

Tel: 020 8541 7673  
Email: [planning.consultations@surreycc.gov.uk](mailto:planning.consultations@surreycc.gov.uk)

Mr. Michael Elkington  
West Sussex County Council  
County Hall  
Chichester  
PO19 1RH

By Email only:  
[planning.applications@westsussex.gov.uk](mailto:planning.applications@westsussex.gov.uk)



Quadrant Court  
35 Guildford Road  
Woking  
Surrey GU22 7QQ

Our ref:  
Your ref: WSCC/030/21

20 August 2021

Dear Mr. Elkington,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**PALLINGHURST WOODS, LOXWOOD ROAD, LOXWOOD, WEST SUSSEX RH14 0RW**

**An application for planning permission for a clay quarry and construction materials recycling facility (CMRF) for CD&E wastes including the use of an existing access from Loxwood Road, the extraction and exportation of clay and restoration using suitable recovered materials from the CMRF to nature conservation interest including woodland, waterbodies and wetland habitats.**

Thank you for your letter of 22 July 2021 concerning the above-named site and proposal.

There are two active brick clay production sites within Surrey. These are in Mole Valley - Ewhurst Brickworks, Walliswood and South Holmwood Brickworks, Beare Green – and provide for clay reserves sufficient to satisfy the landbank requirement of 25 years as required by the National Planning Policy Framework (paragraph 214). Clockhouse Brickworks, Capel is no longer active. Moreover, the MWPA are set to determine a Review of Minerals Permission (ROMP) application relating to the dormant Auclaye Brickworks site in Capel (District Ref. MO/2017/0953/SCC; SCC Ref. 2017/0004) which could provide up to 420,000m<sup>3</sup> (about 800,000 tonnes) of additional brick clay up until 2042.

Surrey County Council (SCC), as the Minerals and Waste Planning Authority (MWPA), raises **NO OBJECTION** to the proposal subject to West Sussex County Council (WSSCC) being satisfied that:

- (a) There is a demonstrable need for the brick clay.
- (b) There is a demonstrable need for additional construction, demolition and excavation waste (CD&E waste) management capacity at the proposed location.
- (c) That the proposed 50% CD&E waste recycling rate and landfilling of some 375,000 tonnes of CD&E waste over the lifetime of the development, is justified and appropriate.
- (d) That there are no other viable and desirable alternatives to restoring the mineral working.
- (e) That the development otherwise satisfies relevant policies of the Development Plan including the West Sussex Joint Minerals Local Plan July 2018.

Should WSSCC be minded to grant consent for the development proposal, any consent issued should be subject to a range of planning conditions to ensure that:

- (a) Any adverse environmental and amenity impacts arising from the development are avoided or otherwise mitigated to acceptable levels.
- (b) Vehicular traffic arising from the development does not have an unacceptable impact on highway safety or the local road network.
- (c) The mineral working is progressively restored to a high standard in the interests of nature conservation and at the earliest opportunity.

I trust the above is self-explanatory and helpful. However, should you have any questions or require further information please do not hesitate to contact me.

Yours sincerely

Dustin Lees  
Minerals and Waste Policy Team Leader