



PROPOSED CLAYPIT AND CONSTRUCTION MATERIALS RECYCLING FACILITY

EIA SCOPING REPORT

FOR LOXWOOD CLAY PITS LIMITED

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1. Introduction & Background

Introduction

1.1.1 This report has been prepared on behalf of our client Loxwood Clay Pits Limited (Registration No. 10729828) (hereafter referred to as LCP) to seek West Sussex County Council's (WSCC) formal opinion on the scope of an Environmental Impact Assessment (EIA) for a planning application on land¹ used for the following proposals:

- Excavation of minerals (principally clay) from an area of woodland and scrub; and
- The development of a construction materials recycling facility (CMRF) to provide local recycling facilities and the utilisation of some of the recycled materials for the restoration of the clay pit.

1.1.2 To assist WSCC in coming to a considered view, a site description and details of the proposed development are outlined in this document, along with an outline of potential environmental effects, proposed mitigation measures and their potential residual significance. Other potential considerations material to the development are also discussed. A Site Location Plan with proposed means of access (Appendix 1) and a Plan showing an outline of the site area (Appendix 2), along with an aerial view of the site (Appendix 3) are attached to this report.

1.1.3 LCP's development proposals do not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs) and the Schedule 2 aspect of the development may not have significant effects by virtue of factors such as its nature, size or location (EIA Regs regulation 2(1)) and/or such effects may be wholly or partially mitigated in accordance with Schedule 3 of the EIA Regs. However, WSCC is invited to consider whether the proposed mitigation measures may avoid or prevent what might otherwise be significant effects on the environment. When considering whether significant effects are likely to arise or not, WSCC is invited to comment on whether an environmental statement is required to cover all of the potential environmental effects. Furthermore, should WSCC disagree with our application of the EIA Regs to this development proposal, WSCC may wish to regard this report and our request for a scoping opinion as a request for a Screening Opinion in accordance with the EIA Regs.

2. Site Location & Description

Site Location

2.1.1 The development site is located on the old Pallinghurst Estate in an area of existing woodland / scrub, located approximately 1.5km to the east / north east of the village of Loxwood, and immediately west of the A281 Horsham trunk road. Access to the claypit could be gained by a dedicated site access road approximately 1.1km long, which already runs entirely through land owned by LCP's shareholders and begins at the junction of Loxwood Road and an undesignated forestry track at map reference 51⁰ 4' 32" N and 0⁰ 29' 54" W. This

¹ Centred around grid reference TQ 05108 32758

track runs north through Beggars Copse, before following footpath 795 for a short distance, then utilising undesignated forestry routes up to the site (Route A), or alternatively following footpath 792 northward toward site (Route B). Both alternatives are shown on the site location map in Appendix 1².

In the wider context, the site is located within an area of West Sussex, on the northern edge of its border with Surrey, 12km to the west of Horsham, 17km south of Guildford and approximately 30km from the towns of Chichester and Worthing on the south coast.

The site is underlain by the Weald Clay Formation, understood to be a principle clay resource for brick making, and it is well located for supplying several relatively local brickworks. Historically, it is apparent that LCP's land has been the site of small-scale brick making activities for many years through the 1800's and early 1900's, and the presence of a larger operation at Rudgwick is a good indicator of the suitability of the clay resource at the site³.

Geologically, the site has been noted by the British Geological Survey (BGS) England and Wales (Sheet No. 301 - Haslemere, 1:50,000 dated 1981) as being underlain by the Weald Clay Formation.

Whilst the majority of construction wastes are likely to be locally sourced, the central location of the site to the major conurbations in West Sussex listed above is also seen as being a key benefit in the development of the construction materials recovery plant.

- 2.1.2 The site benefits from being well distanced from significant residential areas and local settlements, with the nearest community of any size being the village of Loxwood, approximately 1.5km to the west.

The closest dwellings to the proposed development include some farm properties approximately 500m to the west of the site (including Old Songhurst Farm) and a property named Songhurst House approximately 780m distant. The small hamlets of Tisman's Common and Bucks Green also lie immediately east of the site. A large degree of natural vegetation provides screening of the development site from most – if not all - of these residential areas.

Site Description and Planning History

- 2.2.1 The proposed site occupies an area of commercial forestry plantation, and comprises both established commercial woodland and an open clearing recently planted with broadleaved plantation woodland, and colonised by a successional mosaic of grassland and self-set native scrub. The site interior is bound on all sides by woodland to a greater or lesser degree. To the north runs a narrow band of semi-natural broadleaved woodland, separating the clearing from farmland to the north. To the west lies a band of woodland partially designated as ancient semi-natural woodland with an open ride along the eastern woodland margin. To

² Until 1959, the development site and the c. 300 acres of land controlled by LCP, formed part of the much larger Pallinghurst Estate. Where each Lot "was sold or retained subject to and with the benefit of any easements or quasi easements of way...whatsoever at present existing between the Lots". Therefore, other legal rights of way exist towards the west, north and east of the site and may be considered for the planning application if there is any opposition to the proposed access routes.

³ Brick clay experts Lucideon have confirmed that clay samples taken from the site, are suitable for brick making.

the south lies a band of semi-natural broadleaved woodland and to the east a band of mixed woodland. See Appendix 6 for more details.

- 2.2.2 In terms of surrounding land uses, the proposed development site occupies a rural location and is extensively enclosed by both natural and commercial forestry plantations. The surrounding landscape comprises large areas of mixed woodland plantations, interspersed with a mix of arable farmland and permanent pasture.

Topographically the site is situated within a distinctly undulating landscape, which is typical of the local surroundings, with the proposed development plot occupying a largely flat area in the surrounding woodlands. Much of the site lies at 42m to 46m AOD (2% gradient) with the immediate surrounding land at 36m to 54m AOD.

