



RAYMOND BROWN
QUARRY PRODUCTS

PLANNING STATEMENT

‘Sandland’ Extension to Brickworth Quarry

**Brickworth Quarry,
Whiteparish, Wiltshire
SP5 2QG**

September 2025



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Introduction

1. This Planning Statement (PS) has been prepared by Raymond Brown Quarry Products Ltd (the Applicant) in support of a planning application for:

‘Extension to Brickworth Quarry (Sandland) to allow the extraction, processing and export of sand followed by backfill with imported inert materials and quarry waste; Importation and blending of sand; Retention and continued use of site compound and buildings, plant site and storage areas; Restoration to commercial forestry and agriculture at original ground levels, together with long-term biodiversity enhancements’.

2. The application has been prepared and is submitted in accordance with the Town and Country Planning Act 1990 (as amended) and complies with all relevant legal requirements and principles of best practice. The planning application has been prepared with assistance from a team of environmental consultants whose technical assessments have been used to inform an Environmental Impact Assessment (EIA) and appropriate mitigation measures.
3. Brickworth Quarry has been in operation since 2003, supplying approximately 140,000 tonnes of soft (building) sand to the market per year for use within the construction industry. Sand from Brickworth Quarry is used in both the local and wider region within a range of aggregate products used to build homes, roads, schools and hospitals. The quarry also provides a range of employment opportunities in the local community.
4. The existing Brickworth Quarry has a remaining mineral reserve equivalent to approximately a further 14 months of extraction. In order to maintain the supply of construction materials to the local market beyond the life of the existing reserve, RBQP propose a temporary extension to the existing permitted quarry. The extension will also provide further void space to meet the need for management of excavation and demolition material generated by the construction industry.
5. The proposed ‘Sandland’ quarry extension (‘the Site’) occupies land adjacent and to the north-west of the existing quarry. The Site is currently in agricultural use as arable farmland and is separated from the existing quarry site by a remnant strip of woodland through which Sandland Drove passes. The quarry extension would be worked in a similar manner to the existing Brickworth Quarry, with extraction of sand followed by restoration to original ground level through the use of site-derived by-products and the importation and placement of inert materials.
6. The planning application is submitted to Wiltshire Council as the Mineral Planning Authority.

The Applicant

7. The applicant is Raymond Brown Quarry Products Limited (‘RBQP’), a leading quarry operator and supplier of primary aggregates in southern England. RBQP have operated the existing Brickworth Quarry since approximately 2003. Our quarries produce quality materials for local construction and provide sustainable solutions to the built environment.



8. RBQP invest heavily in ensuring protection of the environment. The company protects and restores biological systems by setting standards for existing biodiversity and ongoing quarry restoration, as well as creating new initiatives and long-term objectives. Our team develop plans in close liaison with our neighbours who help us to measure performance and ensure that we are making significant improvements to biodiversity throughout the life of the site.
9. RBQP has an Environmental Management System accredited to ISO14001:2015. The environmental policy and procedures are incorporated into all aspects of the company and form part of the site management systems.
10. RBQP ensure regular engagement with Local Planning Authorities, the Environment Agency and other statutory authorities to ensure full compliance with legislation and regulation throughout the life of the site.
11. RBQP has a proactive approach to liaising and engaging with local communities. Staff participate in the liaison meetings to keep local residents informed of current site operations and future plans. Public open days and local community initiatives such as school projects and presentations are also held on a regular basis.

Pre-Application Engagement

12. RBQP believes that community engagement and involvement is integral to not only the planning stage, but to the entire quarry process. The company proactively works with local residents and stakeholders at all sites. Whilst operating locally at Brickworth Quarry, relationships have been established with the local community by working in a responsible manner and considering the local environment and residents. Brickworth Quarry also has a Gifting and Donations budget which is used to offer support to the local community surrounding the quarry, and can be in the form of financial, product or service donations or corporate volunteering.
13. RBQP holds regular (usually twice annually) community liaison meetings across all our sites with key representatives from the local community and statutory authorities. The draft proposals relating to the Sandland extension were presented to the Brickworth Quarry liaison panel meeting on 24 April 2025. No major concerns were raised in relation to the proposal and an offer of a further extraordinary meeting of the liaison panel prior to submission of the planning application was deemed not necessary by the panel.
14. An Environmental Impact Assessment Scoping Opinion request was submitted to Wiltshire Council in April 2025. A subsequent Scoping Opinion decision was issued by Wiltshire Council in July 2025.
15. A neighbour notification letter was hand-delivered to five neighbouring properties on 19 August 2025. This provided an outline of the forthcoming planning application to the immediate neighbours of the Site and was accompanied by draft plans of the proposed development. Recipients of the letter were invited to contact RBQP directly in the event they had any concerns, or wished to discuss any aspects of the proposal prior to submission. The letter also advised recipients that the planning application would be



subject to a period of formal public consultation during which they may submit comments to Wiltshire Council for consideration in their determination of the application. In-person conversations were had with occupiers at two separate properties whilst delivering the letter; One occupier was concerned about the potential for increased noise impact arising from the quarry operations. No other concerns were raised.

16. A copy of the neighbour notification letter sent to residents is provided at Appendix 3.



Contents of the Planning Application

Submission Structure

17. This Planning Application comprises 3 sets of documents as follows:

- Section 1 Planning Statement
 Application Form
 Notice of Application for Planning Permission
 Application Plans
 Appendices
- Section 2 Environmental Statement
- Section 3 Non-Technical Summary

Drawings/Plans

Application Plans

Location Plan	DR-0001 S5-P1	1:2500@A2
Existing Site	DR-0002 S5-P3	1:2500@A2
Working Layout	DR-0003 S5-P3	1:2500@A3
Working Cross-sections	DR-0004 S5-P2	As shown @ A1
Restoration Plan	DR-0004 S5-P4	1:2500@A2

Planning Fee

18. Fees for planning applications are set out within the Town and County Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). The Regulations set out categories of development and the fee that the local planning authority will require to determine an application under each of the categories.

19. For the purposes of this application, the categories of development and calculated fees are:

Other operations (winning and working of minerals)	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)	84,250m ² = £27,285
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This planning application is therefore accompanied by an application fee of £27,285.

Environmental Impact Assessment

20. The Scoping Opinion (Ref: PL/2025/04038) issued by Wiltshire Council on the 11 July 2025 confirmed the proposal would require the submission of an Environmental Statement (ES). The Wiltshire Council Scoping Opinion response has been included as an Appendix to this application.



21. This planning application is, therefore, accompanied by an ES that meets with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. In accordance with Planning Practice Guidance, the content of the ES is focussed on the main, or 'significant' environmental effects to which the development is likely to give rise.
22. The ES therefore assesses the impact of the development on the following aspects of the environment:
 - Landscape and Visual Impact
 - Water Environment
 - Noise
 - Ecology
 - Soils
 - Archaeology (& Cultural Heritage)
 - Air Quality
23. The ES is accompanied by a Non-Technical Summary document which provides a summary of the ES without the use of technical terminology. The structure of the Non-Technical Summary follows that of the full ES.
24. The following disciplines will still be assessed as part of the planning application but have been scoped out of the formal Environmental Impact Assessment process:
 - Arboriculture
 - Highways / Transport
 - Geotechnical



The Application Site

Site Location

25. The proposed Sandland quarry extension ('the Site') is located in south-eastern Wiltshire, approximately three kilometres (km) from the county boundary with Hampshire.
26. The application boundary is shown on the accompanying location plan, drawing number DR-0001 S5-P1. The application area extends to approximately 8.4 hectares (Ha).
27. The Site occupies land approximately 1.8km to the west of the village of Whiteparish and immediately north of the existing Brickworth Quarry. The city of Salisbury lies approximately 9km to the northwest of the area.
28. The area is rural in character, located just north of the New Forest National Park, with the land predominantly used for a mix of forestry and agricultural uses. The landscape area comprises a strongly rolling landform with gently domed hilltops and dry valleys interspersed by a series of rural lanes. There is a pattern of large-scale open arable fields, scrub and woodland. The A36 trunk road corridor introduces a source of noise and visual intrusion¹.
29. There are a limited number of residential properties in proximity to the site, the closest of which are located adjacent to and north of the A36. Of these, the nearest property is Woodpeckers, which lies approximately 100 metres to the north of the internal haul road.
30. Approximately 2.5km to the north and north-west of the Site and forming a ridge extending from east to west/south-west at an elevation of approximately 150 metres Above Ordnance Datum (mAOD), is Dean Hill and Pepperbox Hill.
31. A Public Right of Way (PRoW) (footpath) (WHIT12) runs down the south-western flank of the Site through a belt of mature trees, running generally north/south between the A36/A27 junction and intersecting with WHIT 2 at Moor Farm.
32. The Esso Fawley to Avonmouth Pipeline lies adjacent and parallel to the internal quarry haul road.

