

LOXWOOD CLAY PITS

COMMUNITY INTRO


WEBINAR

25TH AUGUST 2020

**Prepared by Chris Williamson & Barrie Thomas, ProTreat Limited
(consultants to Loxwood Clay Pits Limited)**

NEW TO ZOOM? Q&A

FOR THOSE OF YOU WHO ARE NEW TO ZOOM WEBINARS:

- ZOOM'S PORTAL CRASHED 1ST TIME YESTERDAY – FINGERS X'd
- 34 SLIDE PRESENTATION, MY VIDEO AND ALL AUDIO IS BEING RECORDED. LINK TO THE RECORDING WILL CIRCULATED
- THERE IS A 'RAISE YOUR HAND'  ICON FOR YOU TO CLICK IF YOU HAVE A QUESTION. **IF WE HAVE TIME AT THE END**, YOU WILL BE ABLE TO SPEAK WHEN I ACKNOWLEDGE YOUR QUESTION
- OR YOU CAN TYPE A QUESTION AND I COULD VERBALLY ANSWER OR EMAIL YOU A REPLY AFTER THE WEBINAR
- IF NECESSARY MINIMISE MY CAMERA SCREEN AFTER THIS SLIDE OR USE YOUR MOUSE TO CLICK AND DRAG THAT BOX IF IT OBSCURES YOUR VIEW OF THE SLIDES

WEBINAR CONTENT

- DEMAND FOR CLAY
- DEMAND FOR WASTE RECOVERY
- RECENT SITE HISTORY & PROJECT CHRONOLOGY
- SITE LOCATION, ACCESS ROUTE & TRAFFIC STUDY
- CLAY PIT DEVELOPMENT SITE
- ONGOING SURVEY WORK
- NEXT STEPS
- Q&A

DEMAND FOR CLAY

DEMAND FOR CLAY aka 'CLAY SHALE'

- PERMITTED DEVELOPMENT RIGHTS COME INTO FORCE IN SEPTEMBER 2020
- EASING OF PLANNING LAWS TO FREE UP NEW HOUSING DEVELOPMENTS (modern brick colours require clay mixing)
- SHORTAGE OF BRICK CLAY IN WEST SUSSEX
- TWO BRICK WORKS ARE UNABLE TO MAINTAIN 25 YEAR RESERVES AS PER NATIONAL POLICY
- ALSO STRONG DEMAND FOR CONCRETE BLOCKS – MADE FROM CEMENT, WHICH NEEDS CLAY
- CLAY ALSO USED FOR ENGINEERED CLAY LININGS & FLOOD DEFENCES
- CLAY RESERVES ARE IN RURAL AREAS, SO DEVELOPMENTS ARE CONTENTIOUS BUT POPULATION DEMANDS PRODUCTS THAT ARE MADE FROM CLAY



Loxwood Parish Council

VIRTUAL Meeting of the Parish Council for Planning Matters
to be held at 7.00pm on Monday 6th July 2020

AGENDA

1. Attendance and Apologies for Absence – to receive both apologies and reasons for absence.
2. Declaration of Member's interest – declaration of interests from Councillors on matters to be considered at the meeting.
3. Public Participation – to receive and note questions, comments or representations made by members of the Public.
4. To Consider new Planning Applications:
LX/20/01481/FUL – Land South West Of Guildford Road, Loxwood, West Sussex
Demolition of existing dwelling and the erection of 50 dwellings to include 35 private units and 15 affordable units, creation of proposed vehicular access, internal roads and footpaths, car parking, sustainable drainage system, open space with associated landscaping and amenity space (resubmission of planning application reference LX/19/01240/FUL).
LX/20/01617/OUT – Land South of Loxwood Farm Place, High Street, Loxwood, West Sussex,
Outline application with all matters reserved, except for Access (excluding internal estate roads) for the erection of up to 24 no. residential dwellings.
LX/20/01203/DOM – Bluebell Cottage, Guildford Road, Loxwood, RH14 0QW
Erection of a stable, office and garage block on land to the rear of the existing Bluebell Cottage:
LX/20/01194/PA1A – Oaktree House, Spy Lane, Loxwood, Billingshurst, West Sussex, RH14 0SS
Single storey extension to the rear (a) rear extension 4.90m (b) maximum height 2.65m (c) height of eaves 0.00m.
LX/20/01188/DOM – Lantern House, Two Ways, Loxwood, Billingshurst, West Sussex, RH14 0SD
Demolition of garage and erection of single storey annexe.
LX/20/01607/LBC – Pophurst Farm House, Station Road, Loxwood, Billingshurst, West Sussex, RH14 0RW
Garden store extension to existing garage.



5. To receive a list of recent decisions from Chichester District Council:
LX/20/01073/PLD Mr Renny Smith Old School House Vicarage Hill Loxwood RH14 0RG Extensions and enlargements to dwelling. REFUSE
LX/20/00072/FUL Lapora Estates Limited Lapora Estates Limited Walcot Guildford Road Loxwood RH14 0SB Demolition of existing bungalow and construction of 2 no. semi-detached two storey dwellings. PERMIT
LX/20/00966/DOM Coral House Pond Close Loxwood RH14 0SH Detached double garage and home office. PERMIT
LX/20/01154/DOM 14 Nicholsfield Loxwood RH14 0SP Single storey rear extension and front enclosed porch extension. PERMIT
6. Any other matters.
7. Date for next meeting: MONDAY 7th September 2020 is the next scheduled meeting but an earlier meeting will be called if necessary on 3rd August 2020.