- 2.2.3 In a wider context, the development site is situated in an area of rolling countryside. Views of the site and access roads are restricted mainly to users of nearby footpaths and bridleways, with very few properties (if any) being able to see the site features directly.
- 2.2.4 As far as we are aware, being in a forestry location, the site has never been subject to modern planning requirements in relation to any development in the recent past but it is clear that LCP's land has previously been used for clay pit and brick works developments.

3. Description of Proposed Development

- 3.1.1 The proposed operational site area will extend to approximately 6 hectares and will comprise an extraction area within the central part of the site; a small area at the western end of the site for the stockpiling of soils and overburden; and a stock storage area to the east⁴. The site weighbridge, site office and staff welfare facilities will occupy porta-cabins at the southern extent of the operational area, with a dedicated access road linking onto Loxwood Road which, within 3.5km, leads on to the A281 Horsham trunk road.

- 3.1.2 The development targets the extraction of approximately 400k tonnes of clay from the site to be used in brick making and other construction/industrial applications. The annual inputs/outputs from the site are planned to be:

- Circa 12,500 tonnes clay / siltstone output (approximately 9,600m³)
- Circa 25,000 tonnes construction materials throughput for treatment
 - 12,500 tonnes used for restoration
 - 12,500 tonnes recycled (output)

Following the clay extraction, the site will be sequentially restored with suitably treated imported materials which will be sourced from the on-site CMRF. It is proposed that the site will eventually be restored back to deciduous forestry plantation at levels similar to those of the existing pre-development landform, in addition to the formation of a small fishing lake for the benefit of the local community.

- 3.1.3 The extraction phasing is likely to be sequential in nature, meaning that the void spaces formed by the clay extraction will be filled as the clay is extracted.

⁴ Weathering breaks down the shales to a more processable clayey feedstock for brickmaking.

3.1.4 Whilst the exact operational and logistical operations are yet to be finalised, it is believed the extraction areas will be worked in a series of phases, possibly commencing on the western edge of the plot, whilst the CMRF is likely to be built on the southern / eastern edge(to be decided). The CMRF will be significantly lower in height than the surrounding forestry and therefore is unlikely to be obtrusive, other than in very near views. It has however been recommended as part of the draft Landscape and Visual Assessment (LVIA) document, that the building is sympathetically developed – perhaps utilising wooden cladding to help it blend into the forestry background. It is also possible to locate the CMRF lower than the existing ground level if this is considered desirable.

3.1.5 The overall extraction period is anticipated to be around 31 years, but the site will be worked and restored progressively such that the area of disturbed or un-restored land is minimized.

Operational hours are planned to be 08:00 to 18:00 Mondays to Fridays, though Saturday operations may also be considered if demand dictates. It is likely that the extraction operations will not be artificially lit outside these hours in order to keep any potential light pollution to a minimum.

3.1.6 The final phases of restoration (including removal of the CMRF) will be undertaken in the 12-24 months following the completion of extraction. The total period of development will therefore be approximately 33 years.

3.1.7 The depth of the clay deposit is a little variable across the site and hence the extraction void will generally be between approximately 8 and 12 m deep (28m AOD)⁵. The extraction of the carboniferous brick shale and fireclay reserve will be undertaken by hydraulic excavators loading into dump trucks or inclined conveyors. The inclined conveyor and/or dump trucks will then transport the clay from the extraction face to an area on site where it will be stockpiled for a short time prior to sale. Any superficial siltstone layers may be crushed within the working area using a mobile crusher and screener. Crushed siltstone would be sold for general aggregate purposes.

3.1.8 Prior to extracting the clay, each phase area will be felled of trees and stripped of topsoil and subsoil. Stripped soils will mostly be directly placed on site to effect progressive restoration and to minimise handling operations. Where it is not possible to directly place soils, due to insufficient areas being available for backfilling to appropriate formation levels, then provision will be made for the temporary stockpiling of soils on site. However, some soils may be utilised to create strategically placed screening bunds, during the extraction phases, adjacent to the public footpaths on the boundaries of the working area.

3.1.9 Backfilling of the voids will be implemented more or less concurrently with the extraction operations and the site will be progressively largely restored to a topography that is similar to that of the natural pre-development landform, with the addition of a small fishing lake for local amenity.

3.1.10 Upon the completion of the restoration earthworks the former woodland areas will be re-planted with indigenous trees and shrubs and will be managed in the long term by LCP via a forestry management company, with the objectives of establishing commercially viable woodland plantations and a lake, with the provision for significant biodiversity enhancement.

⁵ Although working to a greater depth may take place at certain parts of the site

4. The Environmental Impact Assessment Regulations

4.1.1 The need for an Environmental Assessment is considered under the terms of the EIA Regs.

4.1.2 In terms of extraction of minerals, the proposal falls within the description of Category 2(a) of Column 1 of Schedule 2 of the EIA Regs, under the 'extractive industries' section, which applies to "*all development except the construction of buildings or other ancillary structures where the new floorspace does not exceed 1,000 square metres*". The CMRF is not believed to be a Schedule 2 activity for the purposes of this development, as it falls outside the criteria in section 11b of Schedule 2.

For clarity - The development is not believed to fall into Schedule 1 of the regulations as the mineral extraction area is below 25 hectares (Schedule 1 - section 19) and the CMRF is a recovery operation (not a disposal operation - under Schedule 1 section 10), and will in any case not exceed the 100 tonnes per day limit stipulated in that section.

4.1.3 Whilst the scale of the CMRF may not require an EIA on its own, it is planned to add this operation into an overall EIA for the development in order to be thorough and capture all applicable environmental impacts from the scheme.

