

Clockhouse Quarry: Waste Recovery Plan



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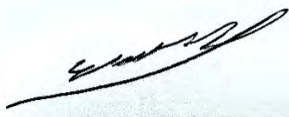
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Clockhouse Quarry: Waste Recovery Plan

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Proposed Infill Contours	Drawing No. Clh-INF-1223-01a
Sections Showing Proposed Infill Levels	Drawing No. Clh-INF-1223-02
Heatmap for Infill Area	Drawing No. Clh-HMAP-1123-01

APPENDICES

Appendix A	Planning Permission MO/2023/0789, 17 th June 2025
Appendix B	Correspondence from Surrey County Council
Appendix C	Environmental Statement, Chapter 3, The Development
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Appendix E	Clockhouse Quarry, Regulation 25 Response – Provision of Further Environmental Information
Appendix F	Clockhouse Quarry Design Statement (rev.A) November 2023

1 Introduction

1.1 Background

Stantec UK Ltd (Stantec) have been instructed by SUEZ Recycling and Recovery UK Limited (SUEZ) to prepare a Waste Recovery Plan (WRP) for the deposition of waste on land as a recovery operation to restore Clockhouse Quarry, Horsham Road, Capel, Surrey RH5 5JL (the Site).

This WRP has been produced in accordance with The Environmental Permitting (England and Wales) Regulations 2016, Article 3(15) of the Waste Framework Directive (2008/98/EC)¹ and Environment Agency (EA) guidance for Waste Recovery Plans and Deposit for Recovery Permits², last updated on 29 June 2023 (Recovery Guidance).

Clockhouse Quarry is a former clay pit associated with the dormant Clockhouse Brickworks covering approximately 26.4 hectares (ha) and can be subdivided into three distinct areas referred to as Area 1, Area 2 and Area 3, as shown on Figure 2.1.

A description of each of these areas are provided as follows:

- **Area 1:** The south-western area includes a closed landfill the subject of Environmental Permit (EP) reference EPR/CP3994HB (EAWML 19674) operated by SITA (now SUEZ Recycling and Recovery Surrey Ltd) under planning permission MO98/1448. The landfill ceased accepting waste in 2004 with the expiry of the planning permission time limit. Restoration was completed in 2008 in accordance with the requirements of planning permission MO98/1448;
- **Area 2:** The south-eastern area and to the east of Area 1 has been quarried and, although included within the expired planning permission MO98/1448 and its restoration landform design, landfilling operations never progressed into Area 2 so it remains unrestored and unable to achieve the intended restoration landform due to expiry of the landfill planning permission. Area 2 has historically been partially infilled with quarry overburden. A lower level restoration design has recently been agreed with the planning authority under permission MO/2023/0789; and
- **Area 3:** The northern area, directly north of Area 2 and east of the brickworks has been quarried and is an unrestored flooded quarry void. Mineral permission MO02/1072 includes an outstanding requirement to restore and the restoration design has recently been agreed with the planning authority under permission MO/2023/0789.

For the avoidance of doubt, this WRP excludes Area 1 and relates only to Area 3 and part of Area 2, as shown in Figure 2.1, (covering a total area of circa 12 ha).

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32008L0098&from=EN>

² Waste recovery plans and deposit for recovery permits Accessible at <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>. Updated 29 June 2023.

The approved restoration of the Site and cross sections are provided as the following approved planning drawings:

- Landscape Strategy, Drawing No. CH 3/1 (Sheet 1) Rev P09 and CH 3/1 (Sheet 2) Rev P01;
- Proposed Infill Contours, Drawing No. Clh-INF-1223-01a;
- Sections Showing Proposed Infill Levels, Drawing No. Clh-INF-1223-02; and
- Heatmap for Infill Area, Drawing No. Clh-HMAP-1123-01

1.2 Objectives of the WRP

The objective of this WRP is to provide the Environment Agency (EA) with appropriate evidence to allow it to confirm that the proposed activity may be considered a waste recovery activity with reference to Article 3(15) of the Waste Framework Directive (2008/98/EC) and in accordance with the Recovery Guidance.

The Recovery Guidance defines three ways that waste recovery can be demonstrated including:

- *‘financial benefit by using non-waste materials’;*
- *‘funding to use non-waste materials; or*
- *‘obligation to complete the scheme’.*

The Recovery Guidance states, *“you may provide evidence that you’re obliged to carry out the scheme. This may be because a regulator has imposed a requirement on you so you would have to do the work whether you use waste or non-waste. For example, you operate a quarry and are required by planning conditions of an already implemented planning permission to restore it according to an approved plan ...”*

This WRP provides evidence that SUEZ are obliged to carry out the scheme to achieve restoration of the Site. In accordance with the Recovery Guidance, this WRP includes evidence that the waste will be serving as useful purpose, describes the quantity of waste required and how quality standards will be met. Once a decision on whether the proposed works constitute a recovery operation is received from the EA, an EP application will be prepared and submitted to the EA.

1.3 Report Structure

This WRP comprises the following sections:

- **Section 2 Site Description:** providing an overview of the Site’s location and its planning history.
- **Section 3 Obligations to complete the scheme:** providing an overview of the legal obligation to restore the Site.
- **Section 4 Benefits of the restoration:** setting out the proposed benefits of completing the restoration.
- **Section 5 Suitability and quantity of waste:** summarising the types of waste to be used in the restoration, its suitability and the quantity to be used.
- **Section 6 Conclusion:** providing concluding remarks.

2 Site Description

2.1 Site Location

The Site is located east of the A24 (Horsham Road) approximately 2 km to the south of the village of Capel, Surrey. The Site postcode is RH5 5JL and the Site is centred on National Grid Reference (NGR) TQ 17541 38620. Area 2 and Area 3 are the focus of this WRP.

The Site location is shown in Figure 2.1 and a summary of Site details and local land use is provided in Table 2.1.

Table 2.1 Site details

Site Address		
Clockhouse Quarry, Horsham Road, Capel, Surrey, RH5 5JL		
NGR	TQ 17541 38620	
Area	The approved planning permission (permission ref. MO/2023/0789) covers an area of approximately 14.5 ha comprising the unrestored Areas 2 and 3. The area of the Site to be restored by importation of material is approximately 12 ha.	
Historical uses of the site	Clay extraction associated with the neighbouring Clockhouse Brickworks. Area 1 has been subject to historical landfilling from February 1998 to October 2004 with restoration being completed in 2008. The landfill is formally in 'Closure' and is regulated by the EA under an Environmental Permit EPR/CP3994HB/V005, which supersedes earlier Waste Management Licence (EAWML 19674) and Waste Disposal Licence (SCC/83/3637), the latter issued in 1993 by Surrey County Council (SCC). It is understood that parts of Area 2 have historically been subject to the deposit of site-won quarry spoil, however it is understood that this was undertaken under provisions of the Quarrying / Mining Waste Regulations and as such no EP was required. Area 3, located directly north of Area 2 and east of the brickworks, has been quarried and is an unrestored flooded quarry void.	
Site access	The Site is accessed via Horsham Road (A24), which provides access from the wider road network.	
Topography	The Site is located on the Wealden Anticline just north of the western termination of the High Weald. The Site is situated in a small local topographical 'basin'.	
Surrounding land use	North	The Site is bounded to the north by agricultural land and agricultural buildings and dwellings.
	South	The Site is bounded immediately to the south by agricultural land, associated buildings and dwellings.
	East	The Site is bounded immediately to the east by Rusper Road, beyond which lies agricultural land.
	West	The Site is bounded to the west by Horsham Road (A24), including some residential properties, and to the northwest by the Clockhouse Brickworks (now dormant) and beyond which lies agricultural land and pockets of woodland.

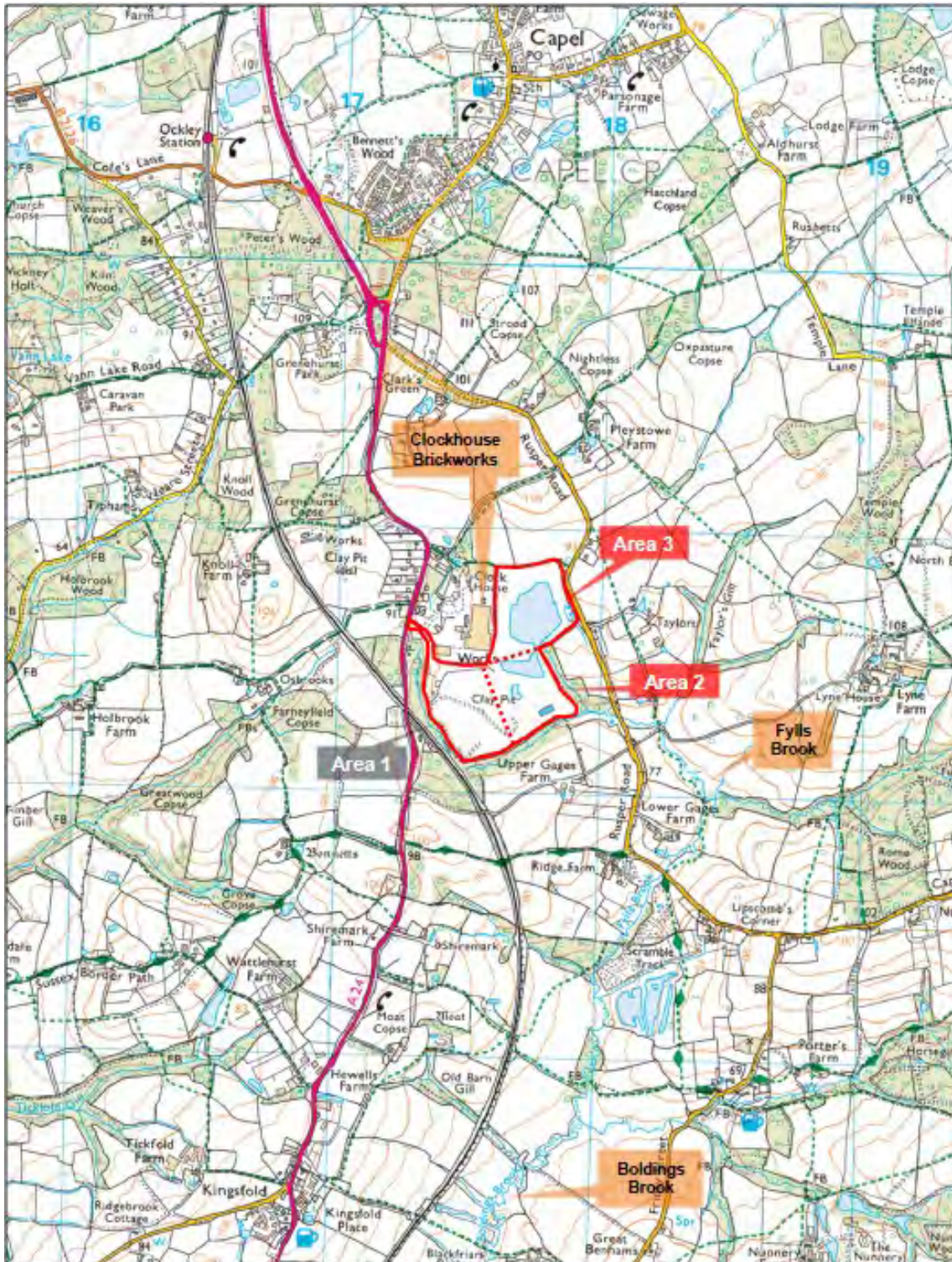


Figure 2.1 Site location

2.2 Planning History

The Site has a complex planning history. Mineral extraction at the Site predates the modern planning system and the mineral extraction permission covers both worked-out parts of the quarry and future extraction areas. Separate planning permissions were granted progressively to allow import of waste for restoration of the quarry voids by landfilling. Surrey County Council (SCC) is the minerals and waste planning authority for the Site.

In 1947, an Interim Development Order (IDO) consent (ref. C352) was granted under the Town and Country Planning (General Interim Development) Order 1946. This IDO was granted for the “*excavation of clay for the purposes of brickmaking*” from approximately 43.7 hectares of land.

The IDO permission was registered in accordance with the Planning and Compensation Act 1991 on 14 May 1992 (under ref. MO92/0271) and a subsequent application for determination of conditions, supported by an Environmental Statement, was approved by SCC on 27 November 2003 (ref. MO02/1072). Planning Permission MO02/1072 permits continued mineral working and deposit of mineral waste at Clockhouse Quarry, in accordance with an agreed working scheme.

To satisfy Condition 25 of the Planning Permission, a planning application for *‘the importation of inert materials and soils on 14.5 hectares of land to facilitate the restoration of quarry voids to a nature conservation afteruse with drainage’* reference (2022/0191) was submitted to SCC in December 2022. This planning application initially proposed to restore the Site by importing approximately 740,000 m³ of inert material to achieve a low-level restoration scheme, reinstating ground levels alongside the brickworks, improving surface water drainage and enabling ecological habitats to be created.

In the determination process the proposed restoration scheme was amended to remove the level area next to Clockhouse Brickworks and create a gentle slope to the proposed ‘valley’ floor of the restored landform. This revised the required amount of material to facilitate the works from circa 740,000 m³ to 686,000 m³ and the restoration design was approved by the planning authority with the grant of permission MO/2023/0789 on 17th June 2025.

The Planning Permission is provided as Appendix A with pertinent details provided within this WRP.

3 Obligations to Complete the Scheme

3.1 Obligation to do the Work

The Recovery Guidance states:

“General Obligations

Some obligations require you to achieve certain results, but do not specify exactly how you must do that.

If you’re generally obliged to do something, your waste recovery plan must demonstrate why you would meet that obligation by carrying out the proposed scheme with non-waste or waste. It must also show how your proposed scheme meets your obligation.

You would have to show the Environment Agency why you would meet your general obligation by spending money on importing non-waste material, rather than an alternative.”

And:

Specific Obligations

Obligations may specify the scheme you have to carry out. If you have specific obligations to complete the scheme proposed, the Environment Agency will normally accept recovery where your waste recovery plan includes:

- *evidence of the obligation*
- *plans and cross sections that show your proposal matches the obligation on you.”*

We believe that there is a general obligation to complete the scheme under the Minerals Planning Permission MO02/1072 and that Planning Permission MO/2023/0789 defines the specifics of how the scheme is to be completed.

This WRP provides a summary of the Planning Permission MO/2023/0789 presented in Appendix A and explains the obligation to restore the Site. Additional supporting clarification from SCC is presented in Appendix B, including evidence that the proposed scheme could be completed with non-waste or waste.

3.2 Evidence of the Obligation

Condition 25 of the Planning Permission MO02/1072 requires a restoration scheme to be submitted by 1 January 2019, for approval by the planning authority.

To meet the obligation to restore as required by Condition 25 of the Planning Permission, a planning application for ‘*the importation of inert materials and soils (waste or non waste) to facilitate the restoration of the quarry workings*’ reference (2022/0191) was submitted to SCC in December 2022 and was approved with the issuing of permission MO/2023/0789 on 17th June 2025.

The restoration scheme approved under planning comprises restoration of the Site by importing approximately 686,000 m³ of inert material to achieve a low-level restoration scheme improving surface water drainage and enabling ecological habitats to be created. The approved restoration

design is shown on approved Landscape Strategy Drawing No. CH 3/1 (sheet 1 of 2) Rev P09 and Drawing No. CH 3/1 (sheet 2 of 2) Rev P01.

SUEZ has a general obligation to restore the Site. This obligation was confirmed in writing by SCC prior to determination of planning application 2022/0191 and issuing of permission MO/2023/0789 and is presented at Appendix B.

Key points of SCC's letter are summarised in the bullet points below:

- No restoration scheme was approved as part of planning permission MO02/1072. Condition 25 of that permission requires the submission of a restoration scheme prior to permanent cessation of clay extraction or by 1 January 2019, whichever is sooner.
- SCC would not be prepared to waive the restoration requirement under Condition 25 of MO02/1072, even though such a scheme remains outstanding.
- Void spaces are required to be restored in accordance with Planning Permission MO02/1072 and Schedule 5 of the Town and Country Planning Act 1990, Part 2 "Power to Impose Aftercare Conditions" to ensure the site is restored.
- SCC accept a "do nothing" scenario at the Site is unlikely to be advantageous due to the potential future use of existing clay reserves, the ecological environment and the health and safety risk.

Given the general obligation to restore the site created by Condition 25 of the Mineral Planning Permission, SCC's confirmation that it will not waive the restoration requirement and SCC's specific requirements for the final restoration scheme (in accordance with Planning Permission MO/2023/0789), SUEZ has to achieve the restoration scheme, irrespective of whether it uses waste or non-waste material.

4 Benefits of the Restoration

4.1 Purpose of the Work

The Recovery Guidance states:

“You need to clearly describe the function of your proposed scheme and show that you will carry out the scheme to meet a need.

Your evidence must set out:

- *how the scheme will be carried out and completed*
- *why the scheme is needed*
- *how the scheme will meet that need”*

Each bullet point above is responded to in the following subsections 4.1.1, 4.1.2 and 4.1.3. Section 2.2 of this WRP provides a planning summary for the Site and surrounding area. Section 3 provides evidence that there is a general obligation to restore the Site and a genuine need.

4.1.1 How the Scheme will be Carried Out and Completed

The scheme will be carried out progressively in phases in accordance with the approved restoration plan, provided as Landscape Strategy, Drawing Nos. CH 3/1 Rev P09 and CH 3/1 Rev 01 which have been authorised by SCC under Condition 1 (Approved Plans) of Planning Permission MO/2023/0789. This states:

“The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

...Drawing No: CH 3/1 Rev P09 Landscape Strategy Sheet 1 of 2 dated September 2024 and

Drawing No: CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023”.

The approved planning application 2022/0191 provides strict controls to ensure that the scheme will be undertaken to the highest quality standards.

4.1.2 Why the Scheme is Needed

The Environmental Statement (Appendix C) provided in support of the Planning Permission MO/2023/0789 sets out the reasoning of why the restoration of the quarry is needed.

In summary, there is a need to restore the quarry voids at the Site as:

- it is not sustainable to continue to manage surface water levels at the site by active pumping;
- the existence of the large waterbodies gives rise to health and safety concerns in relation to unauthorised access;
- the existence of large waterbodies can attract waterfowl and this creates a bird strike risk as the site is within the safeguarding zone and on the flight path to Gatwick airport; and

- the Site has long been important for great crested newts but they in fact prefer smaller ephemeral ponds to breed in, as opposed to the existing large waterbodies. Smaller waterbodies present a lower risk of predation by fish.

There is legal obligation to restore the Site supported by the Planning Permission presented in Appendix A and the correspondence from SCC presented at Appendix B. Restoration of the Site will enable SUEZ to fulfil the general obligations to restore the Site as demonstrated in Section 3.

Moreover, Section 3.61 the Environmental Statement presented at Appendix C explains the consequences of not restoring the Site and the Site remaining as per the current landform:

“In the absence of an approved restoration scheme or planning permission to import further restoration materials to site, it has been agreed with Surrey County Council that the baseline scenario against which assessments should be made is that of the application site as existing if the active dewatering were to cease. In this respect, the water levels in the main water bodies would rise due to the ingress of surface water runoff and the geology precluding any infiltration to ground. Ultimately, the water levels would rise to a point where it would overtop the edge of the site and escape.”

and...

“Other considerations also make this ‘do nothing’ scenario unsustainable and unsuitable: the location of the site on the flight path to Gatwick airport means the bird strike risk created by a large waterbody in the permanent site restoration would be unacceptable to the airport authorities; erosion risk around the sides of a large water body, particularly where adjacent to the capped landfill; damage to the semi-natural ancient woodland along the Fylls Brook caused by overflowing surface water; permanent removal of water flows in the unnamed tributary to Fylls Brook; loss of habitat variety including that suitable for great crested newt; loss of access from the ‘phase 2A’ mineral extraction area to the brickworks; health and safety risk associated with unauthorised access to a deep and steep-sided waterbody.”

4.1.3 How the Scheme Will Meet That Need

The approved restoration scheme requires the Site to be restored to manage surface water effectively at the Site since the ‘do nothing’ approach as demonstrated earlier is not sustainable at the Site.

Section 3.2 of the Planning Statement presented at Appendix D outlines a number of objectives the approved restoration scheme is designed to achieve:

- *“to reduce the steep slopes/faces around the boundary of the clay void, creating a more natural landform with shallower slope gradients reflecting the valley landforms seen in the surrounding area;*
- *to reduce the size and depth of water bodies and gradients of surrounding land to minimise health and safety risks associated with unauthorised access to the site;*
- *to reduce the size and depth of water bodies to minimise health and safety risks associated with bird strike for aeroplanes approaching or taking off from Gatwick airport;*
- *to create a final landform that drains naturally and does not require permanent pumping;*

- *to provide a series of shallow swales and waterbodies designed to hold back rainfall in storm conditions to greenfield rate; and,*
- *to minimise impacts on and provide appropriate restoration habitat for the onsite population of great crested newts and other flora/fauna of interest.”*

4.1.3.1 Flood Risk and Surface Water Management

The approved restoration scheme will adhere to conditions of the Planning Permission MO/2023/0789 pertaining to flood risk and the design of a surface water drainage scheme and a verification report once the drainage scheme has been installed. The design will satisfy the Sustainable Urban Drainage Scheme (SuDS) Hierarchy and be compliant with the National Non-Statutory Technical Standards for SuDS, National Planning Policy Framework (NPPF) and Ministerial Statement on SuDS.

4.1.3.2 Landscape and Ecology Management

In order to achieve restoration and environmental benefits, including Biodiversity Net Gain (BNG), and prior to the acceptance of any restoration materials, a Landscape and Ecology Management Plan (LEMP) encompassing the entire Site area and covering a minimum period of 30 years shall be submitted to and approved by SCC. The LEMP will be prepared in accordance with Planning Permission MO/2023/0789.

4.1.3.3 Conservation of Geological SSSI

Following consultation with Natural England, the approved restoration design considers the Clockhouse Brickworks geological Site of Special Scientific Interest (SSSI) by way of revising the restoration design to retain exposures to sections of the quarry faces. In accordance with Planning Permission MO/2023/0789 and prior to the completion of Phase 1, a scheme detailing the maintenance of the exposed quarry faces will be submitted to SCC for approval.

5 Suitability and Quantity of Waste

5.1 Suitability of the Waste to be Used

The Recovery Guidance recommends that a WRP should consider specific waste types which are suitable in principle. This does not presuppose the specific waste codes which will be included in the Environmental Permit (EP) application, which will be prepared following approval of this WRP.

Waste types to be imported will be in accordance with Condition 44 of the Planning Permission MO/2023/0789 which states: “*No material other than clean, inert waste or non-waste material shall be used in the restoration of the site hereby permitted.*”

It is proposed at this stage that the materials used in the recovery operation will include the list of waste types generally accepted in a typical deposit for recovery activity and/or as listed in the Standard Rules SR2015 No 39 (use of waste in a deposit for recovery operation) and tabulated below. To ensure wastes are fit for purpose, suitable wastes have been specified dependant on which phase of the restoration profile they are used to achieve.

As such, the waste types are presented in three tables:

- **Table 5.1.** Waste types to be used below the water table;
- **Table 5.2.** Waste types for use as General fill above the water table; and,
- **Table 5.3.** Waste types to be used for soil profile / restoration layer.

Table 5.1 Waste types to be used below the water table

<u>Exclusions</u>				
Wastes having any of the following characteristics shall not be accepted:				
• Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid				
Source	Sub-source	LoW code	Description	Addition restrictions
01 Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	01 01 wastes from mineral excavation	01 01 02	Wastes from mineral non-metalliferous excavation	Restricted to waste overburden and interburden only.
	01 04 wastes from physical and chemical processing of non-metalliferous minerals	01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 07	
		01 04 09	Waste sand and clays	

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Wastes that are in a form which is either sludge or liquid

Source	Sub-source	LoW code	Description	Addition restrictions
17 Construction and demolition wastes (including excavated soil from contaminated sites)	17 01 concrete, bricks, tiles and ceramics	17 01 01	Concrete	Low contents of other types of materials (like metals, plastic, soil, organics, wood, rubber, etc). The origin of the waste must be known.
		17 01 02	Bricks	
		17 01 03	Tiles and ceramics	
		17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	
	17 05 soil (including excavated soil from contaminated sites) stones and dredging spoil	17 05 04	Soil and stones other than those mentioned in 17 05 03	To exclude topsoil and peat. To exclude soils and stones from contaminated sites.
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	20 02 garden and park wastes (including cemetery wastes)	20 02 02	Soil and stones	To exclude topsoil and peat.

Table 5.2 Waste types used for general fill above the water table

<u>Exclusions</u>				
Wastes having any of the following characteristics shall not be accepted:				
• Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid				
Source	Sub-source	LoW code	Description	Addition restrictions
01 Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	01 01 wastes from mineral excavation	01 01 02	Wastes from mineral non-metalliferous excavation	Restricted to waste overburden and interburden only.
	01 04 wastes from physical and chemical processing of non-metalliferous minerals	01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 07	
		01 04 09	Waste sand and clays	
10 Wastes from thermal processes	10 12 wastes from manufacture of ceramic goods, bricks, tiles and construction products	10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)	
	10 13 waste from manufacture of cement, lime and plaster and articles and products made from them	10 13 14	Waste concrete and concrete sludge	
17 Construction and demolition wastes (including excavated soil from contaminated sites)	17 01 concrete, bricks, tiles and ceramics	17 01 01	Concrete	Low contents of other types of materials (like metals, plastic, soil, organics, wood, rubber, etc). The origin of the waste must be known.
		17 01 02	Bricks	
		17 01 03	Tiles and ceramics	
		17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Wastes that are in a form which is either sludge or liquid

Source	Sub-source	LoW code	Description	Addition restrictions
	17 03 bituminous mixtures	17 03 02	Bituminous mixtures other than those mentioned in 17 03 01	Road planings only. This material will only be used for the creation of the access track (if required).
	17 05 soil (including excavated soil from contaminated sites) stones and dredging spoil	17 05 04	Soil and stones other than those mentioned in 17 05 03	To exclude topsoil and peat. To exclude soils and stones from contaminated sites.
19 Wastes from waste management facilities, off-site wastewater treatment plants and the preparation of water intended for human consumption and water for industrial use	19 12 wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	19 12 09	Minerals (for example sand, stones) only	Restricted to wastes from treatment of waste aggregates that are otherwise naturally occurring minerals. Does not include fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	20 02 garden and park wastes (including cemetery wastes)	20 02 02	Soil and stones	To exclude topsoil and peat.

Table 5.3 Waste types used for soil profile / restoration layer

<u>Exclusions</u>				
Wastes having any of the following characteristics shall not be accepted:				
- Consisting solely or mainly of dusts, powders or loose fibres - Wastes that are in a form which is either sludge or liquid				
Source	Sub-source	LoW code	Description	Addition restrictions
01 Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	01 01 wastes from mineral excavation	01 01 02	Wastes from mineral non-metalliferous excavation	Restricted to waste overburden and interburden only.
02 Waste from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing	02 04 wastes from sugar processing	02 04 01	Soil from cleaning and washing beet	
17 Construction and demolition wastes (including excavated soil from contaminated sites)	17 05 soil (including excavated soil from contaminated sites) stones and dredging spoil	17 05 04	Soil and stones other than those mentioned in 17 05 03	To exclude soils and stones from contaminated sites. Topsoil and peat will only be used in the top 50cm of the restoration layer.
		17 05 06	Dredging spoil other than those mentioned in 17 05 05	
19 Wastes from waste management facilities, off-site wastewater treatment plants and the preparation of water intended for human consumption and	19 12 wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	19 12 09	Minerals (for example sand, stones) only	Restricted to wastes from treatment of waste aggregates that are otherwise naturally occurring minerals. Does not include fines from treatment of any non-hazardous waste or gypsum from

<u>Exclusions</u>				
Wastes having any of the following characteristics shall not be accepted: • Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid				
Source	Sub-source	LoW code	Description	Addition restrictions
water for industrial use				recovered plasterboard.
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	20 02 garden and park wastes (including cemetery wastes)	20 02 02	Soil and stones	Topsoil and peat will only be used in the top 50 cm of the restoration layer.

Strict waste acceptance criteria employed by SUEZ will ensure that only suitable waste is used in the restoration of the Site. Further, waste types will be in accordance with Condition 44 of the Planning Permission MO/2023/0789 which states: *“No material other than clean, inert waste or non-waste material shall be used in the restoration of the site hereby permitted.”*

5.2 Quantity of Waste to be Used

It has been calculated that approximately 686,000 m³ of inert material is required to achieve the restoration scheme approved under Planning Permission MO/2023/0789. This volume has been calculated by comparing existing ground levels at the Site to the approved restoration profile, as shown on Drawing No: Clh-INF-1223-01a Rev A Proposed Infill Contours dated July 2024, an approved plan in the Planning Permission for the approved scheme (MO/2023/0789). There is no suitable material available on-site to use in the works, therefore material is required to be imported.

As such it is considered that 686,000 m³ is the minimum amount of material required to complete the works. It is noted that initial planning application documents submitted for the scheme refer to “740,000m³” of required material. This volume has been superseded by the revised design submitted in December 2023 (Appendix E and F) with the Regulation 25 planning response further to discussion with the planning authority about what constitutes the ‘minimum quantity’ of material necessary required for fit with Surrey’s current waste planning policy.

The restoration scheme has been designed to use the minimum amount of material to meet the required purposes. Section 3.51 of the Environmental Statement presented at Appendix C states: *“regard has been given to local planning policy, which requires the minimum amount of fill to be used to provide a beneficial scheme. This latter aspect precluded any consideration of restoring the site to original ground levels.”*

The approved final Restoration Plan is titled Landscape Strategy Drawing Number CH 3/1 (sheet 1 of 2) Rev.P09. A Heatmap for Infill Area (Drawing No. Clh-HMAP-1123-01) has also been produced which portrays the differing depths of fill material to achieve the approved final levels across the Site. Both drawings are approved plans included in Condition 1 of the Planning Permission for the Site.

5.3 Meeting Quality Standards

The Recovery Guidance states;

“You must provide evidence to show how the work will be:

- *Designed and constructed*
- *Fit for purpose*

The finished scheme must not result in pollution as defined in the Environmental Permitting (England and Wales) Regulations 2016 or any other environmental problems such as:

- *Soil erosion*
- *Increased risk of flooding in the surrounding area”*

Each of these considerations are summarised in the subsections below.

5.3.1 Design and Construction

The approved development has been carefully and professionally designed, taking into account any physical constraints, such as land stability, land condition and drainage.

The approved Planning Permission will be adhered to and provides strict controls to ensure that the scheme will be undertaken to the highest quality standards and will be completed in accordance with said permission. All works will be carried out in accordance with the Conditions specified in the Planning Permission as well as current industry best practices and the future EP.

Efforts will be made to minimise disruption to local amenity and measures will be taken to cause as little nuisance as possible to local receptors, which are also controlled through the Planning Permission, including:

- Noise Management Plan
- Construction Transport Management Plan
- Construction Environment Management Plan
- Landscape and Ecology Management Plan
- Light Management Plan

5.3.2 Fit for Purpose

Meeting the quality standards will be achieved via appropriate procedures, including, but not limited to, material handling, using suitable materials and ensuring the final profile accords with the restoration profile specified in the Planning Permission and subsequent EP. The requirements of the future EP for the Site will be complied with in full, and an experienced Site team will be utilised to ensure operational procedures are implemented and complied with. Operational procedures will include strict waste acceptance procedures to ensure that only wastes permitted under the EP will be accepted onto the site.

5.3.3 Pollution

The risk of pollution from the works will be controlled by the EP for the deposit for recovery activity. The EP will be supported by a written Environmental Management System (EMS). The EMS will include strict waste acceptance and rejection procedures that control what waste can be accepted onto the Site for use in the deposit for recovery activity. The anticipated LoW codes to be accepted under the EP are provided in Section 5.1 of this WRP.

An EP surrender application will be made to the EA at an appropriate time following the completion of the restoration. As part of the surrender application, it will be demonstrated that the works have been completed in accordance with the Planning Permission and this WRP.

5.3.4 Soil Erosion / Management

The placement of soils has been considered as part of the restoration scheme. Section 3.24 of the Environmental Statement states, *“once the restoration profile has been reached in Phase 1, a layer of uncompacted restoration soils would be spread over the surface, cultivated and seeded/planted in line with the restoration scheme (see Drawing CH 3/1)”*. The proposed seeding and planting in line with the restoration scheme will reduce the potential of exposed soils and consequently reduce the potential for soil erosion.

5.3.5 Increased Risk of Flooding

The current quarry voids have gradually infilled with surface water and SUEZ actively manage water levels through active pumping of surface water and discharge off Site via a licenced discharge point. The approved restoration has incorporated a design to manage surface water and Section 3.27 of the Environmental Statement describes, *“the pond capacities would be designed to ensure that the rate of flow leaving the site did not exceed green field rates, in order to prevent any flooding impacts downstream (or indeed any scouring of the water course)”*. In addition, a surface water drainage scheme will be implemented as detailed in section 4.1.3.1. Therefore the approved restoration has been designed to not increase the risk of flooding in the surrounding area.

6 Conclusion

Condition 25 of the mineral planning permission MO02/1072 requires a restoration scheme to be submitted by 1 January 2019, for approval by the planning authority. A planning application was submitted by SUEZ and granted by SCC for *'the importation and deposit of inert materials and soils...to facilitate the restoration of quarry voids'* application reference (2022/0191) and Planning Permission reference (MO/2023/0789).

As demonstrated by the granting of Planning Permission MO/2023/0789 at Appendix A, Condition 25 of the planning permission MO02/1072 and correspondence from SCC at Appendix B, there is an obligation to restore the Site which cannot reasonably be achieved without the importation of materials. The information provided in this WRP demonstrates that the approved restoration of the Site meets the obligation route to demonstrate recovery as defined by the Recovery Guidance.

REFERENCES

Environment Agency, 2023. Waste recovery plans and deposit for recovery permits. [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits)

DRAWINGS

Landscape Strategy

Drawing No. CH 3/1, Rev. P09 and CH 3/1 P01

Proposed Infill Contours

Drawing No. Clh-INF-1223-01a

Sections Showing Proposed Infill Levels

Drawing No. Clh-INF-1223-02

Heatmap for Infill Area

Drawing No. Clh-HMAP-1123-01



Notes:

Legend:

- Application Site
- Existing Grassland
- Existing Woodland
- Proposed Open Grassland
- Proposed Damp Grassland
- Proposed Marginal Planting
- Proposed Shrubs
- Proposed Woodland Edge
- Proposed Deciduous Woodland
- Proposed Pond
- Existing Contour (1m)
- Proposed Contour (1m)
- Proposed Swale - Top of Bank
- Proposed Swale - Bottom of Bank
- Weir
- Existing Access Track
- Route for Access
- Potential Area for Leachate Treatment Reed Beds
- Approximate Extent of Geological Conservation Faces
- Proposed View
- Bare Earth/Early Successional Habitats
- Ancient Woodland Boundary

09	Update contour	Sep 24	CL	CL	CL
08	Updates to legend	Oct 23	EW	RB	RB
Rev	Amendments	Date	By	Chk	Auth



www.slrconsulting.com

Drawing Status & Suitability Code

Client
SUEZ

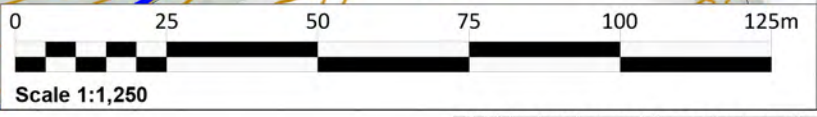
Project
CLOCKHOUSE QUARRY

Drawing Title
LANDSCAPE STRATEGY
SHEET 1 of 2

Scale 1:1250	@ A2	SLR Project No. 403.00079.00060
Designed RB	Drawn EW	Checked RB
Date OCT 23	Date OCT 23	Date OCT 23
Date OCT 23	Date OCT 23	Date OCT 23

Drawing Number
CH 3/1

Rev.
P09





- Legend:
- Application Site
 - Existing Grassland
 - Existing Woodland
 - Existing Hedgerow
 - Proposed Open Grassland
 - Proposed Damp Grassland
 - Proposed Marginal Planting
 - Proposed Shrubs
 - Proposed Woodland Edge
 - Proposed Pond
 - Existing Contour (1m)
 - Proposed Contour (1m)
 - Proposed Swale - Top of Bank
 - Proposed Swale - Bottom of Bank
 - Weir
 - Existing Access Track
 - Ancient Woodland Boundary

Rev	Amendments	Date	By	Chk	Auth
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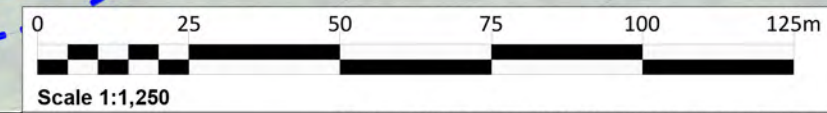
www.slrconsulting.com

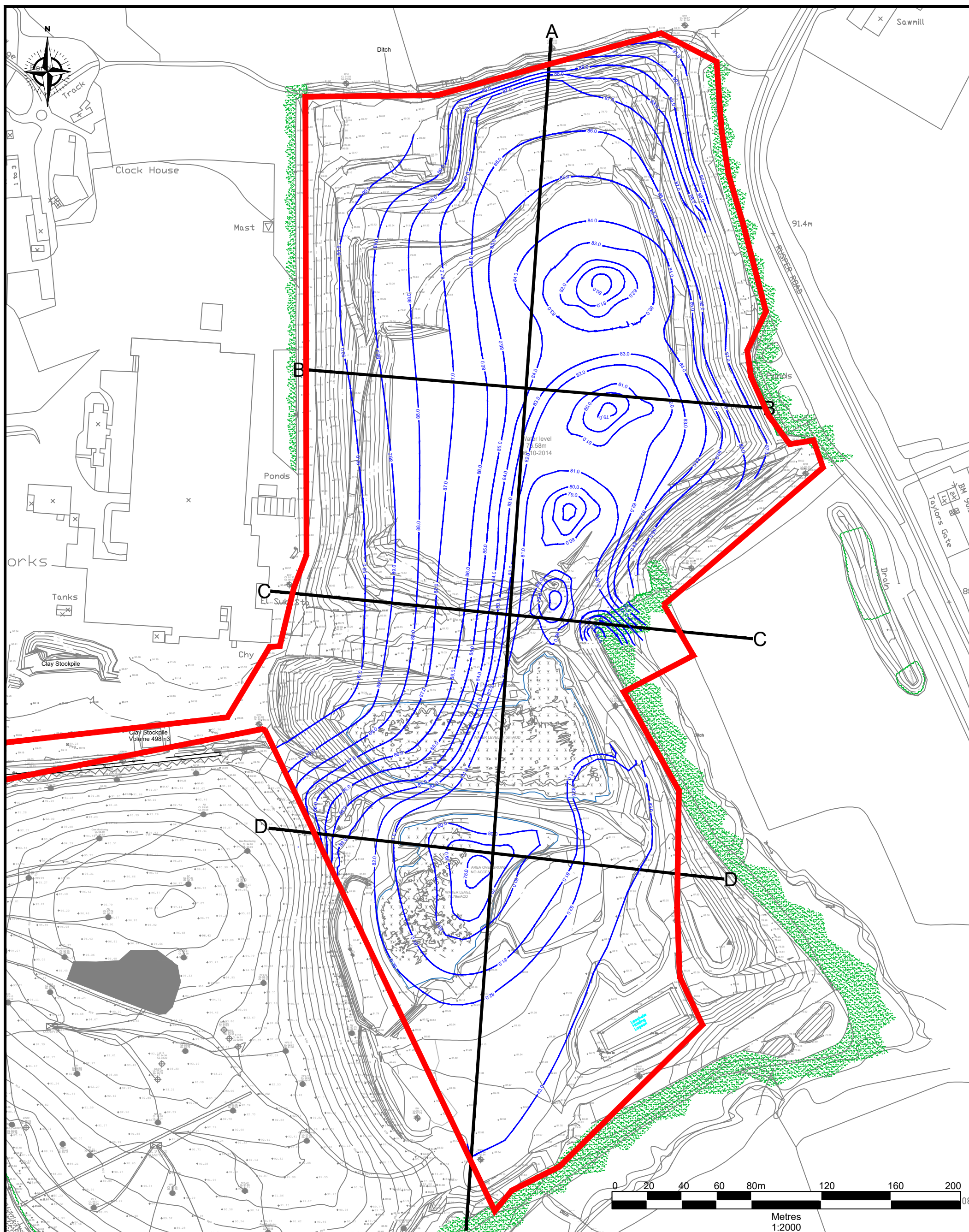
Client
SUEZ

Project
CLOCKHOUSE QUARRY

Figure Title
LANDSCAPE STRATEGY
SHEET 2 of 2

Scale 1:1250 @ A3		SLR Project No. 403.00079.00060	
Designed RB	Drawn EW	Checked RB	Authorised RB
Date NOV 23	Date NOV 23	Date NOV 23	Date NOV 23
Figure Number CH 3/1			Rev. P01





Notes

1. Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright, Licence Number 100004910.

