



NEXT PHASE

PLANNING & DEVELOPMENT

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

To West Sussex County Council

Proposed Planning Application for the extension to the restoration of the former claypit, including the remodelling of the existing landform to enable the change of use to agricultural land (permanent pasture), proposed scheme of landscaping improvements and ecological enhancement at Rudgwick Brickworks, Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3DH

On behalf of Restoration to Agriculture Limited

SCOPING REPORT

May 2018



RICS[®]

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Scoping Report, Rudgwick Brickworks

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Restoration to Agriculture Limited

May 2018

Author	Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness Chartered Planning and Development Surveyor
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1.0 INTRODUCTION

1.1 Restoration to Agriculture Limited (the Applicant) has commissioned this scoping report relating to the proposed extension to the restoration works at the former claypit at Rudgwick Brickworks, Lynwick Street, Rudgwick, RH12 3DH secured previously with planning permission WSCC/038/14/RW (“the Development”). The site location is shown in the site location plan found in Appendix I.

1.2 The applicants have prepared a formal screening submission to West Sussex County Council in conjunction with Part II, Section 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the Regulations”) and subsequently for the benefit of efficiency submit this scoping report under Regulation 10 (1) of the EIA Regulation to formally request a scoping opinion in the likelihood that an Environmental Statement (ES) will need to be provided in respect of the application for consent of this development.

1.3 Purpose of this Scoping Report

The proposed scoping report has been prepared in order to meet the main functions of the exercise as the report will confirm the nature of the development, the breadth and range of the key issues and the extent to each issue in which the environmental topic needs to be investigated.

1.4 EIA is a process for identifying the likely significant effects (beneficial and adverse) at proposed developments before planning permission is granted.

1.5 The EIA process identifies “*significant*” environmental effects at proposed developments, by comparing the existing situation that which pertains before development is carried out (the baseline) with the situation once the proposals are in place. The significance of effects during construction should also be considered.

1.6 Structure of the Report

This report has been prepared to assist in the formal scoping opinion of the environmental impacts of the proposed development that will need to be assessed in the EIA. It sets out:

- Details of the proposed development;
- The proposed structure of the EIA;
- The proposed content of the EIA; and
- The details of statutory consultees and other parties which will be consulted as part of this process.

2.0 THE PROPOSAL

- 2.1 The extant restoration works are secured via planning permission WSCC/038/14/RW and continue to be delivered in accordance with the conditions attributed to that original permission. Save for vehicular movements associated with HGV's which secured a variation of condition permission in 2016 (planning reference WSCC/029/16/RW).
- 2.2 The restoration proposed the use of inert wastes and materials consisting of 415,000 cubic metres over a four year period, of which 393,400 cubic metres of restoration material will be imported by road.
- 2.3 Subsequent planning permission for a factory building, permitted by Horsham District Council under decision reference DC/16/2059 results in a reduction of 15,000 cubic metres needed for this extant proposed restoration.
- 2.4 The application seeks to extend the restoration area to include a parcel of land consisting of a 3.28 hectare extension to the immediate north of the site, to allow for the restoration to achieve a more consistent landform topography for the benefit of the intended agricultural after use. The proposal therefore seeks to gain consent for a further importation of 84,800 cubic metres of inert waste and materials to achieve this further restoration. As such, accounting for the deduction of 15,000 cubic metres associated with the factory building erection, the overarching subsequent delivery of inert waste/material to the site is proposed to increase from 393,400 cubic metres to 463,200 cubic metres (393,400m³, less 15,000m³ plus 84,800m³).

- 2.5 As well as the agricultural improvement operations, the scheme comprises the felling of a small number of trees and the establishment of a substantial “Wealden Copse” of indigenous tree species (inc native hardwoods).
- 2.6 It is expected that the works will increase the overall restoration phase from an initial four years of main works with 6 further months for final restoration operations over an eight-phase period of work secured in the original permission to a total 5 year period, 9 phase period. It is proposed that the existing access and egress movements associated with HGV’s would not increase in terms of movement numbers but would continue instead to the end of the extended restoration period.
- 2.7 Subject to seasonal conditions, a further 6 months maybe required to complete the final restoration operations, with reduced vehicular movements.

3.0 POTENTIAL ENVIRONMENTAL IMPACTS

3.1 Proposed EIA Scope

Based on a description and locality of the proposed development, the existing permissions, Local and National Planning Policy and Guidance and knowledge of the site in its environment, decisions have to be made as to which environmental topics or particular aspects of them should be “*scoped in*” or “*scoped out*” of the EIA. The main consideration taken into account is the proposals potential for environmental effects.