4.1.4 In accordance with Part 4, Para 15 of the 'Town and Country Planning (Environmental Impact Assessment) Regulations 2017', LCP requests that WSCC provide a suitable Scoping Opinion as to the information which it will want to see provided in any Environmental Statement submitted.

4.1.5 To assist WSCC in the formulation of their screening and/or scoping opinion this report provides an outline of the development proposal and a broad outline of potential environmental effects and technical considerations as well as the potential benefits and other relevant considerations. The following are included with this report:

- Location plan and access routes (Appendix 1);
- A Plan showing an outline of the site boundary (Appendix 2)
- An aerial photograph of the site (Appendix 3)
- A contour map plan of the site (Appendix 4)
- A historical uses statement (Appendix 5)
- Habitat map (Appendix 6)

4.1.6 In accordance with Schedule 3 of the EIA Regs, the characteristics of a development must be considered with particular regard to:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned;
- the risks to human health.

When considering Sections 5 & 6 of this report, it is suggested that this is a relatively small scale development proposal and apart from the residual visual impacts and the short term ecological impacts, all of the potential environmental effects and the impact of the development on factors specified in regulation 4(2) of the EIA Regs can be substantially mitigated when taking into account the types and characteristics of the potential impacts specified in paragraph 3 of Schedule 3 (regulation 5(4)) of the EIA Regs.

5. Potential Environmental Effects and Technical Considerations

5.1.1 In order to assist WSCC in its considerations, we believe the scope of the potential effects on the environment and technical considerations to be considered in relation to the proposed development are as follows:

- Potential Landscape & Visual Effects;
- Potential Effects on Ecology & Nature Conservation interests;
- Potential Effects on Archaeology and Cultural Heritage;
- Potential Effects of Noise;
- Potential Effects of Dust and effects on Local Air Quality;
- Potential Effects on the Water Environment;
- Potential Effects on Soil Resources; and
- Potential Effects of Traffic.

Potential Landscape & Visual Effects

5.2.1 A draft Landscape and Visual Impact Assessment (LVIA) has been undertaken following the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) published by the Institute of Environmental Management and Assessment and the Landscape Institute in 2013. The LVIA outlines the impact of the proposed development upon the landscape character and the visual amenity.

5.2.2 A study area of approximately 1.5km distance from the application site was used for both the landscape and visual impact assessments, as the natural undulation of the topography means that the development is not particularly obtrusive in the landscape,

5.2.3 In order to assess the potential impacts on the landscape, existing landscape character assessments were considered to better understand the site and its context.

5.2.4 In accordance with GLVIA3, representative, specific and illustrative viewpoints were selected from a range of receptor types, orientations and distances from the site to understand the visual effects of the development.

5.2.5 The initial findings of the LVIA were that – due to the screening effects of the surrounding woodlands and the undulating nature of the topography - the development proposal would have the most impact upon the small numbers of users of the affected footpaths and bridleways, and that residences were largely unaffected.

- 5.2.6 The LVIA will further be used as a design tool to propose mitigation measures for incorporation into the development scheme and the restoration concept. Consideration will be given to enhancements of existing features and how the restoration relates to the visual amenity and landscape character of the locality and the wider area. Comments on these matters are welcomed.

Potential Effects on Ecology & Nature Conservation Interests

- 5.3.1 A full assessment of the potential ecological impact of the proposed development area will be undertaken which would reflect the guidelines produced by IEEM "Guidelines for Ecological Impact Assessment".

- 5.3.2 An initial study has shown the site is located within an area that is not subject to any national landscape designation, and no Sites of Special Scientific Interest (SSSIs) are located within a 2 km radius of the survey area. A desk study exercise for an initial ecological survey identified no European statutory sites within 5 km of the survey area, no UK statutory sites within 2 km and no non-statutory sites within 1 km.

However, the survey area does fall within a SSSI Impact Risk Zone for Chiddingfold Forest (SSSI) and The Mens (SSSI) which are located 2,760 m north-west and 6,700 m south, respectively. The proposed works do not fall under any of the risk categories associated with these conservation sites, so as such, no adverse impacts are anticipated on either Chiddingfold Forest or The Mens. There are also two local nature reserves within the locality – Sayers Croft above Granleigh and the Warnham Nature Reserve in Horsham. Both are well in excess of 8km from the site and are not affected in any way by the development.

- 5.3.3 Whilst the development site is not itself in an area of ancient woodland, dialogue has been opened with the WSCC arboriculturist to discuss any pertinent issues. There are forty-four ancient woodland sites which exist within a 2 km radius of the development site – some of which are on the Pallinghurst Estate itself. The proposed works could potentially indirectly impact upon the ancient woodlands close to the site, and the ancient semi-natural woodland abutting the western edge of the site boundary, which are designated as ancient woodland sites. Therefore, a Construction Ecological Management Plan (CEcMP) will be compiled for the works to minimise the impacts of the development on these areas. There are no known Tree Preservation Orders (TPOs) within or close to the site which could be affected by the proposed development.

- 5.3.4 Further to these initial studies, a Phase 1 Habitat survey will be conducted to identify the level of ecological and nature conservation value of the site currently and the potential for/presence of protected species.

- 5.3.5 Based upon the findings of this assessment work, if required, recommendations will be made on the need for further assessment/survey work to be carried out (at an appropriate time of year). If necessary, this work will also identify proposed mitigation required to minimise any potential impact on ecology and nature conservation. The results of all survey work will be used to assist in the final scheme design.

- 5.3.6 The Phase 1 Habitat survey will review the findings alongside BS 5837:2012, which gives recommendations and guidance on the relationship between trees

and design, demolition and construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures. The feasibility stage requires a topographical survey, soil assessment and tree survey to identify preliminary constraints.