Key:

- Application Boundary
— Proposed Infill Contours



Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP
Tel: (01254) 819700, Fax: (01254) 819749, Email: richard.bisset@suez.com

Site

Clockhouse Quarry, Capel

Title
Proposed Infill Contours

Scale
1:2000 @ A3

Date December 2023

CIh-INF-1223-01a

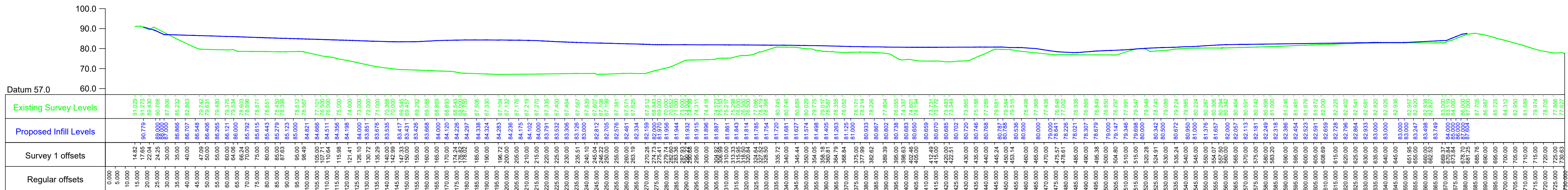
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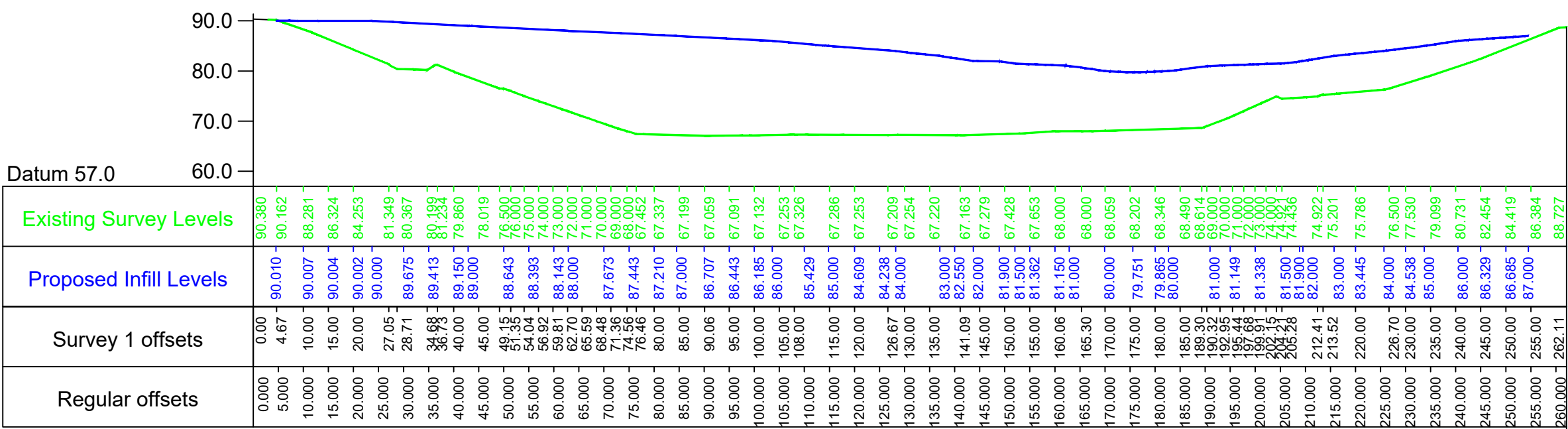
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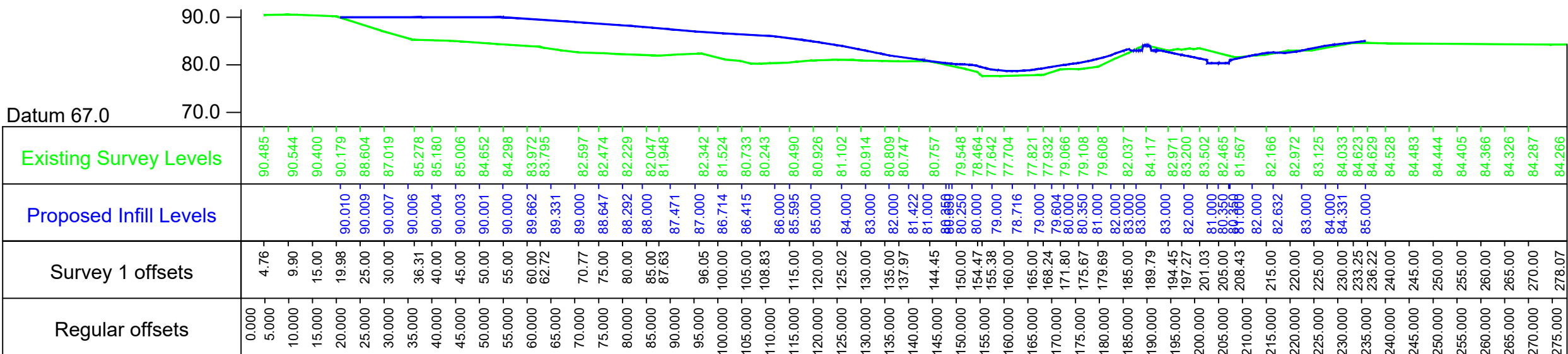
Rev	subject	date
A	Red line added	July 2024



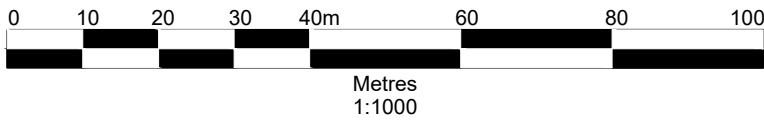
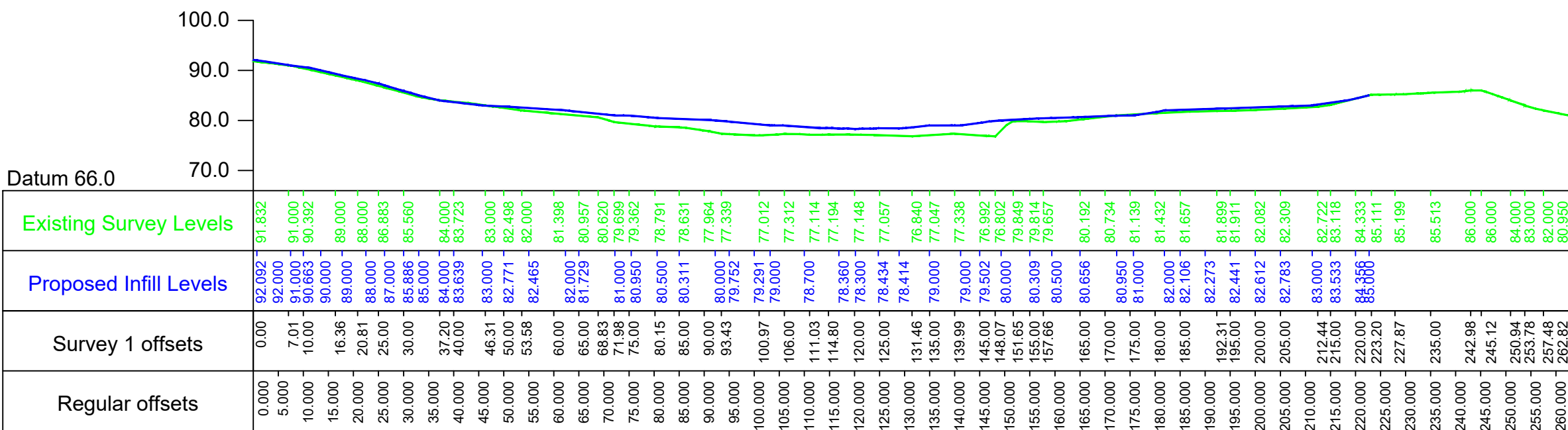
SECTION A - A



SECTION B - B



SECTION C - C



SECTION D - D



Darwen Resource Recovery Park, Lower Eccleshill Road, Darwen, BB3 0RP
Tel:(01254)819700, Fax:(01254)819749, Email: richard.bisset@sitla.co.uk

Site

Clockhouse Quarry, Cape

Sections Showing Proposed Infill Levels

Scale
1:1000 @ A1

Date December 2023

Drawing Ref

CIh-INF-1223-02

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Notes

1. Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright, Licence Number 100004910.

2. For Section Locations, please see dwg no.Clh-INF-1223-01a

APPENDICES

Appendix A

Planning Permission MO/2023/0789, 17th June 2025

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY HAVING TAKEN THE ENVIRONMENTAL STATEMENT AND ENVIRONMENTAL INFORMATION AS DEFINED BY THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 INTO CONSIDERATION DO HEREBY **GRANT** PLANNING PERMISSION FOR THE IMPORTATION AND DEPOSIT OF INERT MATERIALS AND SOILS ON 14.5 HECTARES OF LAND TO FACILITATE THE RESTORATION OF QUARRY VOIDS TO A NATURE CONSERVATION AFTERUSE WITH DRAINAGE.

ON LAND AT CLOCKHOUSE QUARRY, HORSHAM ROAD, NR CAPEL, HORSHAM, RH5 5JL

SUBJECT TO THE FOLLOWING CONDITIONS:

IMPORTANT - CONDITION NO(S) 6, 7, 8, 24, 42 AND 46 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

Approved Plans

1. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:
 - Drawing No: CH 2/1 Rev 0 Site Location Plan dated November 2022
 - Drawing No: CH 2/2 Rev 1 Site Plan dated November 2023
 - Drawing No: Clh-WOA-1122 Capel Landfill & Clockhouse Quarry – Worked Out Areas dated November 2022
 - Drawing No: CLK-QREST-0521-02 The Capel Quarry Site Plan dated May 2021
 - Drawing No: CH 3/2 Rev P03 Section A-A Proposed Ponds dated 14 November 2023
 - Drawing No: CH 3/3 Rev P04 Section B-B At 15 Years Post Planting dated 31 October 2023
 - Drawing No: CH 3/4 Rev P04 Section C-C At 15 Years Post Planting dated 31 October 2023
 - Drawing No: CH 3/5 Rev P02 Section D-D Typical Section through Proposed Access Route dated 14 December 2022
 - Drawing No: CH 3/6 Rev P03 Section E-E at 15 Years Post Planting dated 14 November 2023

This decision notice does not grant listed building consent or convey any approval under building regulations
Attention is drawn to the attached notes

Drawing No: CH 3/1 Rev P09 Landscape Strategy Sheet 1 of 2 dated September 2024

Drawing No: CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023

Drawing No: CH 3/7 Rev P02 Proposed Site Reception Area dated February 2023

Drawing No: Clh-HMAP-1123-01 Heatmap for Infill Area dated November 2023

Drawing No: Clh-ISO-0824-01 Isopachyte Between Sept 2022 Survey & Proposed Infill Contours dated August 2024

Drawing No: Clh-INF-1223-01a Rev A Proposed Infill Contours dated July 2024

Drawing No: Clh-INF-1223-02 Sections Showing Proposed Infill Levels dated December 2023

2. From the commencement of the development to the cessation of the operations hereby consented, a copy of this permission including all documents hereby permitted and any documents subsequently approved in accordance with this permission, shall be displayed on the site during working hours in a position which is readily accessible to any person undertaking the development.

Commencement

3. The development hereby permitted shall begin no later than the expiration of three years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of this planning permission.

Duration

4. All operations hereby permitted shall cease on or before 14 years from the date of commencement as notified to the County Planning Authority under Condition 3 of this permission, by which date all offices, equipment and machinery, hardstanding and internal access roads shall be removed and the site shall be restored in accordance with approved Drawings Nos. CH 3/1 Rev 09 Landscape Strategy Sheet 1 of 2 dated September 2024, CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023 and Clh-INF-1223-01a Rev A Proposed Infill Contours dated December 2023 and any subsequent details required by this permission.

Hours of Working

5. No operations or activities, including the access and egress by Heavy Goods Vehicles (HGVs), authorised or required by this permission shall be carried out, and no light except intermittent security lighting within the plant and office areas shall be illuminated, except between the following times:

0700 and 1900 hours Monday to Friday

0800 and 1300 hours on Saturday

There shall be no working on Sundays or Bank, Public and National Holidays. This shall not prevent the carrying out of emergency operations, but these should be recorded and notified to the County Planning Authority within seven working days of occurring. This condition shall not prevent the following activities:

- (i) operation of pumps necessary for the disposal of water;
- (ii) operation of generating equipment;

(iii) emergency repairs to equipment.

Highways, Traffic and Access

6. No development shall commence at the site unless and until the visibility zones at the site access have been provided in accordance with the Drawing No. 01, Access Visibility, dated October 2023, at Technical Appendix R6.1 and R6.2 Transport Technical Note v1 as submitted with the application, and thereafter the visibility zones shall be maintained and kept permanently clear of any obstruction over 0.6m high.
7. Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles

Once approved the details shall be implemented thereafter and maintained for the life of the development.

8. Prior to the commencement of the development hereby permitted at the site, a scheme of highway improvement measures on the Horsham Road (A24) shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include:
 - (i) The provision of 40mph repeater signs on the approach to the site access in both directions;
 - (ii) The provision of an advanced warning sign, alerting southbound drivers to the presence of the access junction; and
 - (iii) The provision of an informal crossing in the form of dropped kerbs and tactile paving by the existing bus stops north of the site access.

Thereafter the measures shall be implemented prior to the first receipt of infilling and restoration materials hereby permitted at the site and retained and maintained for their designated purpose.

9. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, details of the wheel wash including its specification and location on the site, shall be submitted to and approved in writing by the County Planning Authority. Thereafter the facility shall be implemented, retained and maintained for its designated purpose.
10. There shall be no more than a total of 200 Heavy Goods Vehicle (HGV) movements (100 in and 100 out) to or from the site in any one day Monday to Friday, and 84 (42 in and 42 out) to or from the site on Saturdays. The site operator shall maintain accurate records of

the number of HGVs accessing and egressing the site daily and shall make these available to the County Planning Authority in a written record within 21 days of a request.

11. All loaded Heavy Goods Vehicles (HGVs) entering and leaving the application site shall be sheeted.
12. There shall be no queuing or waiting of Heavy Goods Vehicle (HGVs) traffic associated with the development hereby permitted along the Horsham Road (A24).
13. Sole vehicular access to the site shall be via the existing access onto the Horsham Road (A24).
14. The access shall be maintained in a clean condition and wheel cleaning facilities maintained and operated in such a manner as to prevent the deposit and spread of extraneous material on the public highway.

Noise

15. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the County Planning Authority, taking into account the noise limits set out in the Noise Assessment Report dated February 2023 (Ref: 403.064433.00001) as submitted with the application. The NMP should include (but not be limited to) noise/vibration limits at noise sensitive receptors, noise/vibration impact assessments, mitigation measures, monitoring procedure and complaints procedure.
16. Noise emitted from all plant, equipment and machinery including on site vehicle movements, associated with the development hereby permitted, when measured at the specified noise sensitive receptors listed in Figure 4-2 of the Noise Impact Assessment Version 2 dated February 2023 submitted with the application shall not exceed the existing/pre-works representative background sound level (LA90,1h, freefield) by more than 10 dB(A), up to a maximum noise limit of 55 dB LAeq,1h (free field).
17. Noise levels from short-term activities such as soil-stripping and replacement, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance shall be allowed up to 70 dB(A) LAeq,1h (free field) for a temporary period of up to eight weeks in a year, at specified noise sensitive receptors (NSRs).
18. At the request of the County Planning Authority (CPA) and/or in response to a noise complaint, noise monitoring shall be undertaken at any noise sensitive receptors (residential or noise sensitive building) within the vicinity of the site or calculated from measurements taken at the site boundary.

Prior to carrying out the aforementioned noise monitoring, proposals for monitoring shall be submitted to and approved in writing by the CPA, taking into account the noise limits set in the submitted Noise Assessment Report dated February 2023 (Ref: 403.064433.00001) as submitted with the application. The results of the noise monitoring shall be reported to the CPA within 14 days of the monitoring. Measurements should only be undertaken by those competent to do so (i.e. Member or Associate grade of the Institute of Acoustics).

Should the site fail to comply with the noise limits set in the Noise Assessment Report dated February 2023 (Ref: 403.064433.00001), the Applicant shall submit a scheme for approval in writing by the CPA to attenuate noise levels to the required level which shall be implemented within 7 days, or the source of noise shall cease until the scheme is in place .

19. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and where necessary shall be fitted and used with effective silencers and/or noise insulation.

Air Quality

20. The development hereby permitted, shall be carried out in accordance with the recommended operational dust mitigation measures as set out in Table 10-9 (Page 25) of Chapter 10 Air Quality of the Environmental Statement as submitted with the application.

Flood Risk, Surface Water Drainage and Hydrogeology

21. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, details of the design of the surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final for construction solution will effectively manage the 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Discharge rates as listed in Table 5-12 (post development discharge rates) Flood Risk Assessment and Surface Water Drainage Strategy (Version 4, reference: 403.064433.00001, November 2023).
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, levels, and long and cross sections of each element including the site compound area, access road spur and wheel wash facility and details of the proposed weir structures at each location and low flow channels.
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) Details of how the drainage system and downstream receiving watercourse will be protected during construction and how runoff (including any pollutants) from the site will be managed before the drainage system is operational.
22. Upon completion of the construction of the surface water drainage scheme, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
23. Prior to the first receipt of any infilling or restoration materials hereby permitted at the site, a Hydrogeological Risk Assessment (HRA) shall be submitted to and approved in writing by the County Planning Authority, for any non-waste material that will be used for infilling and restoration purposes that is not covered by an Environmental Permit. The HRA shall include the following:
- a) Baseline assessment of the existing groundwater quality including parameters appropriate to the proposed infill material

- b) Assessment and prediction of any impacts on groundwater quality from the proposed restoration materials
- c) Details of any mitigation measures required
- d) A plan for groundwater quality monitoring during the proposed works and for a period of aftercare of at least 5 years from completion of restoration
- e) Details for derivation and use of groundwater chemistry control and compliance levels or concentrations against which the site monitoring data will be assessed including appropriate key indicator constituents for groundwater quality
- f) Details of the series of actions/steps (Contingency Action Plan) that will be taken if there is an exceedance/breach of the control levels set out in (e) and
- g) Details of the action that will be undertaken if any monitoring borehole is lost or damaged such that it cannot be monitored and sampled
- h) Details of the frequency of review and submission of the above a-g requirements.

Thereafter the development shall be carried out in accordance with the approved details.

Landscape and Ecology

- 24. Prior to the commencement of the development hereby permitted, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority. The Plan shall also include the specific details, timings, actions, management and monitoring for the ancient woodland compensation strategy.
- 25. Prior to the first receipt of any infilling and restoration materials hereby permitted at the site, a Landscape and Ecology Management Plan (LEMP) covering the entirety of the application site shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall cover a minimum period of 30 years, in order that coordinated restoration and environmental benefits (including Biodiversity Net Gain) can be achieved. The LEMP shall include:
 - Details and timings of positive management of Area 1 and proposed delivery of Area 2 and 3.
 - Specifications of plantings for each habitat area (size, species, numbers, planting density etc, and proposals to translocate existing habitat areas).
 - A numbered compartment plan.
 - Management aims and prescriptions for each habitat type.
 - Targeted management actions should be detailed for the various protected species present/adjacent to the site, including but not limited to nightingale, skylark, reed burning, reptiles.
 - Reptile Mitigation Strategy outlining how reptiles will be safeguarded throughout the works, timings and methodology for translocation and any management and monitoring requirements.
 - Little Ringed Plover Mitigation Strategy outlining how the Little Ringed Plover will be safeguarded throughout the works, including up to date survey information on breeding status, management and monitoring requirements.
 - Invasive Species Management Plan – outlining methodologies for control and monitoring of invasive species present within the site.

Thereafter the approved LEMP shall be implemented and adhered to in accordance with the approved details.

26. Prior to the removal of any trees or built structures on the site, an updated bat assessment of trees and built structures to inform the potential presence of roosting bats, shall be submitted to and approved in writing by the County Planning Authority. The assessments should be undertaken in line with the most current industry practice and, if bats are found, the assessment shall set out the appropriate measures required.
27. Prior to the first receipt of infilling and restoration materials hereby permitted at the site, an updated Badger walkover of the application site to check for the presence of newly excavated setts and within a 30 metre buffer from the site boundary, shall be submitted to and approved in writing by the County Planning Authority, and if badgers are found, the assessment shall set out the appropriate measures required.

Ancient Woodland and Trees

28. The development hereby permitted shall be carried out in accordance with the Ancient Woodland Compensation Strategy (Rev 01) dated 1 November 2023 and the Tree Survey and Arboricultural Impact Assessment dated November 2022 at Appendix 3.1 of the Planning Statement as submitted with the application.
29. Before any equipment, machinery or materials are brought on to the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with the Tree Removals and Protection Plan sheets 1 to 4 dated 23 November 2022, at Appendix 5 of the Tree Survey and Arboricultural Impact Assessment dated November 2022 as submitted with the application. The tree protective fencing shall remain in situ as shown on the above plans for the operational phase of the development hereby permitted. For the duration of the works no materials, plant or equipment shall be placed or stored within the protected areas.
30. No retained trees as shown on the Tree Removals and Protection Plan sheets 1 to 4 dated 23 November 2022, at Appendix 5 of the Tree Survey and Arboricultural Impact Assessment dated November 2022 as submitted with the application, shall be cut down, uprooted, destroyed or damaged in any manner during the development hereby permitted including the preparation of the site and access works and the infilling and restoration works and thereafter within five years from the date of the completion of the development. This shall not prevent the carrying out of operations for the purposes of health and safety, the site operator shall maintain accurate records of any tree works carried out for the purposes of health and safety and shall make these available to the County Planning Authority in a written record within 21 days of a request.

Great Crested Newt District Licensing

31. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023.
32. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning

authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

33. No development within the SUEZ right of access phase boundary or the Phase 1 boundary hereby permitted and as shown within sheet 1 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence'):
 - Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
 - Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
 - Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.
34. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML OR112, or a 'Further Licence') and with the proposals detailed on sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 (and, where applicable in report "Clockhouse Quarry HMMP (Version 5)", dated 1 December 2023).
35. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.
36. No development within the Phase 2 boundary hereby permitted and as shown within sheet 2 of plan "Clockhouse Quarry: Impact plan for great crested newt District Licensing (Version 3)", dated 1 December 2023 as "Licence cover area" shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence WML-OR112 (or a 'Further Licence'):
 - Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.
- The recommendations in report "Clockhouse Quarry HMMP (Version 5)", dated 1 December 2023, and on plan "Clockhouse Quarry: Habitat Management and Monitoring Plan map for great crested newt District Licensing (Version 3)", dated 1 December 2023 provided as part of the planning application must be complied with.

Lighting

37. No lighting shall be installed as part of the development hereby permitted unless and until details of a Light Management Plan for the site have been submitted to and approved in writing by the County Planning Authority and thereafter implemented in accordance with the approved details. The scheme shall include details of:
- a) The siting of all external lighting, including floodlighting, safety and security lighting including the use of any temporary lighting, for all phases of the development;
 - b) The hours lights would be illuminated and good practice measures to minimise the use of lights including timings.
 - c) The height and position of any lighting
 - d) The intensity of the lights specified in LUX levels
 - e) Measures to control and minimise light spill
 - f) Measures for reviewing any unforeseen impacts.
 - g) Practical measures to minimise upward waste of light from site luminaries and to minimise light spill outside of the boundary of the site.

No floodlighting or any form of external lighting, including security lighting other than that explicitly approved under this condition, shall be installed on the site in accordance with the approved details. The approved Light Management Plan shall be implemented at all times.

Dewatering

38. The dewatering of the site shall take place at a rate not exceeding 25 litres/second (l/s) into the unnamed tributary of the Fylls Brook to the south-east of the application site.

Management of Soils

39. Prior to the first receipt of any infilling and restoration materials hereby permitted at the site, a Soil Resource and Management Plan, for the final restoration layer of the site, shall be submitted to approved in writing by the County Planning Authority. The details shall include:
- Location, volume, type and final destination of existing soil stores to be used (including details of the Ancient Woodland Compensation Strategy and plans to re-use the soils at the northern end of the ancient woodland where the soils are to be disturbed to allow for the drainage channel into the unnamed tributary of the Fylls Brook).

- Volume of different soil types (subsoil/ topsoil) needed to be imported to each phase
- Specifications and proposed profiles of soil for all areas – e.g. for the grassland, woodland, marginal planting areas
- A scheme of soil handling, storage, movement and placement in line with the best practice guidance issued by the Institute of Quarrying.

Thereafter the plan shall be implemented and adhered to in accordance with the approved details.

40. All topsoil, subsoil and soil forming material found to be present on the site shall be retained on site.
41. All soil and soil forming materials shall be handled in accordance with sheets A-D of The Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings Version 1 dated July 2021 and the Soils Handling Programme submitted with the application (Appendix S3, Environmental Statement Chapter 10 – Soils and Agricultural Land Classification).

Soil compaction arising as a result of restoration shall be remediated in accordance with Sheet O of the above guidance (Soil Decompression by Bulldozer Drawn Tines). Plant or vehicle movements shall be confined to clearly defined haul routes or to the infill surface and shall not cross areas of topsoil or subsoil except for the express purposes of soil stripping or replacement operations.

Restoration and Aftercare

42. Prior to the commencement of the development hereby permitted, a detailed Restoration and Aftercare Management Plan shall be submitted to and approved in writing by the County Planning Authority. The Plan shall include:
 - a) Details of the material types and properties to be used in the restoration including acceptance criteria based on the engineering classification and permitted constituents of the restoration soils
 - b) Details of the method, direction and phasing of infilling and restoration
 - c) Details of the placement and compaction methodology to be applied to different material types
 - d) Frequency and details of regular topographic survey and settlement review of the restored areas including a period of aftercare at least 5 years from completion of restoration
 - e) Details of a monitoring and inspection regime by a suitably qualified geotechnical engineer to monitor signs of instability and settlement, including a period of aftercare of at least 5 years from completion of restoration
 - f) Details of a Remedial Action Plan in the event that the Restoration and Aftercare Management Plan identifies settlement that could lead to backfalls and ponding, and including measures to maintain drainage. Following completion of measures identified in the approved Remedial Action Plan, a verification report shall be submitted to approved in writing by the County Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details.

43. The restoration of the Clockhouse Quarry site shall be carried out progressively in phases in accordance with the details approved under Condition 42 above, and Drawings Nos. CH 3/1 Rev 09 Landscape Strategy Sheet 1 of 2 dated September 2024,

CH 3/1 Rev P01 Landscape Strategy Sheet 2 of 2 dated November 2023, and Clh-INF-1223-01a Rev A Proposed Infill Contours dated December 2023.

44. No material other than clean, inert waste or non-waste material shall be used in the restoration of the site hereby permitted. The site shall be progressively filled in accordance with the approved details of the Restoration and Aftercare Plan required by Condition 42 of this permission.

Geo-conservation

45. Prior to the completion of Phase 1 of the development hereby permitted, a scheme for the maintenance and management of the exposed geological features of interest at the site, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of the regular clearance of regenerative vegetation on the faces and the accumulation of scree at the base of the exposures and interpretation measures to inform visitors of the importance of the exposures.
46. The development hereby permitted shall be carried out in accordance with the mitigation measures set out at paragraphs 8.45 to 8.49 of Chapter 8 Geology of the Environmental Statement as submitted with the application, including the need for a watching brief should any reprofiling take place to collect any fossiliferous materials that are released as part of those works on virgin ground.

Contamination

47. The development hereby permitted shall not commence unless and until a Remediation Strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the County Planning Authority. The strategy shall include:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Thereafter the development shall be carried out in accordance with the approved details.

48. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, a detailed assessment of the unexpected contamination shall be submitted to and approved in writing by the County Planning Authority. The detailed scheme shall include:
- A survey of the extent, scale and nature of the contamination;

- An assessment of the potential risks to previously identified receptors; and
- If necessary an appraisal of remedial and mitigation options, and the proposed remediation strategy in accordance with Land contamination risk management (LCRM) – gov.uk (www.gov.uk).

Where remediation or mitigation is necessary to bring the ground to a condition suitable for the intended use or to suitably reduce the risks to identified receptors (for example, human health or controlled waters), a detailed scheme shall be submitted to and approved in writing by the County Planning Authority which shall include the scope of works to be undertaken, timetable of works, objectives, site management procedures, remediation criteria and a verification plan. The remediation or mitigation shall be completed in accordance with the approved details.

49. Following completion of measures identified in the approved remediation scheme for the unexpected contamination approved under Condition 48 above, a verification report shall be submitted to and approved in writing by the County Planning Authority.
50. Any fuel, oil, lubricant or other potential pollutant shall be handled on the site in such a manner as to prevent pollution of any water course or aquifer. Oil and water borne material shall be stored in suitable tanks or containers which shall be housed within bund walls of sufficient height and construction to contain 110% of the total contents of the containers and associated pipework. The floor and walls of the bunded areas shall be impervious to oil and water.

REASONS FOR IMPOSING CONDITIONS:

1. For avoidance of doubt and in the interests of proper planning.
2. To ensure all persons working at the site are able to easily access planning documentation to ensure compliance with conditions, in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of Surrey Waste Local Plan 2020.
3. To comply with Section 91 (1)(a) if the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
4. To enable the County Planning Authority to exercise planning control over the operation so as to minimise the impact on local amenity and to ensure the prompt and effective restoration of the site in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy.
5. To comply with the terms of the application and to protect the amenities of the locality from noise and disturbance, in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of Surrey Waste Local Plan 2020.
6. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.
7. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.

8. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039. The condition is required prior to the commencement of the development to ensure that appropriate measures are in place to manage vehicles associated with the development accessing and egressing the site safely.
9. No such details have been provided and are necessary in order to retain proper planning control over the development and in the interests of safeguarding the environment and local amenity in accordance with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policy INF1 of the Mole Valley Local Plan 2020-2039.
10. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
11. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
12. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
13. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
14. In order that the development does not prejudice highway safety, nor cause inconvenience to other highway users to comply with Policies 14 and 15 of Surrey Waste Local Plan 2020 and Policies INF1 and INF2 of the Mole Valley Local Plan 2020-2039.
15. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
16. To safeguard the amenity of noise sensitive receptors during normal on site operations, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
17. To safeguard the amenity of noise sensitive receptors during short term noisier operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
18. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
19. To safeguard the amenity of noise sensitive receptors during the operations taking place on site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
20. To safeguard the amenity of the locality in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
21. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policies INF3 and EN12 of the Mole Valley Local Plan 2020-2039.

22. To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policies INF3 and EN12 of the Mole Valley Local Plan 2020-2039.
23. To enable the County Planning Authority to exercise planning control over the operation in the interests of local amenities and to ensure the protection of the water environment in accordance with the Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
24. To safeguard and minimise disturbance to habitats, biodiversity and local amenity, in accordance with the National Planning Policy Framework 2024, Policy 14 of the Surrey Waste Local Plan 2020 and Policies EN9 and EN12 of the Mole Valley Local Plan 2020-2039. This condition is required prior to the commencement of the development as it relates to information required during the construction phase of the development.
25. To enhance and protect habitats and biodiversity at the site and ensure that habitats are properly managed and maintained for the appropriate period following restoration, in accordance with the National Planning Policy Framework 2024, Policy 14 of the Surrey Waste Local Plan 2020 and Policies S5, EN8 and EN9 of the Mole Valley Local Plan 2020-2039.
26. To protect habitats and biodiversity and specifically bats, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
27. To protect habitats and biodiversity and specifically badgers, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
28. To safeguard the ancient woodland and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
29. To safeguard existing trees and landscape features and to ensure their contribution to the character of the development and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
30. To safeguard existing trees and landscape features and to ensure their contribution to the character of the development and the character of the local area in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN9 of the Mole Valley Local Plan 2020-2039.
31. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
32. In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
33. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory

Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.

34. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
35. In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.36.
36. In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework 2024, Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System and the Natural Environment and Rural Communities Act 2006.
37. No such details have been provided and are necessary in order to retain proper planning control over the development and in the interests of safeguarding the environment and local amenity in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
38. To ensure the protection of the stability of the slopes within the application site, in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
39. To ensure soils are of an appropriate specification and are stored, handled and placed appropriately to an agreed depth and profile. To ensure a high standard of restoration. This is also important for agreeing final profile levels of the fill material in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy, Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
40. To ensure soil materials on site are retained for restoration purposes, in accordance with Policy MC17 of the Surrey Minerals Plan 2011 Core Strategy and Policies 5 and 14 of the Surrey Waste Local Plan 2020.
41. To enable the County Planning Authority to adequately control the development and to secure restoration of the site to a condition capable of beneficial afteruse to comply with Policies MC17 and MC18 of the Surrey Minerals Plan 2011 Core Strategy and Policy 14 of the Surrey Waste Local Plan 2020.
42. In the interests of the protection of the environment, local amenity and human health in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039. This condition is required prior to the commencement of development as it provides confirmation on the type of material to be utilised in the scheme and the method of working.
43. To enable the County Planning Authority to adequately control the development and to secure restoration of the site to a condition capable of beneficial afteruse to comply with Policies MC17 and MC18 of the Surrey Minerals Plan Core Strategy 2011 and Policy 14 of the Surrey Waste Local Plan 2020.
44. To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation in the interests of local amenities and to

ensure the protection of the water environment in accordance with the Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

45. To ensure that the geological features of interest of the site are protected and conserved in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and the Wildlife and Countryside Act 1981.
46. To ensure that the geological features of interest of the site are protected and conserved in accordance with Policy 14 of the Surrey Waste Local Plan 2020 and the Wildlife and Countryside Act 1981.
47. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in accordance with paragraph 174 of the National Planning Policy Framework 2024 and in the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

The condition is required prior to the commencement of development due to the presence of historic and authorised landfill that could be mobilised during construction and pollute controlled waters, as such a strategy is required prior to the commencement of works.

48. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework 2024 and in the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
49. In the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.
50. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and In the interests of the environment, local amenity and human health in accordance Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the Mole Valley Local Plan 2020-2039.

INFORMATIVE(S):

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders (Highways Act 1980 Sections 131, 148, 149).
2. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on our website (www.surreycc.gov.uk).
4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

5. Biosecurity is very important to minimise the risks of pests and diseases being imported into the UK and introduced into the environment. It is recommended that all trees grown abroad, but purchased for transplanting, shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees entered the UK, their origin and the length of time they have been in the nursery should be requested before the commencement of any tree planting. If this information is not available, alternative trees sources should be used. You are advised to consult the relevant UK Government agencies such as the Animal and Plant Health Agency (APHA) and the Forestry Commission for current guidance, Plant Passport requirements and plant movement restrictions. Quality Assurance Schemes followed by nurseries should also be investigated when researching suppliers. For larger planting schemes, you may wish to consider engaging a suitably qualified professional to oversee tree / plant specification and planting.
6. The effect of paragraph 13 of Schedule 7a to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not commence unless:

- a) A Biodiversity Gain Plan has been submitted to the planning authority; and
- b) The planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Surrey County Council. There are statutory exemptions and transitional arrangements which means that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7a of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply. Statutory exemptions and transitional arrangements considered to apply in this case: The application was made before day one of mandatory Biodiversity Net Gain (BNG) on 12 February 2024.

7. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

8. It is recommended that the NatureSpace certificate is submitted to the County Planning Authority at least 6 months prior to the intended commencement of any works on site.
9. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the County Planning Authority (which permits the development to proceed under the District Licence WMLOR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
10. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).
11. Waste on Site - The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:
 - excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
 - treated materials can be transferred between sites as part of a hub and cluster project
 - some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. We recommend that developers should refer to:

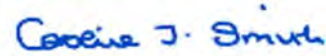
 - the position statement on the Definition of Waste: Development Industry Code of Practice
 - The waste management page on GOV.UK
12. Waste to be taken off site - Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:
 - Duty of Care Regulations 1991
 - Hazardous Waste (England and Wales) Regulations 2005
 - Environmental Permitting (England and Wales) Regulations 2016
 - The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

13. The dewatering/abstraction of pooled surface water associated with this development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.
14. The deposit of waste/material associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/government/publications/deposit-for-recovery-operators-environmental-permits/waste-recovery-plans-and-deposit-for-recovery-permits>
15. The Environment Agency note that the development will require the decommissioning and emptying of the leachate lagoon and that this must be done in accordance with the current site related licences for discharge and the neighbouring authorised landfill. Any modification of monitoring points for the authorised landfill for purposes of deposit or creation of an access road will require a permit variation. We also have concerns regarding the infiltration of leachate into the permeable limestone and sandstone bands that are present on the application site and that the development should attempt to prevent any pathway to these Secondary A Aquifers to prevent further deterioration of these waters but would expect this to be dealt with during permitting of the proposal.
16. The applicant is reminded of safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.
17. It is recommended that the areas of open and damp grasslands are maintained as long tussocky, ungrazed grassland which will further assist in deterring hazardous birds from the site.
18. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant and addressed through negotiation and

acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 39 of the National Planning Policy Framework 2024.

DATE 17 June 2025



PLANNING GROUP MANAGER

SUEZ Recycling and Recovery UK Limited
SLR Consulting Limited
15 Middle Pavement
Nottingham
NG1 7DX

Third Party Rights

Anyone seeking to challenge the lawfulness of this decision may make an application to the High Court for permission to bring a claim for judicial review. You should seek legal advice promptly if you wish to challenge this decision.

Appendix B

Correspondence from Surrey County Council

Tel: 07816 063202
Email: katie.rayner@surreycc.gov.uk



Ms A Wilshaw
SUEZ Recycling and Recovery UK Limited
Campground VEC
Springwell Lane
Wrekenton
Gateshead
NE9 7XW

Our ref: MO/2023/0789/
Your ref: [Clockhouse Quarry ref 2022/0191/MO](#)

29 September 2023

Dear Ms Wilshaw

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Clockhouse Quarry, Horsham Road, Nr Capel, Horsham, RH5 5JL

PROPOSAL: The importation and deposit of inert materials and soils on 14.5 hectares of land to facilitate the restoration of quarry voids to agricultural and nature conservation after use with drainage.

APPLICANT: SUEZ Recycling and Recovery UK Limited

GRID REF: 517699 138577

I write in connection with the above site, land at Clockhouse Quarry, and its current planning status.

The relevant extant mining consent for the Clockhouse Quarry site is Ref: MO02/1072 dated 27 November 2003, which approved modern planning conditions for mineral working, restoration and aftercare in respect of an Interim Development Order (IDO) Ref: C352 dated 31 July 1947. A five year postponement of the periodic review of this consent was agreed in 2018, expiring on 27 November 2023.

There is a legal obligation to restore the site under MO02/1072. No restoration scheme was approved as part of planning consent ref: MO02/1072. Condition 25 of planning consent ref: MO02/1072 requires the submission of a restoration scheme prior to the permanent cessation of clay extraction or by 1 January 2019, whichever is sooner.

Whilst such a scheme remains outstanding, the County Planning Authority would not be prepared to waive the restoration requirement under Condition 25 of planning consent ref: MO02/1072. The void spaces remaining are because of the former mineral working of the site and are required to be restored in accordance with MO02/1072 and Schedule 5 of the Town and County Planning Act 1990, Part 2 "Power to Impose Aftercare Conditions", to ensure the site is restored. Under

Part 2 it is clear that where a) planning permission for development consisting of the winning and working of minerals or involving the depositing of refuse or waste is granted, and b) the permission is subject to a condition requiring that after the winning and working is completed or the depositing has ceased, the site shall be restored by the use of any or all of the following, namely, subsoil, topsoil and soil making material.