Example of clay demand – Loxwood Parish Council planning meeting 6/7/20:

- 4 applications for 77 new build houses
- 7 applications for extensions

DEMAND FOR WASTE RECOVERY

DEMAND FOR WASTE RECOVERY

- GOVERNMENT TO INTRODUCE CIRCULAR ECONOMY LEGISLATION
- UK CURRENTLY EXPORTS 10,000 TONNES/DAY OF WASTE TO EU COUNTRIES
- WSCC LOCAL WASTE PLAN REVIEW IN 2019 DID NOT CONSIDER THE IMPACT OF BREXIT
- WASTE SITES IDENTIFIED IN THE LOCAL WASTE PLAN HAVE NOT BEEN DEVELOPED **BUT** LOTS OF EXEMPT SITES WITHOUT PP
- RECYCLING MATERIALS FROM **NON-HAZARDOUS** WASTE SUCH AS CONSTRUCTION & DEMOLITION WASTE (C&D) MAKES SENSE, e.g. metals, plastic & aggregates (**NOT a Black Bag** waste facility)
- RECOVERING INERT C&D MATERIALS FOR CLAY PIT RESTORATION PROVIDES A LOWER CARBON FOOTPRINT THAN PROCESSING WASTE ELSEWHERE AND IMPORTING THOSE MATERIALS FOR RESTORATION OR USING VIRGIN MATERIALS INSTEAD

Examples of unpermitted waste facilities

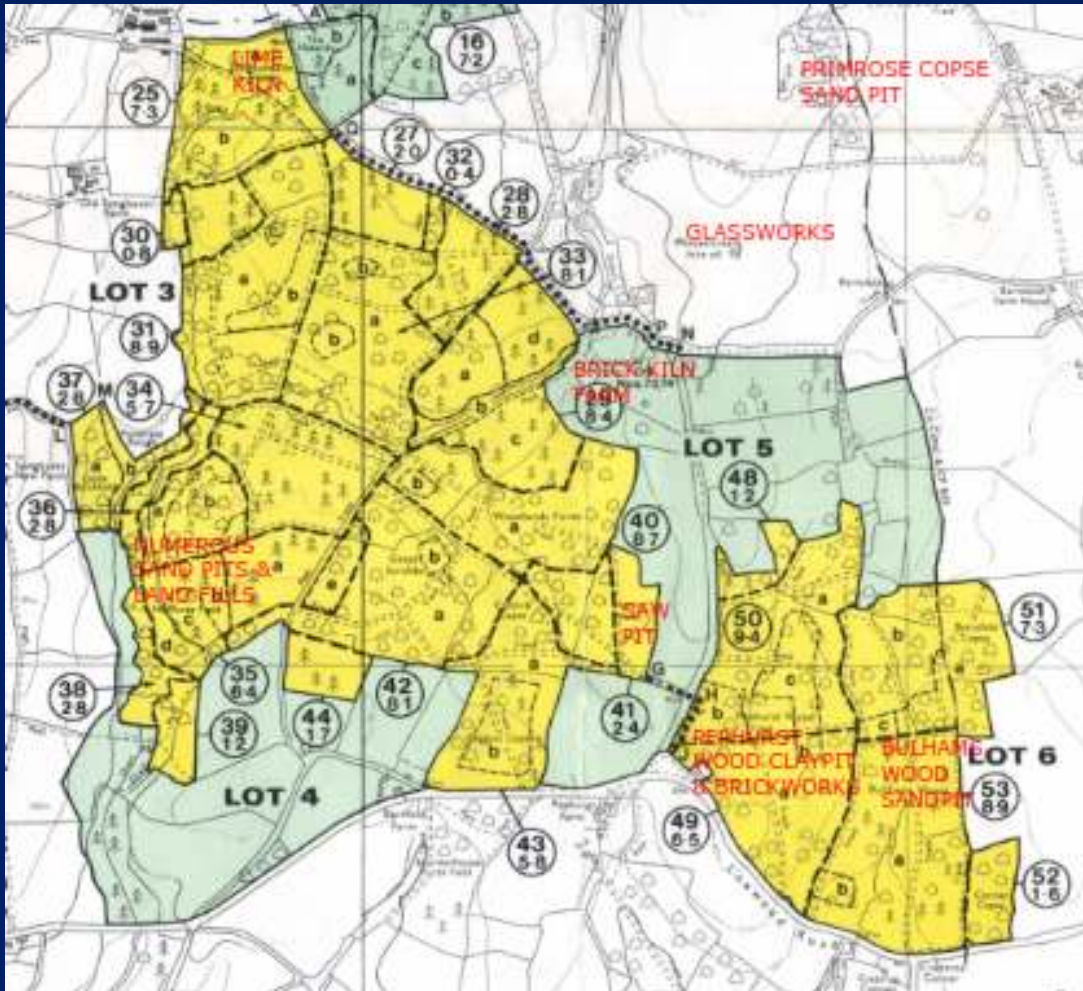
- An '**unpermitted**' waste facility is a waste activity that is registered with the EA as being exempt
- However, the need for planning permission may still apply, which the EA do not normally check
- 73 registered exemptions within a 3-mile radius of LCP's site with **7 registered within 1 mile**
- These registered exemptions allow storage of up to 50,000 tonnes of untreated waste with an annual throughput of up to 50,000 tonnes at just one location and include construction and demolition waste, **which is twice the capacity being sought by LCP**

RECENT SITE HISTORY & PROJECT CHRONOLOGY

RECENT SITE HISTORY

- Part of the former Pallinghurst Estate
- 300 acres of Loxwood woodland owned by owner of Loxwood Clay Pits Ltd (LCP) for 30+ years
- Only a small proportion of the western woodland is ancient
- The land has a history of clay extraction and brick manufacture that is more recent than the ancient woodland. History proves that both can co-exist in perfect harmony.
- The new access route will be the former Pallinghurst Estate road, which dates back to 1830

Loxwood Clay Pits land – former uses



HISTORIC USES PRESENT FOR MORE THAN 100 YEARS FROM 1840 ONWARDS:

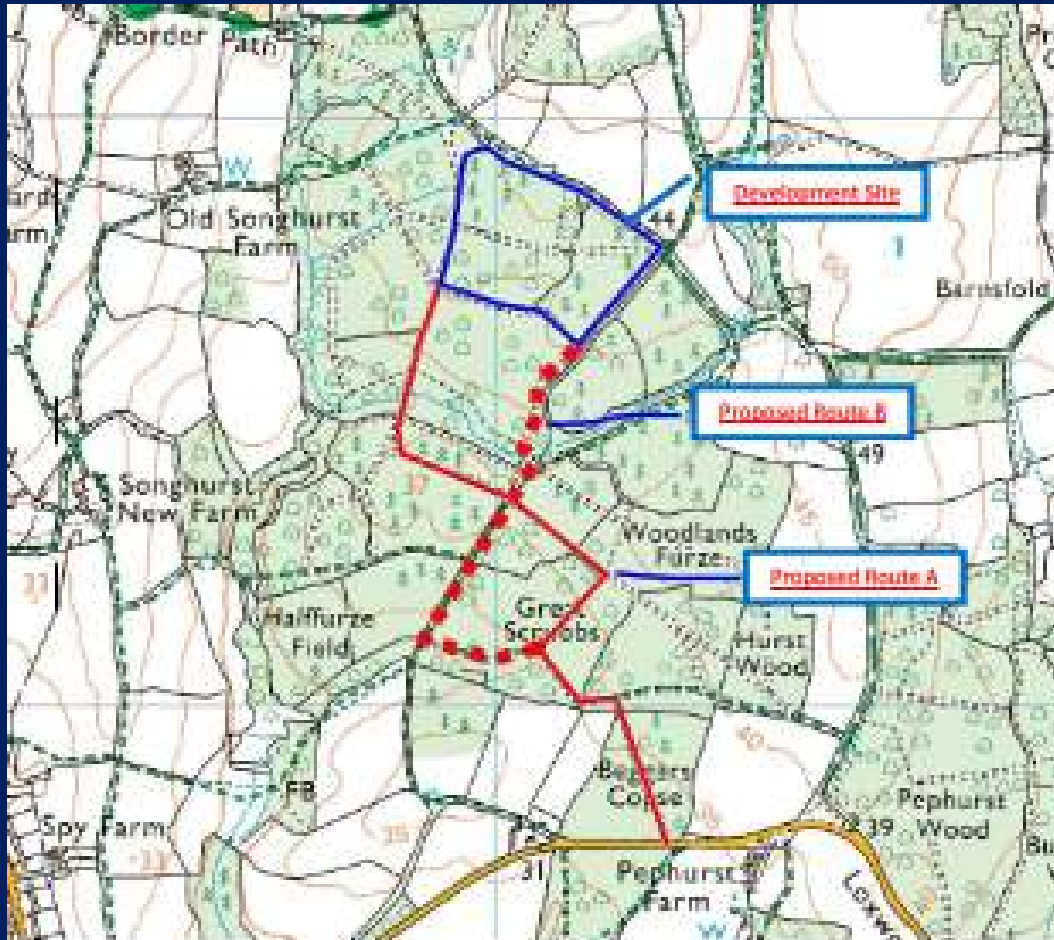
- SAND PITS
- CLAY PITS
- LIME KILN
- BRICK WORKS
- GLASSWORKS

THE LAYBY ON LOXWOOD ROAD USED TO BE A CLAYPIT

PROJECT CHRONOLOGY

- November 2016 – Feasibility Study
- February 2017 – Desk Top Phase I Ground Investigation
- July 2017 – Phase II Ground Investigation Boreholes
- Oct 2017 – Clay analysis and brick firing trials
- 2018 – Planning policies review process
- Jan 2019 – WSCC Pre-application advice
- Jan 2020 – EIA Scoping Report
- Feb/March 2020 – Consultee Responses
- April 2020 – WSCC EIA Scoping Opinion

LOXWOOD PARISH COUNCIL RESPONSE



MAIN CONCERNS RELATED TO THE PROPOSED ACCESS ROUTES FROM LOXWOOD ROAD TO DEVELOPMENT SITE:

1. IMPACT ON PROWs
2. ACCESS THROUGH BEGGARS COPSE & ANCIENT WOODLAND
3. SUITABILITY OF WOODLAND TRACKS FOR HGVs
4. SAFETY FOR WALKERS WHO STRAY FROM THE PROW