3.2 Further to this the extent of subsequent works has to be considered in context of the proposal. The application seeks to extend an existing consent in relation to ongoing restoration works for which extensive technical reporting has already been prepared. Given that the proposal seeks to continue the processes associated with the extant permission it is considered in the main to use the original baseline technical information as a starting point and to as such “*update*” said reports to include the extended area. Where works relate to elements that have not yet been assessed or potentially the information is out of date (pertinent from an ecological perspective whereby updated surveys can be undertaken that include character assessments of the extended land area) such work is proposed to be reviewed afresh.

3.3 The following topics have been identified as being issues to be assessed to an extent to be decided as part of an application within the ES if that is considered necessary and therefore has been “*scoped in*” the EIA:

- Planning Policy (including plans and descriptions where necessary of soil management and construction operations);
- Alternatives;

- Environmental Control Measures including Noise, Dust, Air Quality and Lighting;
- Landscape and Visual Impact;
- Hydrogeology;
- Flood Risks;
- Ecology; and
- Restoration and Aftercare.

3.4 Individual technical reports will be provided where necessary to take into consideration the impact of the proposal over and above the existing baselines, effects identified and mitigation measures proposed for implementation within the technical reports of the Environmental Statement. These individual technical reports will use the original reports, their mitigation measures and other identified effects as the baseline from which the extended area and its impacts can be assessed in context.

3.5 The Environmental Statement will address the requirements of the EIA Regulations by following the following format within the Environmental Statement:

- Chapter 1 Introduction
- Chapter 2 Site and Setting
- Chapter 3 The Proposed Development
- Chapter 4 Planning History, Policy Context and Alternatives
- Chapter 5 Landscape and Visual Impact
- Chapter 6 Transport and Access
- Chapter 7 Noise and Vibration
- Chapter 8 Air Quality
- Chapter 9 Hydrology, Flood Risk and Drainage

- Chapter 10 Ground Conditions
- Chapter 11 Ecology and Nature Conservation
- Chapter 12 Archaeology and Cultural Heritage
- Chapter 13 Cumulative Impacts

3.6 Within each of the assessment chapters, the main structure of the information presented, would be as per the following headings:

- Assessment Methodology
- Baseline Conditions
- Likely Significant Effects
- Mitigation and Enhancement
- Cumulative Effects
- Summary of Findings

3.7 The ES will be supported by technical appendices where appropriate and also will include a non-technical summary providing summary of the Environmental Statement in non-technical language.

4.0 PROPOSED CONTEXT OF SUBMISSIONS

4.1 The ES chapters will consider the direct effects and any indirect, secondary, cumulative, short, medium, long term, permanent and temporary, positive and negative effects of the development. Both the construction and operational effects of the proposal would be examined against the existing baseline of the extant permission. The assessments will consider the significance of the effects identified with reference to the magnitude of the impact and the sensitivity of the receptor. These evaluations will be specific to each environmental discipline in the ES and may involve the use of recognised standards, industry guidance and professional judgment in the assessment.

4.2 Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed and any residual effects of significance evaluated in each chapter. The following sections set out the approach to be taken to each of the chapters of the ES.

4.3 Chapters 1 – 3

These chapters will relate to the narrative and format of the ES together with identifying the statutory requirements of the EIA process. The chapters will identify the context of the site and the context of its setting and will identify the proposed development taken forward within the extended restoration area.

4.4 Chapter 4 Planning History, Policy Context and Alternatives

This chapter will include information regarding the planning history of the site and the summary of the policy context pertinent to the sites Development Plan including legislation in relation to technical consultants reporting. The relevant policies will be

reviewed and weighted in context of the overarching impacts upon the development and further to this set context for the consideration of each of the specific technical chapters of the Environmental Statement. The proposal, in accordance with the EIA Regulations will outline the main alternatives studied by the Applicant and provide reasoning for the approach taken within the application submission.

4.5 Chapter 5 Landscape and Visual Impact

The effects of the proposed development on the landscape character and visual amenity of the extended area will be assessed; the proposal proposes to update the previous Landscape and Visual Impact Assessment following the same guidance with regard to the format of the report including assessment against a baseline landscape character and visual amenity of the site and the potential impacts arising from the delivery of the restoration in the extended area.