5.3.7 The development and access to the site will generate:

- Short term loss or deterioration of habitats and features of ecological value;
- Long term creation and improvement of habitats and features of ecological value.

Potential Effects on Archaeology & Cultural Heritage

5.4.1 A desk based assessment of the site would be undertaken to identify the presence and significance of any potential archaeological remains within the proposed site area.

5.4.2 With regard to heritage, initial studies in the LVIA suggest there are no listed buildings immediately adjacent to the site, but that there are many listed properties – mainly in Loxwood – within 2km of the site. Due to the topography of the landscape and the separation distances, there are believed to be no potential visual effects of the development upon any of these properties, other than possibly Pephurst Farm which has glimpses of the exit onto Loxwood Road.

There are several Scheduled Monuments within the local area namely :

- Drungewick Manor – 2.3km S/SE from the development site
- Wephurst Glass House – 4.3Km south west from the development site
- The Ringwork in Broomhall Copse – 3.2 Km NE of the development site
- The Medieval moated site and associated pillow mound at Wildwood Copse – 2.4Km directly north of the site

Due to the undulating nature of the topography, there is no inter-visibility between any of these monuments and the site, and hence the proposed development is very unlikely to have any impact upon the setting of any of these scheduled monuments.

5.4.3 The full desk based assessment would be used as a baseline study for assessing the potential impact the development may have on any identified archaeological and cultural heritage resource. A geophysical survey may also be considered to give a more informed assessment of any archaeological activity at the site. Consideration of potential mitigation measures to minimise any adverse impacts that are identified would be outlined and amendments to the development would be made accordingly.

Potential Effects of Noise

5.5.1 In terms of the potential impacts of noise, the proposed development benefits from being located well away from residential properties and mostly enclosed by dense woodland. The CMRF equipment will also be housed inside a building. There will however be exterior excavation equipment and vehicular noise inevitably

emitted on site. Therefore, it is proposed that the planning application will incorporate best practice noise mitigation measures to minimise the potential impact from noise during the construction and operational phases. A background noise assessment will be carried out and a prediction of operational noise levels will be provided, along with potential mitigation measures if required.

For example;

- On site vehicles, such as loading shovels will be fitted with white noise reversing alarms to minimise the noise levels they emit.
- All Contractor's equipment will be fitted with effective exhaust silencers and noise attenuation surrounds, e.g. mobile crushers, and maintained in good repair and operated so as to minimise noise emissions
- Only 'sound reduced' compressors will be used and any equipment fitted for the purpose of noise reduction will be maintained and operated effectively
- Any machinery in intermittent use will be shut down in the intervening period of non-use or, where this is impractical, throttled back to a minimum
- If required - Effective portable acoustic screens will be positioned in such a manner as best to attenuate the sound away from the direction of any noise sensitive area.

Potential Effects of Dust and Effects on Local Air Quality

5.6.1 Clay excavation is not a particularly dusty operation, though recycling and recovery of construction materials can be – however this operation will of course be carried out inside a building.

Effective dust suppression measures will be adopted and incorporated at the site to suppress the dust emissions from crushing/screening activities, and in the building, ensuring that dust is minimised and is not a source of nuisance. Therefore, it is proposed that the planning application will incorporate a dust mitigation scheme to minimise the generation of airborne dust – mainly from the CMRF and any crushing operations.

The site is not within, or close to, any air quality management zones.

Potential Effects on the Water Environment

5.7.1 An assessment of the potential impacts of the proposals on the hydrology, hydrogeology and drainage of the site will be undertaken. Initial investigations have found the following:

Hydrogeology

The EA have classified the superficial deposits (Alluvium) at the site as a Secondary A Aquifer, comprising permeable layers capable of supporting water supplies at a local rather than strategic scale and in some cases forming a source of base flow to rivers. Records relating to the permeability of the superficial deposits indicate a very low to high permeability.

The EA have classified the underlying bedrock (Weald Clay Formation) at the site as generally unproductive strata comprising rock layers with low permeability that have negligible significance for water supply or river base flow. This classification relates to the dominant clays and mudstones, however the discrete beds of sandstone within the bedrock are separately classified as Secondary A Aquifers, comprising permeable layers capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers. Records relating to the permeability of the bedrock indicate a very low to low permeability in the clays and mudstones, and a moderate permeability in the discrete sandstone units.

There are no groundwater abstraction licences recorded within 1km of the site. The closest recorded is 1383m to the north for "general farming and domestic" use at Pallinghurst Farm, Rudgwick.

There are no potable groundwater abstraction licences recorded within 2km of the site.

The site is not located within 500m of a Source Protection Zone (SPZ).

A single Environment Agency List 1 or List 2 pollution incident is recorded within 250m of the site. The incident is recorded at 153m to the southwest for household waste resulting in a Category 3 (minor) impact to land.

Hydrology

Four surface water features are recorded within 250m of the eastern plot of land within LCP's ownership (more than 1km from the proposed development site). The nearest surface water feature is a "drain", classified as a tertiary river, that originates on the land that is controlled by LCP but outside of the development site. Twenty surface water features are recorded within 250m of the western plot of land within LCP's ownership, broadly corresponding to nine unique water courses and a culvert. Five of the surface water features and the culvert pass through the land that is controlled by LCP but are outside of the proposed development site. The culvert is approximately 600m long. No Environment Agency GQA Classifications for chemical quality are located within 500m of the site.

Two licensed surface water abstractions are recorded within 1km of the site. These are located at 985m southeast and 901m south, both relating to "make-up" or "top up" water used by the Wey & Arun Canal Trust Ltd. Both abstraction licenses appear to be active. Eight licensed discharge consents to surface water are recorded within 500m of the site. The closest recorded at 138m to the southwest of the eastern plot is for sewage discharges of final/treated effluent and appears to be active, though this again is in excess of 1km from the development site and is therefore unaffected.