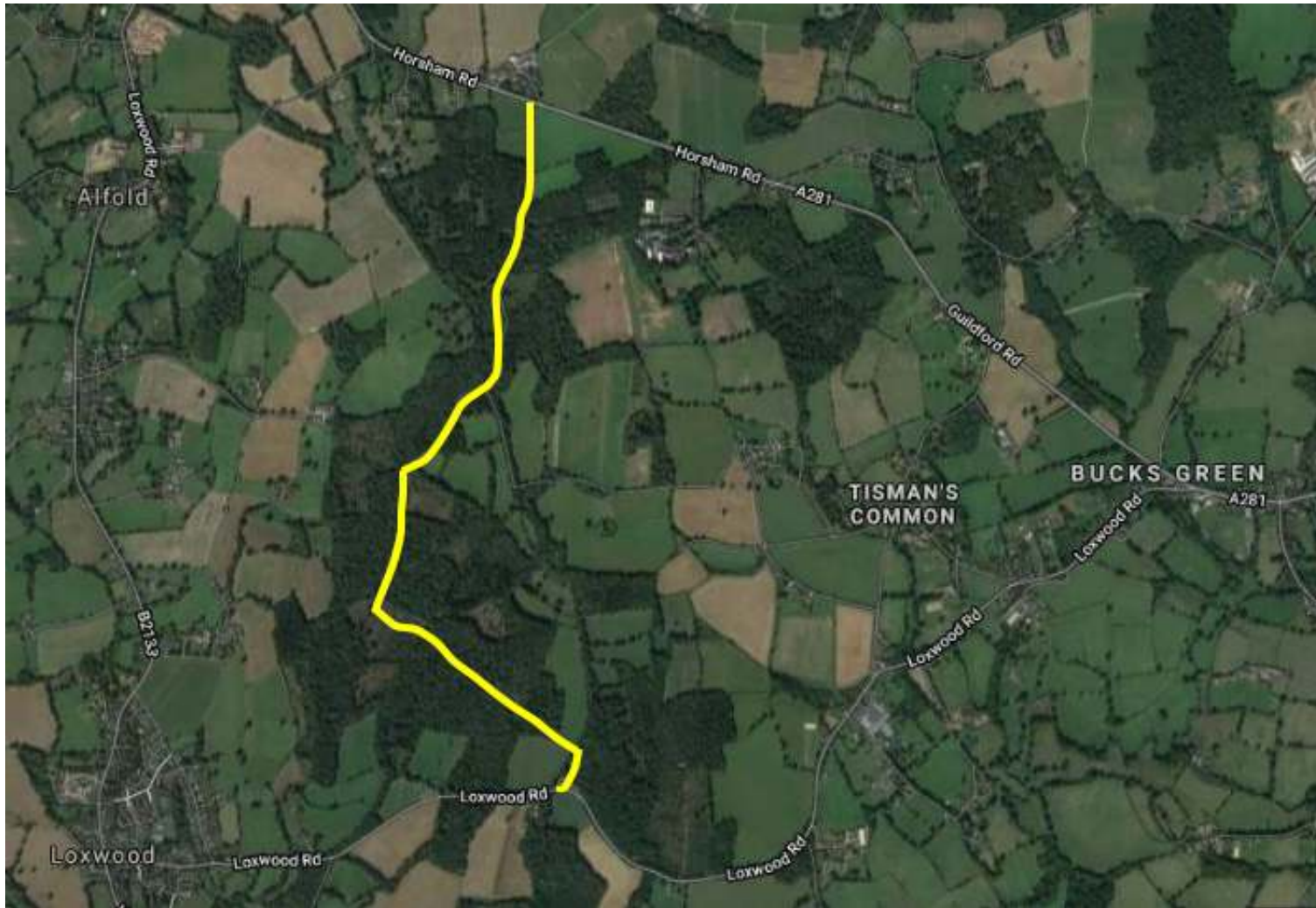
THEREFORE, DECISION TAKEN TO SCRAP THE ACCESS FROM BEGGARS COPSE

SITE LOCATION, ACCESS ROUTE & TRAFFIC STUDY



**300 ACRES OF LAND OWNED
BY LCP SHOWN EDGED IN RED
- FIRST SOLD IN 1959 FROM
THE BREAK-UP OF 1,811 ACRES
THAT WAS THE PALLINGHURST
ESTATE**