Site Description

33. The Sandland extension area comprises approximately three hectares of land currently in agricultural use as arable farmland. The existing site layout is shown in drawing DR-0002 S5-P3.
34. The north-eastern boundary of the Site is bordered by the existing quarry access road, linking the existing processing plant site with the A36/A27 junction approximately 120 metres to the north-west. A lone mature oak tree stands between the Site and the haul road in the northern part of the Site.
35. The southern and western boundary is bordered by a belt of trees, within which Sandland Drove, a public footpath, is situated. This belt contains a number of hedgerow trees.

¹ [Salisbury District Landscape Character Assessment, February 2008 - Chris Blandford Associates](#)



36. The ground levels typically fall from 95 mAOD in the centre of the Site down to 84mAOD and the northern-most extent and 77 mAOD at the southern margin.
37. Overhead powerlines (11kV) cross the southern part of the Site in a south-west to north-east alignment. These are subject to a terminable wayleave that will be progressed should planning permission be granted.

Geology of the Application Site

38. The planning application is accompanied by a Mineral Resource Report. This sets out the results of a geological investigation undertaken in January 2025, which identified that the Sandland extension area contains an estimated 207,000 tonnes of soft sand from the Reading Formation. The quality of the soft sand encountered was of a similar quality and composition to the reserves locally at Brickworth Quarry.
39. The extension area is largely underlain by the Reading Formation sand of Palaeogene age, with mineral thickness ranging from 4m (northern and southern ends) to 14m in northern central sections. These rest on an undulating bedrock surface formed by the Portsdown Chalk Formation. The upper chalk of the Portsdown Chalk Formation is recorded at approximately 120m thickness in vicinity of the Site. The Portsdown Chalk Formation is mapped as outcropping in the extreme north of the proposed phase.
40. The Reading Formation is generally recorded as variable in nature due primarily to its depositional setting; the formation was laid down in rapidly alternating, near-coast fluvial, estuarine, and marine environments. Deposits therefore vary from thin, intermittent red-brown clays to clean, yellow and orange-brown sands of variable grade.

Planning History

Proposed Site

41. The application area comprises an agricultural field, the current quarry processing plant site and stockyard and an existing soil storage area, which has previously been worked and backfilled.
42. The current planning permission (19/00380/WCM) is due to expire in summer 2028 and an extension of time is sought to accommodate the proposed additional mineral working, backfilling and restoration.

Existing Quarry

43. Sand extraction at the existing Brickworth Quarry commenced in April 2003. Extensions to the quarry were granted in 2009 and 2015, first into Round Copse North and then into Lowdens Copse. In April 2017, planning permission was granted for a major extension to the site (16/09386/WCM) comprising the winning and working of an estimated 1.34 million tonnes (mt) of sand; these new areas were referred to as areas A and B and are comprised of eight phases (1-4 in Area A and 5-8 in Area B).



44. In 2018, planning permission was granted for an amendment to proposed drainage infrastructure as part of the restored landform (19/00380/WCM). The site is currently being operated pursuant to this planning permission.
45. The excavated areas are being progressively restored using imported and site-derived inert materials and then returned to a combination of forestry and agricultural uses. Sand extraction is presently nearing completion in the penultimate phase (phase 7) of the quarry with working of the final phase (8) scheduled to commence in summer 2025. Restoration has largely been completed in Area A, save for some remaining tree planting in phase 3/4. Backfilling of the mineral void is presently taking place in phase 6 in Area B. Cessation of operations and restoration of the quarry is currently required to be completed by summer 2028.



Overview of Existing Quarry Operations

46. Brickworth Quarry produces approximately 140,000 tonnes of soft (building) sand per year for use within the construction industry. The products produced by the quarry are predominantly sold for mortar production and are distributed across south Wiltshire and Hampshire. The quarry provides employment for approximately eight members of staff directly on site, in addition to numerous associated roles such as lorry drivers and suppliers.
47. The existing quarry has a remaining mineral reserve equivalent to approximately a further 14 months of extraction, followed by backfilling and restoration to a combination of woodland and agriculture. The site is required to be fully restored and all plant and equipment removed, by summer 2028.
48. The existing quarry has various operational areas and is divided into eight phases that are being progressively worked for mineral. Following ecological checks and mitigation, the existing commercial plantation woodland is felled and timber exported from the relevant phase of the land. Further ecological checks are undertaken prior to the removal of soils and, where these soils are classified as Plantation on Ancient Woodland (PAW) soils, a high proportion is direct-placed onto a previously-worked and backfilled phase to approved restoration levels.
49. Following the removal of soils to expose the underlying mineral, the sand is excavated using a 360° excavator and loaded onto dump trucks which haul the mineral to the plant site. At the plant site, the mineral is fed by loading shovel into a screener for processing and removal of any naturally occurring clay waste. Processed mineral is then loaded onto road-going lorries by loading shovel before crossing the weighbridge and exiting the site via the purpose-built, signal-controlled highway access onto the A36.
50. Backfill of the quarry void to approved restoration levels is achieved through a combination of the deposit of site-derived mineral waste and overburden and the placement of imported inert material. Materials imported to the site for backfill are predominately non-recyclable 'softer' inert construction, demolition and excavation (CDE) arisings such as soils, chalk and clays. Tipping at Brickworth Quarry is typically carried out on a campaign basis, as and when prepared void space becomes available, based on the progression of mineral working across the site.
51. Progressive restoration of the quarry phases is completed through the planting of native deciduous trees to replace the previous coniferous commercial plantation. The quarry is operated pursuant to an approved Construction Environmental Management Plan (CEMP), Landscape Environmental Management Plan (LEMP) and requirements associated with Protected Species licenses. The quarry is regularly inspected by Wiltshire Council for compliance with these requirements.