There are no Water Industry Act Referrals for the discharge of Trade Effluents under the Water Industry Act 1991 recorded within 500m of the site.

A Zone 2/3 floodplain is not recorded within 250m of the site.

- 5.7.2 As the site is over 1 hectare in area a Flood Risk Assessment will also be undertaken.
- 5.7.3 As parts of the site are likely to be impermeable, rainwater and surface water collection at the bottom of the excavations are likely. Therefore an on-site lagoon

is planned for collection of these waters, whilst the discharge of the clarified overflow (with treatment if required) is planned to be under an EA permit.

Potential Effects on Soil Resources

- 5.8.1 An assessment of the soil resources will be undertaken to consider the potential impacts and any necessary mitigation measures.
- 5.8.2 Published information on soils and land quality will be referred to as well as borehole information on soils as required. This information will be used to determine the location of the various soil types across the site and provide an indication of the materials available for the restoration of the site. The assessment will give consideration to the approach to be taken to soil stripping, handling and storage and the subsequent use of the soils in the restoration of the site.

Potential Effects of Traffic

- 5.9.1 The existing forestry transport infrastructure will be used to gain access to the public highway on Loxwood road – which although undesignated, is a good sized two way road leading to the lorry route some 3.5km miles away. Dialogue with WSCC Highways team has been initiated to ascertain their views on the project and to discuss any pertinent issues.

The proposed development will not result in traffic movements exceeding 42 movements (21 in and 21 out) per day.

- 5.9.2 The development proposal will include a concise review of the existing transport arrangements, including access standard, vehicle volumes and the routing/management of vehicles etc.(Transport Assessment and Statement in accordance with Paragraph 111 of the National Planning Policy Framework (NPPF)). The effect of vehicle emissions will be considered as part of the ecological assessment.

6. Other Potentially Relevant Considerations

- 6.1.1 In carrying out any EIA, LCP will give consideration to other potentially relevant matters, including the need for the development, the potential socioeconomic effects of the development, and the main alternatives to the development and options in terms of scheme design. Consideration will also be given to the potential cumulative effect of the development, having particular regard to the totality of the whole development as well as the potential for the effects to be experienced in combination with those of other developments.

Need

- 6.1.2 Restoration using recovered materials makes a significant contribution to the aims of sustainable development by returning land to agricultural, recreational and conservation uses, and enabling beneficial use of materials that would otherwise require off-site transport and possibly disposal. In regard to such an

Obligation, the planning application will seek a specific planning condition that requires the site to be restored in accordance with this sustainable restoration objective.

Whilst the site is not an existing waste site, nor a site allocated in the 'Local Waste Plan' (LWP), the LWP accepts that other waste facilities can be developed on unallocated sites, provided these are in the 'Area of Search' and close to the major towns in the north of the county – both of which apply to the development site. Several of the existing allocated waste sites in the LWP have not been developed (e.g. sites identified for use have subsequently been refused planning permission or permission has been given for alternative developments), so they are unlikely to contribute towards the targets in that plan.

The site itself will produce little or no waste; recovered materials from the CMRF will be sold as recyclates or used to restore the clay pit voids. Any unsaleable material from the excavation operations will be used for clay pit restoration.

The need for the clay resource is also an important factor in this development, with WSCC having to ensure that 25 years of mineral resources are available at all times for all existing brickworks. It is understood that current reserves are already below that threshold.

Socio Economics

- 6.1.3 The proposals will generate much needed local employment opportunities on site in both the extraction and CMRF facilities. Consideration will be given to socio-economic effects, including the likely rural/local employment and other economic benefits associated with the proposal at the local and regional level.

Alternatives

- 6.1.4 As set out in paragraph 041 (Reference ID: 4-041-20170728) of the Environmental Impact Assessment web page that forms part of the NPPF⁶ the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 do not require an applicant to consider alternatives. However, where alternatives have been considered, paragraph 2 of Schedule 4 requires the applicant to include in their Environmental Statement a description of the reasonable alternatives studied (for example in terms of development design, technology, location, size and scale) and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
- 6.1.5 The NPPF identifies the need to consider the level of existing activity and impacts from an operation/number of local operations to assess the impact upon localities. Consideration will be given to the potential successive effects resulting from the clay pit development and the overall duration of the operations, though as this development is largely isolated from any other development there is unlikely to be any cumulative effect.

Community Engagement

- 6.1.6 As part of the 'Screening' and/or Scoping process LCP welcomes input both from the Statutory and Technical Consultees, and the Parish Council at this stage. LCP will engage with the local community prior to the submission of a planning application to allow local members the opportunity to make comment and for any