In this respect, Policy MC17 of the Surrey Minerals Plan (SMP) 2011 Core Strategy is also pertinent. Policy MC17 states that mineral sites should be restored and managed to a high standard, completed at the earliest opportunity with progressive restoration where appropriate. The policy requires restored sites to be sympathetic to the character and setting of the wider area and capable of sustaining an appropriate afteruse. The current mothballed state of the site is contrary to Policy MC17.

As Suez are aware from historic communication between the County Planning Authority and Suez, planning consent ref: MO02/1072 does not allow for the importation and infilling of the application site. The relevant landfilling consent is ref: MO98/1448 which was granted planning permission for the infilling of part of the site, namely Areas 1 and 2 only, for restoration to an agricultural after use. This planning permission ceased to have effect in 2004. During that time, Area 1 was landfilled, and no landfilling has taken place in Area 2. The land known as Area 3, north of Area 2 is covered by consent ref: MO02/1072. As such the principle of the importation of material on part of the site to restore the historic quarry voids (Areas 1 and 2) has been previously established, however this does not extend to the area of the historic IDO permission (Area 3), and therefore does not cover the full area subject of the current application (Ref: MO/2023/0789).

The requirement to restore the site therefore falls under planning consent ref: MO02/1072 and the details required under Condition 25. The site for the purposes of Condition 25 is the whole IDO area, which includes Areas 2 and 3.

Suez have submitted the current planning application MO/2023/0789, for the importation of materials to facilitate the restoration of the quarry void spaces in Areas 2 and 3 by raising the base of the quarry voids and to provide a long term sustainable drainage system that thereby removes the need for the pumping off site of water that is present within the voids.

The County Planning Authority accept that a 'do nothing' scenario at this site is unlikely to be advantageous in respect of the potential future use of existing clay reserves, the ecological environment and the health and safety risk possessed by impact to the landfill (Area 1), unauthorised access and to airport safeguarding.

Given the current state of the site and the depth of the water bodies, the County Planning Authority would in principle support the importation of material to the site to facilitate a low-level restoration to allow for a sustainable drainage solution and a more natural landform. However, this in principle view is provided without prejudice to the final decision taken on the current planning application (Ref: MO/2023/0789), and the justification presented within that planning application.

In order for a scheme involving the importation of inert waste to be supportable, as set out in previous correspondence, baseline studies should be fully evidenced by

technical reports and set out clearly why the current situation, and the future baseline without the proposed development, would give rise to significant adverse environmental effects to justify the proposal. In addition, the County Planning Authority stress the proposal must demonstrate that the minimum amount of imported material is being used to achieve the required landform to allow the site to naturally drain, in accordance with Policy 5 of the Surrey Waste Local Plan 2020 (SWLP 2020).

Yours sincerely

Pp *S Murphy*

Katie Rayner
Principal Planning Officer
Planning Development Management

Appendix C

Environmental Statement, Chapter 3, The Development

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INTRODUCTION

3.1 Under Regulation 18(4)(b) of the EIA Regulations an ES should provide as a minimum “a description of the proposed development comprising information on the site, design, size and other relevant features of the development”. Schedule 4 indicates that, where relevant, the ES should provide a description of the development, including in particular:

- a description of the location of the development;
- a description of the physical characteristics of the whole development;
- a description of the main characteristics of the operational phase of the development
- an estimate of expected residues and emissions and quantities and types of waste produced during the construction and operation phases.

3.2 In addition, it is normal practice for planning applications for mineral and waste developments to be accompanied by a supporting statement that describes, inter alia, the development proposals. As such, there is an overlap in the requirements of an ES and what is considered good practice for the submission of planning applications. Accordingly, Volume 1 (Planning Statement) also includes a brief description of the development. This chapter sets the basis against which the EIA has been conducted.

Overview of the proposed development

3.3 The proposal is to allow importation to site of inert material and soils (waste or non-waste) to facilitate low-level restoration of the application site, such that the land drains surface water passively and fulfils the intention of the approved mineral scheme in reinstating ground levels in an area of around 2.5ha east of the existing brickworks, blending this edge into the restored landform and creating a buffer between the brickworks and ecological habits to be created. It is anticipated that the restoration works would take around 14 years to complete, with the majority of the works completed in the initial ten years.

3.4 The scheme has been designed to achieve a number of objectives:

- to minimise impacts on and provide appropriate restoration habitat for the onsite population of great crested newts and other flora/fauna of interest;
- to reduce the steep slopes/faces around the boundary of the clay void, creating a more natural landform with shallower slope gradients reflecting the valley landforms seen in the surrounding area;

- to reduce the size and depth of water bodies and gradients of surrounding land to minimise health and safety risks associated with unauthorised access to the site;
- to reduce the size and depth of water bodies to minimise health and safety risks associated with bird strike for aeroplanes approaching or taking off from Gatwick airport;
- to create an appropriate long term landform whilst reinstating ground levels in an area directly east of the existing brickworks as envisaged in the approved mineral scheme; and
- to create a final landform that drains naturally and does not require permanent pumping;
- to provide a series of shallow swales and waterbodies designed to hold back rainfall in storm conditions to greenfield rate.

3.5 As noted above, the application site extends to around 14.5ha; however, the area that is to be restored under the scheme through the importation of inert materials or other regrading works extends to around 12ha. It is proposed to restore the quarry workings by importing around 740,000m³ of material over a period of around ten years, which equates to 74,000m³ per annum, or around 133,000t per annum (based on a conversion factor of 1.8t/m³).

3.6 This imported material would be used to infill the base of the mineral workings in Area 3 and the northern part of Area 2, as well as reinstating to ground-level an area to the east of the brickworks, similar to that envisaged in the 2003 mineral review scheme. Following preliminary geotechnical assessment of the stability of the existing eastern landfill slope (see Chapter 8 of this Volume) it is not proposed to import any material to change the existing landfill (Area 1) contours. A small quantity of material would be needed to raise the levels in and around the pond to the east of the landfill flank in Area 2 such that it attenuates surface water and drains by gravity-flow out of the quarry at the 80m AOD level. Works within Area 2 have been minimised in recognition of the existing ecological value of this area.

3.7 The imported material would be inert in nature and could typically comprise excavation wastes (such as clays and soils) from the clearance of development sites, road schemes or other construction projects. An environmental permit is required for quarry restoration operations involving wastes and the intention is that a 'deposit for recovery permit' would be sought at Clockhouse quarry.

3.8 It is anticipated that the overall duration of the development would be around fourteen years comprising:

- ten years for the infilling and restoration operations in Area 3 and northern part of Area 2 (Phase 1 of the works);

- a potential two year gap to allow habits to establish (it may be possible to shorten this period dependant on the Licence granted for GCN translocation); and
- a final two years to complete regrading/limited infill works within the southern part of Area 2 (Phase 2 of the works) to create a suitable free draining landform. During this period work would be undertaken to create the outfall to the unnamed tributary by removing the material currently blocking the head of the valley.

3.9 **Drawing CH 2/2** illustrates the indicative boundary between Phase 1 (in the northern part of the site) and Phase 2 (the southern part of the site).

SITE DEVELOPMENT

Initial Site Establishment Works

- 3.10 The first phase of restoration works would be within Area 3, with the timing of the works governed by the programme of translocating Great Crested Newts (GCN).
- 3.11 Prior to any infilling works commencing, a programme for the translocation of GCN would be required. This would follow 'tried and tested' practices installing newt fencing to direct migrating GCN to capture buckets located within the fencing. Captured GCN would be moved to ponds retained within the site. Such works would be regulated by a licence issued by Natural England, as part of which, detailed method statements would be prepared, including the timing of operations and the provision of suitable receptor sites. Notwithstanding this, it is anticipated that by the time a planning application is determined District Level licencing would be in place. This may allow for a different approach to mitigating for the loss of GCN through the payment to a district fund and obviate the need for such extensive on site works.
- 3.12 As part of the initial works it is proposed to decommission the rectangular plastic-lined lagoon in the south-eastern corner of the application site, originally designed to hold leachate, removing the plastic liner and re-shaping it into a more natural-looking ephemeral pond to enhance its current status.
- 3.13 Following the GCN translocation programme the dewatering of the mineral void in Area 3 would commence. Water would be pumped at a rate that would not cause stability issues for any faces within the mineral workings and that is within the rate allowable under the existing discharge consent for the quarry. The rate of pumping has been informed through a geotechnical review (see Chapter 8). A discharge consent already exists allowing water pumped from the quarry void to be discharged into the unnamed tributary of the Fylls Brook. Based on discharging at the limit imposed in the discharge consent (25l/s) it is estimated that

it would take around 102 days, potentially reducing to 87 days if undertaken during the summer months when evaporation from the waterbody would likely match or exceed total rainfall inputs from the catchment. A preliminary geotechnical assessment has shown that this rate of dewatering would not give rise to any stability issues for the faces of the mineral void (see Chapter 8 for more details).

- 3.14 Once the water has been removed initial site preparation works relating to the development of the low-level restoration scheme would commence. These would generally be limited to the clearance of naturally regenerating vegetation and the preparation of an access route into the void in preparation for infilling. Any clearance of vegetation would be undertaken outside of the bird breeding season (unless the area has been checked by an ecologist and found to be clear).
- 3.15 Formation of the internal access roads and associated site support infrastructure would also be progressed during the initial site development phase. Details of the site support infrastructure are detailed later in this chapter (see sub-section starting at paragraph 3.30).

Phase 1

- 3.16 The restoration concept for this area is to create a valley feature which would naturally drain in a southerly direction, recreating a watershed to (on completion of restoration) drain into the unnamed tributary of the Fylls Brook. Within the floor of the valley would be a series of four ponds, linked by drainage channels/swales, which would be designed to provide suitable habitat for GCN as well as attenuation capacity during heavy rainfall; in terms of GCN habitat this would be a significant enhancement over the large water body that currently exists in Area 3.
- 3.17 It is envisaged that works would commence by infilling the base of the mineral void up to a level of around 80m AOD. Works would then progress to create the peripheral slopes to the site, starting in the northern part of the Phase and move progressively southwards. In accordance with discussions with Natural England, two 10m – 15m sections of the upper quarry faces (on the northern and eastern sides of the Phase) would be left exposed; the precise location of the exposures would be agreed beforehand with Natural England to ensure that the most representative exposures are retained.
- 3.18 By completing the infilling and restoration of Phase 1 first and allowing a time gap between completion of Phase 1 and the start of works in Phase 2, the new ponds are given time to establish and provide suitable GCN habitat. Works in Phase 2 have been minimised to avoid unnecessary disturbance of the more valuable areas of habitat found in the southern end of

the application site. In this respect, the application site does not extend to the full extent of Area 2.

- 3.19 It is anticipated that a Deposit for Recovery Permit (being a form of Environmental Permit) would be sought once an appropriate restoration scheme is agreed and, given the natural containment provided by the *insitu* clay at Clockhouse Quarry and the intention to restore the site using inert materials, there is highly unlikely to be a need for any preparatory engineering works such as an artificial liner.
- 3.20 All infill materials would be imported by HGV's accessing the site via the established access off the A24 and using internal roads between the old landfill and the brickworks building to reach the base of the mineral void. As with the previous landfill operations HGV's would enter the site and be routed to the weighbridge, where the quantity of imported material would be recorded and paper work inspected. Checks would also be carried out to ensure that the load was consistent with the description on the transfer note. From the weighbridge, the HGV would be directed to the appropriate infilling area. The load would be deposited, inspected and the HGV would then return to the weighbridge, passing through a wheel wash first, and then leave the site.
- 3.21 The proposed machinery would comprise a tracked dozer to spread and compact the restoration material, and an excavator intermittently used for earthworks and moving large stones or blocks of quarry material. All site plant would be fitted with non-tonal reverse alarms to minimise noise disturbance.
- 3.22 Infill materials tipped on the western edge of the void would be subject to additional compaction (or such other techniques as may be prescribed by a geotechnical design) to ensure that the area of land reinstatement is suitable should it be required for clay/brick stockpiling or other development associated with the brickworks in the future.
- 3.23 As the restoration works in the northern part of Phase 1 are completed, the water body in the central section of the Site would be dewatered and infilled with inert material to the restoration profile. Operations in this part of the site would be undertaken in a similar fashion to those described above.
- 3.24 Once the restoration profile has been reached in Phase 1, a layer of uncompacted restoration soils would be spread over the surface, cultivated and seeded/planted in line with the restoration scheme (see **Drawing CH 3/1**).

Phase 2

- 3.25 Once Phase 1 restoration is completed, restoration operations would transfer to Phase 2. The timing of the start of works in Phase 2 would be governed by the GCN translocation programme and establishment of suitable receptor sites, allowing time for the new ponds to mature, which could take up to two years. It may be possible to shorten the pre-works translocation period by installing one-way newt fencing around the section of Area 2 to be disturbed.
- 3.26 In this area, the proposed works are more limited with the aim being to reduce disturbance to that which is necessary in order to enable surface water to drain passively and sustainably and for the waterbodies in the restoration to provide the attenuation capacity needed to retain surface water in storm conditions. Restoration proposals would involve the regrading of the central part of Area 2 to build up levels to provide suitable flood attenuation and enable the landform to drain freely to the discharge point, creating a single waterbody. An area is identified in the restoration of Area 2 for a future sustainable leachate treatment solution using reed bed treatment. The details of this are yet to be agreed with the Environment Agency and the area is included in this planning application only as an identified potentially suitable area with appropriate gradients rather than a detailed proposal. The main pond within the restored Phase 2 would overtop towards the discharge point to the unnamed tributary, as for Phase 1 (there would also be a smaller ephemeral pond within the southern part of the Site in place of the current rectangular lined lagoon, but this sits on an elevated area without a significant watershed feeding into it).
- 3.27 To allow the site to be free-draining requires the creation of a new outfall to a water course. Material that has previously been placed at the northern end of the unnamed tributary to the Fylls Brook would be carefully removed (to minimise the impact upon the Ancient Woodland/SNCI) to allow the restored Phases 1 and 2 to become the watershed for the unnamed tributary via the new ponds. This would allow surface water to flow under gravity from the proposed application site, removing the current need to actively pump surface water. The outfall from the proposed application site would be set at around 80m AOD to match the level of the existing discharge consent point. The pond capacities would be designed to ensure that the rate of flow leaving the site did not exceed green field rates, in order to prevent any flooding impacts downstream (or indeed any scouring of the water course). This is considered further in Chapter 9 of this Volume.

Operational Hours

- 3.28 Operating hours at the site would be in line with those approved for mineral extraction under planning permission MO02/1072, namely:
- Monday to Friday: 0700 to 1900 hrs.
 - Saturday: 0800 to 1300 hrs.
 - No working on Sundays or Bank Holidays (except for essential maintenance)
- 3.29 No operations would be proposed to take place outside these times except in the case of an emergency or essential maintenance.

Ancillary Development

Site Support Infrastructure

- 3.30 To support the restoration operations, it would be necessary to install new offices/welfare accommodation, a new wheel wash and a weighbridge. Three portable type buildings would be installed. The first would be a small weighbridge office and would be set around 0.5m to 1m above the ground level. The other two buildings would be standard sized portable buildings (i.e. around 12m in length, 3m in width and around 2.5m in height); one of the buildings would comprise office accommodation whilst the other would provide welfare facilities and a mess room. The buildings would be provided with electricity, telecoms and water; foul water would drain to a tank. It is anticipated that full details of these units would be subject to a planning condition requiring submission and approval prior to importation of any fill material.
- 3.31 The weighbridge would be a standard surface mounted type with concrete approach ramps and so would be around 0.5m in height above the ground. A new wheel wash would be installed; details of the wheel wash design would be determined close to the commencement of materials import and could be conditioned. A new section of surfaced road would be constructed between the end of the wheel wash and the existing site access road.
- 3.32 The location of the site reception infrastructure are illustrated on **Drawing CH 3/7**. Further details of the site reception infrastructure would be provided under a planning condition as suggested above.

Access Road

- 3.33 The proposed access to the site would be from the existing access off the A24 currently serving the brickworks. This access is a private junction onto the A24 Horsham Road. No other vehicular access would be provided (i.e. there would be no access onto or off Rusper Road).
- 3.34 From this access all traffic would be routed to the infilling operations along a new access road running between the brickworks buildings and the restored landfill (Area 1).
- 3.35 The road would be constructed to an appropriate standard for the proposed use.
- 3.36 All material would be imported by road via the existing access; based on an average payload of 15t per HGV, this equates to around 33 HGVs per day (66 movements) based on a five and a half day week. However, it is likely that material would be imported in campaigns (from specific construction projects) which would mean that the daily number of HGV movements could be higher, with a maximum limit of 100 per day (200 movements).
- 3.37 By way of comparison, a condition attached to Planning Permission MO98/1448 for the landfill operations limited HGV movements to 90 per day.
- 3.38 It is understood that there are no restrictions on the movement of HGVs from the brickworks.

RESTORATION

- 3.39 The site would be progressively restored as illustrated in concept on **Drawing CH 3/1**.
- 3.40 The restoration scheme for the application site is based upon the creation of a free draining landform by raising the basal levels of the mineral voids and establishing habitat features which are representative of the surrounding landscape character. In so doing this would allow the Site to integrate into the surrounding green infrastructure network, soften landform and create habitats capable of being self-sustaining. These habitats and features include:
- Linear belt of native deciduous woodland;
 - Woodland edge planting;
 - Open species rich grassland
 - An agricultural field unit comprising grazing land;
 - Scrub/open mosaic habitat;
 - Small ponds connected with a shallow meandering ditch/swale system;
 - An ephemeral waterbody; and

- Marginal planting and species rich wet/damp grassland adjacent to the waterbodies and ditches.

- 3.41 Whilst public access to the application site is not proposed following completion of restoration (as it would not be compatible with the conservation aims of the restoration scheme), the design concept has been amended in the design process, in response to comments from parish councillors, to incorporate less woodland planting along the south-facing slope at the north of the restored Area 3 in favour of allowing a vantage point from the right of way looking down the restored valley landform. This also allows the south-facing and sheltered slope in this area to provide potential for wildflower and butterfly habitat.
- 3.42 Further details regarding the restoration and aftercare are included in the Planning Statement (Volume 1).

ALTERNATIVES

Legislative Requirement

- 3.43 Alternatives are considered in the context of Regulation 18(3)(d) and paragraph 2 of Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Firstly, Regulation 18(3)(d) states that an EIA Report should include:

“a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.”

- 3.44 Paragraph 2 of Schedule 4 expands upon this by adding that the information to be provided (where appropriate¹) should include *“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”*.

¹ Regulation 18(3)(f) indicates that information contained in Schedule 4 is to be provided where relevant to the specific characteristics of the development.

- 3.45 Guidance contained in the Planning Practice Guidance portal comments² that “*the 2017 Regulations 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*”.
- 3.46 The main purpose of considering alternatives within an EIA is to consider whether any alternative designs have been considered as part of the process. This could relate to operational practices or phasing of the development for example. Whether a site/land is suitable for mineral extraction is a fundamental consideration of the Development Plan.

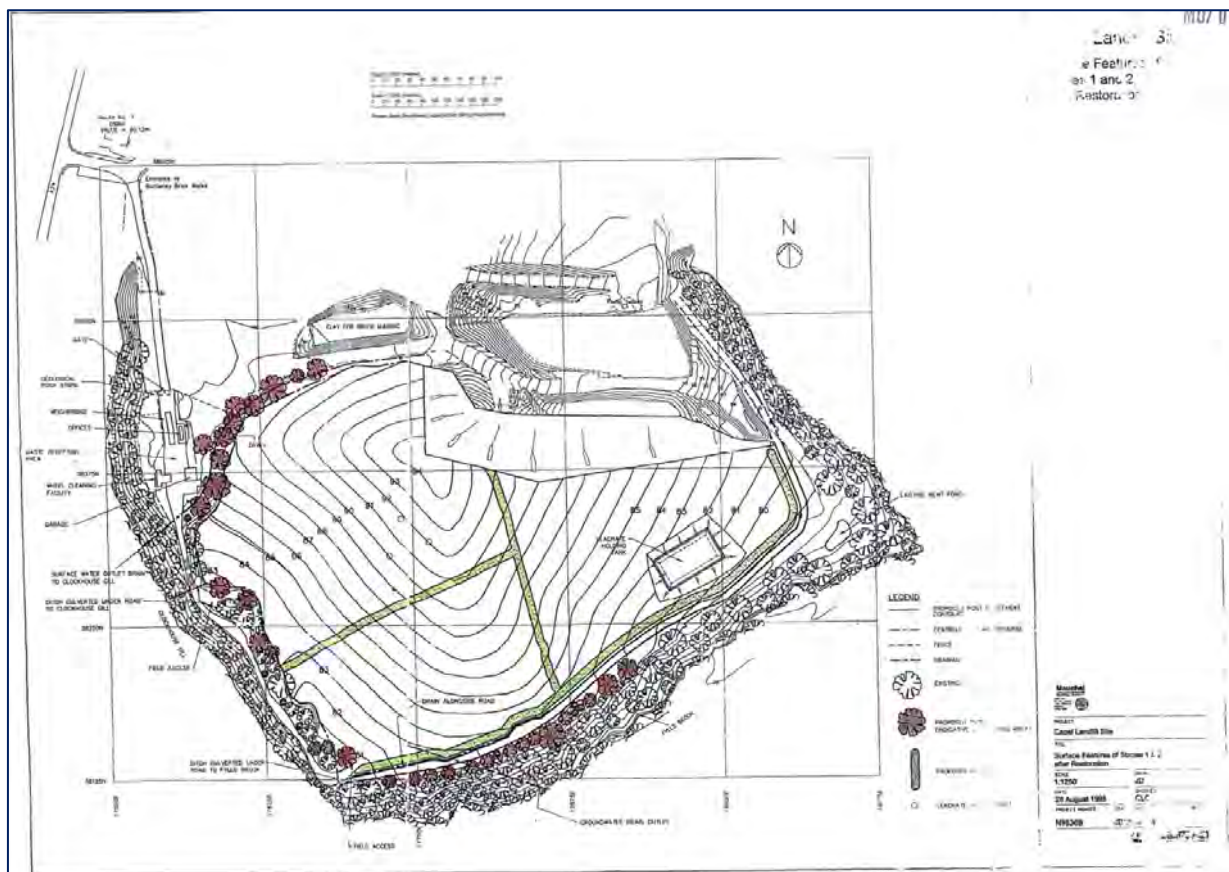
Alternatives Considered

Existing position and anticipated restoration

- 3.47 Clay working at Clockhouse Quarry dates back to before the Second World War and there is insufficient soil or other material remaining on site with which to restore. Two soil stockpiles exist, one to the east in the unworked ‘Phase 2A’ mineral reserve area and one on the eastern edge of the unworked mineral reserve to the north. The latter was tree-planted as a screening mound on its outer flank an estimated 20 years ago and would be best left in place in anticipation of the northern section of mineral being extracted in the future. The mound within ‘extraction Phase 2A’ contains only around 3,000m³ of soils. The existing mineral planning permission for Clockhouse Quarry went through an Environment Act 1995 review process in 2002/3, in which a condition was imposed (condition 25 of consent MO02/1072) requiring submission for approval of a restoration scheme, but such a submission has never been made due to the difficulties of coming up with a sustainable and acceptable restoration design when no planning permission exists to import material with which to achieve it. The November 2003 Planning and Regulatory Committee report from the mineral review process talked about the envisaged restoration of the site to a domed landform by means of landfilling, but acknowledged that no permission existed for infilling beyond the MO98/1448 permission for Areas 1 and 2.
- 3.48 The approved restoration scheme for Areas 1 and 2 at Clockhouse Quarry under landfill permission MO98/1448 is shown in Figure 3-1 below and the western portion was achieved with the completion of Area 1, but as landfilling never progressed into Area 2 before the time-

² Paragraph: 041 Reference ID: 4-041-20170728

Figure 3-1
Drawing JD-9836-004



3.49 Since the closure of the landfill in c. 2004 and the mothballing of the brickworks shortly after, the quarry voids at Clockhouse Quarry have gradually filled with surface water. SUEZ actively pump clean surface water from the two large waterbodies to a licensed discharge point in order to keep water levels low enough to retain access across the site and avoid water flooding off-site in an uncontrolled manner.

3.50 It is clear that there is a need to restore the quarry voids at Clockhouse as it is (1) not sustainable to continue to manage surface water levels by active pumping; (2) the existence

of the large waterbodies gives rise to health and safety concerns in relation to unauthorised access; (3) the existence of large waterbodies can attract waterfowl and this creates a bird strike risk as the site is on the flight path to Gatwick airport; and (4) The site has long been important for great crested newts but they in fact prefer smaller ephemeral ponds to breed in, as opposed to the existing large waterbodies, because there is less risk of predation by fish.

Design Evolution and Alternatives Considered

- 3.51 The overall design has been driven by the site constraints, predominantly the presence of protected species (Great Crested Newt) and the need to create a free draining landform that has suitable attenuation to accommodate storm events. Other constraints included the designation of the site as a geological SSSI, the existence of as-yet unextracted areas of clay within the wider mineral permission area and the presence of a curtailed landfill in Area 1. Other ecological considerations, such as the designated semi-natural ancient woodland along the surrounding stream valleys including the one to the east for which the historical mineral extraction cut off the surface water catchment. Allied to this regard has been given to local planning policy, which requires the minimum amount of fill to be used to provide a beneficial scheme. This latter aspect precluded any consideration of restoring the site to original ground levels.
- 3.52 The formulation of the restoration design is the culmination of several design iterations, ranging in the level of change, from significant design changes to minor tweaks to the design to soften contours for example. From an early stage, as a result of many ecology surveys dating back several years, there was a recognition that the primary need was to restore the larger waterbodies in Area 3 and the northern end of Area 2, leaving disturbance of the rest of Area 2 minimised.
- 3.53 In view of the presence of mineral deposits within land to the north of the application site the initial design sought to provide an interim restoration scheme whereby the northern face and an area at the base would be left in-situ and exposed. Filling would commence within the base of the void (as per the submission) but create a temporary northerly facing slope at the northern end of the site. This would leave a shallow 'bowl like' feature at the northern end of the site which would fill with water to create an additional waterbody. The northern face would remain unrestored and thus would be an incongruous feature within the restoration scheme. Slopes alongside the brickworks were slackened in gradient but no reinstatement to ground level alongside the brickworks was provided, making the restoration of Area 3 a broader valley landform. Overall, this scheme was not considered suitable, especially given that there is no timescale for the working of clay deposits to the north of the application site. Moreover, the application site and land to the north are in separate ownership.

- 3.54 The initial iteration also had the profile of the eastern and western flanks of the Phase 1 area sloping down to around the 80m AOD level, with a steeper slope on the western side of Phase 1, as seen in Figure 3-2 (located at the end of this chapter). It required circa 543,000m³ of fill material.
- 3.55 The next iteration of the design, following review of the approved 2003 ROMP working scheme and discussion with Forterra, sought to replicate the original working scheme, whereby quarry spoil materials would be buttressed against the western side of the Phase 1 area to reinstate an area of land to former ground level adjacent to the brickworks (see Figure 3-3, again located at the end of the chapter). It was established that the intention of this reinstatement area adjacent to the brickworks in the ROMP scheme was to provide for stockpiling of raw clay and/or bricks and discussion with Forterra also highlighted that an increased area of available level ground could be useful in making the reopening of the brickworks viable in the future (see **Appendix 3/2**). Notwithstanding this, it was considered important that the reinstatement of a flat area on the western side of Phase 1 must be capable of integrating into the wider landscape without looking out of place or being detrimental to the overall scheme (i.e. it needed to be justified in its own rights and not because it was needed by any redevelopment of the brickworks). Consideration was given to this iteration of the landform (See Figure 3-4) by a landscape architect and the conclusion reached that the landform would not adversely compromise the landscape character for the area. Moreover, it would introduce an element of agricultural land, linking with land to the north, but also provide a visual and ecological buffer between the brickworks and the ecological habitats to be created in the valley floor. As such, it was considered that this landform should be taken forward and it was developed into a phased approach, as seen in Figures 3-5 and 3-6 at the end of the chapter. This design was taken forward for formal pre-application discussion with the MWPA in 2021 and required circa 659,000m³ of fill material. A buttress of 40,000m³ of material against the landfill flank within Area 2 was included in this design due to stability concerns arising from a land slip on the flank some years previous. An area identified for possible future sustainable treatment of landfill leachate via reed beds was also included in Phase 2 of the design.
- 3.56 Further detailed design subsequent to the pre-application responses resulted in the removal of the landfill flank buttress, stability assessment having shown it to be unnecessary, and slight raising of basal levels in the valleys to accommodate capacity in the restoration water bodies to hold rainfall run-off back to greenfield rates in storm conditions. The rectangular lined lagoon was also naturalised to create an ephemeral pond attractive to great crested newts and useful in their translocation process. This design (as seen in Figure 3-7) was used in the EIA screening and scoping process and required circa 740,000m³ of fill material. It is substantially the same as the landform proposed in this planning application, with the

exception of some minor adjustments to widen the surface water outfall point, replace the culvert system between the ponds with a weir system and retain three natural geological faces as described below.

- 3.57 In the final design iteration the landform has been refined by making minor changes to contours to provide a more gentle profile, mainly in the vicinity of the outfall from the site. A key constraint in this area is the Ancient Woodland, and the design has sought to limit works required within the woodland to areas which were disturbed when the stream valley was blocked off, some 30 years or so ago. The system of storm flow retention within the ponds has also been improved to enable weirs to be used rather than culvert pipework.
- 3.58 In view of the presence of the Geological SSSI (see Chapter 2 above) the design team has been in discussion with Natural England through their Discretionary Advisory Service. Through this it has been possible to identify the main areas of geological interest within the site and as such, amend the restoration concept to include areas where the existing quarry faces would be left exposed. The precise detail of the three proposed conservation faces would need to be agreed with Natural England at the time of work being undertaken in those areas, but the concept is shown on the Restoration Plan. This is considered further in Chapter 8 below.
- 3.59 Other minor changes to the proposed Restoration Plan resulting from consultation with local residents included adjusting woodland planting to create two viewpoints looking south across the site from the right of way running east-west along the northern edge.

Do nothing Scenario

- 3.60 With any development there is the option of not pursuing the development; this is referred to as the 'do-nothing' scenario.
- 3.61 In the absence of an approved restoration scheme or planning permission to import further restoration materials to site, it has been agreed with Surrey County Council that the baseline scenario against which assessments should be made is that of the application site as existing if the active dewatering were to cease. In this respect, the water levels in the main water bodies would rise due to the ingress of surface water runoff and the geology precluding any infiltration to ground. Ultimately, the water levels would rise to a point where it would overtop the edge of the site and escape.
- 3.62 Two options have been considered with the difference being where the outflow from the site is located. In both options a large water body would be created. The first option would involve cutting through the landform at the head of the un-named tributary of Fylls Brook to create an outfall at around 80m AOD. This would require some earthworks and limited clearance of

trees (natural regeneration on the bund at the head of the unnamed tributary) to create an outfall similar to that in the proposed scheme.

- 3.63 Under the second option water levels would rise to around 82m AOD at which point they would overtop the southern boundary to flow into the Fylls Brook (which flows within a steep-sided valley along the southern boundary of the proposed application site). There is around a 7m to 8m difference in elevation between the edge of the Site and the stream bed of the Fylls Brook. These two restoration concepts are illustrated on the drawings contained in **Appendix 3/1**.
- 3.64 In both cases it would be difficult to design in any mitigation to control water flows allowing for storm events. Other considerations also make this 'do nothing' scenario unsustainable and unsuitable: the location of the site on the flight path to Gatwick airport means the bird strike risk created by a large waterbody in the permanent site restoration would be unacceptable to the airport authorities; erosion risk around the sides of a large water body, particularly where adjacent to the capped landfill; damage to the semi-natural ancient woodland along the Fylls Brook caused by overflowing surface water; permanent removal of water flows in the unnamed tributary to Fylls Brook; loss of habitat variety including that suitable for great crested newt; loss of access from the 'phase 2A' mineral extraction area to the brickworks; health and safety risk associated with unauthorised access to a deep and steep-sided waterbody.