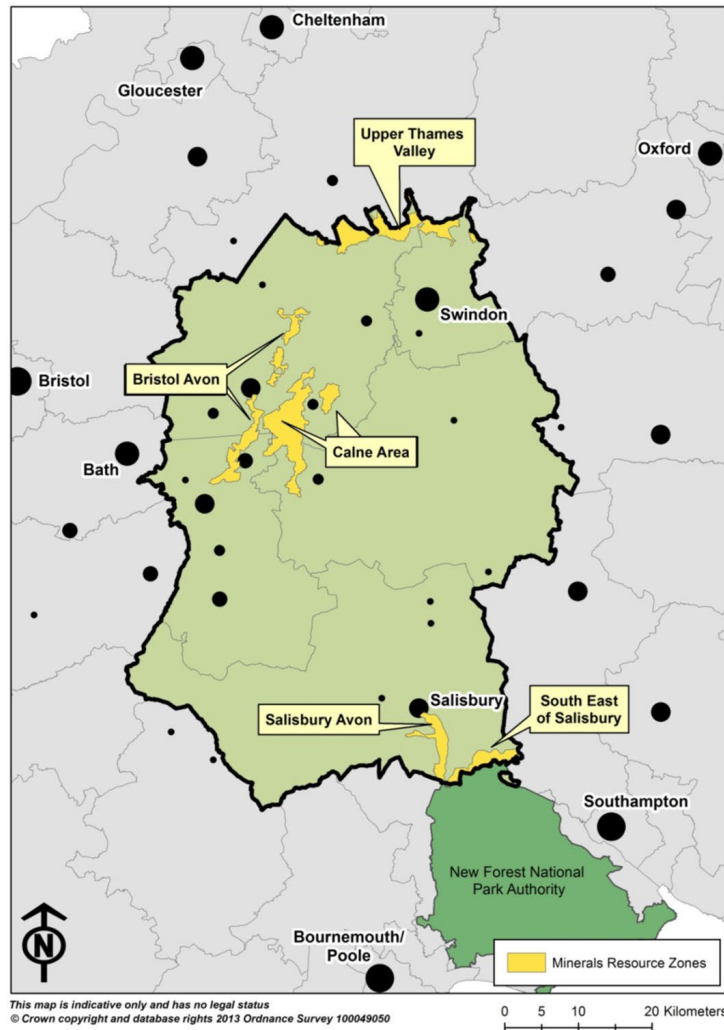
Minerals Planning in Wiltshire

52. The National Planning Policy Framework² (NPPF) recognises that ‘it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation’.
53. Nationally, the Managed Aggregate Supply System³ seeks to ensure a steady and adequate supply of aggregate mineral, to handle the significant geographical imbalances in the occurrence of suitable natural aggregate resources, and the areas where they are most needed. It requires mineral planning authorities which have adequate resources of aggregates to make an appropriate contribution to national as well as local supply, while making due allowance for the need to control any environmental damage to an acceptable level.
54. Aggregates in the Wiltshire and Swindon Area comprise sand and gravel deposits in two distinct forms: ‘soft sand’ and ‘sharp sand and gravel’⁴. Soft sand is mainly used as an aggregate in the building industry for producing mortars and plasters and in the manufacture of asphalt and macadam. In Wiltshire, soft sand has in recent history, been extracted from only the Lower Greensand east of Calne and from the Reading Beds at Brickworth Quarry in the south of the county.

² [National Planning Policy Framework – Facilitating the Sustainable Use of Minerals](#)

³ [Managed Aggregate Supply System](#)

⁴ [Wiltshire and Swindon Local Aggregate Assessment 2022 \(published December 2023\)](#)



Wiltshire and Swindon Local Aggregate Assessment 2022 (published December 2023) -
Figure 2: The location of Mineral Resource Zones in Wiltshire and Swindon

55. The Aggregate Minerals Survey for Great Britain 2023⁵ shows that Wiltshire and Swindon is a net-importer of aggregates; In 2023, the area consumed 1.379mt of primary aggregates, of which approximately 76% were imported, largely crushed rock (0.91mt).

Wiltshire Local Aggregates Assessment Assessment 2022 (published 2023)

56. The Local Aggregate Assessment (“LAA”) is an annual assessment of the demand for and supply of aggregates in a mineral planning authority’s area. The most recently published Wiltshire & Swindon LAA identifies the ten-year average sales rate of sand and gravel as 521,000 tonnes per annum (tpa).
57. The LAA 2022 reported that permitted reserves in Wiltshire have declined significantly from 18mt in 2006 to 8.8mt in 2009 to 2.7mt in 2019. With only two planning applications having been submitted to replenish reserves of sand and gravel since 2018 (each for allocated sites or part of), as of 2025, only two of the seven site allocations provided in

⁵ [Aggregate Minerals Survey for Great Britain 2023](#)



the Minerals Site Allocations Local Plan (adopted 2013) have so far been taken up to meet demand for and supply of aggregates. Large parts of the six preferred areas carried forward from the former Minerals Local Plan also remain undeveloped.

58. As of the end of 2022, the landbank⁶ for soft sand and sharp sand and gravel combined stood at approximately 1.426mt or 2.73 years; below the 7-year minimum required by the NPPF. It should be noted that the sand and gravel landbank in Wiltshire and Swindon is an aggregation of both soft sand and sharp sand & gravel. The landbank for soft sand in isolation was likely to be far less than the 2.73 years stated, as the vast majority of permitted (and allocated) reserves are sharp sand/gravel.

Aggregate Minerals Survey for Great Britain 2023

59. Table 11 (Consumption of primary aggregates by sub-region in 2023) of the recently published Aggregate Minerals Survey for Great Britain 2023⁷ identifies that in 2023, Wiltshire & Swindon consumed 470,000 tonnes of sand and gravel. Table 10 (Imports of primary aggregates by sub-region in 2023) shows that of this amount, 147,000 tonnes was imported from outside of Wiltshire and Swindon.
60. With recorded sand and gravel sales from sites within Wiltshire totalling 591,000 (Table 9a Sales of primary aggregates by MPA and principal destination sub-region in 2023: South West) and 55% of this material (323,000 tonnes) remaining within Wiltshire, the survey shows that in 2023, 69% of Wiltshire & Swindon's sand and gravel demand was supplied from indigenous sources within Wiltshire itself; 31% of Wiltshire's sand and gravel demand is therefore presently met from sources outside of the area.
61. Permitted reserves of soft (building) sand within the south-west region of England totalled 1.458mt as of the end of 2023.

South West Aggregates Working Party Working Party - Annual Monitoring Report 2023 Data (March 2025)

62. The South West Aggregates Working Party (SWAWP) informs the wider regional context for sand and gravel supply.
63. Paragraph 2.29 of the SWAWP - Annual Monitoring Report 2023 Data (March 2025)⁸ reports that 2023 saw an increase in Wiltshire's permitted sand and gravel reserves to 1.87mt. It is understood that this increase is the result of a re-assessment of reserves by an operator. Paragraph 2.42 subsequently reports that Wiltshire's landbank has increased from an all-time low in 2022 of just 2.7 years up to 3.45 years in 2023, but that this figure remains a cause for concern.
64. Table 2: Land-won Aggregate Sand and Gravel, Marine Sand and Gravel and Crushed Rock Sales 2014 – 2023 identifies that at the end of 2023, the 10-year sales average for

⁶ An aggregate 'landbank' is the sum in tonnes of all permitted reserves for which valid planning permissions are extant, divided by the annual rate of future demand based on the latest annual Local Aggregate Assessment – [Planning Practice Guidance](#)

⁷ [Aggregate Minerals Survey for Great Britain 2023](#)

⁸ [South West Aggregates Working Party Working Party - Annual Monitoring Report 2023 Data \(March 2025\)](#)



Wiltshire & Swindon was 542,000 tpa. This therefore supersedes the 10-year figure reported in the most recently published/available LAA.

65. The latest SWAWP report states that historically, the National and Sub-National Guidelines⁹ allocated apportionments to each region to ensure that adequate aggregate supply was being provided, and the AWP's were then able to measure their aggregate supply contribution against the apportioned figures in the guidelines. However, these guidelines are now out of date. In the absence of these guidelines, beyond establishing whether the necessary landbank exists as required by the NPPF, the SWAWP state that it is difficult, particularly at a national level, to assess whether a full contribution is being met to aggregate supply, or to ensure that mechanisms are in place to ensure that additional provision is being made in a timely manner and in the right locations.
66. The report continues that in the absence of up to date guidelines and without clear visibility on future demand, the SWAWP considers that it is presently unable to advise the National Aggregate Coordinating Group and Department for Levelling Up, Housing & Communities (DLUHC) that the authorities comprising the South West of England are currently able to make a full contribution to both local and national aggregate needs.
67. Faced with forecast significant increases in primary aggregates sales volumes, the SWAWP at its most recent meeting on 17th June 2025, reported concerns that mineral supply is not being replaced¹⁰. The SWAWP asked the Ministry of Housing Communities and Local Government to note concerns about assessing and providing for increasing aggregate need.