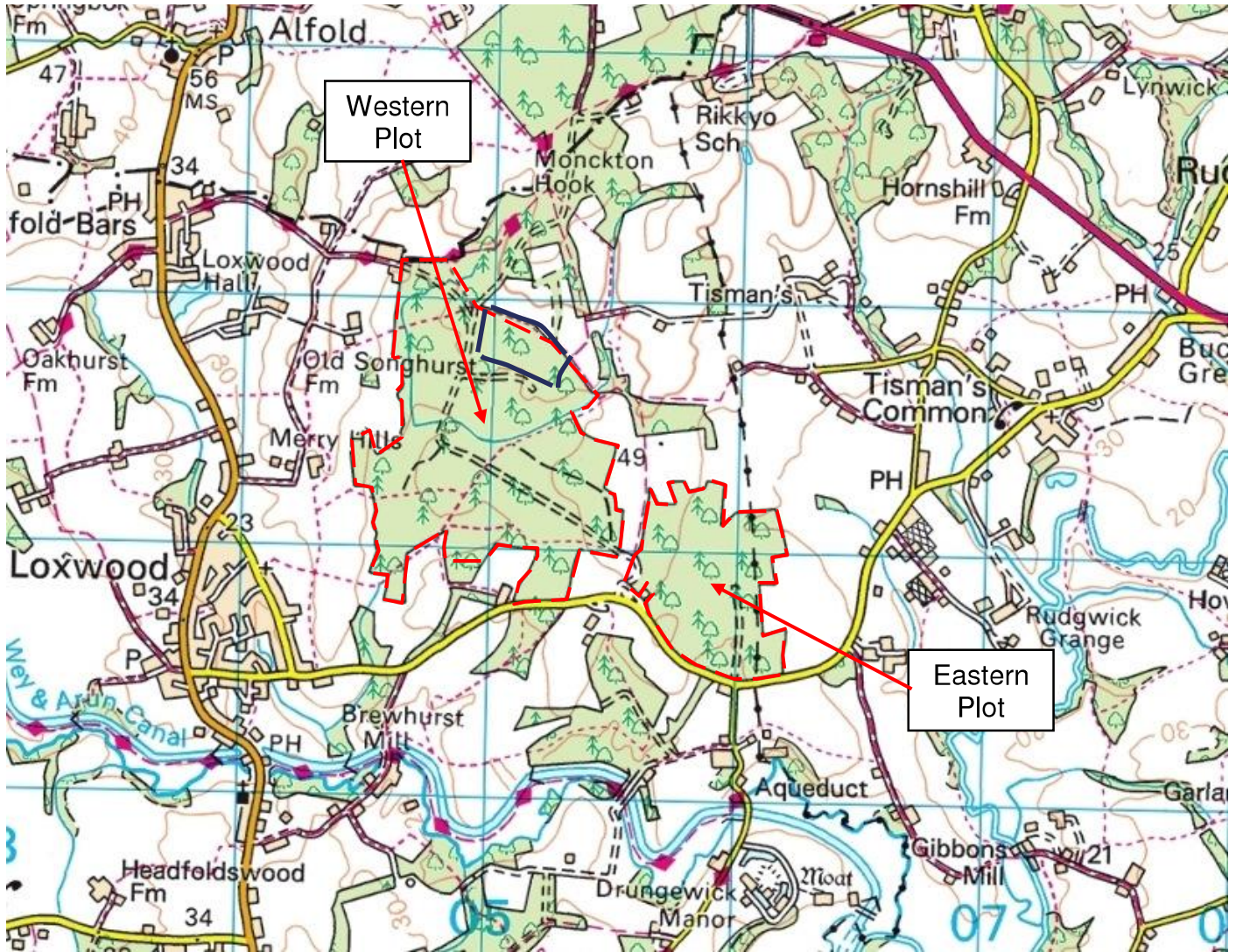
⁶ <https://www.gov.uk/government/collections/planning-practice-guidance> and <https://www.gov.uk/guidance/environmental-impact-assessment>

relevant further measures to be incorporated within the scheme prior to formal submission.

Risk of Accidents

- 6.1.7 The scheme does not involve materials that could be harmful to the environment (including people) in the event of an accident. There are therefore no such potential environmental effects. However, special consideration will be given where vehicles pass in close proximity to public rights of way on land that is controlled by LCP. The CMRF will be controlled by written procedures and an environmental management system required by the Environmental Permit.