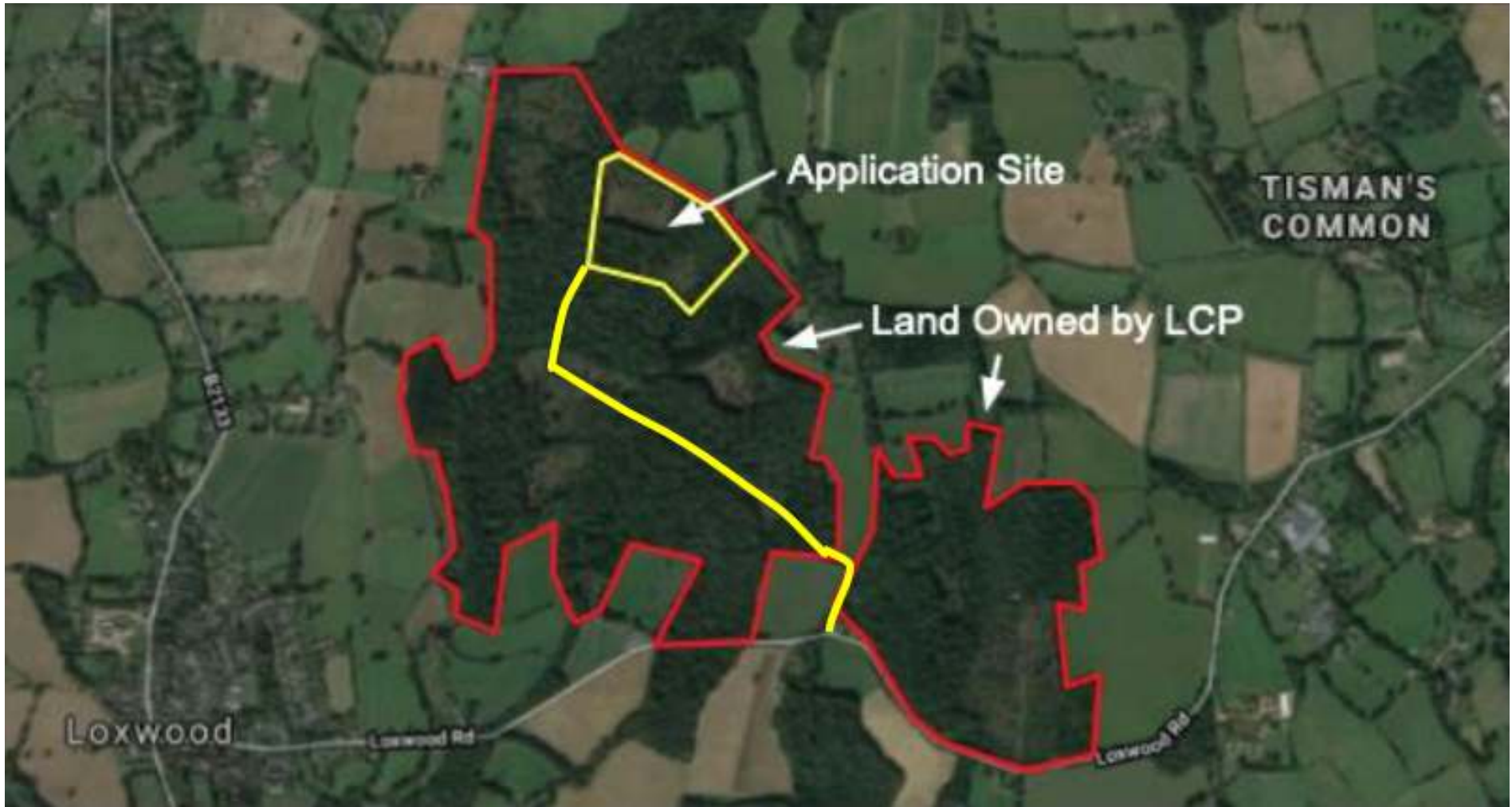
ESTATE ROAD SINCE 1830



REVISED ACCESS

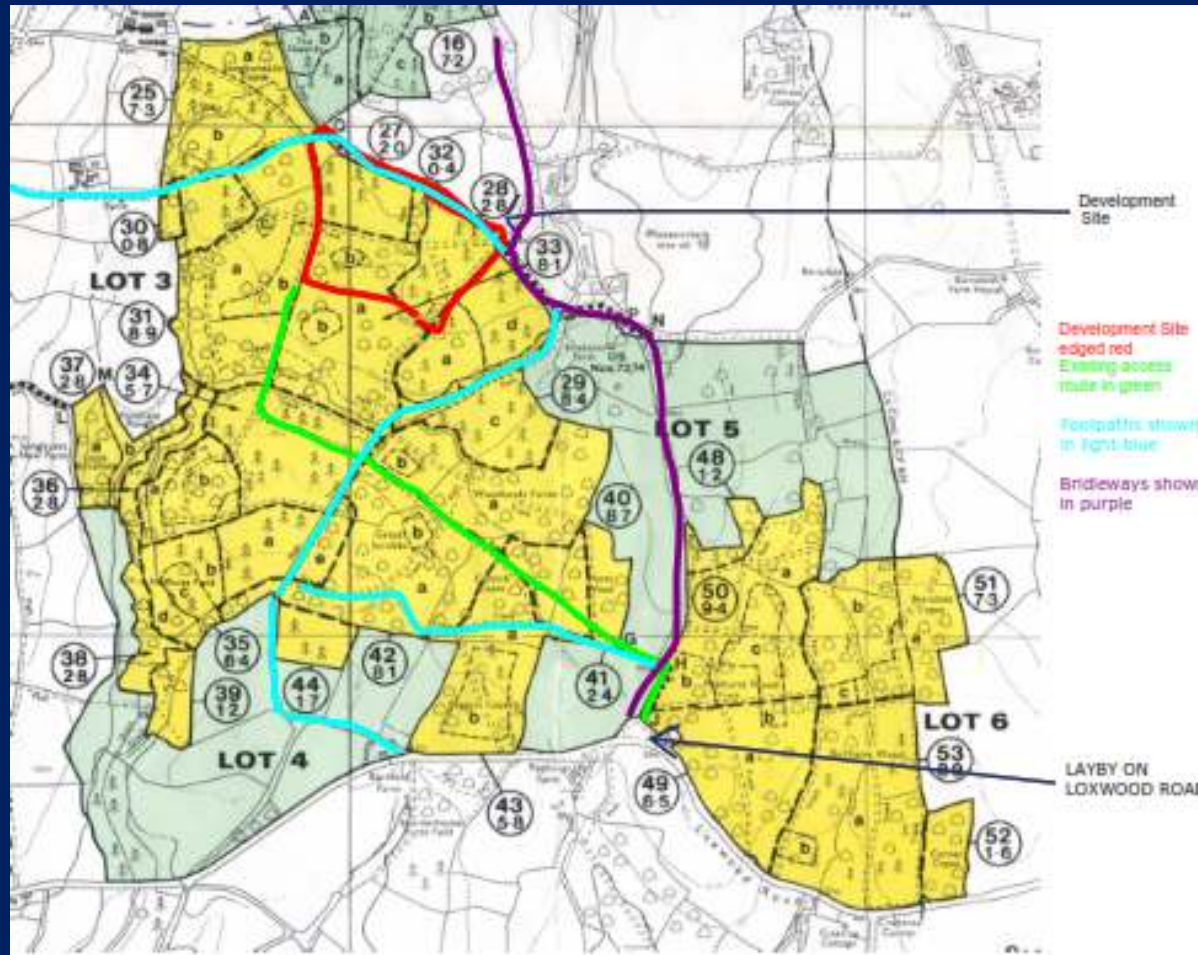
**FORMER
PALLINGHURST
ESTATE ROAD
CONNECTING
A281 GUILDFORD
- HORSHAM ROAD
to LOXWOOD ROAD**