⁹ [National and regional guidelines for aggregates provision in England 2005 to 2020](#)

¹⁰ [Draft South West Aggregates Working Party Minutes - June 2025](#)



The Proposed Development

68. In order to maintain the supply of construction materials to the market beyond the life of the existing reserve, RBQP propose a new area of mineral working in the vicinity of the existing quarry. It is proposed to work Sandland as a quarry extension following the exhaustion of the consented reserves at Brickworth. The extension area will also provide further void space to meet the need for management of CDE material generated by the construction industry.
69. It is anticipated that mineral output will be approximately 140,000 tpa, therefore it would take approximately 18 months to complete mineral extraction in the new area. Inert materials¹¹ would subsequently be imported for backfill of the void and restoration of the land to a combination of agriculture and nature conservation, this would take a further two years following exhaustion of mineral reserves.
70. Due to the limited surface area of the proposed void, the extension is proposed to be worked and restored as a single phase; Mineral extraction and inert backfill will take place consecutively. Temporary planning permission will therefore be required for 3.5 years from the date of commencement, it is currently envisaged that this would result in operations at the quarry continuing until autumn 2030.
71. Preparation of the extension area, including stripping of soils and archaeological ‘sign-off’, would need to commence and be completed prior to absolute exhaustion of existing reserves, in order to enable continuity of mineral supply at the quarry.
72. The proposal will necessitate the continued use of the existing site infrastructure (internal haul road, processing plant site and soil storage area) beyond the existing permitted end date for these areas (summer 2028). The application therefore effectively seeks to extend the permitted timescale for restoration of these areas by a further two and a quarter years.

Design

73. The proposed Sandland extension to mineral working has been designed in accordance with the following principles and requirements:
- Maximisation of the available reserve (avoiding mineral sterilisation) while balancing available and necessary space for operations;
 - Geotechnical appraisal of the proposed excavation to ensure the safety and protection of the existing internal haul road and adjacent Fawley to Avonmouth Pipeline;
 - Protection of ground and surface water flow and quality;
 - Protection, retention and accommodation of existing environmental constraints such as perimeter habitat, mature trees and associated Root Protection Areas;

¹¹ Inert waste is waste that does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter that it comes into contact with, in a way likely to cause environmental pollution or harm to human health - [Environment Agency - Landfill operators: Environmental Permits](#)



- Ensuring no unacceptable amenity impacts such as from noise or dust on nearby sensitive receptors or users of Public Rights of Way, arising as a result of day-to-day operations;
- Protection of the existing soil resource and reinstatement of the land to original ground levels and the necessary standard for agriculture;
- Provision of Sustainable Drainage Systems as part of the restored Site, incorporating the requisite Climate Change factor to ensure no net-increase in flood risk;
- Nature conservation enhancement of the restored site to deliver a net-gain for biodiversity as a result of the development.

74. The proposed working site layout is shown in drawing number DR-0003 S5-P3. Cross-sections of this are provided in drawing number DR-0004 S5-P2.

75. The economic mineral deposit at the Site is broadly estimated to extend to a maximum depth of 78mAOD. The excavation void has therefore been designed to accord with this parameter.

Operations

76. The quarry extension would be worked in a similar manner to the existing Brickworth Quarry, with the removal of soils and extraction of underlying sand followed by restoration through the use of site-derived by-products and the importation and placement of inert materials.

77. Minerals from the Sandland Extension will be transported to the existing processing plant site area via quarry dumptruck along the existing access road; a very short haul compared to previous working areas.

78. Within the mineral excavation footprint, soils would first be stripped and either formed into low-level perimeter environmental bunds or placed in the 'Finger Field' storage area to the south of the existing plant site. Following the removal of soils to expose the underlying mineral, the sand will be excavated using a 360 excavator. The mineral would be processed through a mobile screener to remove any naturally occurring clay waste before being stockpiled and subsequently loaded onto road going lorry by a front-end loading shovel.

79. Upon completion of mineral working and exhaustion of the reserve, Site-derived clay waste will be placed to form the basal geological barrier required to form the tipping cell for inert waste acceptance. Upon successful completion of the required permeability test for the cell, import of inert material will commence. Road going HGVs will tip material at the cell location and a tracked bulldozer will be used to compact and grade the imported fill to the approved levels.

80. The existing planning permission for mineral working at Brickworth Quarry (19/00380/WCM) allows for the importation and blending of sand when necessary, in order to augment the properties of mineral products produced at the site and to accommodate natural variation within the available resource. This aspect is proposed to continue as necessary during the working of the new Sandland phase.



81. The proposed hours of working will be as per the existing consent at Brickworth Quarry; 07.00 - 18.00 Monday to Friday and 08.00 - 12.30 on Saturday.
82. The proposed development will result in an extension of the existing vehicle movements at Brickworth Quarry for an additional 18 months, following which movements will reduce as the mineral becomes exhausted and backfilling-only continues.
83. No Public Rights of Way would be directly impacted by the proposed development.

Restoration

84. Upon completion of backfilling operations, the Site will be restored to original ground level, comprising a combination of agricultural and nature conservation after-uses. The proposed restoration is shown in drawing number DR-0004 S5-P4.
85. Soil profiles will be reinstated in the correct sequence and depths in to achieve the necessary standard for restoration. An Aftercare Scheme will be agreed with the Mineral Planning Authority providing for a five year aftercare period for agricultural areas.
86. The proposed development will restore approximately 1.9Ha of arable cropland and 0.8Ha of neutral grassland. An existing shrub belt along the eastern boundary of the Sandland phase will also be enhanced through additional planting and management. The proposed restoration scheme will deliver a +14.86% increase in biodiversity value on the site. Those areas restored for nature conservation purposes will be managed for a period of 30 years pursuant to Biodiversity Net-Gain requirements.
87. Perimeter drainage swales with detention basins will be installed at restoration. The perimeter swale and basin serving the southern end of the Site will have a capacity of 386m³; and the northern swale-basin will provide 182 m³ of storage space. These will ensure that post-restoration, surface water run-off will be no greater than the existing rate and therefore will not increase flood risk elsewhere.
88. It is proposed that the areas of the application site currently operated pursuant to the original planning permission, continue to be restored in accordance with the approved details, following completion of backfilling at Sandland. Restoration of the areas will therefore be completed through the planting of native deciduous trees at the Finger Field and the reinstatement of agricultural land at the processing plant site. These works will be implemented in accordance with the existing approved Construction Environmental Management Plan (CEMP), Landscape Environmental Management Plan (LEMP) and any requirements associated with Protected Species licenses.



Planning Policy & Appraisal

89. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 together require that planning applications should be determined in accordance with the statutory 'Development Plan', unless material considerations indicate otherwise.
90. In Wiltshire, the Development Plan includes the Wiltshire Core Strategy incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans.
91. The following Development Plan documents are considered to be relevant to the proposal:
- Wiltshire Core Strategy (adopted 2015);
 - Aggregate Minerals Site Allocations Local Plan (adopted May 2013);
 - Minerals Core Strategy (adopted June 2009);
 - Waste Core Strategy (adopted July 2009);
 - Minerals Development Control Policies (adopted September 2009);
 - Waste Development Control Policies (adopted September 2009).
92. The following documents/publications are also material to the consideration of this planning application:
- National Planning Policy Framework (NPPF) (2024);
 - Wiltshire and Swindon Local Aggregate Assessment 2022 (published December 2023);
 - The National Planning Policy for Waste (October 2014);
 - Planning Practice Guidance;
 - Wiltshire Local Plan (submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024).

Policy, Material Considerations & Guidance

National Planning Policy Framework (NPPF) (2024)

93. Paragraphs 7 – 14 of the NPPF set out national policy on achieving sustainable development, including the three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways.
94. The following additional paragraphs are relevant to this proposal:
- Paragraphs 85-89 - Building a strong, competitive economy;
 - Paragraphs 161-186 - Meeting the challenge of climate change, flooding and coastal change;
 - Paragraph 187-201 - Conserving and enhancing the natural environment;
 - Paragraphs 202 to 214 - Conserving and enhancing the historic environment;
 - Paragraphs 222-226 - Facilitating the sustainable use of minerals.



95. Paragraph 222 of the National Planning Policy Framework¹² (NPPF) states that ‘it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation’.
96. Paragraph 226 of the NPPF states that minerals planning authorities should plan for a steady and adequate supply of aggregates by, inter alia:
- making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans;
 - using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
 - maintaining landbanks of at least 7 years for sand and gravel;
 - ensuring that large landbanks bound up in very few sites do not stifle competition.
97. Paragraph 85 states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. Paragraph 86 (e) states that planning policies should be flexible enough to accommodate needs not anticipated in the plan and to enable a rapid response to changes in economic circumstances. Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas.

Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan 2013 (MSALP)

98. The MSALP sets out a schedule of seven sites for future sand and gravel extraction over the period up to 2026. The plan should be read in conjunction with the adopted Minerals Core Strategy and Minerals Development Control Policies DPDs.
99. The MSALP allocated land at Brickworth Quarry, identified as Area A and Area B, to meet the forecast demand for aggregates in the South East of Salisbury Minerals Resource Zone area, to 2026 and potentially beyond.
100. Paragraph 1.40 of the MSALP states that proposals for mineral development on sites not included within this document, or in areas that lie outside of identified Minerals Resource Zones will be considered on their own merits, if they demonstrate that they are in keeping with national policy and the policies of the development plan (see policy MSA 1).

Wiltshire and Swindon Minerals Core Strategy 2009

101. The Minerals Core Strategy (MCS) sets a strategic policy framework for meeting the need for minerals and managing minerals development in Wiltshire and Swindon over the Plan period to 2026.

¹² [National Planning Policy Framework – Facilitating the Sustainable Use of Minerals](#)



102. The following policies are considered to be relevant to the proposed development:
- Policy MCS1 - Meeting the Need for Primary Aggregate Minerals
 - Policy MCS1 (A) Strategic Approach to Identifying Future Supplies of Aggregate Minerals
 - Policy MCS (B) Generic Criteria for Guiding the Location of Minerals Development
 - Policies MCS 7–10 set out the general considerations to be taken into account at the planning application stage.
103. Policy MCS1 (Meeting the Need for Primary Aggregate Minerals) explains that the planning authority will meet the demand for sand and gravel in accordance with national and regional policy, including by the provision and maintenance of a landbank of permitted reserves. In seeking to meet this landbank, extensions to existing sites are given preference over new sites.
104. Core Strategy Policy MCS 1 (A-C) sets out the Councils development strategy for meeting forecasts of the demand for aggregates and identifying sites. Policy MCS1 (A) identifies 'Minerals Resource Zones' within which proposals for new or extended sand and gravel workings should be located - these include the South East of Salisbury. Brickworth Quarry is located within the 'South East of Salisbury' zone.
105. Policy MCS 1 (B) sets out the generic criteria for guiding the location of new or extended sites for minerals extraction that was used to identify sites in the Wiltshire and Swindon Aggregate Minerals Site Allocation Local Plan. The Local Plan draws on these provisions by proposing allocations / identifying sites in those same zones which the Councils consider will be required in order to meet the demand for aggregate mineral (sand and gravel) working.
106. Policies MCS 7–10 set out the general considerations to be taken into account at the planning application stage.

Wiltshire and Swindon Minerals Development Control Policies Development Plan Document 2009

107. The Minerals Development Control Policies Development Control Policies (DPD) (adopted September 2009) sets out a limited suite of generic development control policies designed to assist with the process of determining planning applications for minerals development.
108. The following policies are considered relevant:
- MDC1: Key criteria for sustainable minerals development;
 - MDC3: Managing the impact on surface water and groundwater resources;
 - MDC5: Protection and enhancement of Wiltshire and Swindon's landscape character;
 - MDC6: Biodiversity and geological interest;
 - MDC9: Restoration, aftercare and after-use management of minerals development.

Wiltshire and Swindon Waste Site Allocations Local Plan February 2013



109. The Waste Site Allocations Local Plan (adopted February 2013) presents a positive and flexible framework of sites to accommodate future waste management uses and facilities across Wiltshire and Swindon for the period up to 2026.
110. The following policies are considered relevant:
- Policy WSA1: Presumption in Favour of Sustainable Development;
 - Inset Map S2: Brickworth Quarry and Landfill;
 - Table 6.2 Brickworth Quarry and Landfill, Whiteparish.
111. The Wiltshire and Swindon Waste Site Allocations Local Plan identifies Brickworth Quarry as a local scale landfill site (Site ref S2). It is linked to the Waste Core Strategy as a site that will make a positive contribution to meeting capacity requirements in line with Waste Core Strategy policies WCS1 – 3.

Wiltshire and Swindon Waste Core Strategy 2009

112. The Waste Core Strategy (adopted July 2009) sets out the spatial vision, key objectives and overall principles for development covering the provision of sustainable waste management facilities up to 2026.
113. The following policies are considered relevant:
- Policy WCS1: The Need for Additional Waste Management Capacity and Self Sufficiency;
 - Policy WCS2: Future Waste Site Locations;
 - Policy WCS3: Preferred Locations of Waste Management Facilities by Type and the Provision of Flexibility.
114. Policy WCS1 (The Need for Additional Waste Management Capacity and Self Sufficiency) indicates that rural locations within Wiltshire and Swindon will be provided with a network of local scale sites to serve local needs where capacity gaps arise. It advises that 'need' will be met locally whilst balancing the import and export of waste in the context of the principles of sustainable development (economic, social, environmental) and in accordance with the principles of sustainable transport.
115. Policy WCS2: (Future Waste Site Locations) advises that sites located in the immediate vicinity of the New Forest National Park (and the AONBs) will be for local-scale waste management facilities. Priority will be given to proposals that use the most appropriate haulage routes within and around the Plan area.
116. Policy WCS3: (Preferred Locations of Waste Management Facilities by Type and the Provision of Flexibility) indicates that over the period to 2026, the Councils will seek to allocate sites for 950,000 cubic metres of inert void space.

Wiltshire and Swindon Waste Development Control Policies DPD 2009

117. The Waste Development Control Policies Development Plan Document (DPD) (adopted September 2009) sets out a limited suite of generic development control policies designed to assist with the process of determining planning applications for sustainable waste management development.



118. The following policies are considered relevant:
- Policy WDC1 (Key criteria for ensuring sustainable waste management development)
 - Policy WDC2 (Managing the impact of waste management)
 - Policies WDC3 – WDC11 consider environmental topics in more detail
119. Policy WDC13 (Landfill developments) states that proposals for new or extended landfill developments will be permitted where there is no suitable waste management option at a higher level in the waste hierarchy, where there will be an improvement in the quality of the land, where landfilling is essential for operational reasons and in order to achieve restoration of the site.

Wiltshire Core Strategy 2015

120. The Wiltshire Core Strategy Development Plan Document (DPD) covers the whole of Wiltshire (excluding Swindon) and sets out the council's spatial vision, key objectives, and overall principles for development in the county.
121. The following policies are considered relevant:
- Core Policy 24 - New Forest National Park
 - Core Policy 50 - Biodiversity and geodiversity
 - Core Policy 51 - Landscape
 - Core Policy 58 - Ensuring the conservation of the historic environment
 - Core Policy 62 - Development impacts on the transport network

National Planning Practice Guidance (NPPG)

122. The NPPG provides detailed guidance for processing and determining planning applications, including specifically for minerals development. Where technical guidance is provided in relation to a particular aspect such as noise or air quality etc, this guidance is addressed in each of the specific Environmental Impact Assessment chapters.

Appraisal

Principle of the Development

123. As an extension to an existing mineral site, lying within the south east of Salisbury Mineral Resource Zone and seeking to make provision for supply of sand and gravel to meet demand, the proposal is considered to be in accordance with Policy MCS1 and MCS 1 (A) of the MCS.
124. Brickworth Quarry is located in proximity to the urban market areas of Salisbury, Southampton and Bournemouth and Poole and is accessed directly from the designated HGV route network. The location of the proposed extension is therefore in accordance with Policy MCS 1 (B) of the MCS.
125. Though an extension to an existing allocated site, the proposed Sandland extension area does not form part of the original Brickworth Quarry allocation. The proposal will therefore be considered on its own merits and accordance with national policy and the policies of the development plan.