LAND OWNED BY / CONTROLLED BY LOXWOOD CLAY PITS LIMITED - EDGED IN RED
 PROPOSED DEVELOPMENT SITE - EDGED IN DARK BLUE



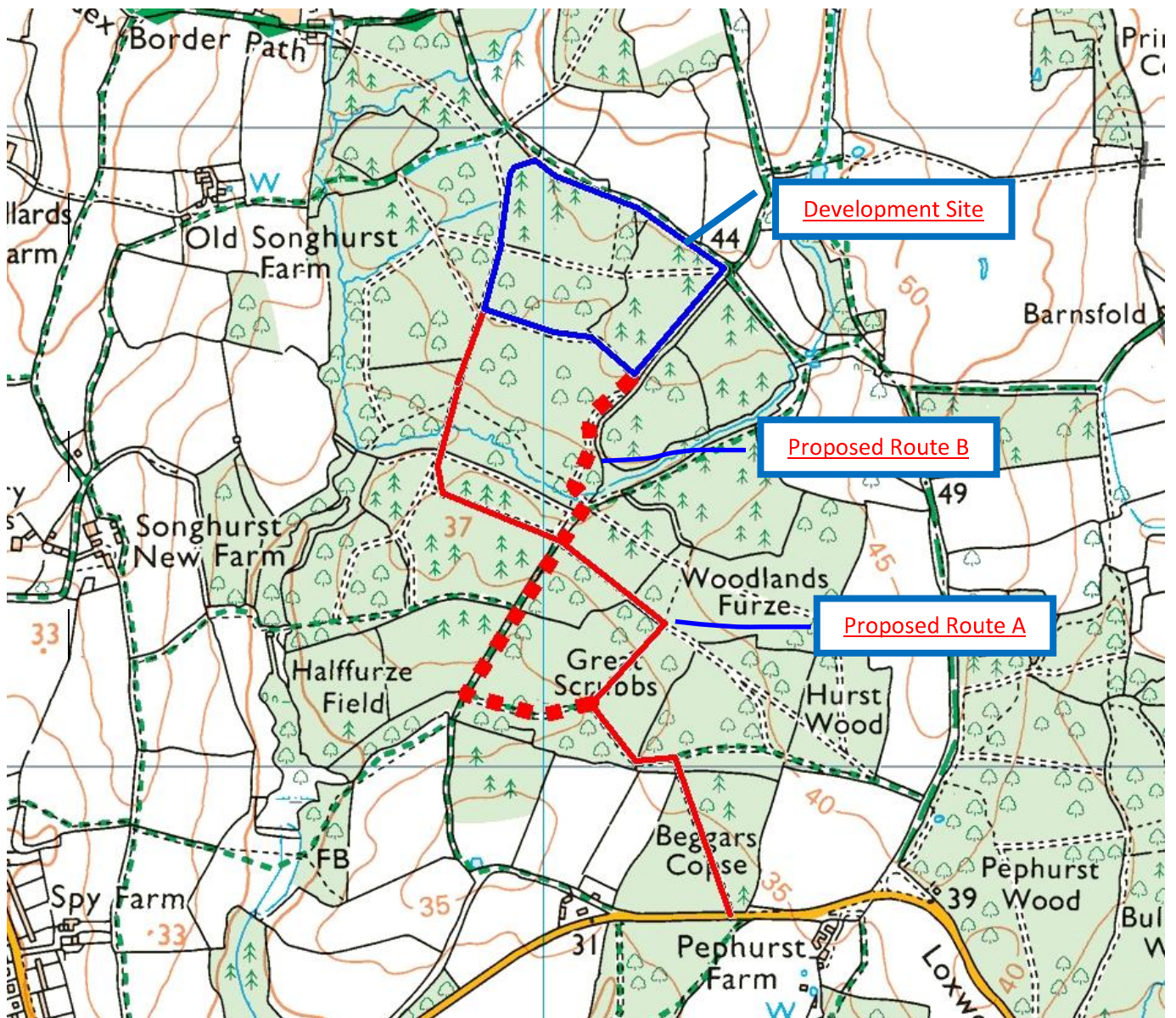
LOCATION PLAN

CLIENT LOXWOOD CLAY PITS LIMITED
 SITE LOXWOOD CLAY PITS
 SCALE Approximately 1:50,000

CONTRACT	FIGURE
32637	1

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APPENDIX 1 - DEVELOPMENT SITE ACCESS TO LOXWOOD ROAD THROUGH OWN LAND



APPENDIX 2 - DEVELOPMENT SITE BOUNDARY PLAN

SHOWN EDGED IN RED



Site Plan shows area bounded by: 504904.8, 132602.79 505304.8, 133002.79 (at a scale of 1:2500), OSGridRef: TQ 5103280. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

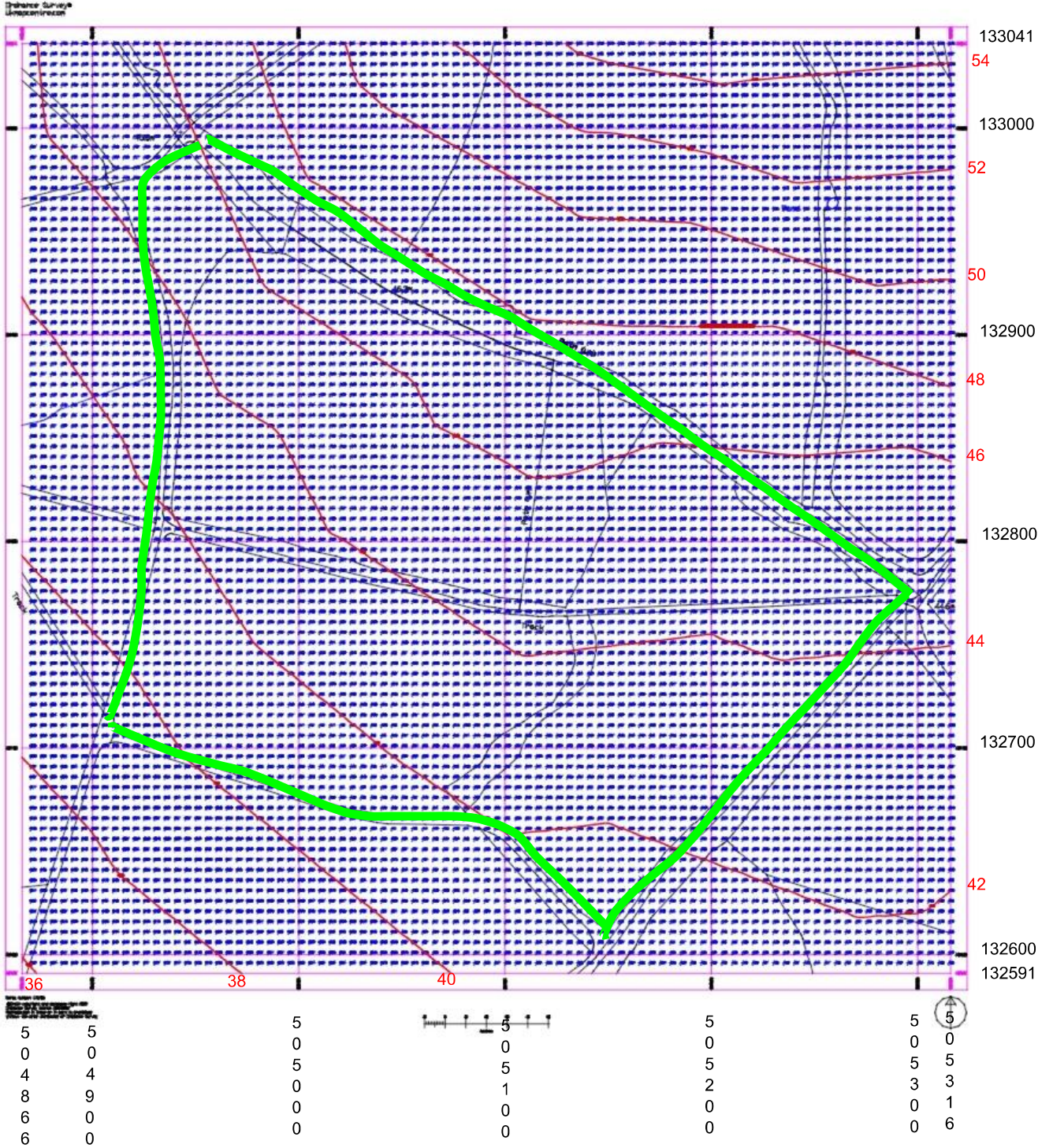
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APPENDIX 4 - DEVELOPMENT SITE CONTOUR MAP