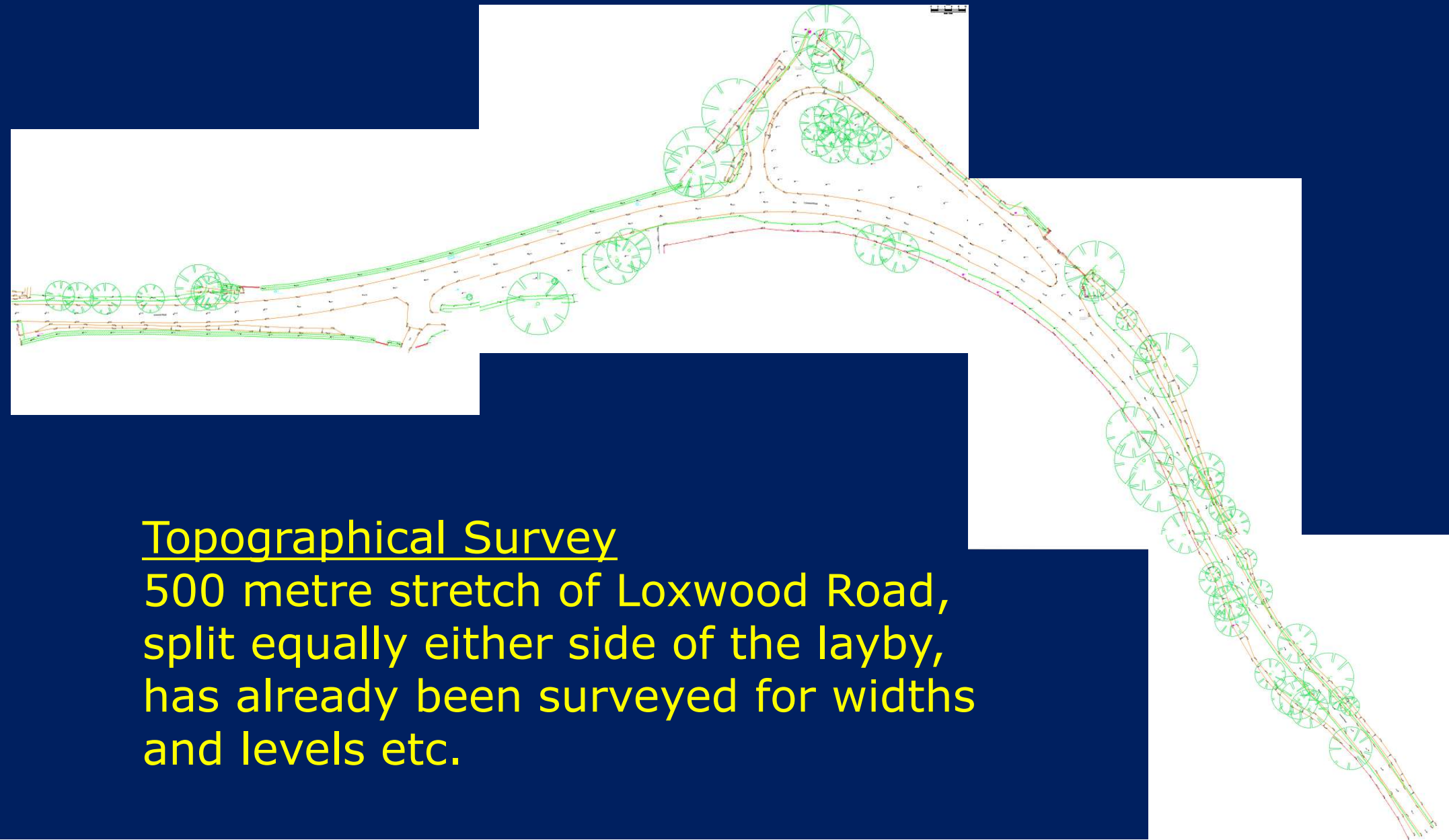
FORMER PALLINGHURST ESTATE ROAD CONNECTS THE SITE TO LOXWOOD ROAD

SITE, ACCESS ROUTE & PROWS



Topographical Survey

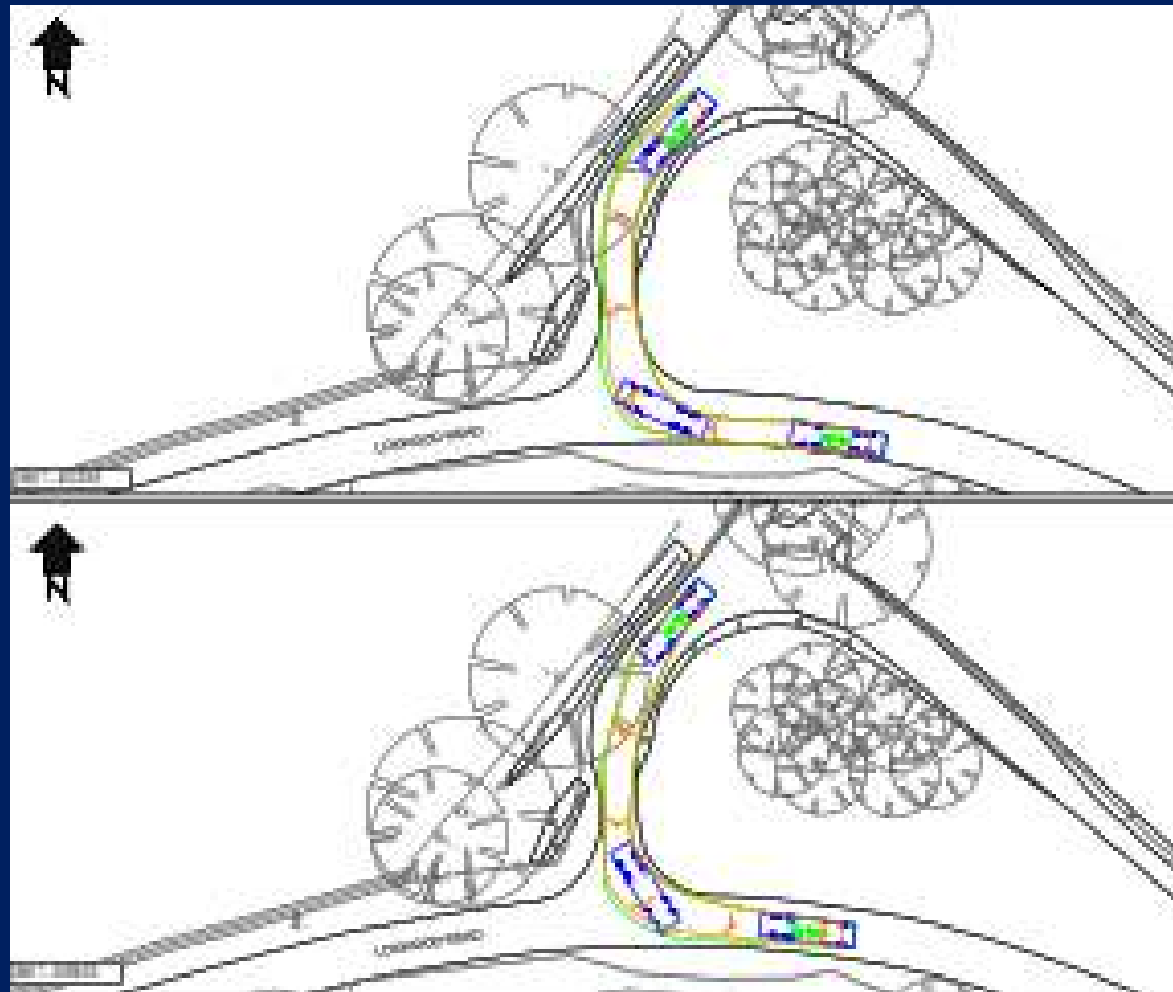
500 metre stretch of Loxwood Road,
split equally either side of the layby,
has already been surveyed for widths
and levels etc.