Need for Mineral

126. As of the end of 2023, the SWAWP - Annual Monitoring Report 2023 Data (March 2025) reported that the landbank for soft (building) sand and sharp sand and gravel combined stood at approximately 1.87mt or 3.45 years. Assuming sales for 2024 and pro rata 2025 based on the 10 year average sales figure of 542,000, it is estimated that in the 1.5 years that have elapsed since 2023, the existing landbank will have declined by approximately a further 813,000 tonnes.
127. With only two sites coming forward for minerals development in recent years and none consented since 2022, this means that permitted reserves are estimated to have fallen to approximately 1.057mt as of July 2025. This equates to a landbank of 1.95 years for both soft sand and sharp sand & gravel.
128. The evidence gathered as part of the site identification process for the Aggregate Minerals Site Allocations Local Plan illustrated that there were very few areas left in Wiltshire and Swindon that could be considered appropriate and/or deliverable for sand and gravel extraction. The resource in these areas is either highly constrained (in the Calne area; and South East of Salisbury area) or, as in the case of the Upper Thames Valley, is depleted because of past production.
129. Reserves at Brickworth Quarry are only sufficient to maintain soft (building) sand production until 2026 and, compounding this critical mineral supply situation, as noted in the SWAWP - Annual Monitoring Report 2023 Data (March 2025) Appendix 2: Primary Aggregate Sites in 2023, reserves are similarly exhausted at Compton Bassett / Calne Quarry, the only other soft (building) sand producing site in Wiltshire; the quarry was recorded as 'inactive' as of December 2022. The landbank for soft sand within Wiltshire now appears to comprise only the remaining permitted reserves at Brickworth Quarry. A previous planning application¹³ for permitted soft sand extraction in the Compton Bassett/Calne area suggested annual outputs of up to 225,000 tpa. Combined with the average annual output from Brickworth quarry (140,000 tpa), this results in soft sand sales within Wiltshire of up to 365,000 tpa till approximately the end of 2022.
130. As Wiltshire and Swindon do not publish separate sales data for soft (building) sand and sharp sand & gravel, it is necessary to make assumptions regarding the historic and current split in demand for these products. Based on assumed recent soft (building) sand sales within Wiltshire including both sales from Compton Bassett/Calne and Brickworth (365,000 tpa), the permitted landbank is estimated to be at its worst-case, equivalent to 0.44 years (or just over five months). Based on average annual sales only from Brickworth, the landbank for soft (building) sand within Wiltshire and Swindon is estimated to be only 1.25 years – though this is considered to conceal the true quantum of demand that may now be being compensated for from outside of the administrative area, since the cessation of soft (building) sand supply from the Compton Bassett/Calne area.

¹³ [N/10/03280/WCM](#)



131. As reported earlier in this statement, the Aggregate Minerals Survey for Great Britain 2023 identifies that 31% (147,000 tonnes) of Wiltshire's sand and gravel demand is presently met from sources outside of the area. However, it is unclear what proportion of this imported mineral is soft (building) sand, nor how much of Wiltshire's soft sand may have historically been supplied to neighbouring authorities.
132. Minerals Planning Practice Guidance¹⁴ states that 'there is no maximum landbank level and each application for minerals extraction must be considered on its own merits regardless of the length of the landbank. However, where a landbank is below the minimum level this may be seen as a strong indicator of urgent need'.
133. The conclusion from the analysis above is that Wiltshire and Swindon is close to being in a position where it is no longer able to supply sand or gravel to meet, at the least, indigenous demand. In such a scenario, Wiltshire will need to increase imports from outside of the administrative area, to a significant degree. Environmentally, this would be a highly unsustainable practice due to the associated carbon emissions correlated with an increase in miles to market/end-use for the products. Such a situation also places greater demands on neighbouring Mineral Planning Authorities to accommodate and compensate for this shortfall, in order to support continued functioning of the Wiltshire and regional economy.
134. The proposed extension would contribute a further 0.2mt to the Wiltshire sand and gravel landbank and allow sand extraction and related activities to continue at present rates, meeting an urgent need to maintain a steady and adequate supply of aggregates as required by local and national planning policy. The proposed extension will also support Wiltshire in making an appropriate contribution to regional and national supply.

Backfill & Restoration

135. The proposed extension to Brickworth Quarry will provide a continued local facility for the recovery of inert waste material arising from established local sources. Since the quarry opened there has been progressive restoration using imported inert materials and it is proposed that this will continue. Restoration using inert materials to return the landform to its original levels is consistent with the current policy framework.
136. The material to be imported for backfill is inert construction demolition and excavation (CDE) materials from construction sites, in particular from the areas of Salisbury and Southampton. These materials are not able to be recycled and cannot be used other than for mineral site restoration or similar activities. Their use at Brickworth Quarry will enable beneficial recovery of the material to achieve restoration of the site. The material to be recovered is inert, non-putrescible waste with no vermin, odour or pollution associated with it.
137. The Wiltshire Development Plan acknowledges that there is a need for landfill capacity to take those materials that cannot be recycled or managed by means higher up the waste hierarchy. Brickworth Quarry is an established site for accepting inert CDE waste materials arising from construction sites and infrastructure development, the site is

¹⁴ [Planning Practice Guidance – Aggregate Landbanks](#)



well located to meet these needs arising from the construction industry activity in and around Salisbury and Southampton.



Material Considerations

Socio-Economic

138. Brickworth Quarry produces approximately 140,000 tonnes of soft (building) sand per year for use within the construction industry. Soft sand is mainly used as an aggregate in the building industry for producing mortars and plasters and in the manufacture of asphalt and macadam. The products produced by the quarry are distributed across south Wiltshire and Hampshire. The quarry provides employment for approximately eight members of staff directly on site, in addition to numerous associated roles such as lorry drivers and suppliers.
139. The mineral operations support further employment within RBQP such as the sales team, IT support, plant maintenance teams, compliance Officers and the estates and planning department. There are also in-direct jobs created in haulage, goods and services. These jobs are reliant on there being a continuation of operations.
140. Operation and maintenance of quarry infrastructure and equipment will generate long-term in-direct employment through businesses able to supply these services. The quarry will also maintain and generate additional down-chain economic activity through the supply of aggregates to local construction projects and markets.
141. As set out earlier in this statement, the landbank for soft sand within Wiltshire now appears to comprise only the remaining permitted reserves at Brickworth Quarry. As a result and based on average annual sales from the quarry, the permitted landbank for soft (building) sand within Wiltshire and Swindon is estimated to be approximately equivalent to between 0.44 - 1.25 years. Wiltshire and Swindon is therefore close to being in a position where it is no longer able to supply essential soft (building) sand in order to support continued functioning of the Wiltshire and regional economy.
142. The proposed extension would contribute a further 0.2mt (1.5 years) to the Wiltshire soft (building) sand landbank and allow sand extraction and related activities to continue at present rates, meeting an urgent need to maintain a steady and adequate supply of aggregates as required by local and national planning policy. The proposed extension will also support Wiltshire in making an appropriate contribution to national supply.

Landscape & Visual

143. The application is supported by a Landscape and Visual Impact Assessment. This considers that the effects from the proposed development on landscape character would be principally limited to the Site and its immediate vicinity.
144. In visual terms, the Site is well screened by mature vegetation that surrounds the existing quarry, and further enclosed by woodland, copses and hedgerows within the wider landscape. There are very few settlements or standalone residential properties within the vicinity of the Site.
145. The visual assessment has identified that the majority of views are localised and those observed are primarily limited to the footpath network surrounding the Site.



Longer distance views are precluded by existing vegetative screening around the quarry, intervening topography, mature woodland and hedgerows within the wider landscape.

146. At a Site level during extraction and backfilling stages of the project, operations would represent a high adverse effect, however beyond the immediate locality of the proposed works, landscape impacts would be more limited and are predicted to be minor – moderate adverse.
147. The greatest effects on visual amenity would be for receptors using public footpath WHIT 12, along sections of the route adjacent to the extraction area. Any views will be glimpsed through the existing woodland and scrub. Footpath WHIT 2 will also have longer distance views towards the Site. The visual impact during the schemes operational period, will be a moderate adverse effect on receptors using the footpaths around the quarry.
148. Once restoration has been completed, there will be no or negligible effect on the landscape character or visual amenity within the study area, as the Site will have been returned to its pre-development condition and/or restored in accordance with the extant mineral permission.
149. It is considered that there will be no effect long term on landscape character and that the Site has the capacity to accept the proposed mineral extraction operation without causing significant adverse effects on the quality or character of the local landscape. The proposals are considered to be policy compliant in landscape and visual terms, and appropriate within the context of a short-term temporary extension to an existing quarry.

