# West Sussex Waste Plan – Longlist Sites Rejected at this Stage

## Cocking Chalkpit
## W/CH/7B/SDNP

| Site description | | | |
|---|---|---|---|
| **District** | Chichester | **Parish** | Cocking |
| **Area (ha)** | Approx. 5 | | |
| **Potential waste types** | Inert landfill | | |
| **Potential waste capacity** | Not known | | |
| **Current use** | Chalk quarry dug into the chalk of the Downs. The site was historically linked to a lime kiln works at the bottom of the hill. There is a farm located to the south west of the site. | | |
| **Owner** | Cowdray Estate | | |
| **Potential Operator** | Not known | | |
| **Planning history and current permissions** | | | |
| **Planning policy** | Site is located to the south of Cocking Conservation Area (BE6) and Policy RE4, AONB in the Chichester District Local Plan (1999). | | |
| **Planning history** | Previous permission for chalk extraction | | |

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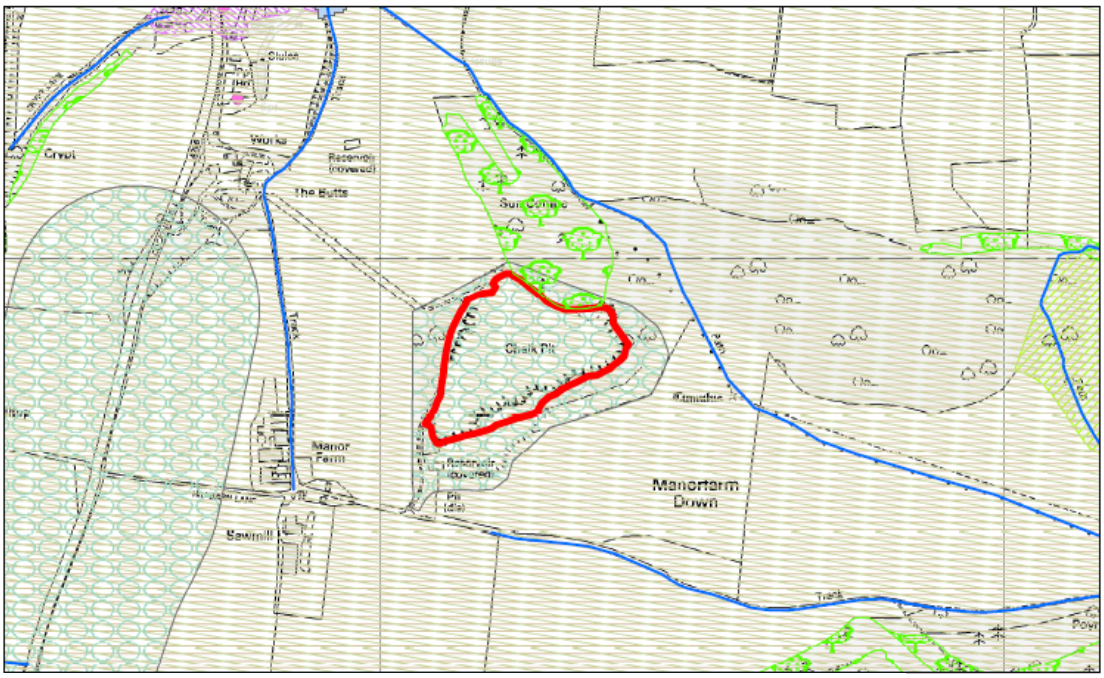


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| Fit with the spatial strategy | |
|---|---|
| **Proximity to waste arisings** | The nearest urban areas are Petworth and Midhurst. |
| **Proximity to existing waste sites** | Inert recycling takes place at Pendean Quarry, Midhurst. |
| **Proximity to ALR** | The site is adjacent to the ALR (A286). |
| **Can it be delivered?** | |
| **Availability** | The owner supports the development of the site for inert fill. |
| **Deliverability** | There has been no interest from operators. Access would have to be improved. |