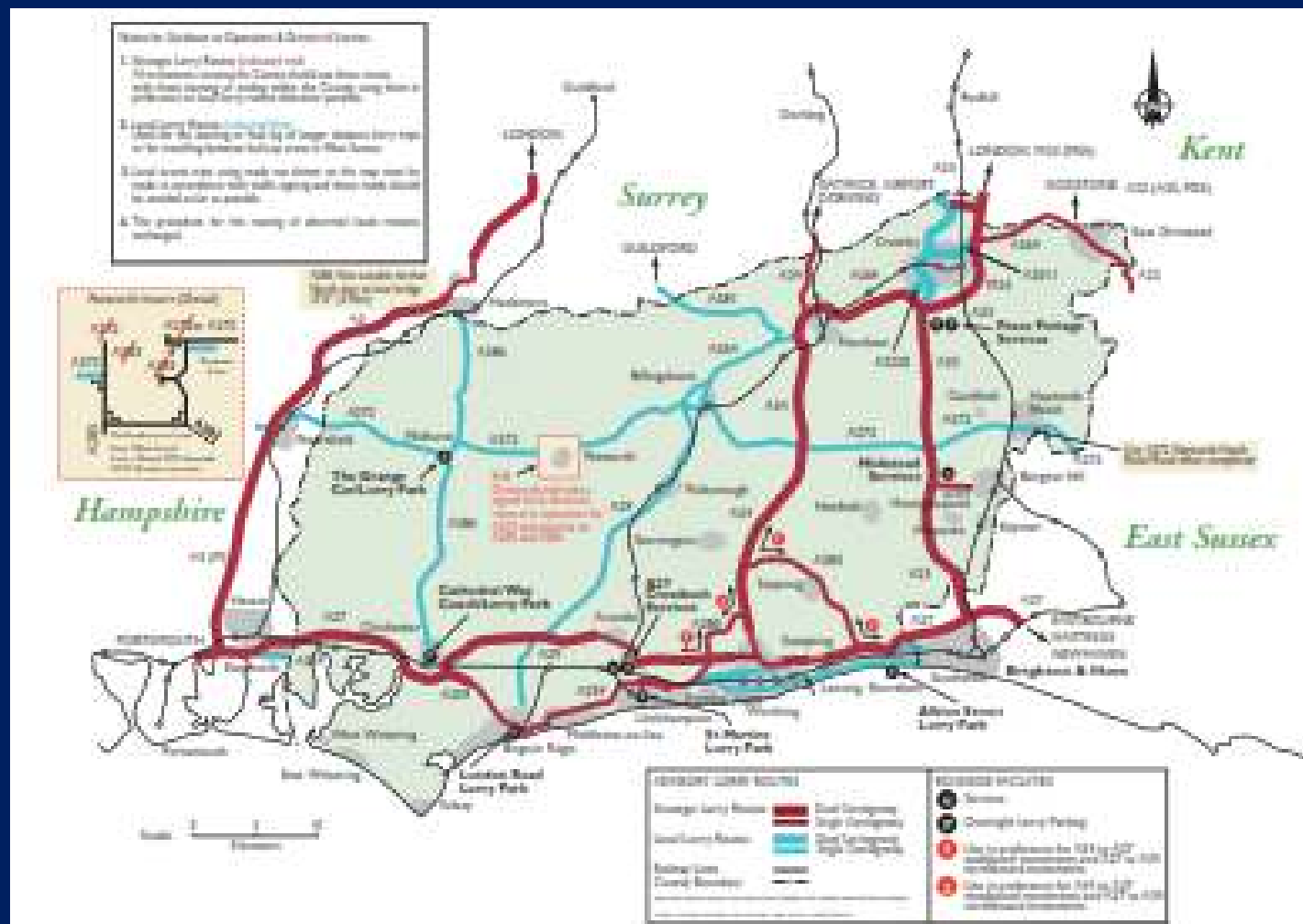
ACCESS & EGRESS – DRAWBAR TRAILER



ACCESS & EGRESS – 8 WHEELER RIGID



LOCAL LORRY ROUTE NETWORK



PROPOSED VEHICLE MOVEMENTS – based on Monday to Friday

- CLAY OUTPUT – 50 tonnes/day = 2.5 x 20 tne loads = 5 movements (empty IN / full OUT)
- WASTE INPUT – 100 tonnes/day = 16 x 6yd/8yd skip loads = 32 movements (16 full IN / 16 empty OUT)
- WASTE OUTPUT – 50 tonnes/day = 2.5 x 20 tne loads = 5 movements (full OUT / empty IN)