Figure 3-2

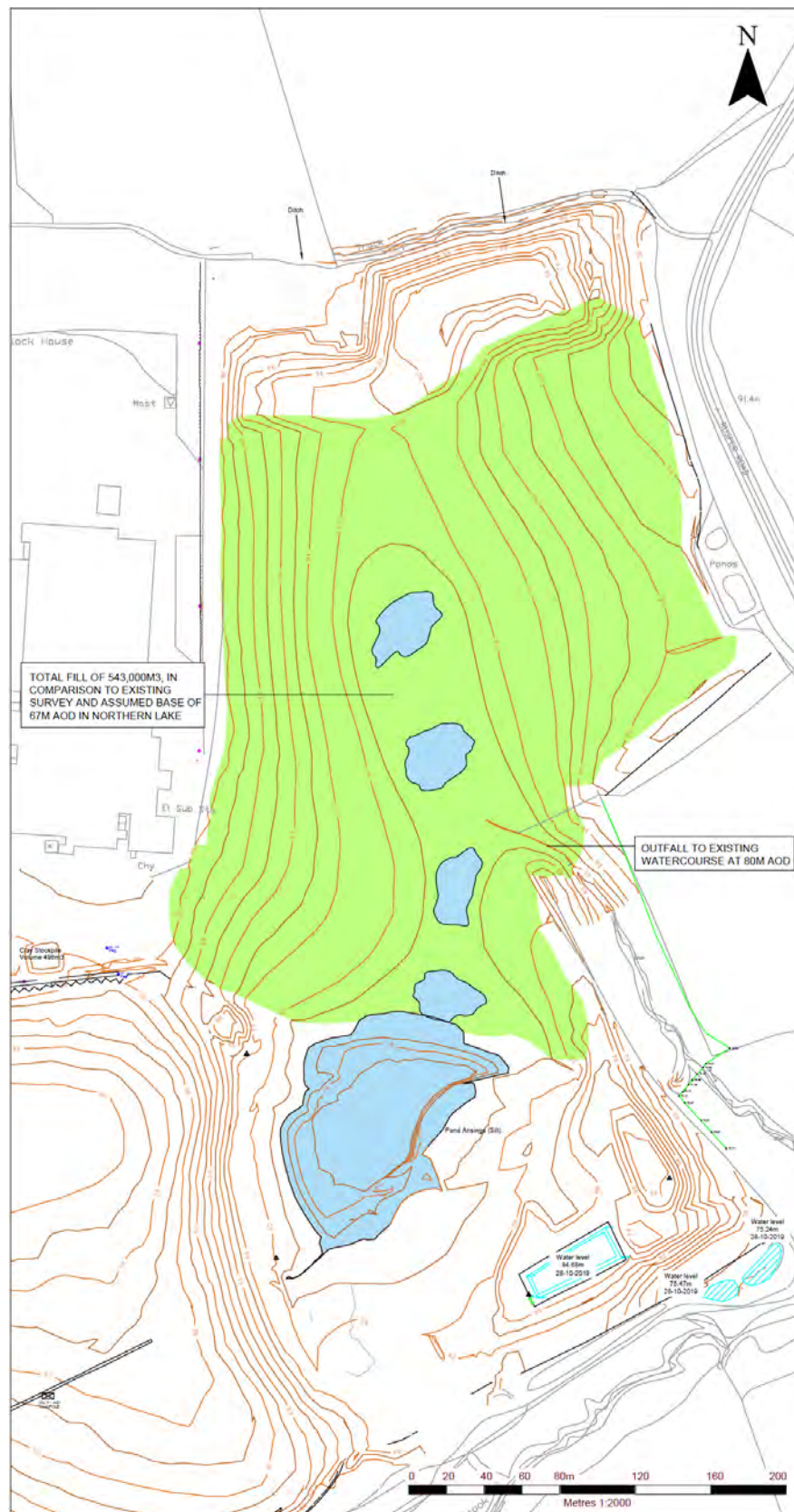


Figure 3-3

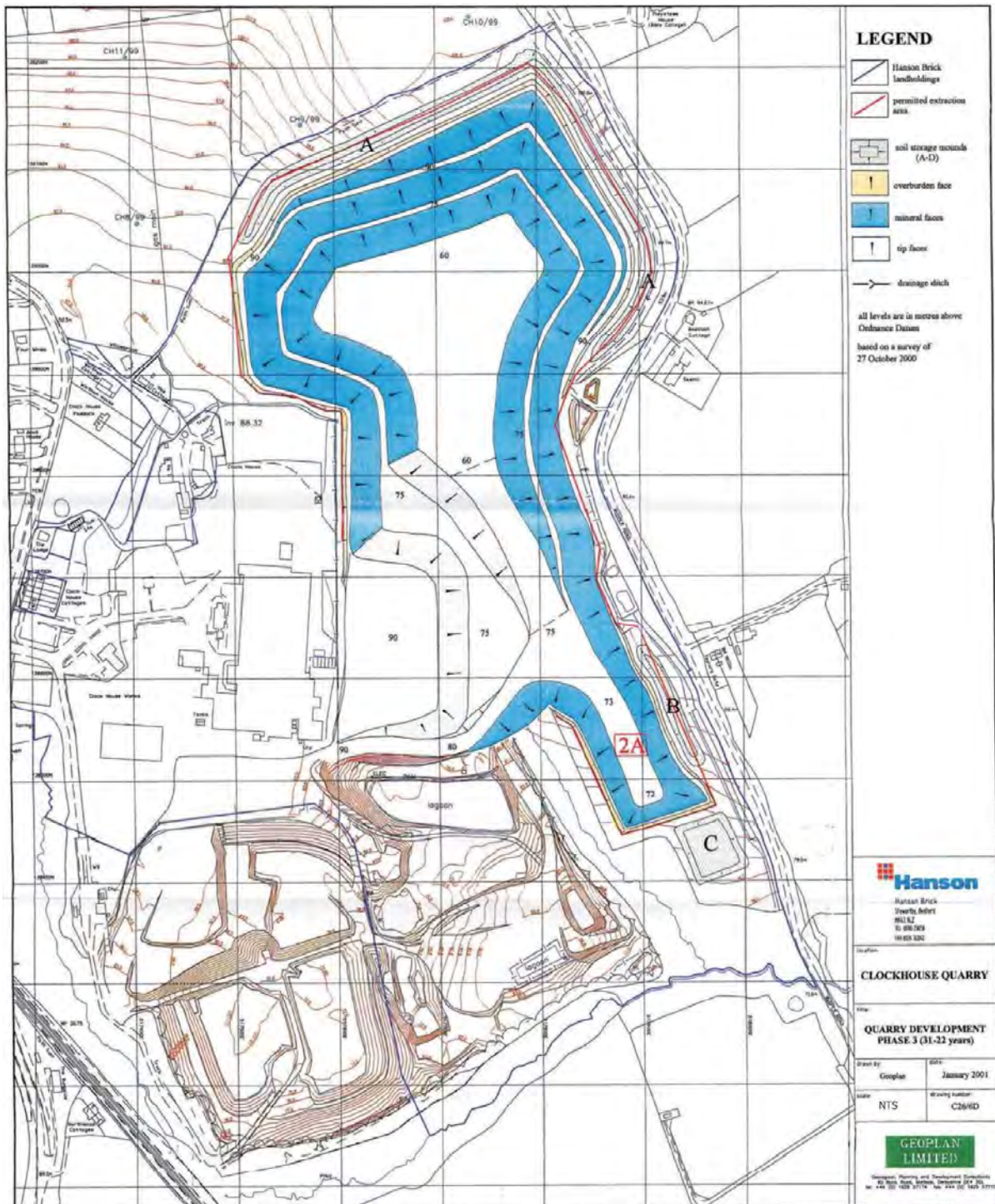


Figure 3-4

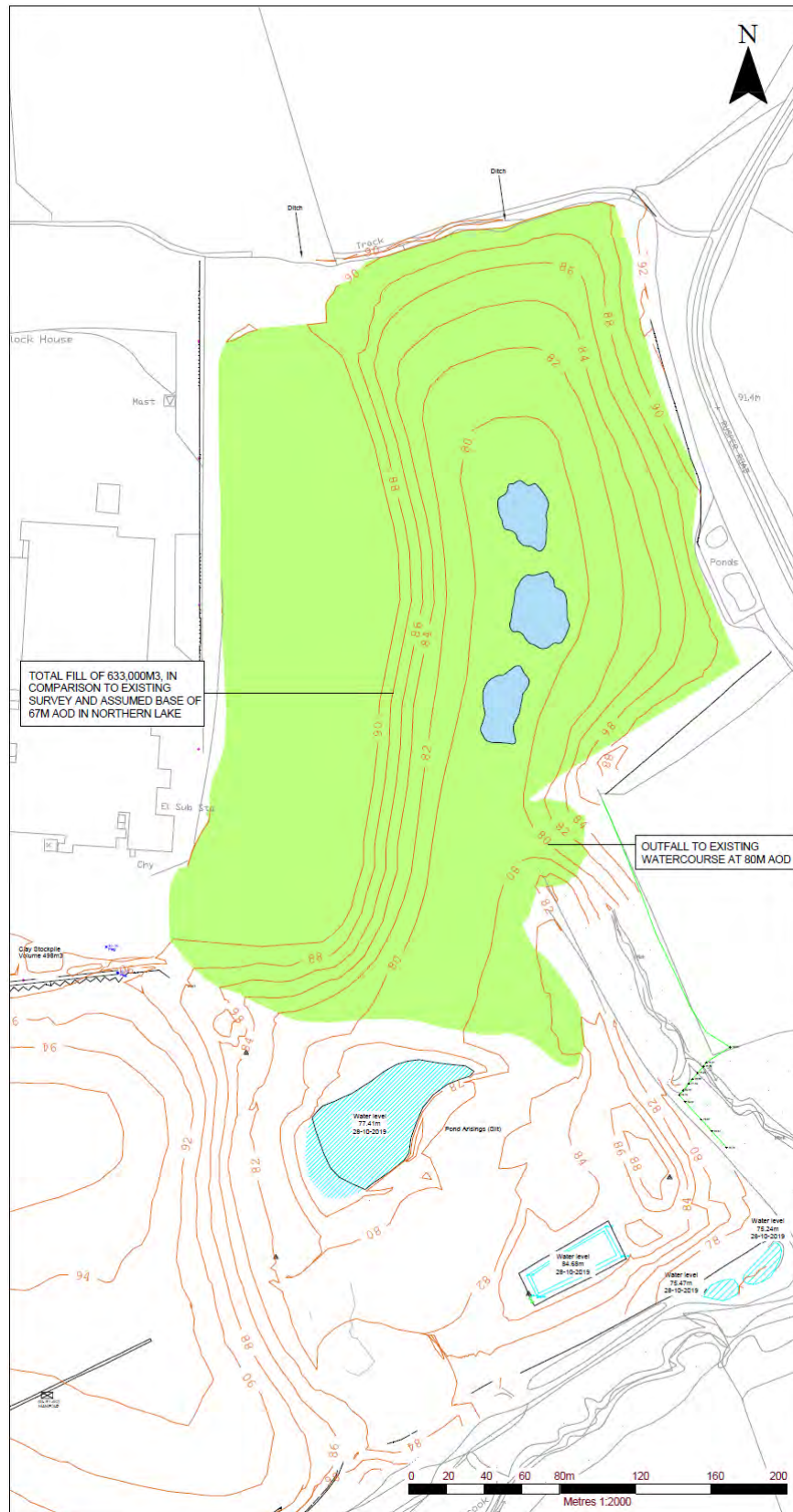


Figure 3-5

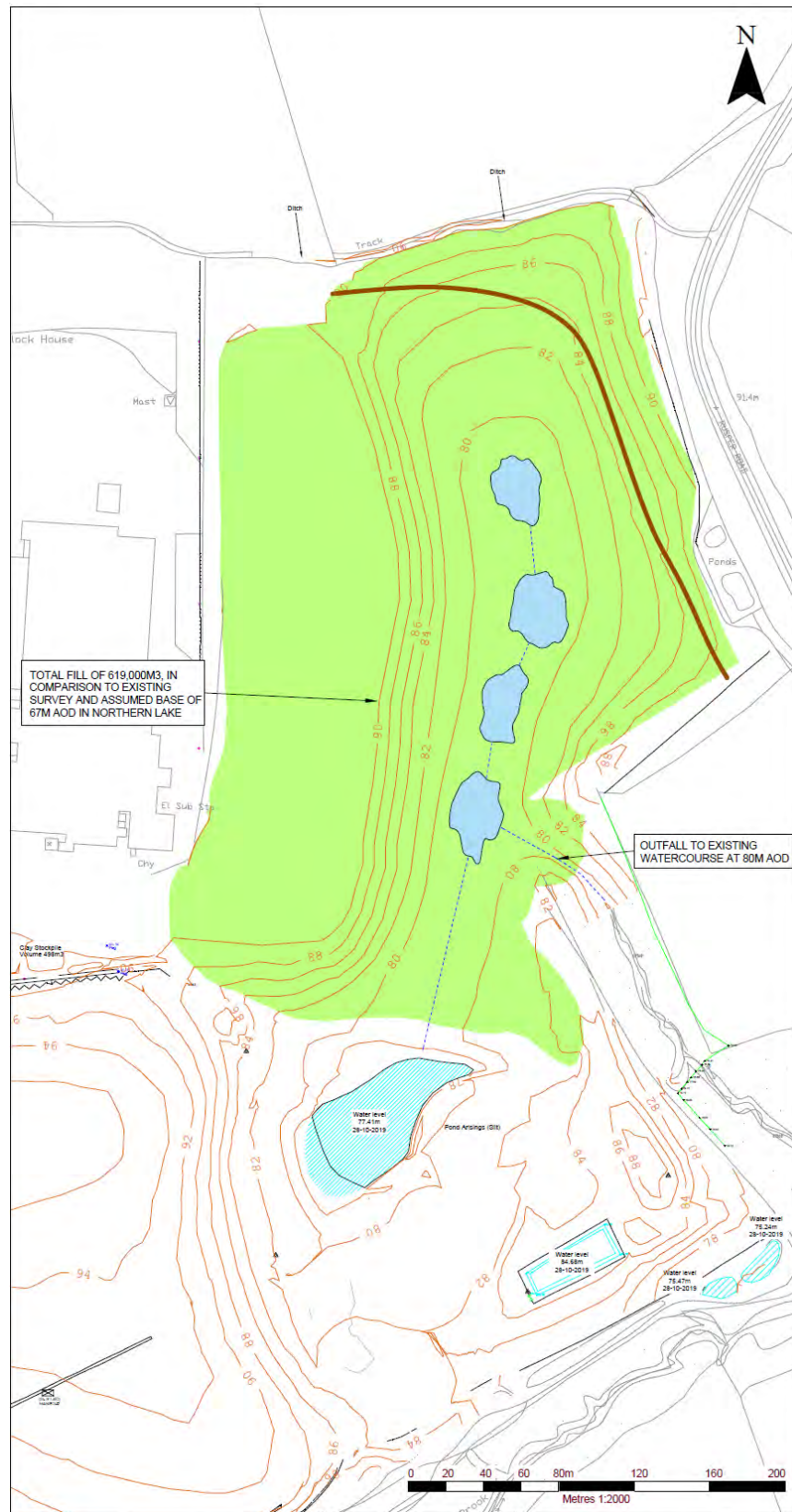


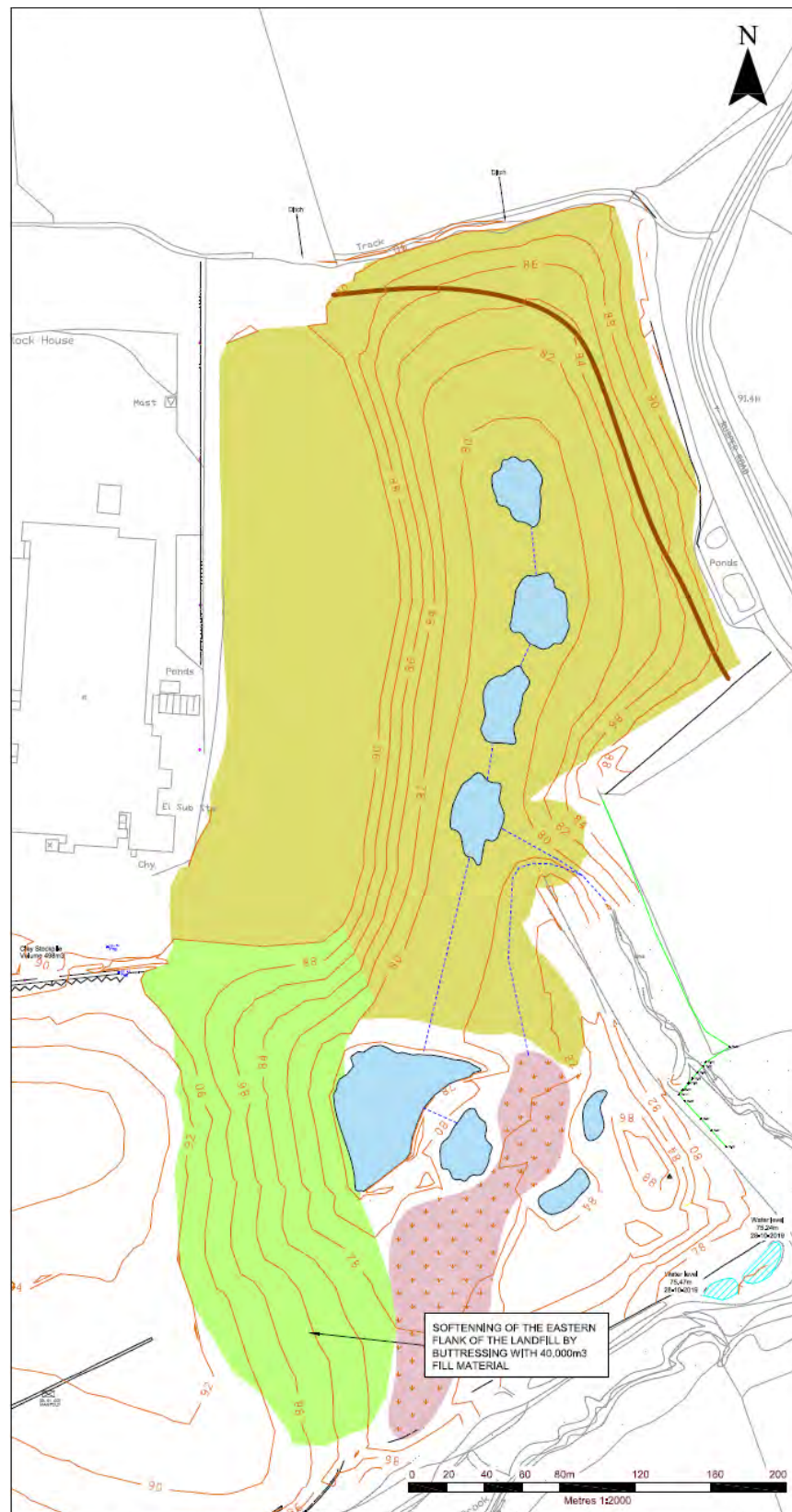
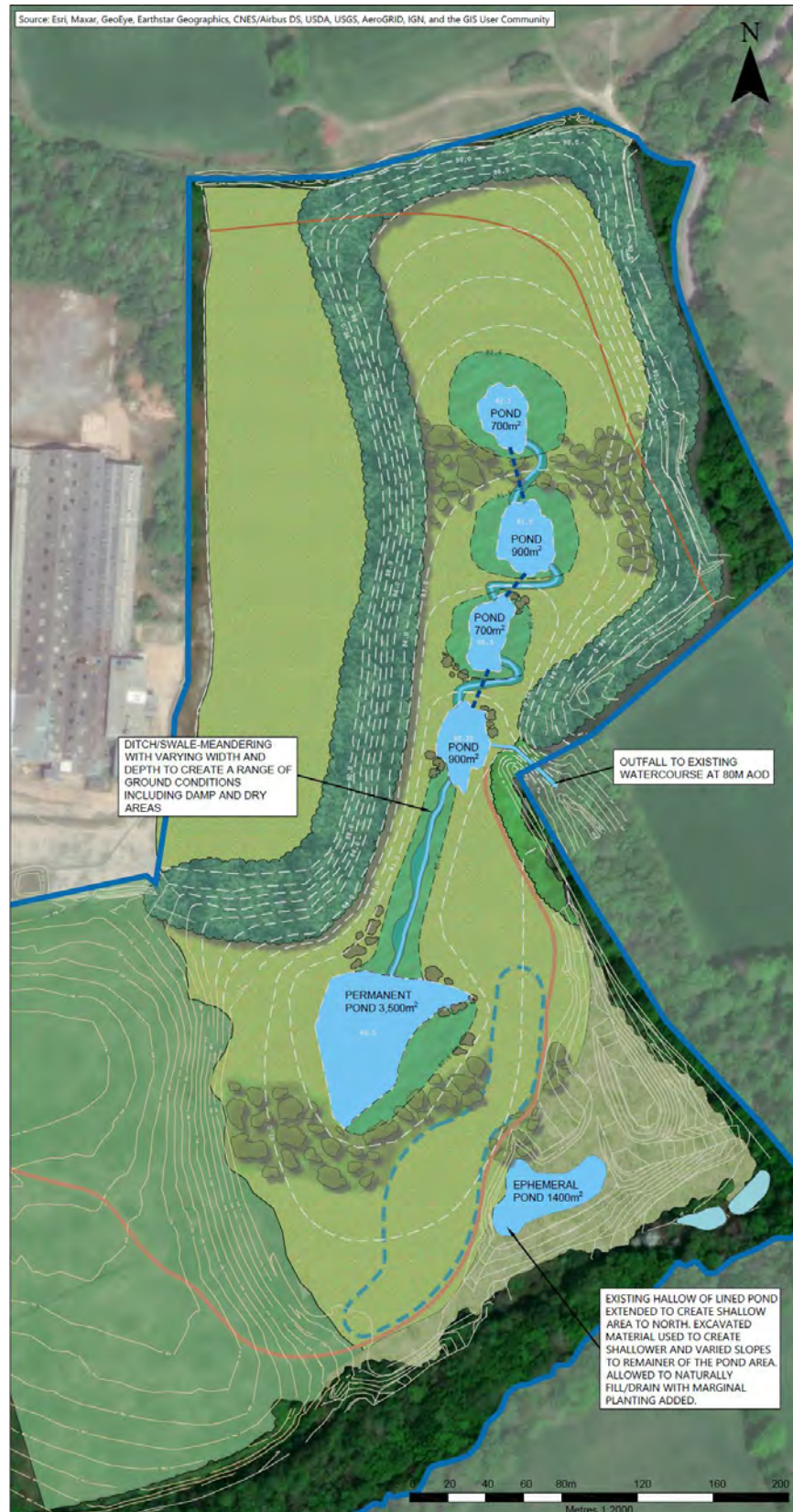
Figure 3-6


Figure 3-7



Appendix D

Planning Statement, Volume 1

CLOCKHOUSE QUARRY

**Planning application for the importation of
inert materials and soils (waste or non-
waste) to facilitate the restoration of the
quarry workings**

VOLUME 1

PLANNING STATEMENT



SLR Ref: 403.064433.00001

Version No: FINAL

December 2022

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CH 2/2	Site Plan
CH 3/1	Restoration Masterplan
CH 3/1	Landscape Strategy
CH 3/2	Section A-A Proposed Ponds
CH 3/3	Section B-B at 15 years post planting
CH 3/4	Section C-C at 15 years post planting
CH 3/5	Section D-D at 15 years post planting
CH 3/6	Section E-E at 15 years post planting
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Appendix 3/1 – Tree Survey and Arboricultural Impact Assessment

Appendix 3/2 – Landscape Management and Maintenance Plan

Appendix 4/1 – Heritage Assessment

Appendix 4/2 – Drawing JD_9836_004

Appendix 4/3 – Surrey Inert Waste Trends Review 2015 to 2020 Report

1. Introduction

SUEZ Recycling and Recovery Limited (the ‘applicant’) is submitting a planning application relating to land at Clockhouse Quarry, which is located south of the village of Capel, Surrey. This document comprises a Planning Statement and is submitted to Surrey County Council (as mineral and waste planning authority, ‘MWPA’) in support of the planning application. It has been prepared by SLR Consulting Limited on behalf of the applicant.

- 1.1 The applicant is submitting a planning application to allow import of inert materials and soils (waste or non-waste) into the site to facilitate the necessary restoration of the quarry voids at Clockhouse Quarry to a free draining valley landform which is in keeping with the surrounding landscape. This is set out further in paragraph 1.10 below, and Chapter 3 of this statement.
- 1.2 The Planning Statement supports the planning submission and considers the proposals in the context of relevant planning policies in the Development Plan, and other material considerations, such as national planning policy. It is also accompanied by a series of drawings that show the context of the Clockhouse Quarry in relation to the surrounding landscape.

Application Submission Package

- 1.3 This document comprises Volume 1 of a larger multi volume submission to accompany the planning application. In addition to the formal planning application forms and certificates, the full submission comprises:
- Volume 1 - Planning Statement (this document);
 - Volume 2 - Environmental Statement (ES);
 - o Volume 2A – ES Main Text;
 - o Volume 2B – ES Technical Appendices; and
 - o Volume 2C – A Non-Technical Summary of the ES.
 - Volume 3 Statement of Community Engagement.
- 1.4 The ES provides an objective account of the possible environmental effects of the proposed development by setting out the results of the Environmental Impact Assessment (‘EIA’) which has been

undertaken. It is intended to provide the MWPA with sufficient information to determine the planning application having due regard to the protection of the local amenity and the environment as a whole. The ES has been prepared in line with the framework provided in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 with cognisance of the guidance set out in the online National Planning Practice Guidance and The Institute of Environmental Management and Assessment's "*Guidelines for Environmental Impact Assessment*". It also has regard to a scoping opinion issued by the MWPA on 28th September 2022 (see Chapter 4 of the ES).

- 1.5 The Non Technical Summary ('NTS') provides, in non-technical language, a brief summary of the likely significant effects that the proposed development would have on the environment.
- 1.6 The Statement of Community Engagement describes the measures that have been employed to engage with the local community and summarises the feedback received.

The Site

- 1.7 Clockhouse Quarry (the '*quarry*') is located immediate adjacent to the Clockhouse Brickworks (the '*brickworks*'), which in turn is located off the A24 Horsham Road, around 11km south of Dorking and 9km to the west-northwest of Crawley¹. More locally, the southern edge of the village of Capel lies around 1.3km to the north of the northern edge of the quarry.
- 1.8 SUEZ's ownership at Clockhouse Quarry (encompassing all worked-out areas and including areas over which the applicant has rights of access) extends to around 26.4 hectares (ha) and can be divided into three areas:
 - 'Area 1' is located to the south of the brickworks and comprises an area of mineral workings that has been restored by landfilling with non-hazardous waste under planning permission MO98/1448.
 - 'Area 2' is located to the east of Area 1 and is bounded by Fylls Brook to the south and an unnamed tributary to Fylls Brook to the east. This area was quarried and, although included within expired planning permission MO98/1448, has never been landfilled but does contain deposits of overburden from historic quarrying.
 - 'Area 3' is located to the north of Area 2 and east of the brickworks, bounded by Rusper Road on its eastern edge. This area has been quarried under mineral permission MO02/1072 and there is an outstanding requirement to restore but, as for Area 2, there is no approved restoration scheme

¹ Distanced measured from the centre of the settlement to centre of the Site for illustrative purposes.

in place for Area 3 as it was assumed in the last mineral review process² that landfilling solutions would continue on from permission MO98/1448.

- 1.9 The application site (being land to which the planning application relates) is predominantly situated within Areas 2 and 3 referred to above, along with an access corridor leading to the west (towards the site entrance onto the A24). In this context, the application site is shown edged in red on **Drawing CH 2/2** (in Chapter 2) and covers an area of around 14.5 ha.

The Proposed Development

- 1.10 The applicant is submitting a planning application for the importation of around 740,000m³ of inert material, like soil recovered from local construction projects, to raise the base of the quarry void. This would facilitate a low-level restoration of the mineral workings such that the land drains surface water passively and fulfils the intention of the approved mineral scheme in reinstating ground levels in an area of around 2.5ha east of the existing brickworks, blending this edge into the restored landform and creating a buffer between the brickworks and ecological habits to be created. It is anticipated that the restoration works would take around 14 years to complete, with the majority of the works completed in the initial ten years.
- 1.11 The scheme has been designed to achieve a number of objectives:
- to reduce the steep slopes/faces around the boundary of the clay void, creating a more natural landform with shallower slope gradients reflecting the valley landforms seen in the surrounding area;
 - to reduce the size and depth of water bodies and gradients of surrounding land to minimise health and safety risks associated with unauthorised access to the site;
 - to reduce the size and depth of water bodies to minimise health and safety risks associated with bird strike for aeroplanes approaching or taking off from Gatwick airport;
 - to create an appropriate long term landform whilst reinstating ground levels in an area directly east of the existing brickworks as envisaged in the approved mineral scheme; and
 - to create a final landform that drains naturally and does not require permanent pumping;
 - to provide a series of shallow swales and waterbodies designed to hold back rainfall in storm conditions to greenfield rate.

² Review of Old Mineral Permissions (ROMP) under the Environment Act 1995

The Applicant

- 1.12 SUEZ Recycling and Recovery UK Limited (SUEZ) is a recycling and resource management company that has been managing the waste from households and businesses in the UK since 1988. With over 5,000 employees in the UK, SUEZ operates a network of facilities including: recycling, composting, refuse-derived fuel production, solid recovered fuel production, wood processing, energy-from-waste and landfill.

SLR Consulting Limited

- 1.13 SLR is a multi-disciplinary consultancy with extensive experience in the preparation of planning applications and providing environmental services for a wide variety of projects, including waste, minerals, renewable energy and infrastructure developments.
- 1.14 Further information on SLR can be found on its corporate website at www.slrconsulting.com.

Planning and Environmental Permitting

- 1.1 Government advice on waste planning makes it clear that it is important to avoid unnecessary or confusing duplication. For example, Paragraph 188 of the National Planning Policy Framework states that “...*local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.*”
- 1.2 In addition, paragraph 7 (fifth bullet point) of the National Planning Policy for Waste³ states:

“When determining waste planning applications, waste planning authorities should: ...

- concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced”.*

³ National Planning Policy for Waste, DCLG. October 2014

2. Site and Surroundings

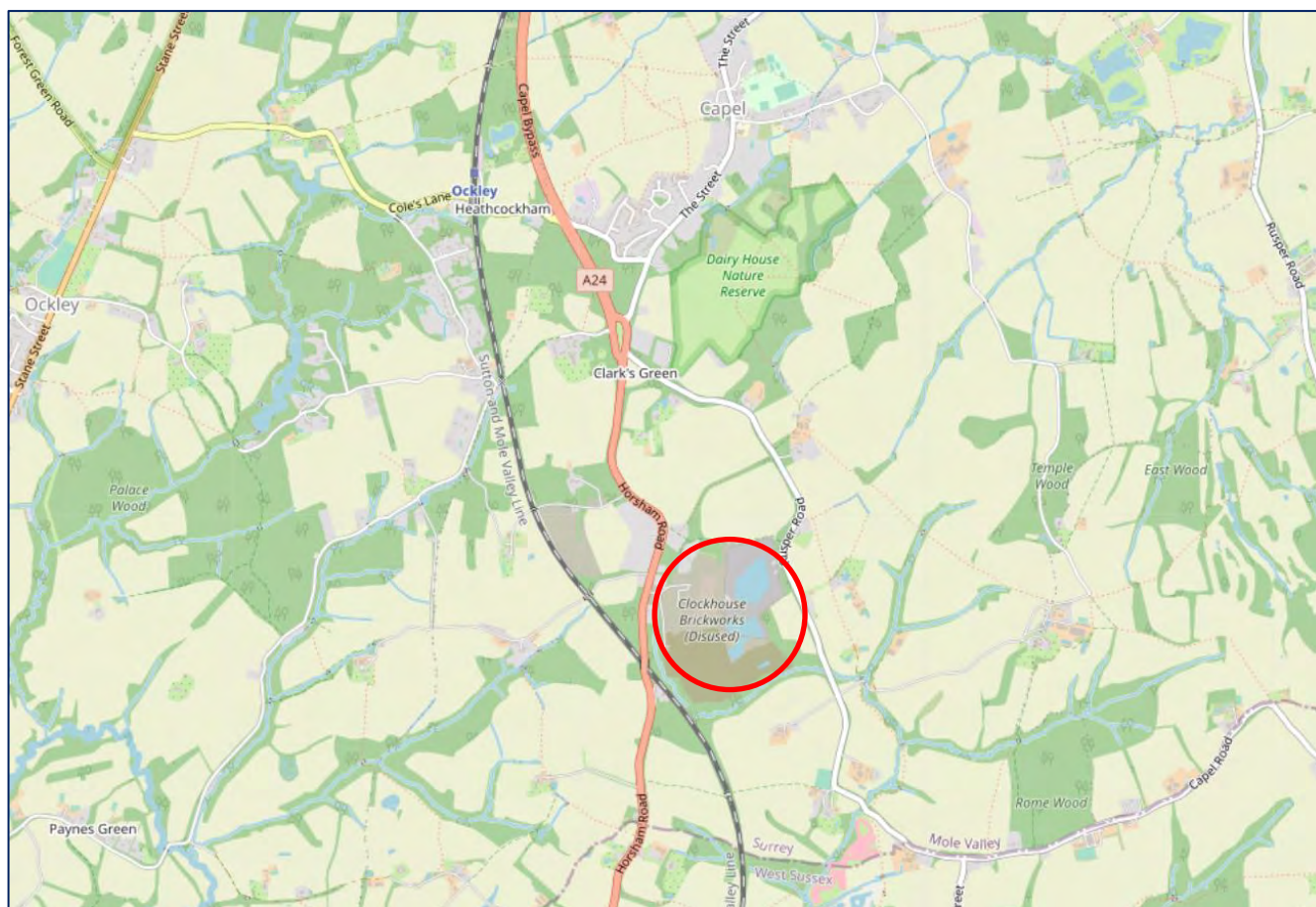
This chapter describes the existing physical and environmental characteristics of the application site, along with the wider Clockhouse Quarry site and the immediate surrounding area. A more detailed account is provided in Chapter 2 of the ES, whilst a number of the chapters within ES provide a description of the application site in relation to particular environmental topics.

Location

- 2.1 Clockhouse Quarry (the '*quarry*') is located immediate adjacent to the Clockhouse Brickworks (the '*brickworks*'), which in turn is located off the A24 Horsham Road, around 11km south of Dorking and 9km to the west-northwest of Crawley⁴. More locally, the southern edge of the village of Capel lies around 1.3km to the north of the northern edge of the quarry.
- 2.2 In terms of administration, the quarry is located wholly within the District of Mole Valley and the County of Surrey.
- 2.3 For identification purposes, the quarry is centred on National Grid Reference TQ 17695 38512, whilst Figure 2-1 below illustrates its location. **Drawing CH 2/1** shows the location of the application site based on open source OS data.

⁴ Distanced measured from the centre of the settlement to edge of the site for illustrative purposes only. For specific separation distances between the site and a receptor, please refer to the relevant chapter in the ES.

Figure 2-1
Site Location



©Open StreetMap contributors.

Site Description

2.4 The applicant's ownership at Clockhouse Quarry (encompassing all worked-out areas and including areas over which the applicant has rights of access) extends to around 26.4 ha. Land which the applicant owns is shown edged in blue on **Drawing CLK-QREST-0521-02**, whilst land it has access rights over is shown edged in brown. The applicant's landholding can be divided into three areas:

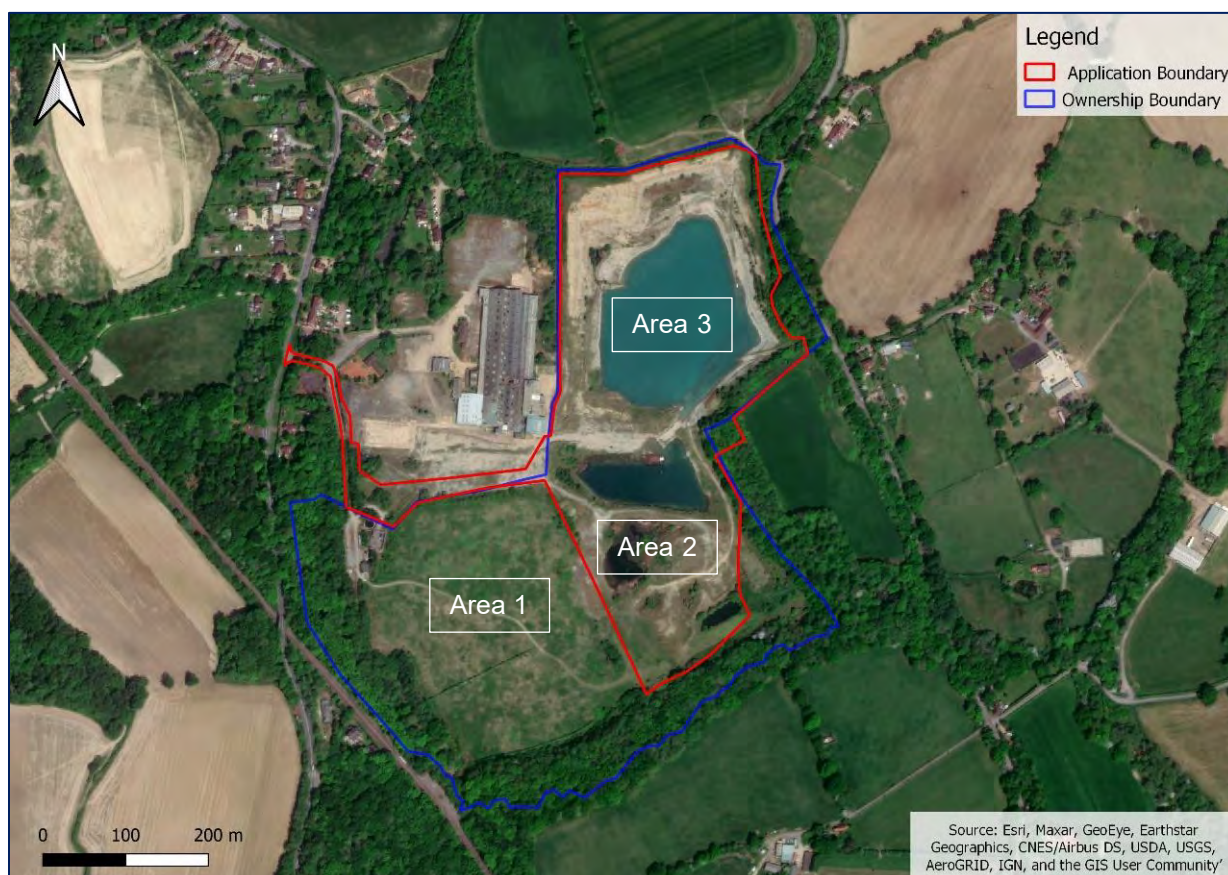
- 'Area 1' is located to the south of the brickworks and comprises an area of mineral workings that has been restored by landfilling with non-hazardous waste under planning permission MO98/1448. The area has been restored in accordance with approved drawings under permission MO98/1448 and landfill gas and leachate management infrastructure installed.
- 'Area 2' is located to the east of Area 1 and is bounded by Fylls Brook to the south and an unnamed tributary to Fylls Brook to the east. This area was quarried and, although included within expired planning permission MO98/1448, has never been landfilled but does contain deposits of

overburden from historic quarrying. There was an approved restoration scheme in place under permission MO98/1448 but this was never achieved as it relied upon landfilling to achieve the final levels. There is still a requirement to restore Area 2 under mineral permission MO02/1072, although no restoration scheme under the mineral permission has yet been agreed.

- 'Area 3' is located to the north of Area 2 and east of the brickworks, bounded by Rusper Road on its eastern edge. This area has been quarried under mineral permission MO02/1072 and there is an outstanding requirement to restore but, as for Area 2, there is no approved restoration scheme in place for Area 3 as it was assumed in the last mineral review process that landfilling solutions would continue on from permission MO98/1448.

2.5 The application site is predominantly situated within Areas 2 and 3 referred to above, along with an access corridor leading to the west (towards the site entrance). In this context, the application site is shown edged in red on **Drawing CH 2/2** and covers an area of around 14.5 ha. Figure 2-2 below also shows the extent of the application site and applicants land holding (edged blue) on an aerial base.

Figure 2-2
Site Location



Surrounding Area

- 2.6 The application site is situated within an area of undulating, largely wooded countryside, mainly in agricultural use and designated in the Mole Valley District Local Plan 2000 as '*Countryside Beyond the Green Belt*'. The application site is located outside of the Green Belt, with the 'Metropolitan Green Belt' boundary being some 1.6 km to the north of the application site.
- 2.7 Immediately to the west of the quarry is the Clockhouse Brickworks, which is currently mothballed. The brickworks contains a number of buildings, the largest of which measures around 165m by 70m. Around the brickworks buildings are areas of hardstanding. Further to the west is the A24 and a railway line, along with a number of properties that have been developed along the A24 in the vicinity of the brickworks. Between these properties and the railway line is a dormant clay quarry (Auclaye Quarry) which has recently gone through a formal review of the old mineral permission (ROMP) under the provisions of the Environment Act 1995 (application reference SCC/17/0004). Beyond the railway line is open countryside comprising in the main agricultural land and woodland.
- 2.8 To the east the quarry is bordered by Rusper Road, beyond which is open countryside; to the north and south of the quarry is also open countryside.

Access and Rights of Way

- 2.9 Vehicular access to the quarry, in common with the Brickworks, is gained off the A24 at NGR TQ 17271 38633. There is no other vehicular access to the quarry.
- 2.10 In the vicinity of the site entrance, the A24 is a standard width carriageway subject to a 40 mph speed limit (recently reduced from 50 mph). A pavement runs along the eastern side of the carriageway, as does an overhead telegraph line. To the south of the site entrance is a wide verge to assist in visibility; to the north, vegetation has been cleared for around 30m from the Site entrance, again providing a wide verge. Beyond this is a hedge which borders the pavement (see Chapter 7 of the ES for further details). There are bus stops on either side of the A24 to the north of the site entrance, where busses stop in the carriageway to drop/pick up passengers.
- 2.11 Public right of way (PROW) Bridleway BW 186 is routed along the northern boundary of the application site (but not within the application site). This PROW runs roughly east-west and provides a link between Horsham Road and Rusper Road. It also links to bridleway BW 269 to the north-west of the application site. Between these two bridleways is a short section of footpath (FP 185). Further afield, bridleway BW 269 crosses Rusper Road and after a short section on Rusper Road, joins bridleway BW 185 in the vicinity of Pleystone Farm. To the west of the A24, bridleway BW 171 runs in a general north-easterly direction from Osbrooks, passing underneath the railway line to join the A24 to the north

of the site entrance. Bridleway 186 is around 220m to the north, and reached using the A24. Finally, to the east of the application site, footpath FP 180 runs in a southerly direction from a bend on Rusper Road north of Axelholm Cottage, crossing Rusper Road south of Lower Gages Farm.

Planning Background

- 2.12 Mineral extraction at the quarry predates the modern planning system. In 1947, an Interim Development Order (IDO) consent (ref. C352) was granted under the Town and Country Planning (General Interim Development) Order 1946. This IDO was granted for the 'excavation of clay for the purposes of brickmaking' from approximately 43.7 hectares of land.
- 2.13 Since this time the brickworks site has had a complex planning history with a number of planning permissions granted for buildings associated with brickmaking (within the IDO permission area and to the west). There have also been a number of planning permissions for landfilling (with trade, commercial, industrial and municipal/household wastes) for the purpose of restoration of the southern part of the brickworks site (Areas 1 and 2 to the south of the brickworks complex). These permissions included ancillary developments such as facilities for the control and utilisation of landfill gas.
- 2.14 Under the Planning and Compensation Act 1991 (1991 Act) the IDO permission was registered on 14 May 1992 (under ref. MO92/0271) and an application for determination of conditions, supported by an Environmental Statement, for the continued clay extraction was approved on 27 November 2003 (ref. MO02/1072). The MO02/1072 permission provides for the continued mineral working and deposit of mineral waste within an area described as 'Stage 3' in the application and is subject to 25 conditions covering *inter alia* duration, hours of operation, noise, dust, protection of water resources, landscaping, archaeology, ecology and nature conservation, working programme and restoration and aftercare. An application to fulfil the conditioned requirement for a restoration scheme for the worked-out quarry voids (Areas 2 and 3) is anticipated to be submitted and determined in parallel with or subsequent to this planning application. The next periodic review of the mineral planning permission is due for submission to Surrey County Council by 27 November 2023.
- 2.15 As clay extraction had ceased in the southern part of the IDO permission area and this area was at the time subject to permission (ref MO98/1448) for landfilling and waste related uses, the MO02/1072 application did not propose any conditions for this land. An application seeking more time in which to complete landfilling was refused in 2006 on grounds of insufficient information to assess impacts on ecology and potential danger to aircraft from birdstrike. Landfilling operations consequently never progressed beyond Area 1 and the restoration contours for Area 2 were never achieved.
- 2.16 The main mineral void to the east of the brickworks (Area 3) does not benefit from a specific planning permission for infill or an approved restoration design. The quarry development scheme indicates that

all quarry waste arisings throughout the development would be placed in the south western areas to progressively reinstate land immediately to the east of the brickworks. The submitted details indicated that this *land “would be available for the stockpiling of raw clay and/or bricks or for extensions to the brickworks”⁵*.

- 2.17 It is noted from the Supporting Statement accompanying the IDO Review submission that no proposals for restoration were included, but rather deferred for consideration at a later date. The same statement notes (at paragraph ss.32) that *“the Stage 3 area does not benefit from a specific planning permission for landfill but previous working and restoration schemes approved by Surrey County Council presuppose backfilling with imported material and envisage restoration to original ground levels so as to marry in with the approved restoration contours for the landfill areas within the South of the site (Stages 1 and 2)”*.
- 2.18 Condition 25 of the mineral permission MO02/1072 requires submission of a restoration scheme for approval by 1 January 2019. This scheme remains outstanding due to the difficulties of designing an appropriate restoration for the mineral workings without importing material with which to raise the base levels and enable the site to drain passively and sustainably. The proposed development would allow importation of suitable inert material to facilitate an appropriate restoration and, once approved, the same scheme would also be submitted to discharge the requirements of condition 25.
- 2.19 In terms of site history it is also noted that in 2001 and again in 2008 planning permission was resolved to be granted for construction of an energy from waste facility, but in both cases the decision/permission was subsequently quashed further to legal challenge.

⁵ Paragraph d.15, Quarry Development Chapter to the ES accompanying the IDO Review submission.

3. The Proposed Development

This chapter describes the development proposals for which the planning application seeks permission.

Overview of the proposed development

- 3.1 The proposal is to allow importation to site of inert material and soils (waste or non-waste) to facilitate low-level restoration of the application site, such that the land drains surface water passively and fulfils the intention of the approved mineral scheme in reinstating ground levels in an area of around 2.5ha east of the existing brickworks, blending this edge into the restored landform and creating a buffer between the brickworks and ecological habits to be created. It is anticipated that the restoration works would take around 14 years to complete, with the majority of the works completed in the initial ten years.
- 3.2 The scheme has been designed to achieve a number of objectives:
- to minimise impacts on and provide appropriate restoration habitat for the onsite population of great crested newts and other flora/fauna of interest;
 - to reduce the steep slopes/faces around the boundary of the clay void, creating a more natural landform with shallower slope gradients reflecting the valley landforms seen in the surrounding area;
 - to reduce the size and depth of water bodies and gradients of surrounding land to minimise health and safety risks associated with unauthorised access to the site;
 - to reduce the size and depth of water bodies to minimise health and safety risks associated with bird strike for aeroplanes approaching or taking off from Gatwick airport;
 - to create an appropriate long term landform whilst reinstating ground levels in an area directly east of the existing brickworks as envisaged in the approved mineral scheme; and
 - to create a final landform that drains naturally and does not require permanent pumping;
 - to provide a series of shallow swales and waterbodies designed to hold back rainfall in storm conditions to greenfield rate.
- 3.3 As noted above, the application site extends to around 14.5ha; however, the area that is to be restored under the scheme through the importation of inert materials or other regrading works extends to around 13.5ha. It is proposed to restore the quarry workings by importing around 740,000m³ of material over a period of around ten years, which equates to 74,000m³ per annum, or around 133,000t per annum (based on a conversion factor of 1.8t/m³).