SITE SHOWN EDGED IN GREEN, CONTOUR LINES IN RED AT 2 METRE INTERVALS AND NUMBERED IN RED AT THE RIGHT HAND AND BOTTOM MARGIN LINES. GRID REFERENCES SHOWN IN BLACK



Appendix 5 – Site Historical Uses

A review of historical mapping has been carried out with the aim of identifying potentially significant historical features on the land owned by LCP. This review included large scale (1:1,250 and 1:2,500) and small scale (1:10,000 [historically 1:10,560]) Ordnance Survey mapping. Historical mapping is a useful tool in determining the presence of suitable large scale features present during map production and revision periods. A summary of relevant information from the review is detailed in the table below.

Date of Map	Observations
1871-76	In the area surrounding the site - "Kiln" and "Brick Works" located in southwest corner of Pephurst wood, "Saw Pit" in Hurst Wood to the east, an "Old Limekiln" is shown in Halffurze field south of site. Further away, "Clay Pit" located immediately southwest of the Pephurst wood, old "Limekiln" located 100m east of Bullhams Wood, "Smithy" located 373m east of Bulhams Wood.
1895-98	In the area surrounding the site - "Kiln" not labelled but still present, "Brick Works" have altered in layout with a new "Clay Pit" located 100m east, "Sand Pit" located northeast of Bullhams Wood, "Saw Pit" is absent. Further away – An earthwork feature with pond (possible clay pit) appears between the western edge of the estate and "Brick Kiln Farm" (latter located 80m east).
1912	In the area surrounding the site – the original "Kiln" is again identified along with a second "Kiln" (the latter appeared to be present as an unidentified feature on the previous map), a new unidentified "Clay Pit" is located 50m east with no sign of the previous clay pit, a small pond (unidentified but outline still shown) is located north of the "Brick Works", "Sand Pit" is unidentified but outline still shown, "Fish Ponds" shown along western edge of the estate. Further away – "Clay Pit" is shown as an earthwork feature but no longer identified, "Smithy" is absent.
1973-80	In the area surrounding the site - "Brick Works", "Kilns", "Sand Pit", and "Fish Ponds" absent, previously clear areas of the western parts of the estate are shown with tree cover. Further away - old "Clay Pit" no longer visible due to road realignment over that location, site of historical "Glass Works" located 600m east of western estate.
1994	On site – no significant change. Surroundings – no significant change.
2002	On site – no significant change. Surroundings – "Brickkiln Farm" is absent
2010-14	On site – no significant change. Surroundings – no significant change.

Evidence of Historical Brick Making

A review of historical brick making activity on or near the site has been undertaken to ascertain the likelihood of the geology being suitable to supply suitable brick-making clay, and also to demonstrate any local precedence for such activities.

There are two confirmed occurrences of brick making locally. The first lies in the "Brick Works" and "Kilns" recorded in Pephurst Wood in the late 1800's and early 1900's. This operation appeared to be small scale but persisted over a number of years. An anecdotal reference sourced from the Rudgwick Preservation Society identifies this as the "Pephurst Brick & Tile Works". It describes the brick works as the first "deep" pit in the area, although the term "deep" is believed to be relative to older extremely shallow workings in the surrounding area.

The second confirmed occurrence of brick making is the "Rudgwick Brickworks", formerly "Hobbs Brickworks", located approximately 3km northeast of the site. The former brick works have been largely redeveloped for commercial purposes in recent years but were originally established in 1928-29 (with anecdotal references to brick making as far back as 1865). The site reached a maximum size of 36 acres but closed during the recent recession.

The Rudgwick Preservation Society identifies further anecdotal evidence of brick making surrounding LCP's site itself. Brick Kiln Farm, and the adjacent woodlands, were apparently used for small scale brick making from around 1842. "Shallow delves", understood to be localised shallow excavations for clay, are described as being present in the area as a result, however the shallow nature of these excavations and the time elapsed means they may have been largely lost. A final reference is made to Lynwick Farm, located approximately 2km northeast of the site, which the Rudgwick Preservation Society cite as having operated a brick kiln from at least 1844 to 1876.

Local place names are also useful indicators of historical brick making activities in the area, places often taking their names from local features. "Brick Kiln Farm" is the most obvious of these, being located adjacent to the estate and having anecdotal references to brick making as described above. The northern part of the western estate is given the local name of "Songhurstkiln Copse" and contains one of the areas that had been historically cleared of trees. The name "Songhurst" is also attributed to a nearby farm but does not include the "kiln" suffix, suggesting that the latter was added later. "Songhurstkiln Copse" can be traced back to the earliest 1876 map and would therefore presumably relate to an earlier feature – given that brick making activities associated with Brick Kiln Farm are said to have been taking place from at least 1842, this would appear plausible.



PHOTOGRAPHS



Plate 9.1: Mixed plantation Woodland in the Western Portion of the Site



Plate 9.2: Young Plantation Woodland



Plate 9.3: Scattered oak tree



Plate 9.4: Semi-natural broadleaved woodland along the Northern Boundary



Plate 9.5: Woodland ride along the western Boundary (Target Note 1)



Plate 9.6: Hazel Coppice Woodland in the South-Western Corner of the Site.