TOTAL = 21 LOADS/DAY = 42 MOVEMENTS

16 x 18 TNE GVW AND 5 x 32 TNE GVW

LOXWOOD ROAD TRAFFIC STUDY



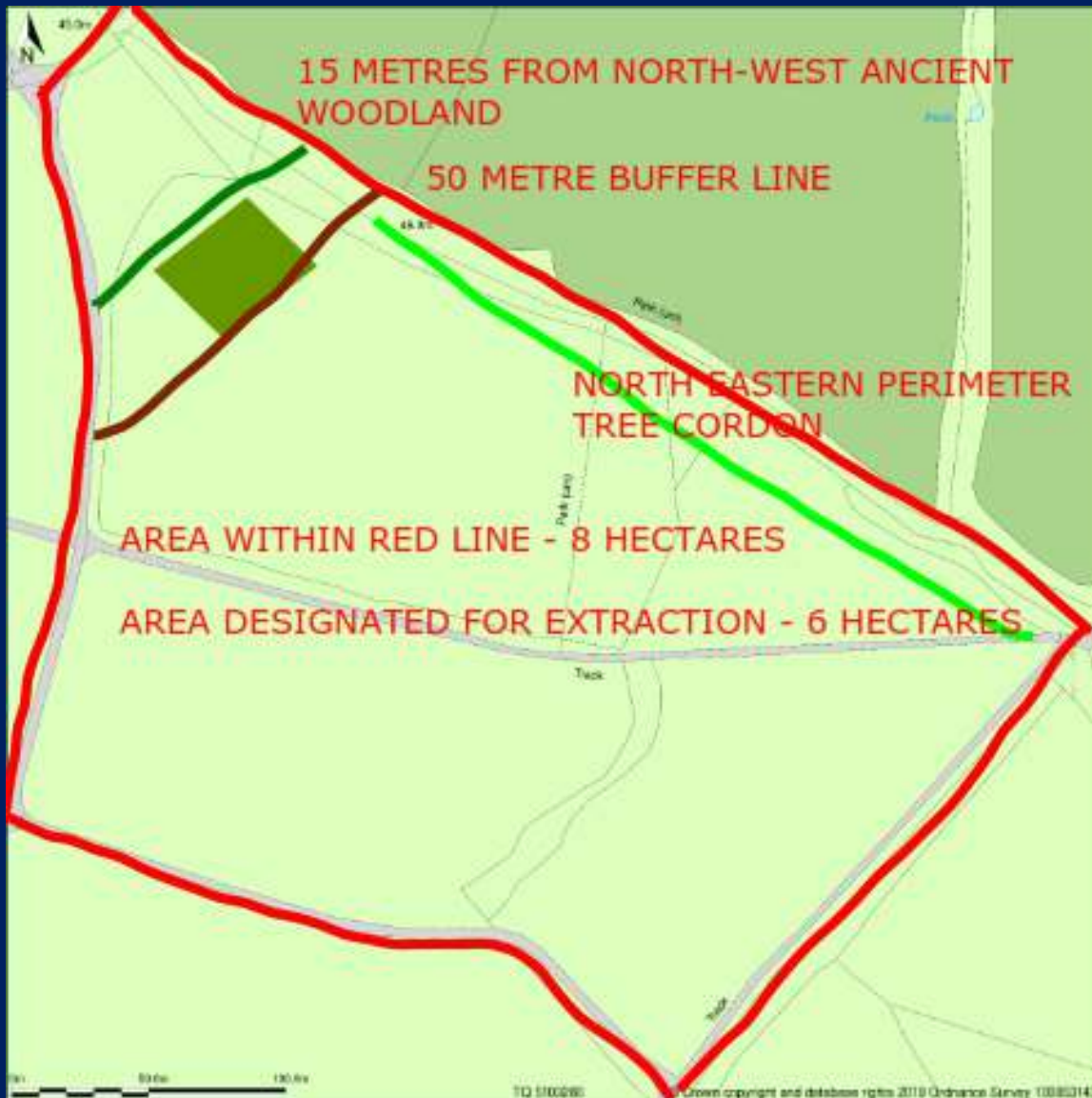
- Two HGVs may safely pass at speed
- Until very recently, no recorded accidents between layby and A281 junction in the last 5 years
- Lorry Routing Agreement will be in place avoiding Loxwood
- Currently 1825 vehicles/day (probably higher pre Covid)
- Circa. 3% increase in traffic which is not material

SITE HGV TRAFFIC – *IN CONTEXT*

- Circa 200 woodland truck miles per week
- Equivalent to less than 1 Farm Tractor
- HGV weight limit equivalent to Farm Tractor
- Many Farm Tractors wider than HGVs
- HGVs use road diesel to BS EN 590+A1:2017
- Farm tractors use red diesel to BS 2869 Class A2
- Road diesel has a higher cetane value, which means it has a shorter ignition delay and, therefore, burns more efficiently & cleaner than farm tractor diesel

CLAY PIT DEVELOPMENT SITE





- SMALL SCALE OPERATION
- EXTRACTION MORE THAN 50 METRES FROM ANCIENT WOODLAND
- PROGRESSIVE RESTORATION SO WIP EXTRACTION AREA LIMITED TO LESS 0.2 HECTARES = 0.5 ACRES (1/4 football pitch)
- WASTE PROCESSING INSIDE A BUILDING WITH DUST EXTRACTION AND ABATEMENT – BEST AVAILABLE TECHNIQUES (BAT)
- NOISE ABATEMENT – BAT
- WHEELWASH BEFORE EXITING SITE

ONGOING SURVEY WORK

ONGOING WORK

- Ecological surveys:
 - Botanical (complete), Great Crested Newt (complete), Breeding Birds (complete), Roosting Bats (complete), Bat Activity, Dormouse, Reptiles, Invertebrates, Badgers, Wintering Birds.
- Ecological Impact Assessment
- Construction Ecological Management Plan
- Biodiversity Net Gain
- Landscape & Visual Impact Assessment
- Soil (complete)
- Archaeological / Cultural Survey
- Noise Survey & Assessment
- Groundwater / Hydrology Survey & Assessment
- Flood Risk Assessment
- Aboricultural Survey

NEXT STEPS

NEXT STEPS

- THE RECORDING OF THIS WEBINAR WILL BE CIRCULATED TO ALL WEBINAR REGISTRANTS, i.e. NOT JUST LIMITED TO TODAY'S ATTENDANTS
- WEBSITE – www.loxwoodclaypits.co.uk WILL BE LAUNCHED AND UPDATED - INFO POSTED ON THAT SITE
- NEXT COMMUNITY WEBINAR TO BE ARRANGED FOR LATE OCTOBER

Q&A SESSION