4.6 Chapter 6 Transport and Access

The proposal will update the previous Transport Assessment to account for the subsequent variation to Condition 21 relating to HGV movements and to take into consideration the impacts of the changes to the delivery of the development afforded by way of the extended restoration area. This assessment will follow the same format as the previous TA and work as an updated submission.

4.7 Chapter 7 Noise and Vibration

This proposal will look to identify the impacts of the extended area upon noise sensitive receptors including the nearby residential properties and will use the original report as a baseline consideration for the context of the updated extended area.

4.8 Chapter 8 Air Quality

An updated assessment with the potential effects of the proposed developments on air quality will be included and will again use the original report as a baseline from which the impacts created by the extended restoration area can be assessed.

4.9 Chapter 9 Hydrology, Flood Risk and Drainage

An assessment of the potential effects on water resources, to encompass surface water and groundwater quality, surface water and groundwater resources and flooding issues in the vicinity of the application site will be carried out further to the scope of the assessment undertaken in the original baseline technical report.

4.10 The proposal will provide an updated assessment of impact on flood risk, drainage strategy and any potential further effects on groundwater and surface water quality and groundwater flow.

4.11 Chapter 10 Ground Conditions

The chapter will update issues in relation to existing geo and environmental conditions within the extended area which will work as an extension to the work undertaken within the original submission, identifying any potential for significant effects and subsequent mitigation to address them.

4.12 Chapter 11 Ecology and Natural Conservation

This chapter of the ES will provide an update to the existing habitats, flora and fauna on and within the potential zone of influence of the site including any specific habitat located within the proposed extended area. The updated reports will take into

consideration the impacts on statutory protected sites and non- statutory protected sites within reasonable proximity of the site and provide sufficient reporting to update that previously undertaken in the original application to inform the mitigation measures to be undertaken in relation to the extended area.

4.13 Chapter 12 Archaeology and Cultural Heritage

This section of the Environmental Statement will further address the potential for significant effects on archaeology and cultural heritage within the extended areas. The scope of the assessment will provide an updated review that takes into consideration the extended area further to that reviewed within the original application.

4.14 Chapter 13 Cumulative Impact

The EIA Regulations require that in assessing the effects of a particular development proposal, consideration is also given to the cumulative effects when they arise from the proposal in the conjunction with other development proposals in the vicinity. As such an update to the potential cumulative effects will be provided within this ES taking into consideration the extended restoration area and further effects that may have arisen within the original permitted area or have to be assessed within the updated restoration area.

4.15 Significance of Effects

For each of the environmental topic areas assessed within the EIA, an assessment will be made in relation to the relevant significance of the environmental effects identified. The approach taken in relation to the criteria of effects and the significance or otherwise will meet EIA requirements and will be detailed within Chapter 1 of the proposed ES.