| Key issues identified | | Potential for mitigation |
|---|---|---|
| **Landscape and visual designations** | South Downs National Park | The site is located in the National Park and will be considered by the South Downs National Park Authority<br>**RED** |
| **Nature conservation designations** | This site lies approximately 7.5km from Duncton to Bignor Escarpment SAC, 1km from Singleton and Cocking Tunnels SAC, 6.1km from Kingley Vale SAC and 6km from Rook Clift SAC.<br>The HRA does not consider that additional vehicles associated with the working of this site would cause disturbance of hibernating bats in the Cocking Tunnels SAC tunnels. | Ecological survey and mitigation required depending on location of facilities and design.<br>**GREEN** |
| | The site is a Regionally Important Geological Site and there is an Ancient Woodland to the north of the site. | Restoration of the quarry should have a strong ecological component.<br>**GREEN** |

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| **Historic environment designations** | No designations on site. Cocking Conservation Area to the north. No anticipated archaeological implications. | No mitigation required required.<br>**GREEN** |
| **Water environment** | Flood Zone 1<br>SPZ3<br>Major aquifer | Flood Risk Assessment required<br>Hydrogeological Risk Assessment required. EA would object if the HRA shows that long term site management would be essential to prevent groundwater pollution. Further discussion with EA required.<br>**AMBER** |
| **Soil quality** | The site is covered by Grade 1, 2 and 3. However, the site is an existing chalk quarry. | No mitigation required<br>**GREEN** |
| **Public rights of way** | Restricted Byway 943 runs to west of site crossing the linking track between the quarry and the old kiln works. The site may be viewed from Footpath 942 which runs to the east of the site. | Consideration, at application stage, needs to be given to whether the path can be screened/protected.<br>**GREEN** |
| **Residential amenity and neighbouring land uses** | Manor Farm to the west of the site. | Impact assessments would be required at application stage.<br>**GREEN** |
| **Cumulative impact** | Previously an active chalk pit and associated lime works. Possible cumulative impact if site comes forward with Pendean. | Impact assessment at application stage.<br>**GREEN** |
| **Air quality** | Site not located within AQMA | Off site traffic movements will need to be considered.<br>**GREEN** |
| **Airport safeguarding** | Not applicable | No mitigation required.<br>**GREEN** |

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| **Transport and access** | The site could be accessed via the Old Lime Kiln Works, however, the design and visibility of the access junction onto the A286 would require careful consideration for road safety. If the site access was from Hill Barn Lane, there may be concerns regarding the gradient of the access and junction with the A286. | More detailed transport assessment required prior to taking site forward.<br>**AMBER** |
| | Site is a low risk based on the relatively low levels of proposed additional trips and proximity to the SRN. | No mitigation required.<br>**GREEN** |
| **Services and utilities** | None identified. | No mitigation required<br>**GREEN** |
| **Mineral safeguarding** | Chalk MSA but the site is an existing chalk pit. | No mitigation required.<br>**GREEN** |

## Sustainability Appraisal Conclusion:

- Residential properties to the north, farm to the west which might be affected by lorry movements. Possible cumulative effects due to past chalk extraction and old lime kiln works.
- Possible negative perceptions of waste in the short term which may improve over time.
- Potentially significant effects on PROW or countryside users.
- Site is within Flood Zone 1 therefore sequential test is passed.
- Potential for creation of employment opportunities. Other possible impacts on local businesses are not considered to be significant.
- Site is not close to large urban areas therefore waste may need to travel further.
- Site is located close to the ALR but access to it may require improvements and other controls through the DM process.
- Ecological survey and mitigation required.
- Site is a former mineral extraction site, land would not constitute best and most versatile land.
- Site is on major aquifer and SPZ 3 therefore possible impacts on the water environment.

## Conclusion:

The site is an existing mineral void that requires restoration and is being promoted by the landowner. Access into the site is currently unsuitable and further detailed assessments would be required to determine whether appropriate alterations can be made.

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Most inert waste in the county is now recycled or re-used, for example, within engineering projects, and the requirement for inert landfill capacity is therefore vastly reduced. Overprovision of inert landfill would not encourage waste up the waste hierarchy, away from disposal to land, and would therefore not fit with the preferred strategy.

The site is within the South Downs National Park and therefore should be dealt with by the SDNPA as the statutory planning authority.

**Recommendation:**
Do not take site forward.

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