- 3.4 This imported material would be used to infill the base of the mineral workings in Area 3 and the northern part of Area 2, as well as reinstating to ground-level an area to the east of the brickworks, similar to that envisaged in the 2003 mineral review scheme. Following preliminary geotechnical assessment of the stability of the existing eastern landfill slope (see Chapter 8 of this Volume) it is not proposed to import any material to change the existing landfill (Area 1) contours. A small quantity of material would be needed to raise the levels in and around the pond to the east of the landfill flank in Area 2 such that it attenuates surface water and drains by gravity-flow out of the quarry at the 80m AOD level. Works within Area 2 have been minimised in recognition of the existing ecological value of this area.
- 3.5 The imported material would be inert in nature and could typically comprise excavation wastes (such as clays and soils) from the clearance of development sites, road schemes or other construction projects. An environmental permit is required for quarry restoration operations involving wastes and the intention is that a 'deposit for recovery permit' would be sought at Clockhouse Quarry.
- 3.6 It is anticipated that the overall duration of the development would be around fourteen years comprising:
- ten years for the infilling and restoration operations in Area 3 and northern part of Area 2 (Phase 1 of the works);
 - a potential two year gap to allow habits to establish (it may be possible to shorten this period dependant on the Licence granted for GCN translocation); and
 - a final two years to complete regrading/limited infill works within the southern part of Area 2 (Phase 2 of the works) to create a suitable free draining landform. During this period work would be undertaken to create the outfall to the unnamed tributary by removing the material currently blocking the head of the valley.
- 3.7 **Drawing CH 2/2** illustrates the indicative boundary between Phase 1 and Phase 2.

Site Development

Initial Site Establishment Works

- 3.8 The first phase of restoration works would be within Area 3, with the timing of the works governed by the programme of translocating Great Crested Newts (GCN).
- 3.9 Prior to any infilling works commencing, a programme for the translocation of GCN would be required. This would follow 'tried and tested' practices installing newt fencing to direct migrating GCN to capture buckets located within the fencing. Captured GCN would be moved to ponds retained within the site. Such works would be regulated by a licence issued by Natural England, as part of which, detailed

method statements would be prepared, including the timing of operations and the provision of suitable receptor sites. Notwithstanding this, it is anticipated that by the time a planning application is determined District Level licencing would be in place. This may allow for a different approach to mitigating for the loss of GCN through the payment to a district fund and obviate the need for such extensive on-site works.

- 3.10 As part of the initial works it is proposed to decommission the rectangular plastic-lined lagoon in the south-eastern corner of the application site, originally designed to hold leachate, removing the plastic liner and re-shaping it into a more natural-looking ephemeral pond to enhance its current status.
- 3.11 Following the GCN translocation programme the dewatering of the mineral void in Area 3 would commence. Water would be pumped at a rate that would not cause stability issues for any faces within the mineral workings and that is within the rate allowable under the existing discharge consent for the quarry. The rate of pumping has been informed through a geotechnical review (see Chapter 8). A discharge consent already exists allowing water pumped from the quarry void to be discharged into the unnamed tributary of the Fylls Brook. Based on discharging at the limit imposed in the discharge consent (25l/s) it is estimated that it would take around 102 days, potentially reducing to 87 days if undertaken during the summer months when evaporation from the waterbody would likely match or exceed total rainfall inputs from the catchment. A preliminary geotechnical assessment has shown that this rate of dewatering would not give rise to any stability issues for the faces of the mineral void (see Chapter 8 for more details).
- 3.12 Once the water has been removed initial site preparation works relating to the development of the low-level restoration scheme would commence. These would generally be limited to the clearance of naturally regenerating vegetation and the preparation of an access route into the void in preparation for infilling. Any clearance of vegetation would be undertaken outside of the bird breeding season (unless the area has been checked by an ecologist and found to be clear).
- 3.13 Formation of the internal access roads and associated site support infrastructure would also be progressed during the initial site development phase. Details of the site support infrastructure are provided later in this chapter (see paragraphs 3.29 to 3.30).

Phase 1

- 3.14 The restoration concept for this area is to create a valley feature which would naturally drain in a southerly direction, recreating a watershed to (on completion of restoration) drain into the unnamed tributary of the Fylls Brook. Within the floor of the valley would be a series of four ponds, linked by drainage channels/swales, which would be designed to provide suitable habitat for GCN as well as attenuation capacity during heavy rainfall; in terms of GCN habitat this would be a significant enhancement over the large water body that currently exists in Area 3.

- 3.15 It is envisaged that works would commence by infilling the base of the mineral void up to a level of around 80m AOD. Works would then progress to create the peripheral slopes to the site, starting in the northern part of the Phase and move progressively southwards. In accordance with discussions with Natural England, two 10m – 15m long sections of the upper quarry faces (on the northern and eastern sides of the Phase) would be left exposed; it is anticipated that the height of the exposed faces would be between 1m and 4m. The precise location of the exposures would be agreed beforehand with Natural England to ensure that the most representative exposures are retained.
- 3.16 By completing the infilling and restoration of Phase 1 first and allowing a time gap between completion of Phase 1 and the start of works in Phase 2, the new ponds are given time to establish and provide suitable GCN habitat. Works in Phase 2 have been minimised to avoid unnecessary disturbance of the more valuable areas of habitat found in the southern end of the application site. In this respect, the application site does not extend to the full extent of Area 2.
- 3.17 It is anticipated that a Deposit for Recovery Permit (being a form of Environmental Permit) would be sought once an appropriate restoration scheme is agreed and, given the natural containment provided by the *insitu* clay at Clockhouse Quarry and the intention to restore the site using inert materials, there is highly unlikely to be a need for any preparatory engineering works such as an artificial liner.
- 3.18 All infill materials would be imported by HGV's accessing the site via the established access off the A24 and using internal roads between the old landfill and the brickworks building to reach the base of the mineral void. As with the previous landfill operations HGV's would enter the site and be routed to the weighbridge, where the quantity of imported material would be recorded and paper work inspected. Checks would also be carried out to ensure that the load was consistent with the description on the transfer note. From the weighbridge, the HGV would be directed to the appropriate infilling area. The load would be deposited, inspected and the HGV would then return to the weighbridge, passing through a wheel wash first, and then leave the site.
- 3.19 The proposed machinery would comprise a tracked dozer to spread and compact the restoration material, and an excavator intermittently used for earthworks and moving large stones or blocks of quarry material. All site plant would be fitted with non-tonal reverse alarms to minimise noise disturbance.
- 3.20 Infill materials tipped on the western edge of the void would be subject to additional compaction (or such other techniques as may be prescribed by a geotechnical design) to ensure that the area of land reinstatement is suitable should it be required for clay/brick stockpiling or other development associated with the brickworks in the future.
- 3.21 As the restoration works in the northern part of Phase 1 are completed, the water body in the central section of the Site would be dewatered and infilled with inert material to the restoration profile. Operations in this part of the site would be undertaken in a similar fashion to those described above.

- 3.22 Once the restoration profile has been reached in Phase 1, a layer of uncompacted restoration soils would be spread over the surface, cultivated and seeded/planted in line with the restoration scheme (see **Drawing CH 3/1**).

Phase 2

- 3.23 Once Phase 1 restoration is completed, restoration operations would transfer to Phase 2. The timing of the start of works in Phase 2 would be governed by the GCN translocation programme and establishment of suitable receptor sites, allowing time for the new ponds to mature, which could take up to two years. It may be possible to shorten the pre-works translocation period by installing one-way newt fencing around the section of Area 2 to be disturbed.
- 3.24 In this area, the proposed works are more limited with the aim being to reduce disturbance to that which is necessary in order to enable surface water to drain passively and sustainably and for the waterbodies in the restoration to provide the attenuation capacity needed to retain surface water in storm conditions. Restoration proposals would involve the regrading of the central part of Area 2 to build up levels to provide suitable flood attenuation and enable the landform to drain freely to the discharge point, creating a single waterbody. An area is identified in the restoration of Area 2 for a future sustainable leachate treatment solution using reed bed treatment. The details of this are yet to be agreed with the Environment Agency and the area is included in this planning application only as an identified potentially suitable area with appropriate gradients rather than a detailed proposal. The main pond within the restored Phase 2 would overtop towards the discharge point to the unnamed tributary, as for Phase 1 (there would also be a smaller ephemeral pond within the southern part of the Site in place of the current rectangular lined lagoon, but this sits on an elevated area without a significant watershed feeding into it).
- 3.25 To allow the site to be free-draining requires the creation of a new outfall to a water course. Material that has previously been placed at the northern end of the unnamed tributary to the Fylls Brook would be carefully removed (to minimise the impact upon the Ancient Woodland/SNCI) to allow the restored Phases 1 and 2 to become the watershed for the unnamed tributary via the new ponds. This would allow surface water to flow under gravity from the proposed application site, removing the current need to actively pump surface water. In view of the Ancient Woodland designation within this area, a tree survey and arboricultural impact assessment has been undertaken, produced with reference to 'BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations' (BSI, 2012). The report is contained in **Appendix 3/1** to this Volume.
- 3.26 The outfall from the proposed application site would be set at around 80m AOD to match the level of the existing discharge consent point. The pond capacities would be designed to ensure that the rate of flow leaving the site did not exceed green field rates, in order to prevent any flooding impacts downstream (or indeed any scouring of the water course). This is considered further in Chapter 9 of this Volume.

Operational Hours

- 3.27 Operating hours at the site would be in line with those approved for mineral extraction under planning permission MO02/1072, namely:
- Monday to Friday: 0700 to 1900 hrs.
 - Saturday: 0800 to 1300 hrs.
 - No working on Sundays or Bank Holidays (except for essential maintenance)
- 3.28 No operations would be proposed to take place outside these times except in the case of an emergency or essential maintenance.

Ancillary Development

Site Support Infrastructure

- 3.29 To support the restoration operations, it would be necessary to install new offices/welfare accommodation, a new wheel wash and a weighbridge. Three portable type buildings would be installed. The first would be a small weighbridge office and would be set around 0.5m to 1m above the ground level. The other two buildings would be standard sized portable buildings (i.e. around 12m in length, 3m in width and around 2.5m in height); one of the buildings would comprise office accommodation whilst the other would provide welfare facilities and a mess room. The buildings would be provided with electricity, telecoms and water; foul water would drain to a tank. It is anticipated that full details of these units would be subject to a planning condition requiring submission and approval prior to importation of any fill material.
- 3.30 The weighbridge would be a standard surface mounted type with concrete approach ramps and so would be around 0.5m in height above the ground. A new wheel wash would be installed; details of the wheelwash design would be determined close to the commencement of materials import and could be conditioned. A new section of surfaced road would be constructed between the end of the wheel wash and the existing site access road.
- 3.31 The location of the site reception infrastructure are illustrated on **Drawing CH 3/7**. Further details of the site reception infrastructure would be provided under a planning condition as suggested above.

Access Road

- 3.32 The proposed access to the site would be from the existing access off the A24 currently serving the brickworks. This access is a private junction onto the A24 Horsham Road. No other vehicular access would be provided (i.e. there would be no access onto or off Rusper Road).

- 3.33 From this access all traffic would be routed to the infilling operations along a new access road running between the brickworks buildings and the restored landfill (Area 1).
- 3.34 The road would be constructed to an appropriate standard for the proposed use.
- 3.35 All material would be imported by road via the existing access; based on an average payload of 15t per HGV, this equates to around 33 HGVs per day (66 movements) based on a five and a half day week. However, it is likely that material would be imported in campaigns (from specific construction projects) which would mean that the daily number of HGV movements could be higher, with a maximum limit of 100 per day (200 movements).
- 3.36 By way of comparison, a condition attached to Planning Permission MO98/1448 for the landfill operations limited HGV movements to 90 per day.
- 3.37 It is understood that there are no restrictions on the movement of HGVs from the brickworks.

Restoration

- 3.38 The site would be progressively restored as illustrated in concept on **Drawing CH 3/1**, with a series of cross sections presented on Drawings CH 3/2 to CH 3/6.
- 3.39 The restoration scheme for the application site is based upon the creation of a free draining landform by raising the basal levels of the mineral voids and establishing habitat features which are representative of the surrounding landscape character. In so doing this would allow the Site to integrate into the surrounding green infrastructure network, soften landform and create habitats capable of being self-sustaining. These habitats and features include:
- Linear belt of native deciduous woodland;
 - Woodland edge planting;
 - Open species rich grassland
 - An agricultural field unit comprising grazing land;
 - Scrub/open mosaic habitat;
 - Small ponds connected with a shallow meandering ditch/swale system;
 - An ephemeral waterbody; and
 - Marginal planting and species rich wet/damp grassland adjacent to the waterbodies and ditches.
- 3.40 The precise specification for the seeding and planting (including *inter alia*, species mix, density, cultivation etc) would be agreed with the MWPA prior to the final spreading of restoration soils (i.e. the detail would be conditioned). In terms of aftercare, a Landscape Management and Maintenance Plan (LMMP) is provided at **Appendix 3/2**.

- 3.41 It is noted from the pre-application advice that the MWPA considered that a 'Bird Management Plan' may be required given the location of the site within the safeguarding area to Gatwick Airport. However, given the limited size of the proposed ponds, and comparing them to the size of the water bodies that currently exist on site, then it is considered that the risks of bird strike have been greatly reduced through the restoration design. Moreover, the nature of the fill material would not attract large numbers of large birds (such as gulls) in the same way a non-hazardous landfill would. Should it be found through consultation that a Bird Management Plan is required, then this can be the subject of a planning condition.
- 3.42 Whilst public access to the site is not proposed following completion of restoration (as it would not be compatible with the conservation aims of the restoration scheme), the design concept has been amended in the design process, in response to comments from parish councillors, to incorporate less woodland planting along the south-facing slope at the north of the restored Area 3 in favour of allowing a vantage point from the right of way looking down the restored valley landform. This also allows the south-facing and sheltered slope in this area to provide potential for wildflower and butterfly habitat.

4. Planning Policy and Guidance

This chapter sets out the planning policy that is considered to be relevant to the proposed development. The relevant policies are highlighted and an analysis provided of the extent to which the proposed development complies with policy.

- 4.1 It is a fundamental principle of the planning system that in dealing with a planning application, the planning authority should determine it in accordance with the Development Plan unless other material considerations indicate otherwise⁶. Therefore, this section also considers other material considerations. The process of ‘weighing up’ the relevant factors is often described as the ‘planning balance’, and will take all the relevant factors into account.

National Policy

General

- 4.2 National Planning Policy guidance is set out in the National Planning Policy Framework (NPPF). The NPPF is accompanied by the internet based Planning Practice Guidance (PPG)⁷.

The NPPF

Sustainable Development

- 4.3 At the heart of the NPPF is a presumption in favour of sustainable development, for which three overarching objectives are identified:
- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements including the provision of infrastructure;
 - a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high

⁶ Section 38(6) of the Planning and Compulsory Purchase Act 2004

⁷ <https://www.gov.uk/government/collections/planning-practice-guidance>

quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - to protect and enhance the natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.4 These roles should not be undertaken in isolation, because they are mutually dependent. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

4.5 In the context of these three objectives, the overarching aim of the proposals is to restore a former mineral working by importing inert materials and soils (waste or non-waste) to allow for a suitable (and sustainable) restoration profile to be achieved. The need for the development is discussed at the end of this chapter. However, there is a clear need to restore the workings and that cannot be achieved without the importation of materials. The site is well placed in terms of the local market, having access off the A24 (a major north – south corridor through Surrey) and benefits from an established access that has a history of use by heavy goods vehicles. Planning permission has also previously been granted for the importation of non-hazardous wastes. As such, the site can be considered the right type and in the right place; given that mineral extraction ceased some time ago, and the site has remained unrestored, then it can also be considered the right time.

4.6 Turning to the social objective, this is mainly aimed at the built environment; however, the spirit can equally be applied to this scheme and the need to provide a high quality restoration scheme that is sympathetic to its surroundings. This has been examined through a landscape and visual appraisal (see Chapter 11 of the ES). Landscape aspects are also discussed under the heading of '*Protection of the Environment*' later in this chapter.

4.7 Finally, the environmental objectives are addressed through the various assessments that have been undertaken as part of the EIA (see Volume 2). A fundamental aspect of the proposals is to provide a free draining landform that does not require perpetual pumping and can manage storm events without the risk of flooding downstream.

Environmental Considerations

4.8 The NPPF, together with the web based PPG, sets out the overarching national policy and associated guidance respectively aimed at protecting the environment and local communities. This is further considered under the heading of '*Protection of the Environment*' later in this chapter.

National Planning Policy for Waste

- 4.9 National Planning Policy for Waste (NPPW) is the latest Government policy on planning for waste management facilities and objectives for sustainable waste management, replacing Planning Policy Statement 108. NPPW sets out the key planning objectives, decision making principles and advice on determining planning applications.
- 4.10 Paragraph 1 of the NPPW links it to the Waste Management Plan for England emphasising the role planning can play in providing a more sustainable and efficient approach to resource use and management. In this respect, the key points relating to the proposed development should inert waste material be used in the restoration are:
- recognising the positive contribution waste management can make to the development of sustainable communities;
 - providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste including by enabling waste to be disposed of in line with the proximity principle; and
 - helping secure the disposal of waste without endangering human health and without harming the environment.
- 4.11 The NPPW carries forward from PPS10 the concept of the 'waste hierarchy', which indicates that landfill is the least desirable solution, to be used where none of the options higher up the hierarchy are appropriate. The proposals though are seeking to restore the quarry workings and this can only be achieved through importing materials to site. The scheme allows for the minimum amount of fill material to provide a suitable and sustainable landform. It is anticipated that a Deposit for Recovery Permit (a type of Environmental Permit) would be sought to enable inert waste material to be used in the restoration of Clockhouse Quarry, in which case the waste operations would be classed as 'recovery' and not 'disposal'.
- 4.12 Paragraphs 4 and 5 of the NPPW set out the policy considerations for the location of waste management facilities, referring to the 'proximity principle' and going on to consider⁹ the extent to which the site supports other policies in the NPPW; the physical and environmental constraints on the development; the capacity of the transport infrastructure and the cumulative impact of existing and proposed waste facilities.

⁸ Planning Policy Statement 10: Planning for Sustainable Waste Management. 2005

⁹ Paragraph 5, NPPW.

4.13 The issues contained in Annex B of the NPPW have been addressed (where relevant) in chapters 6 to 11 of the ES in the context of land use planning. In this regard:

- “protection of water quality and resources and flood risk management: Considerations will include the proximity of vulnerable surface and groundwater or aquifers. For landfill or land-raising, geological conditions and the behaviour of surface water and groundwater should be assessed both for the site under consideration and the surrounding area. The suitability of locations subject to flooding, with consequent issues relating to the management of potential risk posed to water quality from waste contamination, will also need particular care”. This has been addressed in Chapter 9 of the ES.
- “land instability: Locations, and/or the environs of locations, that are liable to be affected by land instability, will not normally be suitable for waste management facilities”. This has been addressed in Chapter 8 of the ES.
- “landscape and visual impacts: Considerations will include (i) the potential for design-led solutions to produce acceptable development which respects landscape character; (ii) the need to protect landscapes or designated areas of national importance (National Parks, the Broads, Areas of Outstanding Natural Beauty and Heritage Coasts) (iii) localised height restrictions.” This has been addressed in Chapter 11 of the ES.
- “nature conservation: Considerations will include any adverse effect on a site of international importance for nature conservation (Special Protected Areas, Special Areas of conservation and RAMSAR sites), a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves), Nature Improvement Areas and ecological networks and protected species”. This has been addressed in Chapter 6 of the ES.
- “conserving the historic environment: Considerations will include the potential effects on the significance of heritage assets, whether designated or not, including any contribution made by their setting.”. This has been addressed in the heritage statement presented in Appendix 4/1 of this volume.
- “traffic and access: Considerations will include the suitability of the road network and the extent to which access would require reliance on local roads, the rail network and transport links to ports” . This has been addressed in Chapter 7 of the ES.
- “air emissions, including dust: Consideration will include the proximity of sensitive receptors, including ecological as well as human receptors. and the extent to which adverse emissions can be controlled through the use of appropriate and well-maintained and managed equipment and vehicles”. This has been addressed in Chapter 10 of the ES.
- “Odours: Considerations will include the proximity of sensitive receptors and the extent to which adverse odours can be controlled through the use of appropriate and well-maintained and managed equipment” . The nature of the material to be imported is not odorous. This would also be addressed as part of any Deposit for Recovery Permit.

- “vermin and birds: Considerations will include the proximity of sensitive receptors. Some waste management facilities, especially landfills which accept putrescible waste, can attract vermin and birds. The numbers, and movements of some species of birds, may be influenced by the distribution of landfill sites. Where birds congregate in large numbers, they may be a major nuisance to people living nearby. They can also provide a hazard to aircraft at locations close to aerodromes or low flying areas. As part of the aerodrome safeguarding procedure (ODPM Circular 1/2003) local planning authorities are required to consult aerodrome operators on proposed developments likely to attract birds. Consultation arrangements apply within safeguarded areas (which should be shown on the policies map in the Local Plan). The primary aim is to guard against new or increased hazards caused by development. The most important types of development in this respect include facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes.” The nature of the material to be imported is unlikely to attract vermin or birds. Again, this would be addressed through any Deposit for Recovery Permit.
- “noise, light and vibration: Considerations will include the proximity of sensitive receptors. The operation of large waste management facilities in particular can produce noise affecting both the inside and outside of buildings, including noise and vibration from goods vehicle traffic movements to and from a site. Intermittent and sustained operating noise may be a problem if not properly managed particularly if night-time working is involved. Potential light pollution aspects will also need to be considered.” These aspects have been scoped out of the EIA. Suitable controls can be imposed, such as noise limits, to ensure that amenity of local residents is not unacceptably affected.
- “litter: Litter can be a concern at some waste management facilities” . Again, the nature of the material to be imported is highly unlikely to contain litter.
- “potential land use conflict: Likely proposed development in the vicinity of the location under consideration should be taken into account in considering site suitability and the envisaged waste management facility”. The nature of the proposals are unlikely to conflict with other land uses. Each chapter of the ES has addressed potential cumulative effects and none have been identified.

The Development Plan

Legislative Background

4.14 The Development Plan for the area within which the application site is situated comprises the:

- Surrey Minerals Plan (2011);
- Surrey Minerals Plan Minerals Site Restoration Planning Document (SPD) (2011);
- Surrey Waste Local Plan Part 1 (2020);
- Mole Valley District Council Core Strategy (2009); and

- Mole Valley District Council Local Plan (2000).

- 4.15 The Development Plan also includes the Capel Neighbourhood Development Plan; however, this plan does not contain any relevant policies which need to be taken into account and so is not considered further.
- 4.16 Mole Valley District Council are also in the process of preparing a new Local Plan (Draft Mole Valley Local Plan 2020 – 2037). This plan has now gone through the hearings (and so is at an advanced stage of preparation); however, the Inspectors Report into the hearings has yet to be published. Whilst this plan does carry some weight, given the nature of the Plan (see 5.16 below) it is considered that the draft policies would not sign post a significant change in direction from the policies considered in the adopted plan (or indeed the plans published by the County Council) As such, no further consideration is given to the draft Local Plan.
- 4.17 By virtue of the Town and Country Planning (Prescription of County Matters) (England) Regulations 2003 plans produced by Mole Valley District Council do not consider minerals or waste related development, deferring to the Minerals and Waste Local Plans respectively. Like the plans produced by the County Council they contain a number of policies aimed at safeguarding the environment which are considered holistically within the section titled '*Protection of the Environment*'.

Surrey Minerals Plan (2011)

- 4.18 The Surrey Minerals Plan Core Strategy (SMP) provide strategic policies and site specific proposals for the period to 2026 and includes policies dealing with development management. Given that the proposals are not for mineral extraction, then most of the SMP is not relevant to the project. However, Chapter 8 of the SMP and associated Policy MC 17 addresses restoration of mineral workings. Chapter 8 opens by stating that "*Achieving high quality restoration is integral to consideration of applications for mineral extraction. The way land is restored and its subsequent management offer the means to enhance the character of land taken for mineral working. Properly managed, restoration will benefit communities and their local environment and ensure that a valuable asset will be passed on to future generations*". Paragraph 8.5 notes "*Mineral sites in Surrey have traditionally been restored either by filling with inert and non-inert wastes and, following soil replacement, returned to agriculture, or for a water-based after use.*"

- 4.19 **Policy MC17** provides that:

"Mineral working will be permitted only where the mineral planning authority is satisfied that the site can be restored and managed to a high standard. Restored sites should be:

- i) sympathetic to the character and setting of the wider area; and*

- ii) *capable of sustaining an appropriate after-use.*

Restoration of mineral workings should be completed at the earliest opportunity and progressive restoration will be required where appropriate. The applicant will be expected to agree a scheme with the mineral planning authority detailing how the land will be restored and managed before, during and after working.”

- 4.20 The sentiments of this policy reflect Policy 5 in the SWLP considered above. As noted, the scheme has been designed to reflect local landscape character and has been fully assessed (Chapter 11 of the ES). In terms of after use, the main driver has been to enhance biodiversity, particularly in relation to protected species. The scheme also makes provision for a small area of agricultural restoration.
- 4.21 **Policy MC18** then goes on to consider enhancement stating that “*The mineral planning authority will encourage and work with mineral operators and landowners to deliver benefits such as enhancement of biodiversity interests, improved public access and provision of climate change mitigation such as greater flood storage capacity. Where appropriate, a wider area enhancement approach should be developed, linking restoration proposals for mineral sites or linking site restoration to other green infrastructure initiatives.*” Again, the scheme provides greater biodiversity; reduces potential risks associated with large deep water bodies; and provides a sustainable approach to the management of surface water compared to the baseline scenario. Consideration has been given to whether public access should be catered for in the scheme but on balance, it is considered that to achieve the biodiversity benefits, public access to the site should be restricted. However, provision has been made to adjust the planting scheme and manage sections of the hedgerow along the northern boundary adjacent to Bridleway BW 186 to allow views across the site. Notwithstanding this, in view of the Geological SSSI designation within the application site the scheme makes provision for the retention of sections of the quarry face which exhibit the features referred to in the citation. Access to these exposures would be granted with prior notification.

Surrey Minerals Plan Minerals Site Restoration Planning Document (SPD) 2011

- 4.22 The Surrey Minerals Plan Minerals Site Restoration Supplementary Planning Document (SPD) was adopted by Surrey County Council in July 2011. The purpose of the SPD is to set out the County Council’s vision of how existing and proposed mineral workings should be restored in Surrey during the period to 2026.
- 4.23 It sets out best practice in restoration techniques and presents indicative restoration schemes for all of the preferred areas for working of primary aggregates and silica sand as identified in the Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents 2011.

- 4.24 The SPD does not provide any specific guidance for Clockhouse Quarry.

Surrey Waste Local Plan (2020)

- 4.25 To provide a holistic approach to the review of Development Plan policy, consideration is given to the provisions of the Surrey Waste Local Plan (SWLP). As previously noted, it is anticipated that an application will be made to the Environment Agency for a Deposit for Recovery Permit to allow imported inert materials and soils to be used as an infill material to achieve the restoration of the mineral workings. This is subtly different from landfilling inert waste materials.
- 4.26 The SWLP shows how and where waste will be managed, setting out the planning framework for the development of waste management facilities and to determine planning applications for waste management facilities. The Plan replaces the Surrey Waste Plan (2008) and provides a policy framework to support the sustainable management of waste from 2019 to 2033.
- 4.27 Section 5.2.5 of the SWLP is most relevant to the proposals as it addresses recovery of inert waste to land. Paragraph 5.2.5.2 recognises (emphasis added) that ***“inert material derived from C,D&E waste is a valuable resource and when used in mineral site restoration as inert fill or as capping material for landfilling or landraising activities is considered to be a recovery operation”***. Paragraph 5.2.5.5 adds that *“the WPA will consider whether proposed development involving the deposit of waste is a genuine ‘recovery’ activity. Such consideration involves an assessment of whether there is a genuine need for the development, or if the activity is in fact being proposed because it provides an outlet for the ‘disposal’ of waste for its own sake. Such consideration will include whether the activity involves restoration of mineral workings with inert material or use as a landfill capping material required by planning conditions and/or obligations.”* Finally, paragraph 5.2.5.7 indicates that the MWPA will only support such proposals *“if the development provides a significant benefit that would outweigh any significant adverse impacts. In the case of land remediation, the development must demonstrate a significant improvement to damaged or degraded land and/or provide a greater environmental or agricultural value than the previous land use”*. The SWLP therefore recognises the value and benefits that using inert waste materials can have in terms of restoring mineral workings. However, it is clear that any importation of inert waste needs to be justified and should not be simply a case of infilling a void for the sake of it; proposals should provide significant benefits which outweigh any harms. As previously noted (and explained at the end of this chapter), there is a clear need to restore the mineral workings at Clockhouse, and as explained in Chapter 4 of the ES in the consideration of Alternatives, without the import of any fill material a large water body would be created with minimal means of controlling the outflow to the surrounding watercourses. The only other alternative would be perpetual pumping of water from the void to maintain the water level. The proposed scheme seeks to import the minimum quantity of material to create a free draining landform capable of managing flows in storm events, and also providing aquatic habitats suitable for Great Crested Newts. The scheme also seeks to reflect proposals previously approved whereby a level area is created adjacent to the brickworks;

whilst this would offer some benefit to the operator of the brickworks in any future plans for redeveloping their site, the proposed restoration scheme is self-sufficient and is acceptable in landscape terms in isolation. The level area allows for the reinstatement of an agricultural parcel, complementing land to the north and east of the application site; it also provides a buffer between the brickworks and the ecological habits to be created in the valley floor and flanks. Overall therefore, it is considered that importing less material would not offer the same flexibility or benefits and would not offer any substantial improvement in terms of landscape. Moreover, as shown through the EIA (see chapters 6 to 11 of the ES) the proposals would not give rise to any significant effects on the environment.

4.28 **Policy 5** (Recovery of Inert Waste to Land) indicates that planning permission will be granted “*where this is necessary to implement mineral restoration and non-inert landfill restoration schemes and for other development involving the deposit of inert waste on land that will not prejudice mineral restoration and non-inert landfill restoration activity within the county if:*

- i) *There is a significant benefit or improvement from the development.*
- ii) *The benefit or improvement cannot practicably and reasonably be met in any other way.*
- iii) *The waste cannot practicably and reasonably be re-used, recycled or processed in any other way.*
- iv) *The use of the inert waste material replaces the need for non-waste materials.*
- v) *The development involves the minimum quantity of waste necessary.”*

4.29 The policy is positive in its framing (i.e. permissive). As noted in the previous paragraph, the proposals are required to facilitate the restoration of the mineral workings. The scheme has been designed with this policy in mind, particularly the fifth limb. It is considered that the scheme offers significant benefits in terms of *inter alia* sustainable drainage and habitat creation and these benefits cannot reasonably be achieved by any other means (i.e. importing less material). Allied to this, discussions have been held with Natural England regarding the Geological SSSI; this has identified the areas of interest within the application site and the scheme has been adapted to leave suitable exposures of the quarry face. The precise detail of this would be the subject of a detailed scheme agreed with the MWPA in consultation with Natural England. Any imported waste materials would typically be derived from site clearance/excavation wastes from development sites and comprise clays and soils. It is not intended to import demolition wastes which are capable of being recycled to create secondary aggregates. Finally, the scheme would not prejudice further mineral extraction permitted within surrounding land under the existing mineral permission MO02/1072.

4.30 In terms of sustainable design **Policy 13** indicates that planning permission will be granted where it can be demonstrated that the development follows relevant best practice. It adds that the development “*should be of a scale, form and character appropriate to its location*” and “*that measures are included to (a) maximise landscape enhancements and biodiversity gains, and other measures that may*

contribute to green infrastructure provision and ... (d) ensure resilience and enable adaptation to a changing climate". Again, the scheme has been designed with this policy in mind. The LVIA (Chapter 11 of the ES) has assessed the scheme in the context of landscape character and found that it would not have an unacceptable effect on the Landscape Character Area. The design seeks to retain small areas of permanent water and, with the proposed planting, provides suitable habitat for Great Crested Newt. The scheme also seeks to minimise the amount of works in the southern part of the site, which over the years, has become more established as Great Crested Newt habitat. Finally, the main benefit of the scheme is that it provides a sustainable approach to managing surface water and has been designed to accommodate storm events, taking into account potential increases due to climate change.

Mole Valley Core Strategy 2009

- 4.31 The Mole Valley Core Strategy is one of the 'Local Development Documents' that together make up the Local Development Framework for Mole Valley. The Core Strategy sets out a vision for the District and guides the type, level and location of future developments, covering the period up to 2026.

Mole Valley Local Plan 2000

- 4.32 The 2009 Core Strategy does not supersede the Local Plan 2000 in its entirety and a number of policies within it were saved.

Protection of the Environment

General

- 4.33 Both the NPPF and the Development Plan contain specific policies on safeguarding and protecting the environment, covering all aspects such as the countryside; the natural environment; built and cultural heritage; agriculture; and landscape.
- 4.34 Within the Minerals Local Plan (Core Strategy), Policy MC14 provides an overarching approach to reducing the adverse impacts of mineral developments. It indicates that mineral developments will be permitted the applicant has provided information sufficient for the mineral planning authority to be satisfied that there would be no significant adverse impacts arising from the development. In this context the policy sets out ten aspects to be addressed:
- i) noise, dust, fumes, vibration, illumination, including that related to traffic, generated by the development;
 - ii) flood risk, including opportunities to enhance flood storage, dewatering and its potential impacts, water quality, and land drainage
 - iii) the appearance, quality and character of the landscape and any features that contribute to its distinctiveness;

- iv) the natural environment, biodiversity and geological conservation interests;
- v) the historic landscape, sites or structures of architectural and historic interest and their settings, and sites of existing or potential archaeological interest or their settings;
- vi) public open space, the rights of way network, and outdoor recreation facilities;
- vii) the use, quality and integrity of land and soil resources, land stability and the integrity of adjoining transport infrastructure;
- viii) the need to manage the risk of birds striking aircraft;
- ix) cumulative impacts arising from the interactions between mineral developments, and between mineral and other forms of development;

4.35 The following paragraphs provide a brief overview of those policies aimed at protecting the environment. To recap, the various documents that constitute the Development Plan are abbreviated as follows:

- SMLP – Surrey Minerals Local Plan
- SWLP - Surrey Waste Local Plan
- MVCS - Mole Valley Core Strategy
- MVLP - Mole Valley Local Plan

Landscape

4.36 Section 15 of the NPPF, “*Conserving and enhancing the natural environment*”, sets out criteria that are relevant to landscape. These include the protection of valued landscapes in a manner that is commensurate with their statutory status or identified quality in the development plan, recognition of the intrinsic character and beauty of the countryside and maintaining the character of undeveloped coast.

4.37 In paragraph 176 it is stated that “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*”.

4.38 In the SWLP parts of **Policy 14** (Protecting Communities & the Environment) are relevant. As the application site is not within or adjacent to the AONB then part A. i) of the policy is not relevant. It then goes on in part B to state that planning permission for waste development will be granted where “*it would not result in unacceptable impacts on communities and the environment. The term ‘unacceptable impact’ should be interpreted in accordance with current national and local planning policy and planning guidance relevant to each of the following matters:*

- v) *The landscape including impacts on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness, including character areas defined at the national and local levels."*

4.39 Within the Mole Valley District Plans, MVCS **Policies CS1** and **CS13** coupled with MVLP **Policy ENV4** are relevant. **Policy CS1** addresses development in the countryside beyond the Green Belt and predominantly seeks to direct the location of built development. **Policy CS13** considers landscape character indicating that *"All new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape character area in which it is proposed. Landscape enhancement works may be required to avoid adverse impacts associated with new developments"*. Finally, **Policy ENV4**, also addressing landscape character, seeking to ensure that development proposals in the countryside conserve and will not detract from the character of the local landscape. In determining planning applications the policy indicates that *"account will be taken of the visual impact of the proposed development on the landscape, the extent to which the impact of new buildings has been softened and integrated into the landscape by careful consideration of siting, design, colour and associated planting and whether any existing landscape features such as trees and hedgerows should be retained"*.

4.40 These policy issues have been taken into consideration within the Landscape and Visual Impact Appraisal which is reported in Chapter 11 of Volume 2 (the ES). In this respect, the assessment concludes:

"In terms of effects on Landscape Character Areas (LCA), the Proposed Development would temporarily introduce some new elements into the local landscape in the form of vehicles and plant. However, there would be a very low level of intervisibility between the LCA and the application site, resulting in a barely discernible impact on the LCA both physical and aesthetically and perceptually. Effects would be Negligible adverse during construction and operation, rising to Negligible to Minor during operation and falling to Negligible beneficial following restoration.

Localised effects on landscape elements specific to the application site would vary during construction and operation with key effects related to a change in tranquillity generating a Major adverse effect during operation reducing to Negligible following the restoration of the application site.

In terms of effects on visual receptors, there would be, at worst, a temporary Moderate to Major adverse effect on the users of PRoW 186 Capel, immediately adjacent to the northern boundary of the application site during operation reducing to Negligible beneficial effect following the restoration of the application site. All other users of PRoW would experience a Negligible to, Negligible to Minor adverse effect at worst.

Once the restoration is complete the landform and habitats would be characteristic of its context, in particular the of 'low lying, undulating landform', 'small scale pastoral and arable fields, largely enclosed by intact hedgerows and tree belts' and 'steep sided wooded gill valleys' characteristic of LCA WW8 (Cranleigh to Charlwood Wooded Low Weald), and provide a beneficial effect to the local landscape character and visual amenity."

Natural Environment

- 4.41 Section 15 in the NPPF considers the natural environment, with relevant paragraphs being 180 to 182 and addresses biodiversity (both in terms of loss of, and supporting enhancements to, designations and irreplaceable habitats (such as ancient woodland).
- 4.42 In the SWLP parts of **Policy 14** (Protecting Communities & the Environment) are relevant. As the application site is not within or adjacent to any nationally designated sites then again part A. i) of the policy is not relevant. It then goes on in part B to state that planning permission for waste development will be granted where *"it would not result in unacceptable impacts on communities and the environment. ... vi) The natural environment, including biodiversity and geological conservation interests, including site of local importance (LNR, SNCI, RIGS) for biodiversity or geodiversity, irreplaceable habitats (e.g. Ancient Woodland), and protected species):*
- 4.43 Within the Mole Valley District Plans, MVCS **Policy CS15** and MVLP **Policies ENV11** to **ENV15** seek to protect and enhance areas of biodiversity importance. **Policy CS15** states that all water courses, mature hedges and trees within development sites should be, as far as practicable, retained and only where there are no realistic alternatives available or replacement of such features elsewhere in the site would result in biodiversity enhancements would removal of such features be permitted. **Policy ENV11** addresses local and non-statutory nature reserves indicating that development within or which would have a significant adverse effect on such designated sites will not be permitted unless it can be demonstrated that there are reasons for the proposal which clearly outweigh the need to safeguard the intrinsic nature conservation value of the site. **Policy ENV12** provides a similar policy consideration in relation to Sites of Nature Conservation Importance. In addition to demonstrating need, it adds *"In all cases where development or land use change is permitted which would damage the nature conservation value of the site, such damage will be kept to a minimum."* **Policy ENV13** seeks to safeguard sites and features of nature conservation importance that are not identified on the Proposals Map but which contribute to the natural heritage of the District. **Policy ENV14** indicates that *"account will be taken of any measures relevant to the proposals concerned to protect or enhance existing nature conservation features and scope to create and manage new areas of nature conservation value"*. Finally, **Policy ENV15** states that where a proposed development would be likely to result in harm to a protected species or its habitat, a thorough site investigation will be necessary by the

applicant and that development that would materially harm a protected species or its habitat will not be permitted.

- 4.44 The nature conservation value of the application site, together with consideration of any ecological designations in the vicinity of the application site is addressed at Chapter 6 of Volume 2. In this respect, the assessment concludes:

“The presence of the Fylls Brook (Clockhouse Gill) SNCI, also identified as Ancient Woodland, has been a key consideration in the design process albeit a minor temporary loss of SNCI woodland is unavoidable in order to deliver the most sustainable restoration solution.