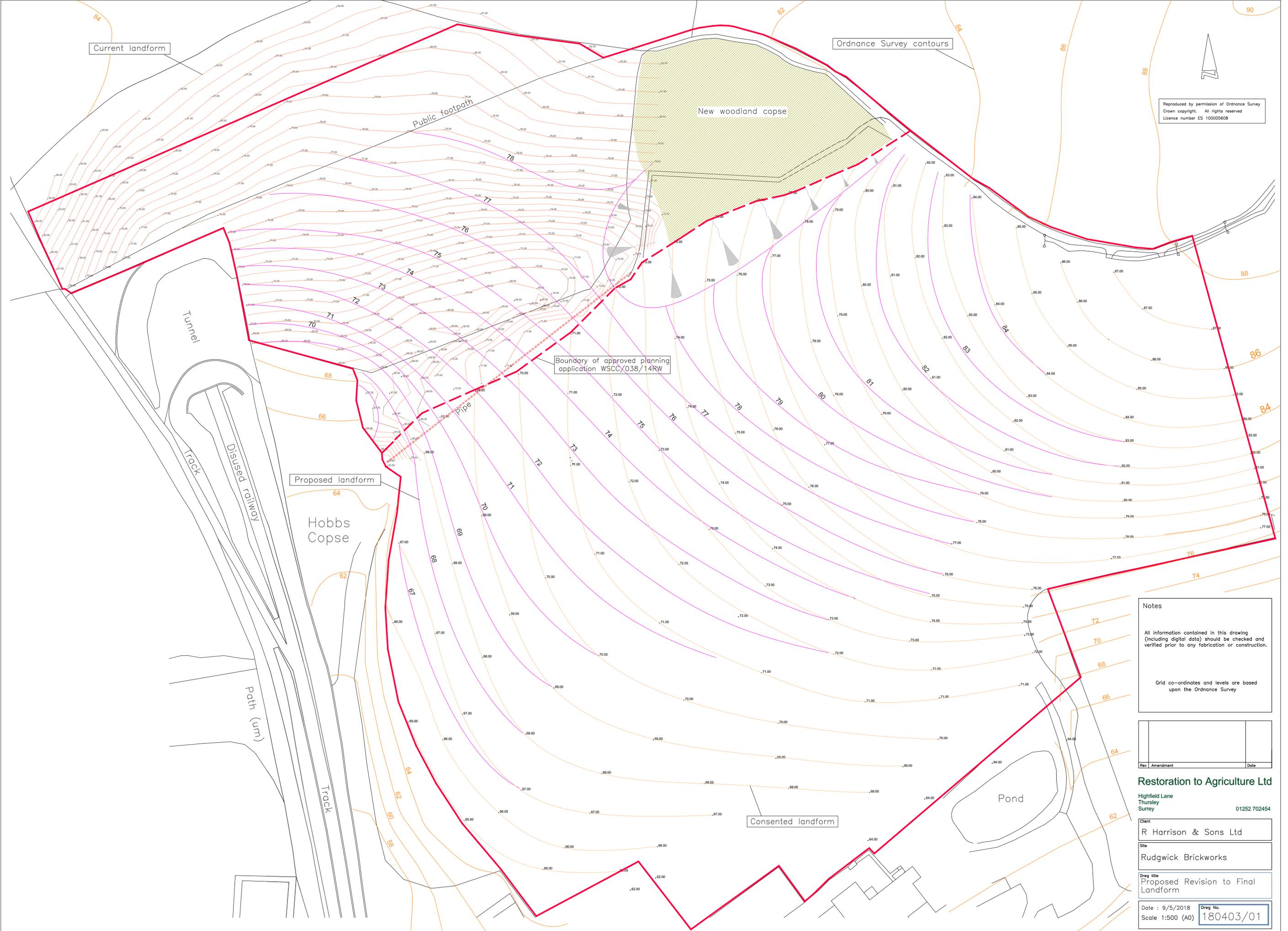
4.16 Consultations

Consultation will be undertaken with a range of statutory and non-statutory planning consultees to further inform EIA process. At this time it is envisaged that these will comprise of:

- West Sussex County Council
- Horsham District Council
- Surrey County Council
- Environment Agency
- Natural England
- Historic England
- Rudgwick Parish Council
- Other local wildlife trusts or interest groups

In addition to the technical EIA consultation a series of community consultation events will be undertaken as appropriate and necessary and further to the ongoing consultation undertaken by the Applicants as part of the ongoing restoration works, to inform an updated Statement of Community Involvement.

APPENDIX I: SITE LOCATION AND PROPOSED PLAN



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Notes

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Grid co-ordinates and levels are based upon the Ordnance Survey

Rev	Amendment	Date

Restoration to Agriculture Ltd

Highfield Lane
 Thursley
 Surrey
 01252 702454

Client:
 R Harrison & Sons Ltd

Site:
 Rudgwick Brickworks

Draw title:
 Proposed Revision to Final Landform

Date : 9/5/2018
 Scale 1:500 (A0)

Draw No.
 180403/01

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www.nextphasedevelopment.co.uk

Head Office: Vantage Suite, Virage Point, Green Lane, Cannock, Staffs, WS11 0NH
Tel: 01543 571718 | Mob: 07967 799786

London Office: 16 Upper Woburn Place, London, WC1H 0BS
Tel: 0203 741 8225 | Mob: 07967 799786

Company No: 7525574. | VAT No: 156185595 | Registered in England and Wales



NEXT PHASE
PLANNING & DEVELOPMENT

HEAD OFFICE:

NextPhase Development Ltd
Vantage Suite, Virage Point
Green Lane, Cannock
Staffs, WS11 0NH
tel: 01543 571718

LONDON OFFICE:

NextPhase Development Ltd
16 Upper Woburn Place
London
WC1H 0BS
tel: 0203 741 8225

MANCHESTER OFFICE:

NextPhase Development Ltd
Peter House
Oxford Street
Manchester, M1 5AN
tel: 0161 209 3750



MAIL@NEXTPHASEDEVELOPMENT.CO.UK
WWW.NEXTPHASEDEVELOPMENT.CO.UK