste Site Allocation Development Plan Document (2007).</p> <p>The site has been promoted for inclusion in the Plan through the 2014 site nomination process.</p>

Fit with the spatial strategy	
Opportunity to restore land beneficially?	Extension would allow for coombe-like restoration of entire quarry.
Sensitive natural or built environment and away from communities?	<p>The site is within the SDNP.</p> <p>The existing quarry is of ecological value. It is of particular note in supporting rare breeding birds.</p> <p>The quarry is also a RIGGS.</p> <p>Important areas of chalk grassland nearby. Anchor Bottom is part of an SSSI, supporting a rich chalk grassland flora.</p>
Accessible by sustainable modes of transport and close to the existing highway network?	The site is adjacent to the Strategic Lorry Route (A283)

Can it be delivered?	
Availability	The site was put forward as part of the site nomination process. It is unknown whether the landowner supports the development of the site yet.
Deliverability	The operator is interested in delivering the site, subject to the land being available.

Key Criteria	
Landscape and visual designations	<p>Within the South Downs National Park</p> <p>The site is considered to have a High sensitivity to chalk extraction, with the northern part of the site and the southern and eastern fringes of highest sensitivity (based on 2011 Study).</p>
Nature conservation and geodiversity designations	SSSI to the north of the existing quarry, adjacent to an SNCI. RIGGS.
Historic environment designations	An extension to the former quarry in an elevated and prominent position is likely to have an adverse impact on the setting of Old Erringham (scheduled) and Beeding Hill cross-dyke. Settings of listed buildings in the village of Coombes to the west across the Adur also likely to be adversely affected and mitigation measures to screen off any proposed extension in a naturalistic way may be difficult to achieve.
Water environment (including flooding)	<ul style="list-style-type: none"> • Flood Zone 1 • Medium to high risk of flooding from the land • High risk of flooding from groundwater • Flood Vulnerability Classification: water-compatible • Major aquifer and adj to source Protection Zone 3
Air quality	Site not located within an Air Quality Management Area but off site traffic movements will need to be considered in the Transport Assessment. If traffic would have a negative impact on an Air Quality Management Area, then an Air Quality Assessment would also be required
Soil quality	N/A
Public rights of way	None

Transport and access	Potential access from the A283
Services and utilities	BT line runs through the site
Residential amenity	Residential properties to the west of the site
Cumulative impact	Site has been worked for a number of years leaving a dormant cement manufacturing plant.
Airport safeguarding	Within Shoreham aerodrome safeguarding zone
Site specific information	