Great crested newts and other amphibians have been a key focus of the ecological assessment and design process due to the presence of a large population of great crested newt. Extensive survey effort has been undertaken between 2010 and 2022 to understand how this species makes use of the site for breeding. A great crested newt translocation scheme will be implemented to mitigate the risk of killing or injuring animals and provide long terms secure habitats that will also benefit other species.

While only a relatively low level of bat activity and no confirmed roosting sites were identified within the Site, this species has been thoroughly considered within this assessment and restoration design. It is considered that the habitat creation will address the temporary loss of foraging habitat. A combination of follow up surveys and a precautionary approach to the removal of trees will be implemented due to the lead in period of at least 10 years before any removal of identified potential roost features.

It is considered that, following completion, the restored Site will also offer enhanced conditions for birds, reptiles and invertebrates.

The proposed design is an ecologically lead restoration, therefore the final outcome will be of greater biodiversity value than the unmanaged habitats which currently occur.

It has been concluded that provided the avoidance, mitigation and compensation measures, as set out in this EcIA, are implemented in full, any significant residual effects on important ecological features can be avoided.”

Historic Environment

- 4.45 Relevant guidance can be found at paragraphs 189 to 208 in Section 16 of the NPPF. Paragraph 194 recognises that heritage assets are an irreplaceable resource and the need to conserve them in a manner appropriate to their significance. In terms of assessing the potential impacts a development may have on cultural heritage assets, paragraphs 199 to 208 are relevant.

- 4.46 In the SWLP parts of **Policy 14** are relevant. As the application site is not within or adjacent to any nationally designated heritage assets then again part A. i) of the policy is not relevant. It then goes on in part B to state that planning permission for waste development will be granted where *“it would not result in unacceptable impacts on communities and the environment. ... vii) The historic landscape, on sites or structures of architectural and historic interest and their settings, and on sites of existing or potential archaeological interest or their settings.”*
- 4.47 Within the Mole Valley District Plans MVCS **Policy CS14** states that *“All new development must respect and enhance the character of the area in which it is proposed whilst making the best possible use of the land available.* It goes on to add *“Areas and sites of historic or architectural importance will be protected and, where appropriate enhanced in accordance with the legislation, national and regional guidance.”* MVLP **Policy ENV44** considered developments affecting the setting of listed buildings, but has not been saved.
- 4.48 The scoping opinion (see Chapter 4 above) indicated that it would be unlikely that there would be any significant effect on heritage assets and so Cultural Heritage was scoped out of the EIA. Notwithstanding this, a Heritage Statement has been prepared and included in Volume 1. In this respect, the assessment concludes:

“This assessment has concluded that the proposed developments would not cause any harm to the significance of the Grade II Clock House as a result of change to setting. The Site does not comprise part of or contribute in any way to the setting of the Grade II Clock House. There may be some temporary sensory effects during the proposals, primarily noise from the HGVs within the Site, may affect the asset.

Overall, all key contributing aspects of the setting would remain unaffected. The landscape and designed gardens within the vicinity of the asset would remain unchanged, and the garden walls and trees would prevent the setting from changing due to lack of views further from the asset.”

Water Environment

- 4.49 Guidance formerly contained in PPS25 is now found within paragraphs 152 to 173 of the NPPF, together with a complete section on flood risk contained in the web-based PPG (paragraphs 7-001 to 7-078).
- 4.50 In the SWLP, parts of **Policy 14** are relevant. Part B to states that planning permission for waste development will be granted where *“it would not result in unacceptable impacts on communities and the environment. ... iv) The Water Environment including: a) Flood risk, (arising from all sources),*

including impacts on, and opportunities to provide and enhance, flood storage and surface water drainage capacity. b) Water Resources, including impacts on the quantity and quality of surface water and ground water resources, taking account of Source Protection Zones, the status of surface watercourses and waterbodies and groundwater bodies.”

- 4.51 Within the Mole Valley District Plans MVCS **Policy CS20** and MVLP **Policy ENV67** are relevant. **Policy CS20** considers flood risk management, referring to the former PPS 25 (now replaced by the NPPF and PPG). The policy also expects to see the use of appropriate sustainable drainage systems (SUDS) as part of any development proposals. **Policy ENV67** indicates that *“Development will not be permitted which in the opinion of the Council, after consultation with the Environment Agency, may have an adverse impact on the quality of groundwater.”*
- 4.52 These policies have been considered as part of the hydrological and hydrogeological assessments that are reported in Chapter 9 of Volume 2. In this respect, the assessment concludes:
- 4.53 *“It has been confirmed that, as a consequence of the site design and embedded mitigation in the design but also provided by the surface water drainage strategy, there are no predicted significant effects on surface water or groundwater receptors as a result of the proposed development.”*

Transport

- 4.54 At the national level paragraphs 104 to 113 in Section 9 of the NPPF are relevant. All developments that generate significant amounts of movement should be required to provide a Travel Plan and be supported by a Transport Statement or Transport Assessment¹⁰. Particular considerations include sustainable transport, access and potential impacts in terms of capacity, congestion and highway safety. Paragraph 111 then adds that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.55 The SMLP at **Policy MC15** indicates that applications for mineral development should include a transport assessment of potential impacts on highway safety, congestion and demand management. It goes on to add that applications will be permitted where:
- 1) there is no practicable alternative to the use of road-based transport;
 - 2) the highway network is of an appropriate standard; and

¹⁰ Paragraph 113, NPPF

- 3) arrangements for site access and the traffic generated by the development would not have any significant adverse impacts.

4.56 Within the SWLP **Policy 15** refers. It indicates that planning permission will be granted where it can be demonstrated that Transport links are adequate to serve the development or can be improved to an appropriate standard. It then adds that development will ensure that:

- i) *Waste is able to be transported using the best roads available, which will usually be main roads and motorways, with minimal use of local roads, unless special circumstances apply.*
- ii) *The distance and number of vehicle movements associated with the development are minimised.*
- iii) *The residual cumulative impact on the road network of vehicle movements associated with the development will not be severe.*
- iv) *There is safe and adequate means of access to the highway network and the vehicle movements associated with the development will not have an unacceptable impact on highway safety when compared against current national and local guidance.*
- v) *Satisfactory provision is made to allow for safe vehicle turning and parking, manoeuvring, loading, electric charging and, where appropriate, wheel cleaning facilities.*
- vi) *Low or zero emission vehicles, under the control of the site operator, are used which, where practicable, use fuels from renewable sources.*

4.57 Within the Mole Valley District Plans MVLP2000 **Policy MOV2** indicates that “*In particular, proposals for major developments will only be permitted where it can be demonstrated that in order to accommodate the traffic generated by that development appropriate measures are made to obviate the environmental impact ...*”

4.58 These policies have been considered as part of the Transport Assessment that are reported in Chapter 7 of Volume 2. In this respect, the assessment concludes:

“The proposals have been assessed and it has been concluded that the access junction and surrounding highway is suitable, and the impacts would be acceptable in terms of highway safety and operational capacity.

The link impact assessment undertaken indicates that the average trip generation of the proposals would result in an increase of under 1% of the background traffic flow and less than 15% increase in HGV flow. These increases are both below the 30% threshold specified within the IEMA guidelines.

Whilst the above conclusions indicate that the proposed traffic increase would be within the determined 30% threshold specified within the IEMA guidelines, as there is a degree of variability across the year, the wider traffic related environmental impacts have been considered.

The wider traffic related environmental impacts have then been assessed and it has been concluded that the residual transport impacts are negligible/slight in terms of Noise & Vibration, Dust & Dirt, Driver Severance & Delay, Community Severance & Delay, Vulnerable Road Users and Road Safety.

In view of the above HGV movements associated with the proposal is deemed acceptable in traffic and highways terms.”

Pollution and Amenity of Local Communities

- 4.59 Pollution issues are set out in paragraphs 174 and 183 to 188 of the NPPF. Paragraph 174 refers to preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Paragraph 185 provides that “decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.”
- 4.60 Guidance can also be found in the web based PPG. Firstly, the guidance addresses the ability to comply with the noise criteria is set out in the PPG (paragraphs 019 to 02211). Secondly, the ability to adequately control and mitigate dust emissions is set out in the PPG at paragraphs 023 – 03212.
- 4.61 Within the SWLP parts of **Policy 14** are relevant. Part B to states that planning permission for waste development will be granted where “*it would not result in unacceptable impacts on communities and the environment. ... i) Public amenity and safety including: a) Impacts caused by noise, dust, fumes, odour, vibration, illumination. b) Impacts on public open space, the rights of way network, and outdoor recreation facilities (including on the accessibility of such spaces, networks and facilities). ... iii) Air Quality, including impacts on identified Air Quality Management Areas and Clean Air Zones.*”
- 4.62 The scoping opinion (see Chapter 4 above) indicated that it would be unlikely that there would be any significant effect upon the noise climate or air quality that would lead to a derogation of local amenity. As such noise and air quality were scoped out of the EIA. Notwithstanding this, the MWPA did suggest in the scoping response that the application be supported by a qualitative air quality assessment (non-EIA) focussed on dust emissions. For completeness and to avoid any ambiguity or confusion this is addressed in Chapter 10 of Volume 2. Overall, the assessment concludes that the potential impacts

¹¹ Reference ID: 27-019-20140306 to 27-022-20140306

¹² Reference ID: 27-023-20140306 to 27-032-20140306

from dust and particulate matter arising from the proposed restoration scheme do not present a material constraint to the development proposals.

Need for the Development

- 4.63 The applicant (as landowner) has a requirement to restore the mineral workings at Clockhouse Quarry. As has been set out at several points in this document (and also in Chapter 3 of the ES), this is not possible without the importation of suitable fill material. Consequently, the need to import material is driven by the need to restore the workings and not as a result of developing an inert waste business. In accordance with Policy 5 in the SWMP (see paragraph **Error! Reference source not found.** above) the scheme has been designed with the aim of requiring the minimal amount of material to be imported whilst ensuring that the potential opportunities for environmental benefits are maximised and a beneficial, sustainable scheme is delivered for the site.

Existing position and anticipated restoration

- 4.64 Clay working at Clockhouse Quarry dates back to before the Second World War and there is insufficient soil or other material remaining on site with which to restore. Two soil stockpiles exist, one to the east in the unworked 'Phase 2A' mineral reserve area and one on the eastern edge of the unworked mineral reserve to the north. The latter was tree-planted as a screening mound on its outer flank an estimated 20 years ago and would be best left in place in anticipation of the northern section of mineral being extracted in the future. The mound within 'extraction Phase 2A' contains only around 3,000m³ of soils. The existing mineral planning permission for Clockhouse Quarry went through an Environment Act 1995 review process in 2002/3, in which a condition was imposed (condition 25 of consent MO02/1072) requiring submission for approval of a restoration scheme, but such a submission has never been made due to the difficulties of coming up with a sustainable and acceptable restoration design when no planning permission exists to import material with which to achieve it. The November 2003 Planning and Regulatory Committee report from the mineral review process talked about the envisaged restoration of the site to a domed landform by means of landfilling, but acknowledged that no permission existed for infilling beyond the MO98/1448 permission for Areas 1 and 2.
- 4.65 The approved restoration scheme for Areas 1 and 2 at Clockhouse Quarry under landfill permission MO98/1448 is shown on Drawing JD_9836_004 (see **Appendix 4/2**). The western portion was achieved with the completion of Area 1, but as landfilling never progressed into Area 2 before the time-limit on the landfill permission expired, the landform remains curtailed on the eastern side. Condition 8 of permission MO98/1448 required that *"the finished levels of the restored land shall not exceed the levels shown on Drawing No: JD/9836/004 and unless otherwise agreed with the County Planning Authority shall marry into existing ground levels in such a way as to provide a natural drainage"*.

The Need for Restoration

- 4.66 Since the closure of the landfill in c. 2004 and the mothballing of the brickworks shortly after, the quarry voids at Clockhouse Quarry have gradually filled with surface water. SUEZ actively pump clean surface water from the two large waterbodies to a licensed discharge point in order to keep water levels low enough to retain access across the site and avoid water flooding off-site in an uncontrolled manner.
- 4.67 It is clear that there is a need to restore the quarry voids at Clockhouse as it is (1) not sustainable to continue to manage surface water levels by active pumping; (2) the existence of the large waterbodies gives rise to health and safety concerns in relation to unauthorised access; (3) the existence of large waterbodies can attract waterfowl and this creates a bird strike risk as the site is on the flight path to Gatwick airport; and (4) The site has long been important for great crested newts but they in fact prefer smaller ephemeral ponds to breed in, as opposed to the existing large waterbodies, because there is less risk of predation by fish.
- 4.68 The applicant has experience of restoring mineral workings in Surrey using imported materials. SUEZ currently has ongoing restoration operations at Runfold Quarry (south of Aldershot, around 32km west-northwest of the application site) which utilise inert waste material to facilitate quarry restoration under a Deposit for Recovery Permit. The Deposit for Recovery of inert wastes at the Runfold site commenced in 2021 and restoration there is due to be completed by the end of 2025.
- 4.69 Clockhouse Quarry could therefore follow on from Runfold as a Deposit for Recovery operation and allow for a seamless continuation of SUEZ's quarry restoration within Surrey, allowing the applicant to continue to serve its established customer base.
- 4.70 Notwithstanding this, the applicant commissioned Stantec to advise on the market for inert waste within Surrey. In April 2021 Stantec provided a report "Surrey Inert Waste Trends Review 2015 to 2020". Copy of this report is included in **Appendix 4/3**.

5. Conclusion

SUEZ Recycling and Recovery UK Limited (the ‘applicant’) is submitting a planning application relating to land at the Clockhouse Quarry, which is located to the south of the village of Capel in Surrey.

- 5.1 The applicant is submitting a planning application to allow import of inert materials and soils (waste or non-waste) into the site to facilitate the necessary restoration of the quarry voids at Clockhouse Quarry to a free draining valley landform which is in keeping with the surrounding landscape. In this respect the proposals seek permission to import 740,000m³ of inert material, like soil recovered from local construction projects, to raise the base of the quarry void. This would facilitate a low-level restoration of the mineral workings such that the land drains surface water passively and fulfils the intention of the approved mineral scheme in reinstating ground levels in an area of around 2.5ha east of the existing brickworks, blending this edge into the restored landform and creating a buffer between the brickworks and ecological habits to be created. It is anticipated that the restoration works would take around 14 years to complete, with the majority of the works completed in the initial ten years.
- 5.2 It is considered that the proposals would not give rise to any significant adverse environmental effects or derogate the amenity of local residents and communities. In this context a detailed Environmental Impact Assessment has been undertaken with the findings reported in an Environmental Statement which accompanies the planning application.
- 5.3 The Environmental Impact Assessment has considered the likelihood of significant environmental effects occurring from the proposed restoration operations, which would cover a period around fourteen years, upon the site itself and its surroundings. The environmental issues addressed as part of the scheme have been identified through a combination of review of published data; desk based and site survey work; and consultation with the MWPA and other organisations.
- 5.4 The overall conclusion of the assessment is that, with the adoption of the mitigation measures embodied within the project design, or imposed through planning conditions, any impacts identified can be maintained within acceptable limits.
- 5.5 Consideration has also been given to the provisions of the Development Plan and other material considerations, such as national planning policy and guidance. In view of the absence of any identified significant effects the proposals have been found to be consistent with the policies of the Development Plan.

- 5.6 The NPPF advocates that there should be a presumption in favour of sustainable development. This statement has clearly demonstrated that the proposals would fulfil an economic, social and environmental role. In the context of these three objectives, the overarching aim of the proposals is to restore a former mineral working by importing inert materials and soils (waste or non-waste) to allow for a suitable (and sustainable) restoration profile to be achieved. There is a clear need to restore the workings and that cannot be achieved without the importation of materials. The site is well placed in terms of the local market, having access off the A24 (a major north – south corridor through Surrey) and benefits from an established access that has a history of use by heavy goods vehicles. Planning permission has also previously been granted for the importation of non-hazardous wastes. As such, the site can be considered the right type and in the right place; given that mineral extraction ceased some time ago, and the site has remained unrestored, then it can also be considered the right time.
- 5.7 Turning to the social objective, this is mainly aimed at the built environment; however, the spirit can equally be applied to this scheme and the need to provide a high quality restoration scheme that is sympathetic to its surroundings. This has been examined through a landscape and visual appraisal (see Chapter 11 of the ES). Landscape aspects are also discussed under the heading of '*Protection of the Environment*' within Chapter 4 above.
- 5.8 Finally, the environmental objectives are addressed through the various assessments that have been undertaken as part of the EIA (see Volume 2). A fundamental aspect of the proposals is to provide a free draining landform that does not require perpetual pumping and can manage storm events without the risk of flooding downstream.
- 5.9 As such, it is considered that the planning application should be approved in line with the presumption in favour of sustainable development.

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Appendix E

Clockhouse Quarry, Regulation 25 Response – Provision of Further Environmental Information



Clockhouse Quarry

Regulation 25 Response – Provision of Further Environmental Information

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Client Reference No: 00079

18 December 2023

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Basis of Report

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Appendix No	Title or Description
General	
R1/1	Surrey County Council letters of 2 June 2023 and 5 July 2023
Ecology	
R2/1	Revised Chapter 6 – Ecology inc. Appendices 6/1 through to 6/23
Landscape	
R3/1	Ancient Woodland Compensation Strategy
R3/2	Revised Chapter 11 – LVIA inc. Revised Appendices 11/2 and 11/3
R3/3	Revised Viewpoint Photography Pack
R3/4	Revised Landscape Management and Maintenance Plan (LMMP)
Water	
R4/1	Revised Flood Risk Assessment and Surface Water Drainage Strategy
R4/2	Clockhouse Quarry Design Statement (rev. A) November 2023
R4/3	Plan of long term Borehole Locations



Appendix No	Title or Description
R4/4	Plan of New Borehole Locations
R4/5	Long Term Groundwater Quality Monitoring Data
R4/6	2023 Borehole Location Plan Groundwater quality data
Geology	
R5/1	Geotechnical Stability Assessment
Highways	
R6/1	Traffic Flow Diagrams and Junctions10 Output
R6/2	Visibility Splay Plan
Noise	
R7/1	HGV Noise Level Assessment
R7/2	Extracts from Chapter 12 of 2006 ES



1.0 Introduction

1.1 Overview

- 1.1.1 This document comprises a formal response on behalf of SUEZ Recycling and Recovery Limited ('the applicant') under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations').
- 1.1.2 A planning application was submitted by the applicant to Surrey County Council ('the Council') on 23rd December 2022 (validated on 16th February 2023) for:
- "The importation and deposit of inert materials and soils on 14.5 hectares of land to facilitate the restoration of quarry voids to agricultural and nature conservation after use with drainage".*
- 1.1.3 The planning application, which has been ascribed reference 2022/0191 (application number MO/2023/0789), is supported by a Planning Statement and an Environmental Statement ('the ES').
- 1.1.4 The ES provides an objective account of the possible environmental effects of the proposed development by setting out the results of the Environmental Impact Assessment ('EIA') which has been undertaken. As such the ES provides the Council (and those consulted on the application) with sufficient information to determine the planning application having due regard to the protection of the local amenity and the environment as a whole. The extent of the studies undertaken as part of the EIA work were agreed as part of a formal scoping exercise, with the Council issuing a scoping opinion on 28th September 2022 (see Chapter 4 of the ES for more information).
- 1.1.5 The Council has consulted on the planning application in line with the statutory procedures. As a result of this consultation, it has come to light that further environmental information is needed to support the ES to allow certain consultees to form an opinion on the likely significant environmental effects.
- 1.1.6 Allied to this, the Council has indicated (through the email dated 22nd September 2023) that the proposed creation of a level area adjacent to the Clock House Brickworks is not acceptable. In view of this, the proposed restoration scheme has been amended to remove the level area and create a gentle slope to the proposed 'valley' floor of the restored landform.
- 1.1.7 This document therefore provides the requested information (see 1.2 below). It also considers the implications of amending the final landform and where this impacts upon the original assessments, a new assessment has been provided.
- 1.1.8 This document should be read alongside the original ES and not considered in isolation.



1.2 Regulation 25 Request

- 1.2.1 The Council has formally provided a request under Reg. 25 of the EIA Regulations in its letter dated 2nd June 2023, as supplemented by the Council's letter dated 5th July 2023 regarding highways matters (see **Appendix R1/1**).
- 1.2.2 The Council has identified the following areas where further environmental information is required:

Letter dated 2nd June 2023:

- **Ecology and Biodiversity**
- **Landscape and Visual Impact Assessment**
- Trees
- **Hydrogeology and Groundwater**
- **Hydrology, Surface Water Drainage and Flood Risk**
- **Land Instability**
- Noise
- Restoration and Enhancement
- Aftercare
- Geological SSSI

Letter dated 5th July 2023:

- **Highways Traffic and Access**

- 1.2.3 The Council recognises that not all of the information requested falls within the scope of Reg. 25 of the EIA Regulations. The items highlighted in **bold** type face above are identified as being requested under Reg. 25 procedures.

1.3 Design Changes

- 1.3.1 As noted above, the Council has indicated that the submitted landform, which includes a level area adjacent to the brickworks, is not acceptable. The restoration profile has therefore been updated to remove this level area and replace it with a gentle slope that meets the base of the restored landform. This design change reduces the amount of infill required to 686,000m³ (a 7.3% reduction).
- 1.3.2 Allied to this, in addressing comments received regarding drainage catchments, the pond within the southern area has been increased slightly to provide further attenuation to allow for runoff from the flank of the restored landfill. This will obviate the need for any cut-off ditches to manage surface water run-off from the eastern flank of the restored landfill.
- 1.3.3 In view of this, the submitted restoration scheme (Drawing CH 3/1 Landscape Strategy) and associated cross sections have been updated and re-submitted with this response. Consideration has been given to these changes in relation to the findings of the EIA, and



where necessary, assessments have been reconsidered in the lights of these changes (for example the Landscape and Visual Impact Assessment and the Flood Risk Assessment).

- 1.3.4 Finally, in discussions with NatureSpace regarding the District Licensing option for great crested newts, the impact of each of the two phases of development needed to be considered in detail in order to calculate the appropriate fees for each stage. The indicative phasing boundary shown on the original submitted Site Plan (Drawing CH2/2) was sufficient to enable other assessments in the environmental impact assessment process to be appropriately completed, but in the case of great crested newt licensing it needed further thought and refinement as now shown in revision 1 of Drawing CH 2/2.
- 1.3.5 The phasing boundary on Drawing CH2/2 (rev 1) has now been pulled slightly further south in the southwestern corner of Phase 1 to ensure sufficient space is allowed for vehicles to access into Phase 1 without being endangered by the steep slope down into the central lagoon. The phasing boundary has also been corrected to show the woodland at the end of the un-named tributary valley being within Phase 2 as this area is not intended to be disturbed until the end of the site restoration works.

1.4 Response Structure

- 1.4.1 This statement is structured as follows:

Section 2 – Ecology and Biodiversity

Section 3 – Landscape and Visual Impact

Section 4 – Hydrology and Groundwater

Section 5 – Hydrology, Surface Water Drainage and Flood Risk

Section 6 – Land Instability

Section 7 – Highways, Traffic and Access

Section 8 – Other Matters

- 1.4.2 Any cross references to the submitted ES are shown underlined to avoid any ambiguity.



1.5 Submitted Documents as Part of the Reg. 25 Response

- 1.5.1 In addition to this overarching response document, the following documents are submitted to address the issues arising in the Reg. 25 request.

Table 1-1: Submitted Documents within Reg. 25 Response

No	Document	New / Replacement	Location (within this Document)
General			
1	Drawing CH 3/1 (sheets 1 and 2) – Landscape Strategy	Replacement	Drawings Section
2	Drawing CH 3/2 – Section AA	Replacement	Drawings Section
3	Drawing CH 3/3 – Section BB	Replacement	Drawings Section
4	Drawing CH 3/4 – Section CC	Replacement	Drawings Section
5	Drawing CH 3/6 – Section EE	Replacement	Drawings Section
6	Drawing Clh-HMAP-1123-01 Heat Map for Infill Area	New	Drawings Section
Planning Statement			
7	Landscape Management and Maintenance Plan	Replacement of Appendix 3/2 (Planning Statement)	Appendix R3/4
Ecology			
8	Chapter 6 (text) - Ecology	Replacement of ES Chapter.	Appendix R2/1
9	Chapter 6 Appendices (note that <u>all</u> Chapter 6 Appendices have been renumbered) 6/5: Naturespace District Level Licence Information 6/17: 2023 Invertebrate Survey Report 6/20 2023 Reptile Survey Report	New	Appendix R2/1



No	Document	New / Replacement	Location (within this Document)
	6/23 Biodiversity Net Gain Assessment		
	Landscape and Visual		
10	Chapter 11 (text) – Landscape and Visual Impact Assessment	Replacement	Appendix R3/2
11	Chapter 11 (Appendix 11/2 and 11/3) – Landscape and Visual Impact Assessment	Replacement	Appendix R3/2
12	Ancient Woodland Compensation and Management Strategy	New	Appendix R3/1
	Hydrogeology and Hydrology		
13	Flood Risk Assessment and Surface Water Drainage Strategy	Replacement of Appendix 9/1 (ES)	Appendix R4/1
14	Clockhouse Quarry Design Statement (rev. A)	New	Appendix R4/2
	Geology		
15	Geotechnical Stability Assessment	Replacement of Appendix 8/2 (ES)	Appendix R5/1
	Highways		
16	Visibility Splay Plan	New	Appendix R6/2
	Noise		
17	HGV Noise Level Assessment	New	Appendix R7/1

It should be noted that there are also a number of other appendices to this Reg. 25 response which contain data specific to a particular topic to support the responses. A full list of the appendices is set out in the contents page.



2.0 Ecology and Biodiversity

2.1 Introduction

2.1.1 Chapter 6 of the ES, coupled with Appendices 6/1 to 6/12 provided a detailed consideration of the likely significant effects on ecology and biodiversity. In this context the ES chapter provided an Ecological Impact Assessment (EclA) in accordance with CIEEM guidelines, supported by the following appendices:

Appendix	Title
6/1	Summary of relevant legislation and policy
6/2	Desk study
6/3	Baseline habitat survey information
6/4	Baseline great crested newt survey information
6/5	Baseline bat survey information
6/6	Baseline badger survey information
6/7	Baseline bird survey information
6/8	Baseline invertebrate survey information
6/9	Baseline reptile survey information
6/10	2019 and 2022 update survey information
6/11	Great crested newt mitigation strategy
6/12	Biodiversity net gain assessment summary information

2.1.2 Paragraphs 3 to 5 of the Councils 2 June letter address ecology with paragraph 4 setting out the information to be provided in a series of 12 bullet points including:

- Consideration of Ancient Woodland and provision of a mitigation and compensation strategy (note this overlaps with requests under the heading of Landscape and Visual);
- The Ecology Chapter of the ES is lacking in detail on mitigation, compensation and enhancement for the majority of the Ecology receptors;
- An up-to-date Phase 1 Habitat (Or UK Hab) figures is required as well as a summary figure containing all relevant protected species results (i.e., GCN ponds, reptile sighting locations etc).
- An up-to-date reptile and invertebrate surveys are required;
- Confirmation on whether District Licensing is going to be used
- Confirmation/commitment as to whether a fish rescue would be carried out prior to dewatering;
- Justification is required as to why Dormouse have not been considered within the application;
- The full Biodiversity Net Gain (BNG) assessment is required to be submitted with the application, which includes the BNG Metric with accompanying report.

2.2 Response

2.2.1 With regard to Ancient Woodland this is also touched on in Section 3 (see paragraph 3.2.1) and an 'Ancient Woodland Compensation Strategy' has been prepared (see **Appendix R3/1**).

2.2.2 In line with the comments further targeted survey work has been undertaken (Invertebrates and Reptiles). Table 2-1 below provides a summary of where the Reg. 25 information request is addressed in the chapter (being taken from Table 6-1).



Table 2-1: Summary of Reg. 25 Information and Response

Key issues raised	Actions in response to consultee comments
Fylls Brook SNCI and Ancient Woodland. Further information relating to baseline survey, habitat condition and impact required and for these to inform a compensation and mitigation strategy.	A habitat condition assessment has been undertaken and an ancient woodland compensation strategy developed (Appendix R3/1). A further consideration of impacts (direct and indirect) is included in the EclA. The Regulation 25 request includes reference to the use of APIS to assess air quality effects although it should be noted that this is intended for chemical and nutrient deposition which are not applicable to the proposed restoration. Further consideration to air quality is given but APIS has not been used as it is not considered to be appropriate/relevant to the restoration.
Further definition and quantification of predicted impacts, summary figure of baseline findings and an ecological mitigation and enhancement plan provided.	Additional detail provided in EclA and provision of summary Figures 6-4 to 6-6 and mitigation and enhancement plan (Figure 6-7) (Note: this will be further refined through the preparation of a Landscape and Ecological Management Plan (LEMP)).
Reptiles – updated survey requested to avoid the months of July and August.	Further survey undertaken in June and September 2023.
Invertebrates - updated survey for terrestrial and aquatic invertebrates required with greater inclusion of bare ground habitats in restoration.	Further survey undertaken in July, August and September 2023, revision to restoration plan to include additional bare/exposed ground habitat for invertebrates.
Fish – confirmation required that a fish rescue will be completed during dewatering of lagoons.	Information on fish added to EclA including confirmation that a fish rescue will be implemented.
Dormouse – justification required for not undertaking surveys.	Justification for survey being scoped-out is provided in this EclA.
Badger – location of the identified sett to be shown with 30m buffer.	An updated drawing with 30m buffer has been provided in Appendix 6/9.
Birds – additional survey requested in particular due to presence of nightingale being confirmed.	It was subsequently agreed that additional survey for nightingale would not be required. SLR are confident that the number of territories which are present is an accurate reflection of the status of the Site for this species (nightingale were audible from the same single location during great crested newt surveys undertaken in 2023). Additional suitable habitat is now being provided as part of site restoration and management.
Biodiversity Net Gain – full BNG assessment is required including review of restoration scheme and whether 10% BNG onsite can be achieved.	The restoration plan has been amended but the applicant now also commits to 'off site' enhancement of land within their control which provides a net gain overall. It should be noted, however, that the Surrey County Council Scoping Opinion stated 'The net gain in on-site biodiversity to be delivered as a result of the development should be evaluated by means of the most current version of the Defra Biodiversity Net Gain Metric'. This was undertaken within the December 2022 EclA which complied with the Scoping Opinion by evaluating the net gain situation, a full BNG Assessment or 10% gain was not originally requested by Surrey County Council.
Invasive Species Management Plan – a plan is required (and could be included with the LEMP)	It is confirmed that an Invasive Species Management Plan will be included with the LEMP as was set out in the December 2022 EclA.
Great Crested Newt Mitigation Strategy – confirmation was required as to whether District Level Licensing (DLL) would be utilised.	It is now confirmed that a DLL will be sought. The Naturespace report and required planning conditions are provided as Appendix 6/5 which sets out all information in relation to great crested newts with only summary points provided in the EclA for contextual purposes.

Finally, the appendices in the revised Ecology Chapter have been renumbered as follows:



Table 2-2: Ecology Appendices

Appendix	Title
6/1	Summary of relevant legislation and policy
6/2	Summary of Data Search
6/3	2010 Phase 1 Habitat Survey Report
6/4	2013 Phase 1 Habitat Survey Report
6/5	Naturespace District Level Licence Information
6/6	2010 Bat Survey Report
6/7	2013 Bat Survey Report
6/8	2014 Bat Survey Report
6/9	2013 Badger Survey Report
6/10	2010 Breeding Bird Survey Report
6/11	2010/2011 Wintering Bird Survey Report
6/12	2013 Breeding Bird Survey Report
6/13	2014 Breeding Bird Survey Report
6/14	2007 Invertebrate Survey Report
6/15	2010 Invertebrate Appraisal
6/16	2013 Invertebrate Survey Report
6/17	2023 Invertebrate Survey Report
6/18	2010 Reptile Survey Report
6/19	2013 Reptile Survey Report
6/20	2023 Reptile Survey Report
6/21	2019 Ecological Survey Report (Habitats, GCN, bats, breeding birds updates)
6/22	2022 Ecological Survey Report (Habitats, GCN, bats, breeding birds, invertebrates updates)
6/23	Biodiversity Net Gain Assessment



3.0 Landscape and Visual Impact Assessment

3.1 Introduction

- 3.1.1 Chapter 11 of the ES, along with Appendices 11/1 to 11/5 provide a landscape and Visual Impact Assessment in line with the guidance provided in GLVIA3. The five appendices supplement the assessment providing the methodology adopted; Landscape Character; Visual Amenity; Relevant Planning Policy; and a set of Figures.
- 3.1.2 In the Council's letter of 2 June, paragraphs 6 to 8 address the assessment, with four issues raised, namely:
- Ancient Woodland;
 - Viewpoint Photography;
 - Clarification on likely visual effects on receptors such as Upper Gages Farm; and
 - The Landscape Management and Maintenance Plan.

3.2 Response

- 3.2.1 In the first instance, at the first bullet point under paragraph 7 the Council indicates that insufficient information has been provided on the likely impacts on designated Ancient Woodland. To address this point an 'Ancient Woodland Compensation Strategy' has been prepared (see **Appendix R3/1**). This report provides *inter alia* further information on the area of Ancient Woodland to be affected by the proposals. The Council's comment then questions the judgement of negligible (neutral) effect on the landscape receptor (ancient woodland) as a consequence of the lack of baseline information and analysis. The LVIA has therefore been updated (see **Appendix R3/2**) to address this issue and replaces the submitted version in its entirety. Allied to this, Appendices 11/2 and 11/3 have been updated to reflect comments made about the assessment; these also replace the submitted versions.
- 3.2.2 The viewpoint photography for VP3 and VP6 have been retaken and included in **Appendix R3/3** together with the other Viewpoint Photography to provide a complete 'pack'. For each of the viewpoints, descriptions are provided in Appendix 11/3. For example;

Viewpoint 3

- Views of the application site are available through a very small opening in the vegetation along the PRoW where a field access gate is located. Views are across the gently rolling open countryside with a small part of the application site visible in the far distance.
- The PRoW is bound by substantial vegetation along much of its length, where views are possible, they are across undesignated countryside which has few visual detractors. The bridleway appears to be well used forming a link between local areas of settlement.
- Description of Changes



- o Construction - Only a very small part of the application site is visible – the northwest corner. The construction activities would not be visible from the location.
- o Operation - *The visibility of operational activities would be limited to a very small part of the application site, its northwest corner. Activities would form a small part of the view and be in the distance.*
- o Restoration - *The restored landform would be characteristic of its context be barely perceivable from the surrounding landscape.*

Viewpoint 6

- Views towards the application site from the bridleway are partially visible through a small gap in the boundary vegetation, beyond the paladin fence. Views are across the northern part of the application site towards the dis-used Clockhouse Brickworks in the far distance.
- Views from the PRoW in a southerly direction are through the paladin fence immediately adjacent to the PRoW. During winter months it may be possible for users to have intermittent views into the application site, which would reduce the value of the views.
- Description of Changes
 - o Construction - Views of construction activities would be screened from view by the dis-used Clockhouse Brickworks, and intervening woodland and landform.
 - o Operation There may be partial views of operational activities within winter months. It is likely that these would form part of the wider view in the direction of travel.
 - o Restoration - The restored landform would be characteristic of the surrounding landscape.

3.2.3 With the new photography, coupled with the descriptions provided in Appendix 11/3, we believe that the potential landscape and visual effects are capable of being understood.

3.2.4 Under the third bullet point the LVIA (see **Appendix R3/2**) has provided additional clarification (see paragraph 11.75). In this respect

"During the field survey, the theoretical levels of visibility were tested and it was found that the mature woodland and linear woodland belts adjacent to the application site and within the Study Area, provide substantial levels of screening for the application site, including from the residential properties in close vicinity, such as:

- *Clockhouse to the east, screened by mature woodland surrounding the properties and to the north of Clockhouse Brickworks;*
- *Individual properties along Rusper Road and at Taylors Farm to the west, screening by mature woodland along Rusper Road; and*
- *Upper Gages Farmand to the south, screened by ancient woodland adjacent Fylls Brook.*



Consequently, likely views would be limited to a small area in close proximity to the application site, particularly to the north where the application site boundary is much more open".

- 3.2.5 It is also confirmed that the ZTV models are based on a 'bare-earth' topography.
- 3.2.6 Regarding the final bullet point we would anticipate that any requirement for a detailed LEMP would be the subject of a planning condition. It is noted that the council will seek a 25 year management period which is accepted by the applicant; to this end the submitted Landscape Management and Maintenance Plan (LMMP) ([Appendix 3/2](#) to the Planning Statement) has been updated to cover a period of 25 years (see **Appendix R3/4** to this document).



4.0 Hydrogeology and Hydrology

4.1 Introduction

- 4.1.1 Chapter 9 of the ES, together with two appendices (9/1 and 9/2) addressed holistically the Water Environment (i.e. hydrology and hydrogeology).
- 4.1.2 In relation to hydrogeology (and groundwater), the Council's 2 June letter at paragraphs 10 to 12 are relevant. In the first instance it is stated that there is some ambiguity regarding water abstractions and secondly, the Council raises a concern that the assessment does not include anything more than a qualitative assertion that any groundwater present would be of poor quality.
- 4.1.3 In relation to hydrology (surface water drainage and flood risk) the Council's 2 June letter at paragraphs 13 to 20 refer and the following points are noted:
- Surface water drainage and catchment areas;
 - Overview of the benefits from the scheme; and
 - Surface water and groundwater chemistry

4.2 Response

Abstractions

- 4.2.1 Having looked at the ES chapter in the light of the comments it is confirmed that there is an error with regard to abstractions. At the time of publishing the ES chapter a data request from the EA had not been received (as noted in paragraph 9.42 of Chapter 9 of the ES). This response has now been received and confirms that the EA hold no data on any licensed abstractions locally. Given the local geology (clay) this is not surprising.
- 4.2.2 In view of this, paragraphs 9.42 and 9.43 should read:
- [9.41] A data request was submitted to the EA regarding permitted groundwater and surface water abstractions and discharges within 2km of the application site. Their response, received in October 2022, confirmed that they do not have any records of such licenced abstractions.
- [9.42] Information on local consented discharges has been taken solely off the publicly available EA permit register and the location of all local permits is presented in Figure 9.5. Little to no context is provided with this data; however, some permits do mention the discharge of water to ground. This shows that in total there are 58 Groundwater and Surface Water discharges within 1.5km of the application site. Based on the geological characteristics locally, it is expected that most of these relate to surface water (discussed below).
- 4.2.3 Similarly, paragraphs 9.53 and 9.54 needs to be updated:



[9.53] A data request has been submitted to the EA regarding permitted surface water abstractions within 2km of the application site indicated that there are no licenced abstractions. Mole Valley District Council have confirmed there are no private (unlicensed) surface water supplies within 2km of the study area.

[9.54] There are a total of 58 groundwater and surface water discharges within 1.5km of the application site as identified on Figure 9.5. The existing site benefits from one licensed discharge which is detailed below:

- P.12567/S/05 at NGR TQ 1779 3854 which permits the discharge of up to 2,160 m³/day (at a rate not exceeding 25 l/sec).