Water Environment

150. The application is supported by a Hydrological/Hydrogeological Impact and Flood Risk Assessment (HHIFRA). As part of this assessment, the collection and interpretation of baseline data has facilitated a detailed understanding of the nature of, and interactions between, the groundwater and surface water systems operating at and around the Site. The understanding of hydrological and hydrogeological conditions has been applied to assess the likely primary impacts of the development upon the water environment. Significant potential impacts identified during the course of investigations have been addressed by the incorporation of mitigation measures into the design of the development.
151. The land in the vicinity of the Sandland site is free-draining and characterised by a lack of any mapped surface water features. The closest watercourse is 1 km to the south. The entirety of the application area is located within Flood Risk Zone 1 (FRZ1), which is land having less than 1 in 1,000 annual probability of fluvial flooding (i.e. lowest risk).
152. The underlying Chalk bedrock is a major regional aquifer (Principal Aquifer) supporting public water supplies and environmental baseflow to springs, streams and wetlands. Regional groundwater flow directions near the Site appear to be variable. Installation and monitoring of borehole piezometers on Site have revealed that groundwater flow beneath the Site is in a north-easterly direction towards the River Test, which passes 10 km to the east of the Site. During peak groundwater level conditions,



there is predicted to be c.19m thickness of unsaturated Chalk lying below the base of the proposed workings. It is concluded that there will be no risk of intercepting the watertable during the operational life of the quarry. Notwithstanding this, local groundwater levels will continue to be monitored using the network of piezometers installed at the Site.

153. Department for Environment Food & Rural Affairs (DEFRA) groundwater vulnerability mapping shows that the geological strata at the Site are classified as having “High Vulnerability” with respect to their susceptibility to percolation of contaminants spilled at ground surface. The Chalk aquifer beneath Phase 9 forms part of a Total Catchment (SPZ 3) for the Hale boreholes public water supply lying 8 km to the southwest of the Site.
154. During previous investigations relating to the application for (and variation of) the Site’s Environmental Permit, two private water supplies were identified within 2 km of the Site (GWP Drawing No. BRCKPLAN1607F-6-A): Glendale Farm (2 km to the southeast of Phase 9) and Newhouse (2 km to the south-southwest of Phase 9). The risk to these water supplies will be addressed through the Environmental Permit for the Site.
155. The infilling of Phase 9 with restoration materials will be subject to a separate Environmental Permitting application to be made to the EA. The Environmental Permit application will be supported by a Hydrogeological Risk Assessment (HRA). The Hydrogeological Risk Assessment will examine the containment and monitoring requirements necessary to ensure that the infilling can proceed without posing unacceptable risk to the water environment. It will also specify a programme of groundwater quality monitoring and assessment (via formal and enforceable control and compliance limits) to ensure appropriate data is collected to allow confirmation and / or design and implementation of any remedial measures that may be required. Adherence to the measures identified by the formal assessments accompanying the Environmental Permit application will provide appropriate safeguarding of groundwater quality in relation to the infilling aspect of the Application.
156. The free-draining nature of the strata beneath the floor of the quarry means that rainfall will continue to recharge the aquifer and provide groundwater baseflow to the nearest surface water features. Compared with current land use (agricultural fields), the rate of recharge by effective rainfall will be marginally higher during mineral extraction when the extension area is dominated by bare ground rather than crops/grass cover. At restoration, the land will be returned to agricultural use; therefore, recharge rates will be very similar to present day. It is considered that there is no risk of any reduction in baseflow to the surface water features; meaning that there will be no depletion in flow or decline in levels.
157. Perimeter swales with detention basins will be incorporated into the design of the restoration landform in order to accommodate increased runoff volumes. The results of calculation show that the storm runoff “balancing volume” required during the 100-year storm (with 45% allowance for climate change) would total approximately 568 m³. These will ensure that post-restoration, surface water run-off will be no greater than the existing rate and therefore will not increase flood risk elsewhere.



158. The HHIFRA concludes that, in combination with specific measures for the protection of the water environment, there are considered to be no over-riding hydrogeologically or hydrologically based reasons why the proposed development should not proceed in the manner described by the application.

Noise

159. An assessment of the potential noise impact associated with the proposed operation has been completed. The assessment has been carried out following background noise surveys undertaken at locations representative of the closest residential properties to the site and following acoustic calculations of noise emissions from the proposed operations.
160. The proposed extension would be carried out using the same working methods as are currently employed. Noise would be generated from soil and overburden removal, sand extraction and restoration works. Noise would also be generated from the mineral screening activity and the access/egress of site vehicles and lorries.
161. As identified, there are a number of residential properties in proximity to the Site, including local PRoWs. Noise from the development could potentially affect these receptors, but the extent of propagation will further reduce as mineral working proceeds to depth during extraction. The existing quarry is subject to noise limits by way of planning condition which limit noise emissions to that required by National Planning Guidance .
162. The assessment has indicated that the level of noise impact for the proposed extended scheme at the nearest properties will be lower than the existing site planning noise limit and lower than the absolute noise targets set out in the government's minerals planning guidance. The assessment also indicates that the noise impact associated with the operations will be low or negligible at all receptors at all times. In Planning terms this will generate a noise impact which falls between No Observed Adverse Effect and Lowest Observable Adverse Effect Level as defined in the Planning Practice Guidance.
163. Regardless of this, RBQP will ensure that the site operates within the confines of a noise management plan which will ensure that best practicable means are employed on site at all times to minimise environmental noise emission.

Ecology

164. The impact of the potential direct and indirect effects arising from the construction and operation of the proposed extraction area on protected sites, habitats and species has been assessed. The proposed works will result in the temporary loss of an area of cropland and neutral grassland, with potential impacts on bracken dominated field margins. Boundary features including woodland edges, scrub and the mature oak tree, will not be directly impacted. Following quarrying activities, the site will be reinstated.
165. The site lies within 2km of the New Forest Special Area of Conservation (SAC) and 5km of the River Avon SAC as well as three Site of Special Scientific Interest (SSSI) sites, and within the SSSI Impact Risk Zone (IRZ) for the New Forest SSSI. Details are set out in the Ecological Impact Assessment addressing potential adverse effects on



designated sites and how those can be managed and avoided throughout the construction and operational phases of the project.

166. Two Local Wildlife Sites (LWS) are situated within 500m of Sandland, one of which immediately abuts the southern boundary. This comprises a plantation on ancient woodland. Measures set out in the Hydrological/Hydrogeological Impact and Flood Risk Assessment by BCL Hydro will protect this LWS from the impacts of runoff and a Construction Ecological Management Plan (CEMP) will be produced setting out detailed steps to protect the LWS from accidental harm.
167. The site lies c.800m to the west of the Bat Consultation Zone for Mottisfont SAC. Due to the scale of the works and distance from the Bat Consultation Zone, negative impacts upon bats associated with the SAC are not anticipated.
168. The footprint of the proposed works will impact upon (currently) fallow cropland, a common and not intrinsically ecologically valuable habitat. As such, ecological impacts resulting from the loss of cropland are deemed to be negligible. The small area of neutral grassland in the south is also a common and widespread habitat. Its temporary loss to quarrying works is unlikely to create significant adverse impacts within the landscape, however this habitat will be recreated and enhanced when quarrying works cease and the site is reinstated. The scrub, mature tree and woodland plantation are valuable ecological habitats which are currently not planned to be impacted by the works and as such no adverse impacts upon them are anticipated.
169. The proposed restoration scheme will deliver a +14.86% increase in biodiversity value on the site. Those areas restored for nature conservation purposes will be managed for a period of 30 years pursuant to Biodiversity Net-Gain requirements.