Surface Water Drainage

- 4.2.4 Since the original responses there has been an adjustment to the proposed landscaping and a previously proposed level area adjacent to the brickworks will now be sloped into the restoration valley landform. This will increase the runoff generated in this area and therefore the impermeable equivalent contributing area.
- 4.2.5 The surface water drainage strategy has been updated to reflect both this change and the comments received in relation to the previous version of the scheme. Specifically, an area to the west of the application boundary (part of previously restored landfill) is now assumed to drain into the site and accommodation for these flows is now made within the drainage strategy¹.
- 4.2.6 The new drainage design is for managing the surface water from the restored site. During the majority of the importation and deposit of inert materials, surface water runoff will be routed into the existing voids and pumped out under the existing discharge consent. This allows time for any higher suspended solids content to settle out prior to being pumped from the site. The routing of the surface water runoff during this phase would need to be adapted through the works and would fall as part of the site operational plan; however, would likely include sections of swale and catch pits as appropriate depending on exactly where the deposition is occurring.
- 4.2.7 The final proposed surface water drainage system will restrict flows to the equivalent greenfield rate that the channel originally conveyed prior to quarrying. The final gravity discharge will be via a wide weir with shallow water depths over topping. The preliminary risk assessment in relation to scour is therefore low and no mitigation is recommended. However, when first installed, maintenance for the first six months will include inspection to confirm there are no signs of scour. Should early signs of scour be observed, it would be possible to install scour protection.
- 4.2.8 In view of the changes to the landform, coupled with comments set out in the Council's letter of 2 June, the Flood Risk Assessment and Surface Water Drainage Strategy has been

¹ SLR, Clockhouse Quarry Restoration, Technical Appendix 9/1 Flood Risk Assessment and Surface Water Drainage Strategy, Version 4, November 2023



updated (see **Appendix R4/1**). This version of the Flood Risk Assessment and Surface Water Drainage Strategy supersedes the version submitted.

Overview Benefits of the Scheme

- 4.2.9 The full overview of the benefits of the scheme are provided in wider application documents. However, the 'do-nothing' scenario has been considered as a technical memorandum enclosed within the Flood Risk Assessment and Surface Water Drainage Strategy² which is included at **Appendix R4/1** in this submission and the rationale, justification and alternatives considered are summarised in the Clockhouse Quarry Design Statement (rev.A) dated November 2023 and included at **Appendix R4/2** in this submission.

Water Quality and Groundwater Levels

- 4.2.10 SUEZ has undertaken groundwater level monitoring and water quality testing through the summer of 2023. This additional baseline information is set out below.

Surface Water Quality

- 4.2.11 SUEZ carried out a round of surface water quality monitoring on the 3 ponds within the site and at two locations on Clockhouse Gill and Fylls Brook (see Figure 4-1). Sampling took place in August 2023, was received by the laboratory commissioned to carry out the analysis (SOCOTEC Environmental Chemistry) on 9/08/2023, and analysed on the 15/08/2023.
- 4.2.12 The existing monitoring regime for the closed landfill at the site only had 1 sampling point SW4 for surface water quality conditions of the flooded void. Additional points SW5 and SW6 were added to the August sampling round to provide better resolution to the surface water quality on the site (Figure 4-1).
- 4.2.13 The watercourse sample points SW1 and SW3 (note that there is no SW2) are on Clockhouse Gill and Fylls Brook respectively (see Figure 4-1). SW1 is upgradient of the ponds within the site and would be unimpacted by the construction/operational phase of the proposal. SW3 would receive surface water runoff from the already restored area to the west of the site (within land under control by the applicant). Surface water from the wider part of the application site is however discharged into an unnamed tributary and the confluence between this and Fylls Brook is downstream of SW3.
- 4.2.14 The monitoring measured the following analytes; pH, conductivity, suspended solids, chloride (Cl), ammoniacal nitrogen (NH₄-N) and biological oxygen demand (BOD). Given that the proposed infill material will be inert it was not deemed necessary to analyse a larger baseline suite as the biggest risk for adverse impacts is the introduction of suspended solids.

The results have been summarised in Table 4-1, and below;

² SLR, Clockhouse Quarry Restoration, Technical Appendix 9/1, Flood Risk Assessment and Surface Water Drainage Strategy, Version 4, SLR Ref: 403.064433.00001, November 2023



- pH is slightly elevated in the ponds, ranging between 7.8 and 8.2, compared to SW1 measuring 7.4 and SW3 measuring 7.9. This indicates that pH from runoff on the site is already slightly elevated compared to within the surrounding watercourses.
- Suspended solids were low to non detectable in the ponds, measuring between 5 mg/L and 11 mg/L. Suspended solids was notably higher in the stream measuring 51 mg/L at SW1 and 180 mg/L at SW3. These high levels of suspended solids are however clearly not derived from discharges from the application site.
- Conductivity is slightly elevated in the ponds (measuring between 659 mg/L and 912 mg/L) compared to the stream upstream of the site, (567 mg/L). Downstream of the site at SW3 conductivity was notably higher at 1100 mg/L. This high conductivity is clearly driven by factors other than the discharge from the application site and is most likely associated with the uplift in suspended solids.
- The inverse trend along the stream is observed for Cl, NH₄-N and BOD with all 3 parameters more concentrated at SW1 (upstream) than at SW3 (downstream).

Table 4-1 Surface water quality August 2023

Parameter	pH	Conductivity	Suspended solids	Cl	NH ₄ -N	BOD
Units	pH units	µS/cm	mg/L	mg/L	mg/L	mg O ₂ /L
SW1	7.4	567	51	40	2.20	1.9
SW3	7.9	1100	180	31	0.03	<1.0
SW4	7.8	912	<5	10	0.06	<1.0
SW5	8.0	744	5	10	0.01	<1.0
SW6	8.2	659	11	14	0.01	<1.0

4.2.15 The surface water data collected indicates that the water quality of the flooded quarry void (SW4, SW5 and SW6) is not significantly different to, and would not be detrimental to, water quality in the receiving watercourse. The small difference in pH is not considered to be significant as historical (2021 to 2023) data from SW1 and SW3 shows the stream pH itself varies from 7.4 to 8.1.



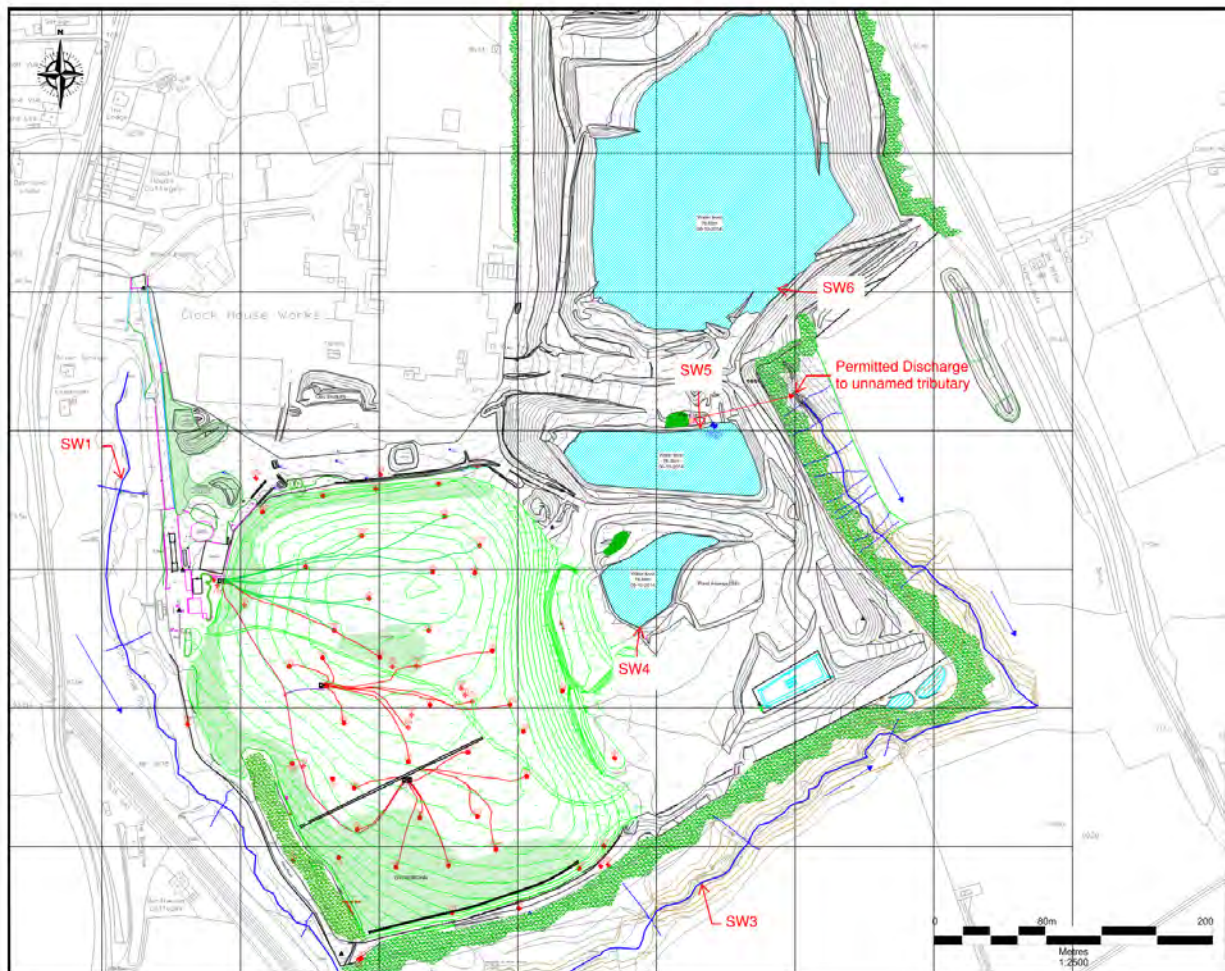


Figure 4-1: Surface water sampling points annotated on SUEZ base plan

Groundwater Levels

- 4.2.16 Borehole locations are shown in the enclosed plan (**Appendix R4/3**). These are all installed into the Weald Clay Formation which divides with increasing depth into brown clays, grey clays and shales. As outlined within the regulation 15 Hydrogeological Risk Assessment 3 (HRA), there is minimal vertical hydraulic connectivity (from individual standpipe variability at monitoring point BHSCC03) or horizontal hydraulic connectivity (from variation between the different boreholes).
- 4.2.17 Groundwater levels on the site are measured quarterly in five boreholes (circled on the enclosed plan) as part of the existing closed landfill site monitoring plan, to the west of the application site. Figure 4-2 shows the groundwater levels in these since 2021.

3 Sita, Capel Landfill Site, Regulation 15 Hydrogeological Risk Assessment, March 2001



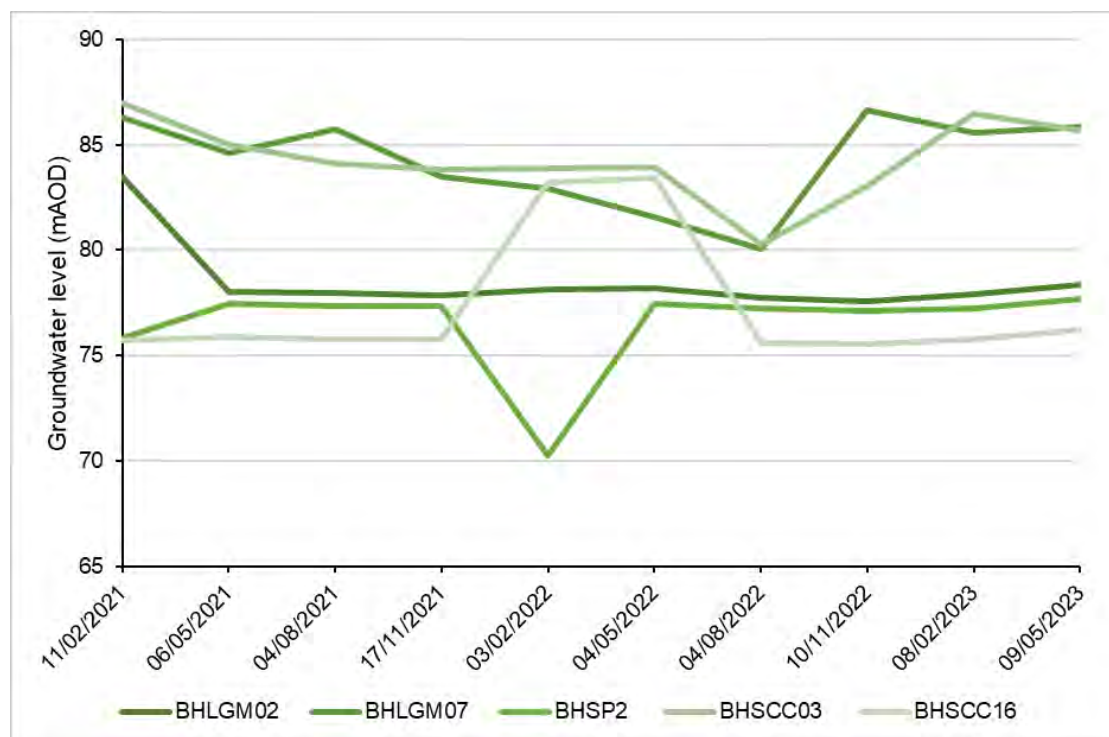


Figure 4-2 Groundwater levels at Clockhouse Quarry

- 4.2.18 The groundwater levels do not show significant seasonal variation or any groundwater gradients and supports the HRA's conclusion that there is limited to no groundwater flow across the site. It supports the conceptual understanding in the Environmental Statement that groundwater is not a sensitive receptor of the proposed development.
- 4.2.19 Additionally, boreholes have been installed across the application site, which are shown in **Appendix R4/4**. Groundwater level dips taken in July 2023 are presented in Figure 4-3.

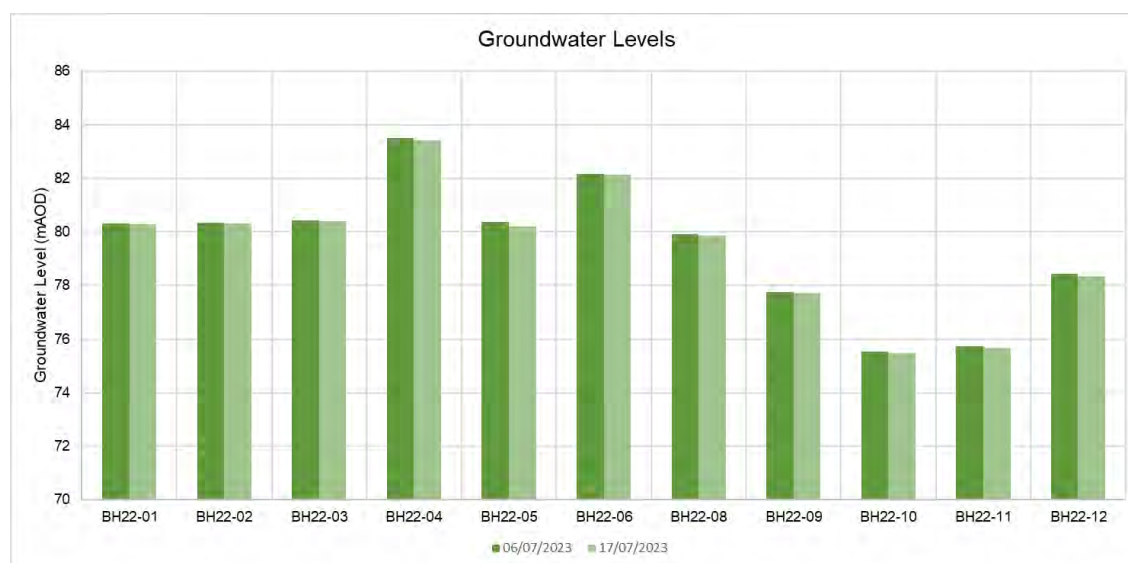


Figure 4-3: July 2023 Application Site Groundwater Levels

- 4.2.20 There is little variation in the groundwater levels nor a strong correlation to indicate groundwater connectivity between the boreholes. In particular BH22-04 and BH22-05 have



a nearly 3m variation despite being located relatively close to each other.

- 4.2.21 The significant difference in water levels indicates that there is no significant hydraulic connectivity between the groundwater observed in the boreholes and the water present on the surface within the voids.

Groundwater Quality

Long Term Monitoring

- 4.2.22 Groundwater is sampled quarterly by SUEZ from the five monitoring boreholes around the closed landfill site and data from February 2021 to May 2023 has been reviewed here. A total of 38 parameters have been analysed (see enclosed **Appendix R4/5**).

Physical parameters

- pH across all groundwater samples was typically between 7 and 7.4, the lowest recorded pH was in LGM02 at pH 6.8 and the highest recorded was in BHSP2 and BHSCC16 at 7.7. The baseline groundwater pH is therefore typically close to neutral with only small amounts of variation.
- Ammoniacal nitrogen averaged between 0.01 mg/l and 0.66 mg/l, the lowest recorded was 0.01 mg/l in all groundwater samples, the maximum ammoniacal nitrogen concentration measured was 1.9 mg/l in BHSCC16. BHSCC16 had the most variable ammoniacal nitrogen concentrations with a standard deviation of 0.77 mg/l for samples measured between 2021 and 2023. The Environmental Quality Standard provided by the Water Framework Directive is 0.021mg/l for unionised ammonia (as N). When converted to ammoniacal nitrogen for waters of a similar physicochemical description this is 1.6mg/l. Therefore the maximum measured amount crosses this threshold indicating that the baseline is highly variable and near threshold.
- BOD was typically undetectable in groundwater samples, only 3 measurable concentrations were observed, one for BHLGM02, BHLGM07 and BHSCC03. BOD is typically low in groundwater samples.
- Conductivity varied across groundwater samples, BHSCC16 measured between 2820 $\mu\text{S/cm}$ and 3840 $\mu\text{S/cm}$. BHLGM07 measured the lowest conductivity range, from 970 $\mu\text{S/cm}$ to 1530 $\mu\text{S/cm}$. The existing landfill area could be associated with increased conductivity locally. However, given the limited horizontal hydraulic connectivity the wider impacts would be negligible. It is proposed to import inert materials for the quarry restoration and therefore no significant impact would be expected from the development.





Figure 4-4 Conductivity chemograph of baseline groundwater quality

- Chloride shows similar differences between groundwater samples, where the analysis of samples from BHSCC16 recorded elevated concentrations relative to the other boreholes (Figure 4-5). At BHSCC16 chloride concentrations measured between 147 mg/l and 180 mg/l chloride compared to 9 mg/l and 75 mg/l at the other locations. However these are all significantly below the Environmental Quality Standards. Changes to chloride are not expected from the inert nature of the infilling and restoration material in the proposed development.



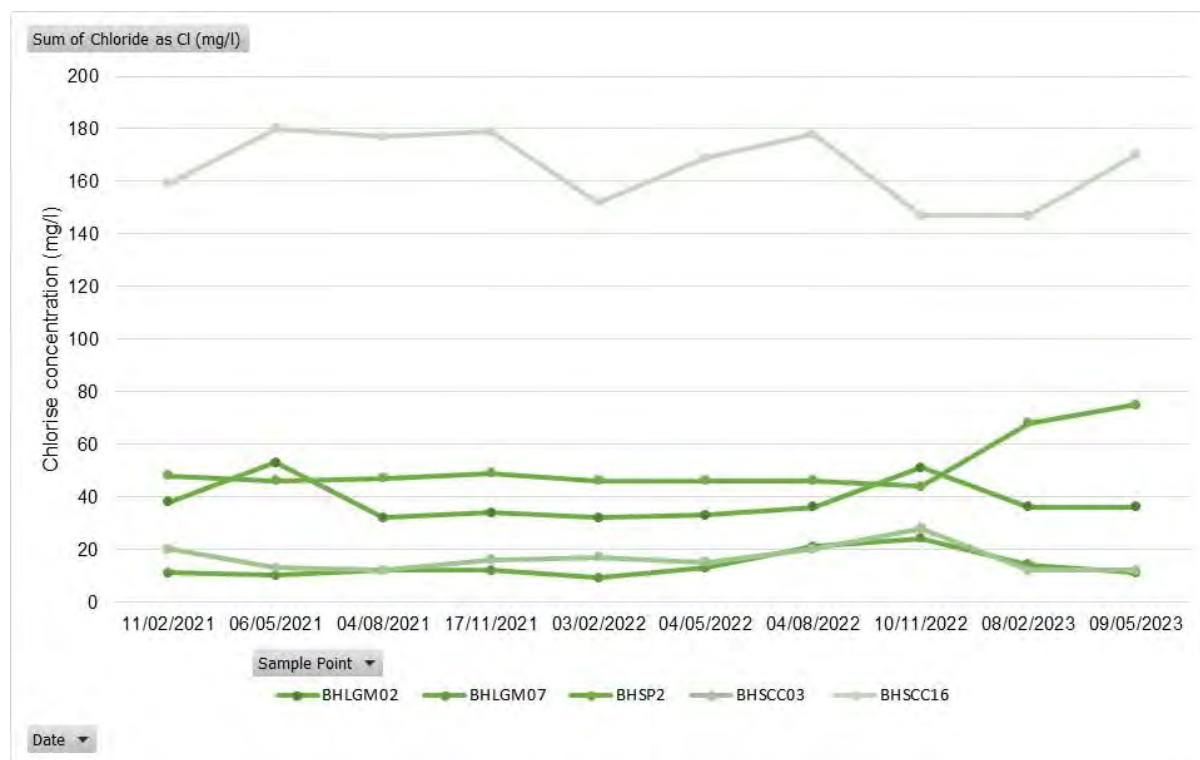


Figure 4-5 Chloride chemograph of baseline groundwater quality

Volatile Organic Compounds

4.2.23 None of the five volatile organic compounds (VOCs) included in the analysis were detected on any occasion between 2021 and 2023 in any of the groundwater samples. Phenol compounds and total phenols were below detectable concentrations between 2021 and 2023 with the exception of one sample taken from LGM02 which measured 0.0014 mg/l phenol in the first sample round in February 2021.

Inorganics and metals

4.2.24 The large majority of analyses for metals recorded results that were below the limit of detection. Noteworthy inorganics and metals detected are summarised below.

- Cadmium was detected in most groundwater samples at concentration between 0.00004 mg/l and 0.00027 mg/l at BHLGM02 but was below the level of detection at other boreholes.
- Manganese was detected in higher concentrations at BHSCC16, between 0.51 mg/l and 12 mg/l, than elsewhere on the site. Detectable, but low, concentrations were also measured in BHLGM07 and BHSP2. Manganese is known to be higher in concentration within the Weald Clay and this would be expected in baseline monitoring.
- Zinc has been analysed annually and has shown an increasing concentration in BHLGM07, BHSP2 and BHSCC03, reaching a maximum concentration of 0.007 mg/l in BHSCC03. This is a long way below Environmental Quality Standards of 0.0109mg/l and small increases of this nature would have no significant impact on the groundwater quality.



- Chromium has also measured increased detects in 2023, all boreholes detected chromium except for BHLGM02 in 2023 with concentrations between 0.001 mg/l and 0.002 mg/l. Previously it had only been detected once in BHSCC03 in 2021. However these amounts are negligible compared to the Environmental Quality Standards.

September and October 2023

4.2.25 Additional groundwater quality was assessed in the eleven new boreholes drilled 2022/23 surrounding the application site, with samples taken for analysis on 21/09/2023 and 09/10/2023. A map showing the borehole locations and numbering is provided in **Appendix R4/4** with analysis data is provided in **Appendix R4/6**.

4.2.26 The following parameters were below the limit of detection for all boreholes during both rounds:

- Ethyl Benzene (VOC),
- m,p-Xylene (VOC),
- o-Xylene (VOC),
- Toluene (VOC),
- Benzene (VOC).

4.2.27 Cadmium is also typically low with the observed concentrations at most locations being below the limit of detection or only marginally above. An elevated level was, however, recorded in BH22-12 (southwest corner of the site) of 0.49µg/l in the September round which dropped to 0.15 µg/l in the October round. These are around three orders of magnitude lower than the Environmental Quality Standard regardless of the water hardness. As such, the slightly elevated reading does not pose a significant concern.

4.2.28 The concentration of manganese shows variability across the monitored boreholes; however, all recorded values are significantly below the Environmental Quality Standard of 123mg/l. Manganese is known to be higher in concentrations within the Weald Clay and this would be expected in baseline monitoring. The following locations have the highest levels of manganese with all other boreholes being less than 10% of the Environmental Quality Standard.

- BH22-01,
- BH22-05,
- BH22-06,
- BH22-08,
- BH22-10,
- BH22-11, and
- BH22-12.

4.2.29 The locations of these boreholes, at different points around the site, indicates that the higher levels are not likely the result of any current activities or previous land use.



- 4.2.30 The pH of all samples is around neutral with some boreholes registering as slightly alkaline and other as slightly acidic.
- 4.2.31 It is worth noting that the variations observed between boreholes and monitoring rounds supports the conceptual understanding that there is no significant flow of groundwater through the geology (i.e. boreholes with higher concentrations of measured parameters are not connected to those with lower).

Conclusions

Review of Potential Water Quality Impacts

- 4.2.32 The water chemistry analyses outlined above indicate that historic activities and the limited ongoing operations have a negligible impact on the local water quality. Surface water pH measured in the stream has historically been variable and appears to be very slightly more alkaline within the flooded quarry void, but the difference is not significant and water from the voids is already pumped out periodically to the discharge point as a necessary part of the current closed site management operations under a discharge consent with the Environment Agency. Minor variations in groundwater quality occur from borehole to borehole but all are significantly below relevant environmental quality standards.
- 4.2.33 The proposal is for the restoration of the quarry void using inert materials and soils and by definition such material should not give rise to any significant chemical trace. Operations would include embedded mitigation for checking materials input for infilling to ensure no contaminated material is accepted. There remains a potential for elevated levels of suspended solids in surface water discharged from the site, particularly associated with earthworks or runoff of restored land prior to the establishment of vegetation. Operational measures and controls under the existing discharge consent with the Environment Agency will ensure suspended solids are not significantly elevated in the surface water discharge during the restoration works. The phased nature of the scheme and timing of the reinstatement of the natural passive drainage route (i.e., at the end of the development) will enable vegetation to establish and naturally minimise suspended solids runoff from the restored landform.
- 4.2.34 The local geology is of very low permeability and would naturally contain any groundwater with deteriorated water quality. The slow movement that may occur would also allow for adsorption and absorption to the clays as well as providing time for biodegradation.
- 4.2.35 The overall significance of the adverse risk to surface and ground water quality is minor, in line with the Environmental Impact Assessment outcome (as set out in [Chapter 9](#) if the ES), and does not require further mitigation beyond the monitoring outlined below.

Monitoring Commitments

- 4.2.36 SUEZ anticipate applying for an environmental permit for deposit for recovery to enable inert materials and soils which are classed as waste to be used in the recovery of the quarry void and any such permit granted would include appropriate monitoring measures. For surface water quality however, the following minimum commitments for future monitoring



and sampling locations are proposed;

- Once the site is restored and the passive surface water drainage of the site reinstated, an additional downgradient surface water monitoring point will be added on the unnamed tributary of Fylls Brook to enable the chemistry of surface water runoff from the restored site to be monitored and any unexpected impacts managed as appropriate.
- regular inspection and monthly monitoring of turbidity within the surface water features during the importation of inert restoration materials and soils.



5.0 Land Instability

5.1 Introduction

- 5.1.1 Chapter 8 of the ES, and notably Appendix 8/2 (Geotechnical Stability Assessment) addressed land stability.
- 5.1.2 The Council's 2 June letter at paragraphs 21 to 27 provide comment on the assessment and set out the further information that is required.

5.2 Response

- 5.2.1 To address the comments raised in the Reg. 25 request (Council's letter of 2 June) the Geotechnical Stability Assessment (Appendix 8/2 noted above) has been updated. In this respect, further details on the review of historical data has been provided and all routes to identify historic information have been investigated and information available has been summarised in the report. The assessment also benefits from data from additional boreholes which have subsequently been drilled as part of a recent ground investigation carried out around the Northern Void (boreholes drilled to install groundwater monitoring infrastructure). These provide additional details on the geology around the Northern Void and also allowed the recovery of undisturbed samples. Consolidated Drained triaxial tests have been carried out on the recovered samples to provide data to inform revisions to the original stability assessment. Results are presented in the updated report.
- 5.2.2 The revised Geotechnical Stability Assessment is contained in **Appendix R5/1** to this document and replaces the submitted version.



6.0 Highways, Traffic and Access

6.1 Introduction

6.1.1 Chapter 7 of the ES (and the associated Appendices 7/1 and 7/2 which contained traffic count and road traffic collision data) provided a detailed consideration of the implications of the proposed development on the local highway network.

6.1.2 The Council's letter dated 5th July 2023 refers to the consultation response from the County Highway Authority, stating:

"The County Highway Authority (CHA) has reviewed Chapter 7 - Transport of the ES, along with the associated appendices. Overall, the CHA considers that further information is required before an assessment can be made as to whether the proposal would result in unacceptable impacts on the highway network".

6.1.3 The letter then requests further information on the following:

- Potential cumulative impacts of the Clockhouse Brickworks and Auclaye quarry;
- Traffic impact and Junction capacity (Clarks Green and Great Daux roundabouts and the site entrance); and
- Access Junction Visibility.

6.2 Response

Cumulative Impacts

6.2.1 The Council's letter states:

"Quarry restoration operations, should be considered in combination with traffic movements from Clockhouse Brickworks and Auclaye, given the possibility that these operations could commence within the timeframe proposed for the proposed restoration scheme and would contribute to the assessment of the worst case scenario.

Notwithstanding this Officers are clear that reference to the Clockhouse Brickworks site as 'dormant' in the ES is incorrect and misleading and should be corrected."

Clockhouse Brickworks

6.2.2 The Brickworks is currently an inactive site where most of the brick manufacturing plant has been removed. It is unlikely that the site would re-open as a brickworks without new capital investment.

6.2.3 Traffic surveys were undertaken at the site access junction during November 2005 when the brickworks were fully operational but there was no landfill-related traffic. This was associated with a study to support a proposed Energy Recovery Facility (ERF) scheme at the Clockhouse Site.

6.2.4 The surveys recorded 173 movements through the access junction across a 12 hour period, of which 49 were classified as HGV's. It is understood the site was producing around 42



million bricks annually which would equate to 25 HGV loads in and 25 HGV loads out per day.

- 6.2.5 The data also shows that during the morning peak hour, 12 inbound (9 car and 3 HGVs) and 3 outbound (1 car and 2 HGVs) vehicle movements were observed at the existing Clockhouse Brickworks junction, with the equivalent evening peak hour vehicle movements being 3 inbound (2 car and 1 HGV) and 7 outbound (7 car and 0 HGV).
- 6.2.6 This traffic has been added to the baseline included within the junction capacity analysis at Section 6.2.2 of this section.

Auclaye Quarry

- 6.2.7 The Auclaye Quarry site is located to the west of the A24-Horsham Road which runs through the Capel Civil Parish within the Mole Valley District of Surrey. The site itself is of an irregular shape and extends to ~8.9ha; it is bound variously by woodland, agricultural land, and residential housing, and a railway line runs directly along its western boundary.
- 6.2.8 The clay reserves at Auclaye are estimated to be in the region of 800,000 tonnes, which is sufficient for the production of ~280 million bricks. Clay soils will also be extracted and exported to local sites for use in SUDS developments. The resulting voids at the Auclaye quarry site will be filled with imported inert waste. The site will be fully restored. The entire extraction and restoration campaign has an anticipated duration of ~69 months.
- 6.2.9 The conditions that have been determined for Auclaye Quarry limit the movements of HGVs to 21 (i.e. 21 in and 21 out). This would equate to an average of 2 HGV arrivals and 2 HGV departures per hour.
- 6.2.10 This traffic has been added to the baseline included within the junction capacity analysis later in this section.

Traffic Impact

- 6.2.11 The Council's letter states:

Further detail of the impacts that the additional traffic will have on the operation of the site access junction and the public highway:

The ES confirms that the maximum number of daily vehicle movements would be 200 however the assessment provided to indicate the impact at the site access is based on a lower "typical day" figure of 70 movements. Impact assessments need to be based on a worst-case scenario in order to ensure that the proposals will not result in a significant impact on the operation of the public highway.

The EIA provides only daily vehicle movement figures and does not detail how these will be spread across the day. Clarification should be provided as to the extent of vehicle movements expected during the highway network peak traffic hours (as can be confirmed using the traffic count data already collected by the applicant) and during the site's peak traffic generation period.

In the context of the above, detailed vehicle movement impact data should be provided for the site access junction, Clark's Green Roundabout to the north and the Great Daux Roundabout (A24 / A264) to the south. The impacts at the site access



junction will need to be modelled based on the above-described worst-case scenario and further offsite modelling may be required depending on the outcome of these assessments.

Access Junction Operation

Proposed Traffic Profiles

6.2.12 Operational hours are proposed in line with the existing quarry permission, which is as follows:

- Monday to Friday 0700-1900hrs;
- Saturday 0700-1300hrs; and
- Sundays/Bank Holidays no working.

6.2.13 The operation of the site would result in an even profile of HGV movement across the day, as opposed to a concentration during peak periods. On this basis, based on the worst-case daily traffic forecast, it would be expected that 100 trips across a 10 hour operational day (for added robustness) would equate to 10 arrivals and 10 departures per hour.

Proposed Traffic Scenarios

6.2.14 The access junction has been assessed based on the weekday peak periods ascertained from the Automatic Traffic Count (ATC). The data has been used to produce proposed peak period traffic scenarios flow diagrams at the site access junction.

6.2.15 Traffic survey data has been growthed to reflect 2028 traffic conditions on the A24 using industry standard TEMPro (v8) growth calculations using national and local growth factors (E02006373 -Mole Valley 012). This provides a 5 year horizon of 2028.

6.2.16 The 2028 baseline traffic flow scenario includes traffic generation potential from the Clockhouse Brickworks and the Auclaye Quarry. The 2028 Proposed Scenario then also includes the proposed site traffic. This is the scenario modelled at the access junction.

6.2.17 The traffic flow Diagrams are attached at **Appendix R6/1 (Part A)**

Capacity Analysis

6.2.18 The operation of the proposed access junction has been assessed using the software Junctions 10. The traffic analysis software predicts capacities, queue lengths and delays at signalised and non-signalised junctions.

6.2.19 The geometric parameters of the junction and the recorded weekday peak period traffic flows have been input into the software. Within a junction model, the time periods assessed are divided into a number of 15-minute segments in order to simulate the likely arrival pattern of traffic more effectively. The results returned in the models are the Ratio of Flows to Capacity (RFC) and predicted queue (Q) in each time segment.

6.2.20 The maximum RFC value for each movement is likely to be observed over the central 15 - 30 minute period of the hour under consideration. RFC values between 0.00 and 0.85 are



generally accepted as representing stable operating conditions; values between 0.85 and 1 represent variable operating conditions (i.e. possible queues building up at the junction during the period under consideration and increases in vehicle delay moving through the junction). RFC values in excess of 1 represent overloaded conditions (that is, congested conditions).

6.2.21 A summary of the analysis results are provided within Table 6-1. Full Junctions10 output data is included within **Appendix R6/1 (Part B)** of this report.

6.2.22 The arms of the junction are represented within the table as follows:

- Arm A is the A24 (N);
- Arm B is the proposed Site Access; and
- Arm C is the A24 (S).

Table 6-1 - Junctions 10 Output Data Summary

Traffic Stream	AM Peak		PM Peak	
	RFC	Max Q (PCU)	RFC	Max Q (PCU)
B - AC	0.03	0.1	0.05	0.1
C - AB	0.06	0.1	0.03	0.0

6.2.23 The above summary table demonstrates that the junction operates comfortably within its theoretical capacity limits with no queuing or delay.

6.2.24 Further to the above, a sensitivity test has been undertaken to emphasise the acceptability of the proposed operational capacity conditions. The sensitivity test doubles the level of proposed site traffic during each peak period.

6.2.25 A summary of the analysis results are provided within Table 6-2. Full Junctions10 output data is included within **Appendix R6/1** of this report.

Table 6-2 - Junctions 10 Output Data Summary

Traffic Stream	AM Peak		PM Peak	
	RFC	Max Q (PCU)	RFC	Max Q (PCU)
B - AC	0.06	0.1	0.08	0.2
C - AB	0.08	0.2	0.05	0.1

6.2.26 The above summary table demonstrates that the junction continues to operate comfortably within its theoretical capacity limits with no queuing or delay, even when subject to 200% of expected development traffic levels.



Clark's Green Roundabout

6.2.27 The Clark's Green Roundabout is located on the A24 approximately 1km to the north of the site entrance.

6.2.28 Based on the 2028 growthed traffic surveys and cumulative traffic data, an assessment has been undertaken to determine the potential impact of proposed development traffic at the Clark's Green Roundabout. This is based on the two-way traffic flow on the junction approach arm during network peak periods. To ensure a robust assessment, 100% of site traffic is assumed to route through the junction.

Table 6-3 summarises the potential traffic impacts based on Passenger Car Units (PCU).

Table 6-3 - A24 Clark's Green Approach Peak Period Traffic Flows

	2028 Baseline			Proposed Traffic			Increase %
	Total	HGV	PCU	Total	HGV	PCU	PCU
AM Peak	1518	40	1,574	20	10	48	3.0%
PM Peak	1583	24	1,593	20	10	48	2.1%

* PCU (Passenger Car Unit) factor for HGV @ 2.4

6.2.29 The above demonstrates that, despite 100% of proposed site traffic routing through the Clark's Green Roundabout, the impact would result in an increase of less than 3% to the two-way flows at the A24 junction approach arm. This is comfortably within daily fluctuations therefore the impacts, in reality, would be imperceptible.

Great Daux Roundabout (A24 / A264)

6.2.30 It can be concluded on the basis of the above Clark's Green Roundabout assessment, where approach road traffic flows would be similar, that the impacts would also be imperceptible.

Junction Visibility

6.2.31 The Council's letter states:

"Visibility splay diagrams to demonstrate the suitability of the site access junction, in the context of the speed survey data provided:

The proposed length of visibility splays is suitable however these should be demonstrated on a scale plan in order to provide confidence that these can be provided and do so without reliance on third party land."

6.2.32 On the basis of the determined 85th percentile speed for northbound vehicles being 46 mph (45.8 rounded up), a visibility splay of 130 metres to the left on egress would be required according to the Design Manual for Roads and Bridges (DMRB) stopping sight distances.

6.2.33 On the basis of the determined 85th percentile speed for southbound vehicles being 48mph (47.5 rounded up), a visibility splay of 140 metres to the right would be required according to the Design Manual for Roads and Bridges (DMRB) stopping sight distances.



- 6.2.34 A scaled plan is included at **Appendix R6/2** which shows the necessary visibility splays can be achieved.

6.3 Conclusion

- 6.3.1 The above information and analysis has not identified any significant effects on the local highway network.
- 6.3.2 In view of this, the conclusions reached in the ES still stand and no further mitigation is deemed necessary.



7.0 Other Matters

7.1 Introduction

- 7.1.1 As noted from Section 1 above, the Council has requested information on other matters, but outside of the Reg.25 process.

7.2 Trees

- 7.2.1 The Forestry commission has commented on the planning application (see paragraph 9 in the 2 June letter)
- 7.2.2 The first point refers to guidance contained in the National Planning Policy Framework in relation to Ancient Woodland (irreplaceable habitat). This has been addressed elsewhere in this submission, notably through the provision of an Ancient Woodland Compensation Strategy (see **Appendix R3/1**)
- 7.2.3 Where possible, the comments regarding woodland planting blocks have been taken into account within the revised Landscape Strategy, including the use of scrub/shrub species to provide structure to the woodland edge. Comments on the use of local and appropriate native species is noted; it is anticipated that the precise planting mix would be the subject of a planning condition.

7.3 Noise

- 7.3.1 The Council's 2 June letter (paragraphs 28 to 31) sets out the following:
1. It is noted that the assessment shows that noise levels may be exceeded and so further information on mitigation is requested;
 2. A road traffic noise change assessment has not been provided;
 3. Provision of the previous 2006 noise survey;
 4. Further information on the noise modelling methodology and assumptions.
- 7.3.2 In response to these points:
- Point 1**
- 7.3.3 On page 19 of the Noise Assessment Report exceedances of the noise limit are identified at:
- Taylors Gate during soil placement of each Phase.
 - Dwellings adjacent to the A24 for inert waste tipping of each Phase.
- 7.3.4 In relation to Taylors Gate for the Phase 1 Stage 2 (soils replacement) the noise model has



been checked. The highest noise contributor from the Site was the TERAX mobile screen and the model assumes a 100% on-time (which is very conservative). In the model this noise source was placed centrally within the phase. As this equipment is mobile it is possible to move the plant to a more shielded position within the site. Furthermore, stockpiles of material can be used to shield the mobile screen from the receptors.

- 7.3.5 Notwithstanding this, as noted in the Noise Assessment report (page 19) from the sound survey, the residual sound level is noted as being 64 dB LAeq,T at Location 2 representative of Taylors Gate. It is considered that the predicted noise emissions will therefore be largely masked by the residual sound climate where the predicted emissions are > 10 dB below the residual sound level. It is also noted that the upper limit of 55 dB LAeq,T has not been exceeded.
- 7.3.6 It is anticipated that a Noise Management Plan could be conditioned and further detail may be provided in that plan.
- 7.3.7 In relation to the properties adjacent to the A24 the dominant noise emissions at this receptor is due to HGV movements into the site where the receptor is in proximity to the access road off the A24. From Location 5 of the sound survey, the prevailing sound climate is described as dominated by road traffic along the A24 with a residual sound level noted as 61 dB LAeq,T. Where the receptor is noted immediately adjacent to the A24 carriageway, it is considered that the impact from HGV movements into the site via the access road will largely be masked by the existing sound climate which can be described as similar in character (road traffic noise sources) and similar in magnitude.
- 7.3.8 Notwithstanding this, if considered necessary, screening could be considered as a means of noise mitigation along the access route off the A24 to minimise the risk of noise impact at the closest receptors, as a precautionary measure (e.g. a 3 m high fence of imperforate construction minimum 10kg /m²).

Point 2

- 7.3.9 A road traffic noise change assessment has been prepared and is provided at **Appendix R7/1**.

Point 3

- 7.3.10 The survey is detailed in Sections 12.22 to 12.31 of Chapter 12 of the 2006 ES (see **Appendix R7/2**). The daytime data is summarized in Table 12.4 (copied below). Full data is in Appendix 12.3 and 12.4 also contained in **Appendix R7/2** to this document.
- 7.3.11 The measurements were obtained over five separate days with a total of 35 minute measurements completed.
- 7.3.12 The soundscape during is included in Appendix 12.3 of the 2006 ES. During the day at each receptor the dominant noise sources were noted to include road, rail and aircraft predominantly, with the occasional mention of the brickwork being audible and/or the gas flare (depending on the location).



TABLE 12.4 Summary of Noise Levels for Day Time Periods Weekday / Weekend

Measurement Location (day-time)		Existing dB LA90, T	Existing dB LAeq, T
1.	The Clock House	51 / 46	60 / 59
2.	Taylors Gate	42 / 39	58 / 64
3.	Pleystowe House	44 / 37	58 / 60
4.	Lyne Lodge / Upper Gages Farm	41 / 38	60 / 62
5.	Silver Springs / Landauph	51 / 51	59 / 61
6.	Northwood Cottages	47 / (see paragraph 12.23)	62 / (see paragraph 12.23)

7.3.13 The justification for using the data is that SLR took the lowest LA90 presented to set the limit, a robust approach and it is not considered that the dominant noise sources in the area (noted during the day to be dominated by road, rail and aircraft noise) would have decreased in noise level. Notably traffic flows on the surrounding network are likely to have increased. Consequently, using the lowest LA90 is considered to ensure the amenity of local residents is protected.

Point 4

7.3.14 The model build is detailed in Section 5 of the Report with screen shots of the model provided in Appendix 2. SLR is happy to provide the Council with the model files should they wish to review.

7.4 Restoration and Enhancement

7.4.1 As noted in Section 1 the level area adjacent to the Brickworks which is proposed to be restored to grassland has been removed from the scheme. Clockhouse Quarry Design Statement, dated November 2023 and included as **Appendix R4/2** to this document, summarises the rationale, justification and alternatives considered in the design process as a whole. This addresses the concerns expressed in paragraphs 17 and 32 of the 2 June letter.

7.4.2 In relation to paragraph 33, there is limited material to be imported; the works are mainly to create a suitable free draining topography which can manage the volume of surface water anticipated (allowing for climate change).

7.4.3 The Landscape Strategy has been expanded to include the Phase 1 area (restored landfill). The suggestion is noted regarding additional woodland planting on the landfill area. it is proposed to manage the grassland within this area to the same specification as proposed for the long-term management of the open grassland within Areas 2 and 3. This can be addressed through planning condition.

7.4.4 In relation to paragraph 34 it is anticipated that a condition would be imposed requiring the submission of a detailed restoration scheme; this is quite common for developments of this nature.



7.5 Aftercare

- 7.5.1 In relation to the comment at paragraph 35 it is anticipated that a condition would be imposed requiring the submission of a detailed Landscape Management and Maintenance Plan (LMMP). It is also stated that the LMMP can potentially rolled into a Landscape and Ecological Management Plan, LEMP). Notwithstanding this, as noted earlier, the submitted LMMP has been updated to allow for a 25 year management period.

7.6 Geological SSSI

- 7.6.1 With regard to comments made in paragraph 37, prior to submitting the planning application the applicant carried out a formal consultation (via the Discretionary Advisory Service) with Natural England. Following the receipt of advice from Natural England the design was modified to allow for the retention of sections of the quarry face within the exposures of interest and Natural England stated in their response of 28th November 2022 that they were satisfied the modified scheme would not adversely impact the SSSI. This is documented within the ES (see [Appendix 8/1](#)).

7.7 Plans

- 7.7.1 The comments raised have been addressed in the plans being submitted as part of this response.
- 7.7.2 In addition, a new plan (ref, Clh-HMAP-1123-01) is being submitted showing the depths of fill (referred to as a 'Heat Map').



8.0 Overall Conclusions

- 8.1.1 A planning application was submitted by the applicant to Surrey County Council ('the Council') on 23rd December 2022 (validated on 16th February 2023) for:

"The importation and deposit of inert materials and soils on 14.5 hectares of land to facilitate the restoration of quarry voids to agricultural and nature conservation after use with drainage".

- 8.1.2 The Council has consulted on the planning application in line with the statutory procedures. As a result of this consultation, it has come to light that further environmental information is needed to support the Environmental Statement to allow certain consultees to form an opinion on the likely significant environmental effects.

- 8.1.3 The Council has identified the following areas where further environmental information is required:

- **Ecology and Biodiversity**
- **Landscape and Visual Impact Assessment**
- Trees
- **Hydrogeology and Groundwater**
- **Hydrology, Surface Water Drainage and Flood Risk**
- **Land Instability**
- Noise
- Restoration and Enhancement
- Aftercare
- Geological SSSI
- **Highways Traffic and Access**

- 8.1.4 The Council recognises that not all of the information requested falls within the scope of Reg. 25 of the EIA Regulations. The items highlighted in **bold** type face above are identified as being requested under Reg. 25 procedures.

- 8.1.5 This document contains the environmental information that has been requested. In the main, the responses seek to provide clarification and/or expand upon specific aspects of the assessments undertaken or the scheme for which planning permission is sought. Consequently, the requested information does not go to the heart of the assessments undertaken. Notwithstanding this, for two assessments, it has been decided that the clearest approach is to re-issue the updated ES Chapters.

- 8.1.6 Consideration has also been given within this document to whether the additional information affects the conclusions of the submitted Environmental Assessment. For each area, it has been found that the conclusions will not be affected and no new significant effects have been identified as a result.

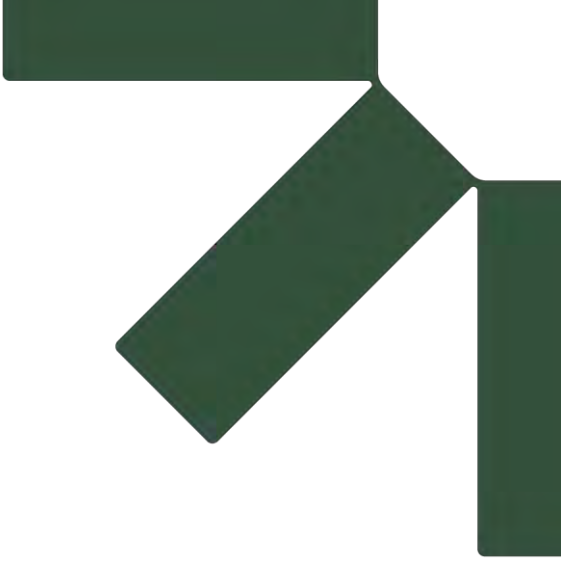


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Appendix A Appendix Title (Heading 7)

Clockhouse Quarry

**Regulation 25 Response – Provision of Further
Environmental Information**

SUEZ Recycling and Recovery Limited

SLR Project No.: 403.064433.00001

18 December 2023

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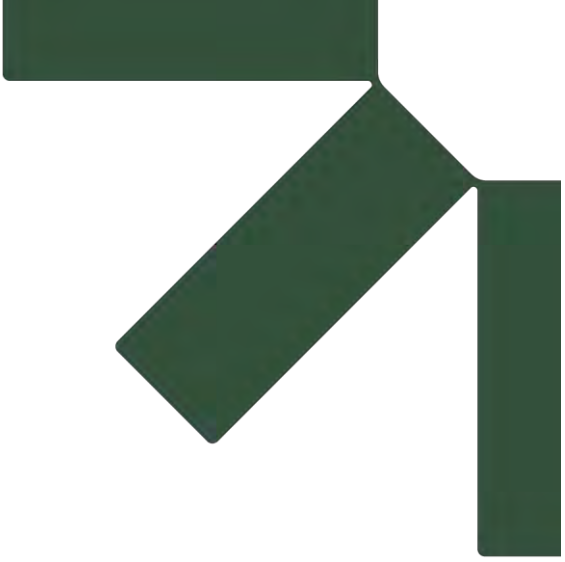
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Appendix B Appendix Title

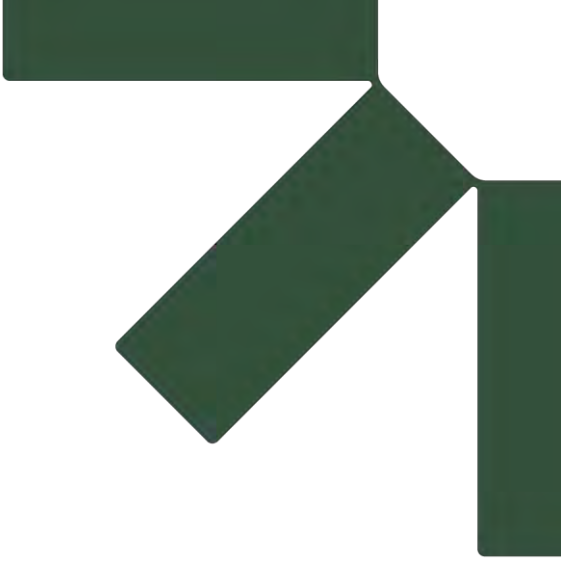
Clockhouse Quarry

Regulation 25 Response – Provision of Further Environmental Information

SUEZ Recycling and Recovery Limited

SLR Project No.: 403.064433.00001

18 December 2023



Appendix C Appendix Title

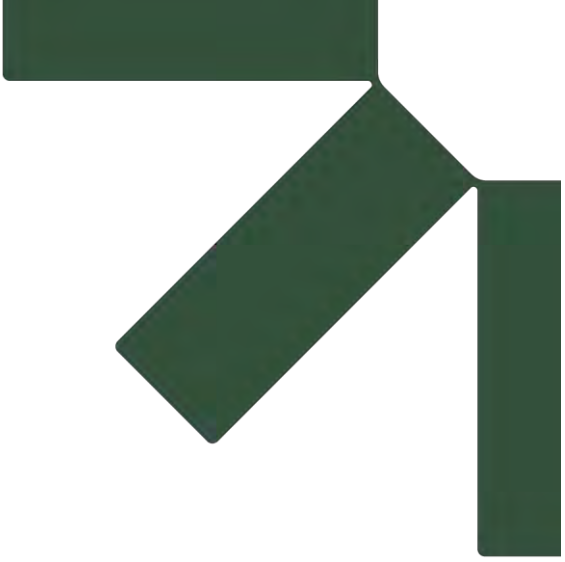
Clockhouse Quarry

Regulation 25 Response – Provision of Further Environmental Information

SUEZ Recycling and Recovery Limited

SLR Project No.: 403.064433.00001

18 December 2023



Appendix D Appendix Title

Clockhouse Quarry

Regulation 25 Response – Provision of Further Environmental Information

SUEZ Recycling and Recovery Limited

SLR Project No.: 403.064433.00001

18 December 2023



Making Sustainability Happen

Appendix F

Clockhouse Quarry Design Statement (rev.A) November 2023

Clockhouse Quarry Design Statement (rev.A) November 2023

This statement has been produced to summarise the design rationale, justification and alternatives considered in relation to the restoration scheme proposed for Clockhouse Quarry in planning application ref. 2022/0191/MO which is currently under consideration by Surrey County Council as minerals planning authority. Alternative landform designs were considered during the preparation of the restoration scheme as proposed in the submitted planning application (section 3 of the Environmental Statement describes 'design evolution and alternatives considered'). This statement provides further details of the design evolution including the removal post-submission of the strip of land reinstatement east of the brickworks.

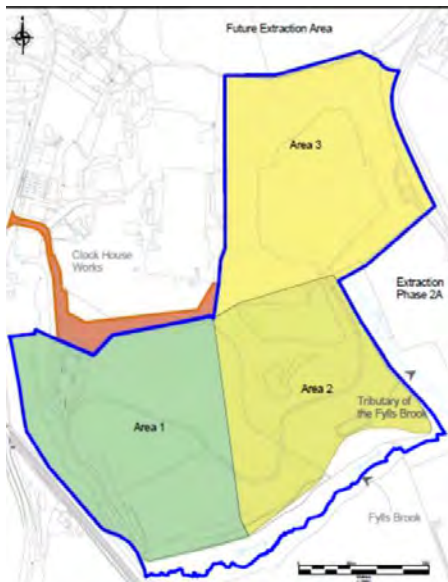
Further to consultation responses to the original planning submission in December 2022 and a formal request by the planning authority for further information in June 2023, the applicant sought a clear view from the planning authority with regard to the proposed landform alongside the brickworks and its fit with Policy 5 of the Surrey Waste Plan 2020, submitting an earlier version of this Clockhouse Quarry Design Statement. In a response dated 22nd September 2023 the planning authority made clear that inclusion of this landform feature was not supported as it was not considered to have been demonstrated as a necessary part of the restoration scheme and therefore fails to meet the 'minimum quantity of waste necessary' criterion for a recovery operation in Policy 5. As a result of this, the restoration landform in the development proposal has now been amended to remove the area of land reinstatement along the eastern edge of the brickworks, reducing the total amount of material required to achieve the restoration from 740,000m³ to around 686,000m³. This Design Statement has been updated to reflect the change in the proposed restoration landform.

The sections below are set out to describe and explore (1) the existing position, (2) what happens if pumping ceases (the 'do nothing' scenario), (3) why the 'do nothing' scenario is unacceptable, (4) whether there are any 'no fill' alternatives, (5) design evolution & alternatives and (6) the proposed scheme. The conclusion is set out in section (7). This statement is accompanied by SLR Consulting's Technical Memorandum dated 29th June 2023 regarding the volume of surface water run-off in a 'do nothing' scenario.

1 Existing position

- 1.1 Historically the quarry void, left by the extraction of clay for brickmaking at the adjacent Clockhouse brick factory, was progressively restored by landfilling with household, commercial and industrial wastes under a separate planning permission from the mineral permission MO02/1072 under which the quarry operated. This separate permission covered only the southern part of the quarry void (Areas 1 & 2 on Figure 1 below); however, a restoration design for the remaining void was envisaged to be submitted and approved under a planning condition on the mineral permission MO02/1072. In fact, the landfill closed once the approved contours were reached in Area 1 and landfilling never progressed to complete Area 2.

Figure 1 – Site Plan



- 1.2 The anticipated restoration design submission under the mineral permission remains outstanding due to the difficulties inherent in defining a sustainable and acceptable restoration design for the deep flooded quarry void without the importation of fill material. The flooded void is surrounded by semi-natural ancient woodland valleys and is located some 7km west of Gatwick airport, directly beneath the approach flightpath and within the 13km safeguarding zone for birdstrike risk. There are also other complications to designing an appropriate and acceptable restoration landform at Clockhouse Quarry, including the need to attenuate surface water drainage from the restored landform in storm conditions; the geological SSSI designation of the clay strata within which the site sits; the existence of unworked mineral reserves to the north and to the southeast (permitted for extraction by MO02/1072) and the long-standing presence of great crested newts (GCNs) on the site, amongst other ecological considerations.
- 1.3 Since the mothballing of the brickworks and the closure of the landfill site well over a decade ago, the quarry void has flooded and levels have been actively managed by periodic pumping out to a discharge point in the Fylls Brook tributary to the southeast under a discharge consent (with a discharge rate limit of 25 litres per second) to prevent the three waterbodies from merging and overtopping.
- 1.4 The base of the main quarry void as existing sits at around 67mAOD and it has flooded with surface water from rainfall over time to a depth of around 10m (a water level of 76-77mAOD, maintained by

active pumping). This is still some 13-14m below the natural ground level to the east and west which sits at circa 90mAOD.

2 What happens if pumping ceases – the ‘do nothing’ scenario

- 2.1 If the active pumping of surface water were to cease at Clockhouse Quarry then the water levels in the quarry void would rise with the ingress of surface water from rainfall; the nature of the geology precludes infiltration to ground. This is described in section 3 of the Environmental Statement (ES) as the ‘do nothing’ scenario, with drawings in Appendix 3/1 of the ES showing the levels to which water levels would rise and where they would overflow without active management. In a true ‘do nothing’ scenario, water would overflow at around 82mAOD at the southern end of the site, as shown in the ‘option 2’ drawing in Appendix 3/1, flowing through the ancient woodland (potentially via one of the existing historical newt mitigation ponds in the southeast corner of the site) and down into Fylls Brook to the south.
- 2.2 The Fylls Brook flows from west to east within a steep-sided wooded valley along the southern edge of the quarry at an elevation around 8m lower than the overflow point, so if active pumping were to cease on the existing site, the water would cascade down through the ancient woodland to join the brook.

3 Why is the ‘do nothing’ scenario unacceptable?

- 3.1 Section 4 of the Planning Statement (PS, paragraphs 4.63 to 4.67) describes the existing position and the anticipated ongoing restoration by landfilling at Clockhouse Quarry. It describes the need for restoration by infilling to raise the base levels and the positive impacts of doing so.
- 3.2 As noted above, in the ‘do nothing’ scenario surface water would gradually flood the site and merge the three existing waterbodies into one, overflowing at a level of 82mAOD along the southern boundary and down into Fylls Brook. The merged waterbody would prevent any access across the flooded void from the brickworks to the field to the southeast (phase 2A of the mineral extraction scheme), in effect sterilising it from uses associated with any future reopening of the brickworks. Surface water would overflow in storm conditions at a flow rate of 530l/s during a design storm of 1% annual exceedance probability (with an uplift of 45% for climate change), causing erosion and damage to the ancient woodland along the southern edge of the site. It would also add an unattenuated discharge into the Fylls Brook, with associated risk of suspended solids entering the stream and resulting in a major change in flow regime in the brook (see attached SLR Technical Memorandum dated 29th June 2023).
- 3.3 The merged waterbody would exert pressure against the ‘plug’ at the north end of the Fylls Brook tributary with a potential risk of failure over time as this ‘plug’ is believed to have been formed of quarry spoil some 30-40 years ago and there is no evidence of it being compacted or engineered to any recognised standard.

- 3.4 The merged waterbody would also lap up against the capped eastern flank of the closed landfill in Area 1 at a level 10m above the landfill base level and up to 5m above the level at which the engineered cap was tied into the landfill liner. This would present an unacceptable risk of erosion against the landfill cap and prevent access to monitoring infrastructure along the eastern side of the landfill.
- 3.5 The merged waterbody would reduce the variety of habitats on site and also the suitability of the site for GCNs, which will tend to survive better in smaller fish-free ponds.
- 3.6 The deep (up to 15m) water resulting from the 'do nothing' scenario would continue to present a health and safety risk associated with unauthorised access, particularly as the sides of the void would remain formed of steep, slippery clay.
- 3.7 Finally, the merged waterbody would present an increased attraction for birds, resulting in an unacceptable risk of birdstrike from flocks of birds or large birds such as geese for aircraft approaching Gatwick airport. Gatwick airport is the world's busiest single runway airport and has a significant influence on the economy and prosperity of the Gatwick Diamond (as referenced in the Gatwick Diamond Local Strategic Statement 2016), within which the Clockhouse Quarry site sits. The site lies directly beneath the approach to that runway and 6km *inside* the birdstrike risk zone.
- 3.8 It is clear from the many points above that the 'do nothing' scenario is not an acceptable one.

4 Is there a no-fill alternative?

- 4.1 The void left from quarrying clay to supply the brickworks is substantial, the northern void (known as Area 3) measuring around 250m by 300m across the surface and extending to a base level over 20m below surrounding ground level. There are two small stockpiles of restoration soil remaining on site (as referenced in section 4.64 of the PS) one of which (the northern one of the two) is effectively sterilised by an established screening plantation on its eastern flank. The other is estimated to contain around 7,000m³ of soil. Overburden was mounded in the southern end of Area 2 during quarrying operations but even if this mound were cut to surrounding ground levels (ignoring the ecological value it now provides), it would only half fill the northern void and the 'do nothing' scenario would not be significantly different. The result would still be a large waterbody overflowing in an uncontrolled manner through ancient woodland down to the Fylls Brook to the south.
- 4.2 Pre-quarrying ground levels across the site sloped generally from north to south towards the Fylls Brook at the southern edge. From the southern edge of Area 2 the levels drop by around 8m (from 82mAOD at the southern edge of the quarry down to around 74mAOD in the stream bed) through semi-natural ancient woodland to reach the stream. There is no reasonable way in which to significantly reduce the size of the water bodies by re-shaping in situ material without significant impact on the surrounding ancient woodland.
- 4.3 The water level within the three main waterbodies in the quarry is currently maintained at a level of around 76-77mAOD by pumping clean water out to a licensed discharge point. The current discharge

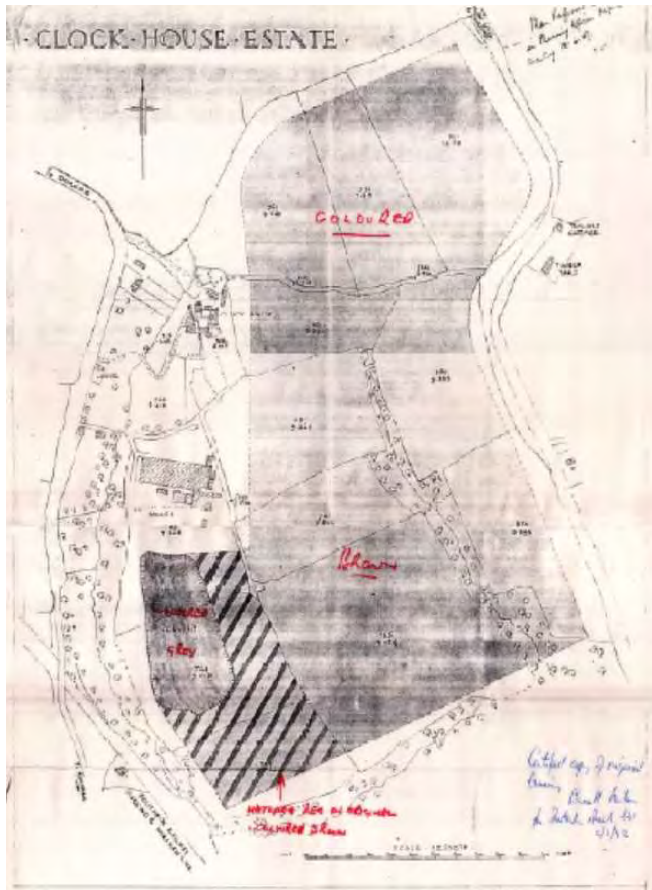
point at the head of the unnamed tributary valley is at a level of 80mAOD, sitting at the level of the natural former stream bed, but is surrounded by higher ground as a result of historical quarrying and spoil placement. The 'overspill' point at the southern end of the site is at a level of around 82mAOD. From these levels, in order for the site to drain without active pumping and without creating a large, overspilling waterbody, there is clearly a need to raise the base levels of the quarry using imported fill material.

- 4.4 It is clear that, unless active pumping were to continue in perpetuity, any restoration of the site not involving import of fill material would result in large, deep water bodies by virtue of the size and depth of the void, the naturally low permeability geology and the surrounding topography. Such large, deep water bodies are not an appropriate permanent restoration design for the site, primarily due to the birdstrike risk in relation to Gatwick airport and to the damage which uncontrolled surface water overflow would cause to surrounding ancient woodland-lined valleys and watercourses, but also for other health and safety and environmental impact reasons as outlined.
- 4.5 It is concluded that there is no reasonable 'no-fill' alternative for restoration at Clockhouse Quarry.

5 Design evolution & Alternatives

- 5.1 The first consideration in the design process was how to sustainably drain surface water from the site to eliminate the need for ongoing active pumping, and at the same time significantly reduce the size and depth of the waterbodies.
- 5.2 From historical maps (see Figure 2 below) it was noted that prior to quarrying the un-named tributary to the Fylls Brook extended further north into what is now the main flooded quarry void. This led to the realisation that the head of the un-named tributary valley had been stopped-up with a 4-5m high bund of material some 30-40 years ago. On close inspection it could be seen that the vegetation on the bund was different to that on the valley sides; indeed there was a clear change in topography where the bund joined the sides of the original wooded valley. Despite being within the designated semi-natural ancient woodland area then, the bund itself was likely to have been made of quarry spoil and the vegetation on it was likely to be of less value than the original valley sides.
- 5.3 Reconnecting the old stream bed to its original catchment in the restoration of the quarry was considered likely to present the lowest impact solution for sustainable and passive long-term drainage of surface water from the site. It would minimise impacts on areas of true ancient woodland and reconnect the tributary with its watershed, providing a more consistent and natural flow of water to the habitats along the former stream valley than the current periodic active pumping regime.

Figure 2 – 1947 Interim Development Order site plan



- 5.4 The base of the original stream valley to the south of the bund lies at around 80mAOD and a blind headwall exists at this point, presumably constructed for surface water discharge from the quarrying operations to prevent scour. This remains the licensed discharge point to which clean surface water from the flooded void is periodically pumped. Reinstating this drainage route in the restoration design meant working back from the 80mAOD level to create a sustainable passive drainage system and to avoid unnecessary disturbance of the original stream bed and its surrounding ancient woodland.
- 5.5 Having established the drainage outlet point for the restoration design and the need to significantly reduce the size of waterbodies on site, work began on designing a suitable valley landform. In doing so there were a number of other considerations:
- How to minimise ecological impacts;
 - How to accommodate the potential future needs of the quarry and brickworks;
 - How to avoid impacts on the engineered landfill within Area 1;

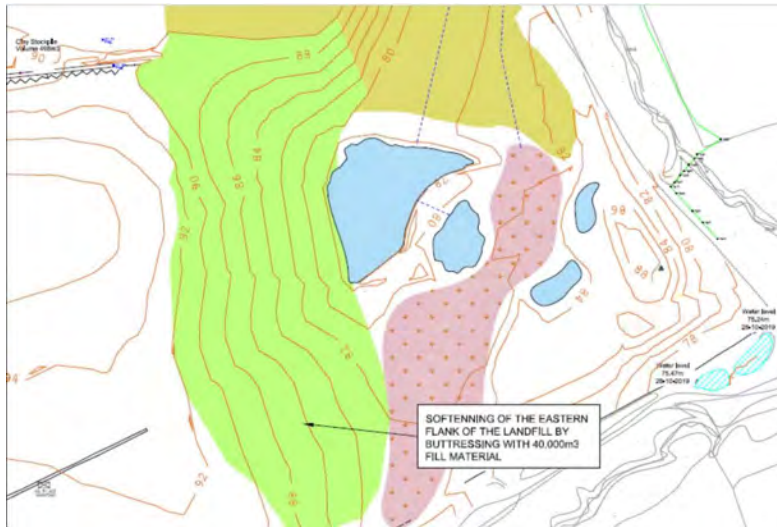
- How to safely and appropriately retain representative sections of exposure of the geological features of the Clock House Brickworks Site of Special Scientific Interest (SSSI) in the restoration design;
 - How to attenuate surface water runoff in storm conditions;
 - How to integrate the landform in the wider landscape.
- 5.6 The site has long been known to host a medium to large population of great crested newts, but ecology surveys over the years have also shown Area 2 to contain most of the interesting and valued habitat, as compared to Area 3 which is primarily a deep water body with steep side slopes which are gradually revegetating. A key consideration in the proposed scheme was therefore to disturb Area 2 as little as possible and to focus restoration works on Area 1 as much as possible.
- 5.7 A two-phase approach was adopted, Phase 1 of which sees the largest water body in Area 3 restored first, then the larger waterbody in the north end of Area 2, followed by a time gap of up to two years to let the newly created habitats and particularly the new ponds establish (to facilitate the translocation of great crested newts) before moving on to the Phase 2 works within Area 2. (Note that in the amended development proposal the intention is to use District Licensing for great crested newt management and the need for a time gap between the two phases will be dictated by that process.) The phased approach also facilitates the translocation and re-use of on-site vegetation in the restoration, where possible avoiding bringing in plant material new to the site.
- 5.8 The design at this stage partially infilled the main void to create a valley restoration landform with a base sloping gently southwards towards the discharge point into the Fylls Brook tributary at 80mAOD. Similarly, the second phase of the proposed scheme raises slightly the waterbody which sits east of the landfill to create a landform which will drain northeast towards the same discharge point. Both phases were designed with a series of small ponds with the intention of attenuating storm surface water flows in line with current guidance and discharging them in a controlled manner to the discharge point.
- 5.9 The bund or 'plug' of material at the head of the un-named tributary valley will remain in place until the restoration works are complete, thereby safeguarding the ancient woodland valley from any unintentional run-off impacts during restoration operations.
- 5.10 By re-enabling surface water to flow naturally and in a controlled manner to the 80mAOD discharge point in the restoration design with removal of the 'plug' of previously placed quarry spoil, the need to raise base levels even further to flow out to the 82mAOD overspill point on the southern site boundary is avoided.
- 5.11 Early designs included leaving a working face at the north end of the site to allow for ongoing extraction of the mineral to the north, as seen in Figure 3 below.

Figure 3 – Early design leaving a working face at the northern end



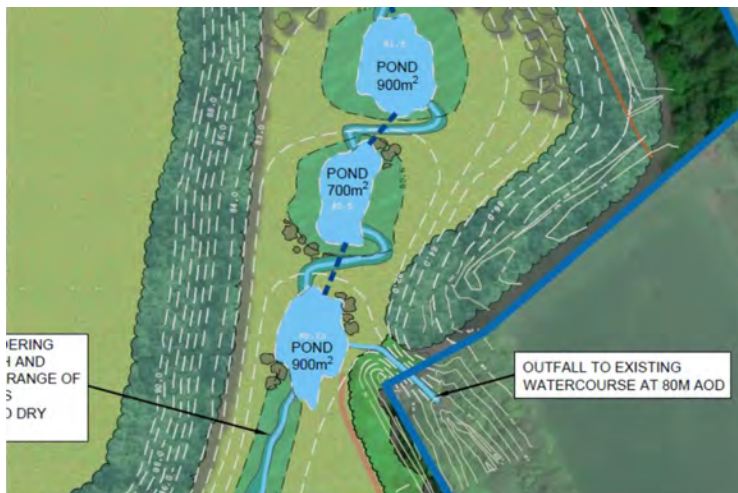
- 5.12 Overall this design was not considered appropriate given the uncertain timescale for continued working of the clay deposits to the north of the site and the different land ownership of the worked-out quarry void (belonging to SUEZ) and the unextracted mineral land to the north (owned by Forterra), so the design was adjusted to provide for a permanent restoration landform.
- 5.13 The subsequent design iteration, further to discussion with Forterra and reference to the currently approved mineral working scheme, reflected the creation of a buttress for stockpiling or brickworks expansion to the east of the brickworks. Consideration of this element by a landscape architect concluded that such a landform could be incorporated without adversely compromising the landscape character of the area and consequently an appropriately designed area of reinstatement to ground level was included on the western side of the main quarry void. As described above, providing a longer, thinner strip of reinstated land along the eastern edge of the brickworks than was envisaged in the mineral working scheme worked well to blend in the corner of unworked clay in the northwest corner of the void.
- 5.14 The needs of the landfill were considered next. The eastern flank of the closed landfill site was known to have suffered a slippage event in 2014 which necessitated remedial works to stabilise the landfill flank. The slippage was believed to be a result of rapid water level changes in the pond adjacent to the landfill flank at that time. In light of this experience, the design iteration which was submitted to Surrey planning authority for their pre-application advice in 2021 included a buttress of material along the eastern flank of the landfill to ensure long term stability (as seen in Figure 4 below). Further to the planning authority's response and a subsequent stability assessment however, it was concluded that this buttress was not necessary for stability as the remediation works in 2014 had left a slope considered to be stable in the long term and the buttress was therefore removed from the restoration design.

Figure 4 – Design including landfill flank buttressed



5.15 The surface water management design concept at the EIA screening & scoping stage incorporated attenuation ponds in the base of the restoration valley joined by a system of buried pipes and swales, as seen in Figure 5 below.

Figure 5 – Pond design concept evolution



5.16 In the interests of sustainable long term restoration however, it was felt that buried pipes were best avoided if possible as they could be prone to blockage and would require regular maintenance. The surface water management system was therefore amended such that each pond has a permanent

water level defined by a weir, but also has a defined flood storage capacity which would be held back and released passively at a calculated rate over the weir and into a swale to the next pond.

- 5.17 Minor changes were made to the evolving design to accommodate geological face exposures in locations identified by Natural England in response to their Discretionary Advice Service, and to accommodate a route the levels of which are suitable for access if it is needed in the future from the brickworks to the field in the southeast (phase 2A of the mineral scheme). The rectangular plastic-lined lagoon in the south of Area 2 was included in the restoration proposals to be naturalised into an ephemeral pond.
- 5.18 The design as submitted in December 2022 included a strip of land adjacent to the east side of the brickworks reinstated to surrounding ground level, honouring the intention of the existing approved mineral working scheme (shown in Figure 6 below) to provide an area suitable for use in association with Clockhouse Brickworks.

Figure 6 – Drawing C26/6D from the approved mineral working scheme



- 5.19 Drawing C26/6D showed an area of around 1.6 hectares (roughly 100m wide and 160m long) directly east of the brickworks buildings which was to be reinstated to the 90mAOD level to allow for *'stockpiling of raw clay and/or bricks or for extensions to the brickworks'* (quote taken from paragraph d15 of the 2002 mineral review Environmental Statement).
- 5.20 To replicate this area precisely would have created an unnatural landform when coupled with the area of unextracted clay in the northwest corner of the main void, so the proposed restoration design included a slightly narrower (80-90m wide) but longer (300m) strip of land reinstatement east of the brickworks site, extending north to blend in the area of unextracted clay in the north-west corner of the main void to create one long agricultural field (see Figure 7 below).

Figure 7 – Proposed land reinstatement east of brickworks



- 5.21 This design not only provided a potential extension area to the otherwise laterally constrained brickworks, but also created a functional agricultural field unit and a visual and ecological buffer between the industrial brickworks site and the nature conservation after-use of the quarry void restoration.
- 5.22 From historical photographs (see aerial photo in Figure 8 below) the brickworks stockpiled bricks to the north of the building and clay to the south.

Figure 8 – Aerial photo of Clockhouse Brickworks when operational c.1999



- 5.23 Future viability of reopening the brickworks may well rely upon having some flexibility for expansion in order to compete with other larger operational brickworks in the area but the planning authority have now made it clear that, in light of Policy 5 of the Surrey Waste Local Plan, inclusion of the strip of land reinstatement adjacent to the brickworks is not supported.
- 5.24 With the clear view provided by the planning authority in September 2023 regarding the proposed land reinstatement area east of the brickworks not being in compliance with planning policy, the applicant has amended the proposed scheme to exclude this feature, resulting in the landform depicted in Figure 9 below.

Figure 9 – Landform without brickworks edge reinstatement feature



6 The proposed scheme

6.1 The proposed scheme in the application as submitted in December 2022 was designed to achieve a number of objectives as listed in paragraph 1.11 of the PS and in paragraph 3.4 of the ES as follows:

- to reduce the steep slopes/faces around the boundary of the clay void, creating a more natural landform with shallower slope gradients reflecting the valley landforms seen in the surrounding area;
- to reduce the size and depth of water bodies and gradients of surrounding land to minimise health and safety risks associated with unauthorised access to the site;
- to reduce the size and depth of water bodies to minimise health and safety risks associated with bird strike for aeroplanes approaching or taking off from Gatwick airport;

- to create an appropriate long term landform whilst reinstating ground levels in an area directly east of the existing brickworks as envisaged in the approved mineral scheme;
 - to create a final landform that drains naturally and does not require permanent pumping; and
 - to provide a series of shallow swales and waterbodies designed to hold back rainfall in storm conditions to within greenfield rate.
- 6.2 Further to consultation responses to the December 2022 planning submission and the decision to remove the strip of agricultural land reinstatement east of the brickworks, the proposed restoration design has been adjusted to accommodate slightly increased volumes/rates of surface water in-flow whilst still attenuating the outlet to green-field rate.
- 6.3 The revised proposed restoration scheme for Clockhouse Quarry is shown in revised drawing CH3/1 as submitted with the Regulation 25 response to Surrey planning authority. The restoration landform (see Figure 8) now slopes down from existing ground levels along the western side of the main void towards the ponds in the base of the valley, removing the proposed agricultural field but retaining the new woodland planting in the landscape design along the boundary with the brickworks to provide a buffer between it and the biodiversity-focussed restoration of the quarry void.
- 6.4 A 'heat map' of fill depths has been produced for the revised restoration design and is shown in drawing Clh-HMAP-1123-01. The heat map shows that the infilling is focussed on the two main waterbodies, with minimal thicknesses of fill material proposed in Area 2. The design focusses around creating a sustainable and free-draining landform and the removal of the land reinstatement strip east of the brickworks has reduced the total amount of material required to achieve the restoration from 740,000m³ to around 686,000m³.
- 6.5 On the question of fit with Policy 5 of the Surrey Waste Local Plan and demonstrating that the proposed development involves the minimum quantity of fill necessary, it can be seen from the design evolution described above that the design has been worked up from a position of what is necessary to create a free-draining valley landform which attenuates storm flows in accordance with current guidance, rather than worked down from a pre-quarrying ground-level reinstatement approach.
- 6.6 The deepest (northern) quarry void has an existing base level of around 67mAOD and this is raised with 14-16m of fill to 81-83mAOD in the restoration design to create the series of overflowing ponds needed to attenuate storm flows to accord with current guidance. If 10%, 20% or 30% less infill material were used, then in general terms the restored valley base would sit around 1.5m, 3m or 4.5m lower, putting it below the outlet point which is located some 175m to the south and resulting in one long waterbody which would flood and overflow into the former stream valley.
- 6.7 In order to hold back storm flows and attenuate surface water runoff in a sustainable manner, a series of overflowing waterbodies is required which will fill up in storm conditions and flow into one another via a system of weirs and swales. Without this system (ie if the valley base level is lowered from the existing design) the restoration would simply recreate one large waterbody overflowing into the

unnamed tributary valley without the capacity to hold back storm flows and with similar inherent health and safety risks to the existing position.

- 6.8 Other slightly different alternative designs are always possible but, given the constraints of this site and for the reasons described in this design statement, nothing significantly different would achieve the necessary outcome of a safe, sustainable and appropriate restoration.

7 Conclusion

- 7.1 In SUEZ's view the import of fill material is necessary to enable the worked-out areas at Clockhouse Quarry to be restored to a safe, appropriate and sustainable long-term landform which blends in with the surrounding landscape. The proposed design provides for restoration of the worked-out quarry void at Clockhouse regardless of whether or not clay extraction continues under the existing mineral permission.
- 7.2 The base of the quarry has to be raised to a level above the outlet point of 80mAOD in order to avoid the formation of large water bodies and indeed slightly above this level if storm surface water attenuation capacity is to be provided. The quarry base levels in the submitted restoration design have been raised just sufficiently to achieve the calculated storm attenuation capacity within a valley landform, the sides of which blend into surrounding ground levels and accommodate the restoration aspirations associated with the SSSI.
- 7.3 SUEZ consider that the proposed landform design provides the best and most sustainable solution for restoration at Clockhouse Quarry with the minimum amount of imported material and that it therefore complies with policy 5 of the Surrey Waste Plan 2020.