Soils

170. An assessment of the impact of the proposed development on Agricultural Land Classification (ALC) grading of agricultural land and soils was undertaken. The quality of agricultural land in the extraction area (i.e., approximately 3.0ha) is limited by soil droughtiness to Subgrade 3a.
171. It has been assessed that the proposed development would temporarily adversely affect approximately 3Ha of Subgrade 3a in the mineral extraction area. The land in the mineral extraction area would be restored to its former Subgrade 3a quality for approximately 1.9ha of agricultural land that could be used for arable production; the remainder of the Extraction Area would be restored to neutral grassland and swale areas. Therefore, the proposed development would result in the net loss of approximately 1.1ha of Subgrade 3a, which will be restored to neutral grassland and swale area. The significance of the residual, temporary, adverse effect of the proposed development on approximately 1.1 ha of Subgrade 3a agricultural land is assessed as slight, which is not significant regarding the national resource of agricultural land.
172. The quality and quantity of soil resources (topsoil and subsoil) available for reuse at the site will be safeguarded through the application of a Soil Resource Strategy (SRS). This follows best practice set out in DEFRA's 'Construction Code of Practice for the Sustainable Management of Soil on Construction Sites' (2009), MAFF 'Good Practice



Guide for Handling Soils (Sheets 1 to 4) and best practice for the restoration of agricultural land is set out in DEFRA (1999) 'Guidance for Successful Reclamation of Mineral and Waste Sites'.

173. Soils would be carefully removed in accordance with the Soil Resource Management Plan in advance of quarrying and used to create perimeter screening bunds or stored within the existing storage field. Distinct soil profiles would be stored separately to prevent mixing. Upon completion of backfilling, soils would be re-spread in sequence and in a loose and uncompacted condition. The restored land would be sown with a grass ley and aftercare of agricultural areas would take place for five years following completion of restoration. By protecting soil resources in this way, the significance of the residual effect of the proposed development on soil resources would be negligible, which is not significant.

Archaeology & Cultural Heritage

174. A Heritage Statement has been prepared in support of the planning application. The aims of the assessment are to assess the significance of any heritage assets on the site, to assess the potential for previously unrecorded heritage assets to survive on the site and to provide data to assess the scale of impact of the proposed development on any heritage assets.
175. Operations at the existing Brickworth Quarry proceed in accordance with an approved programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) agreed with Wiltshire Council. It is expected to similarly agree a WSI for a programme of archaeological work during mineral extraction for the extension Site. This would entail a watching brief by a qualified archaeologist during soil stripping works to check for and record archaeological features.
176. There are no designated heritage assets within the Site and there could be no physical impact on any of those identified within the study area. There are no previously recorded heritage assets within the Site but two former quarry pits and a series of geophysical survey anomalies were identified during the assessment. It is considered that there is also the potential for further, as yet unidentified, features of interest to be present within the Site.
177. The proposed sand extraction within the Site will fully remove all other buried archaeological remains present and any as yet unidentified features of archaeological interest. The degree of harm to those archaeological remains present within the Site (assessed as having low or unknown significance) is likely to be substantial harm.
178. The closest designated asset to the Site is a milestone, which stands c. 122m to the east of the Site. It is a Grade II Listed Building of medium significance. There is no co-visibility between the asset and the Site. Therefore, there could be no impacts on the setting of this asset as a result of the proposed quarry extension and no effect on its significance.
179. The Pepperbox (No. 4) is a folly, probably built by Eyre of Brickworth House in the early 18th century. Due to topography and intervening vegetation there is no co-visibility between the asset and the Site. There could be no impacts on the setting of this asset as



a result of the proposed quarry extension and therefore no effect on its significance. There are no other designated heritage assets within the 2km study area which meet any of the criteria for further assessment. There could be no impacts on the settings or significance of any of these assets as a result of the proposed quarry extension.

180. The heritage assessment has identified three features of archaeological interest within the site. Two of these features are quarry pits of low archaeological significance, only one of which is likely to be affected by quarrying operations. The third is a series of geophysical anomalies which appear to delineate a sub-square enclosure and which are currently assessed as of unknown significance.
181. In order to assess the true archaeological significance of the putative enclosure, further work to characterise the nature, date, and survival of any sub-surface remains is recommended. It is suggested that this should be in the form of archaeological field evaluation. The number, size and location of the evaluation trenches will be decided in consultation with the Wiltshire Council Archaeologist and implemented in accordance with a draft Project Design for an Archaeological Field Evaluation of Potential Enclosure submitted with this application.

Air Quality

182. A Dust and Air Quality Assessment was carried out by DustScanAQ as part of the planning application. The assessment was carried out by competent professionals and with appropriate reference to relevant policy and guidance. The assessment considered the potential impacts of the Air Quality Objectives (AQO) for PM10 and PM2.5, and from 'nuisance' or 'disamenity' dust arising from the proposed development.
183. The existing Brickworth Quarry is operated in accordance with an approved Dust Management Plan. This places a range of controls on operations in order to limit fugitive dust emissions. The Site would continue to be operated in accordance with a site-specific Dust Management Plan. Mitigation would include a range of measures including avoiding the movement of soil in windy conditions, damping down the haul road if necessary, shielding mineral transfer points, use of wheel cleaning facilities and maintenance of the access road. Working of mineral within the footprint of the quarry void will assist in containing any dust arising from this activity as working progresses to depth.
184. The assessment of emissions for PM10 and PM2.5 has shown that activities associated with the proposed development are unlikely to have a significant impact on particulate matter concentrations with regard to the AQO. Consequently, exceedances of the relevant AQOs are not likely. Provided that this site is operated in accordance with the suggested dust mitigation measures, the assessment shows there would be negligible effects at all receptors. Consequently, this assessment shows that the proposed development can be operated in a manner unlikely to cause significantly adverse dust impacts in its vicinity.
185. With reference to best practice guidance, the overall impact of the proposed development is considered to be not significant. The proposed development is considered not to conflict with any national, regional or local planning policy.



Arboriculture

186. A Tree Survey was carried out in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations). The purpose of the survey was to comment on the significant/retained trees on the site and/or on neighbouring land adjacent to the site boundary, where they may affect or be affected by the proposed development. The survey also assesses tree condition and suitability for retention.
187. As no tree reductions or removals are required for the purposes of the development, there will be no direct or indirect impacts on the condition or structural integrity of the trees as a result of the proposed development. Furthermore, no incursions into RPAs, changes to soil levels, or above-ground conflicts are proposed.
188. The development will be carried out in accordance with an Arboricultural Method Statement. Protective fencing will be installed to demarcate exclusion zones during operations to ensure that the trees in question are appropriately safeguarded throughout the duration of the works.
189. It is therefore concluded that, subject to continued adherence to the agreed exclusion zones and precautionary and protective measures, the proposed works can proceed without arboricultural constraint or adverse impact on the contribution of the trees to the amenity and character of the wider landscape.

Highways

190. A Transport Statement was prepared by Paul Basham Associates in support of the proposed development.
191. The access to the extension will be via the existing private access road which joins the A36 Primary Route (and A27) at a signalised crossroads. The A36 is a part of the SRN and designated a 'Local Lorry Route' linking Salisbury, Southampton, the A350 (which in turn links to the M4), A303 and M27.
192. The vast majority of vehicle trips associated with the Site traverse the A36 and do not pass along the A27 or through local villages such as Whiteparish. All HGV traffic is monitored by CCTV to ensure that movements only occur via the A36. This arrangement will be retained, as existing, to support the extension of operation on the site.
193. The Personal Injury Accident data revealed that there were 5 'slight' incidents in the vicinity of Brickworth Quarry, over the most recently available 5-year period, and all on the A36. None of these incidents included pedestrians, cyclists or HGVs. This is an extremely low number especially when considering the fact this is a trunk road carrying large volumes of traffic, suggesting no underlying safety issues, which also accords with NPPF paragraph 116.
194. The sequential, phased manner in which the quarry is operated means that operations will move from one of the existing phases to Sandland. Therefore, it is not anticipated that there will be any increase in vehicle movements on the local highway network as a result of the extension to the quarry. Instead, current vehicle trips will



continue for a period as the end of operations is extended from 2028 to Autumn 2030 and will decrease once restoration of this land is underway.

195. Information relating to the operation of the site has been provided, outlining that the number of HGV trips that are generated by the quarry equate to approximately 13 movements per hour, or an HGV trip every 4-5 minutes, and this will continue. The site has been operating with no known issues and given there is no increase in HGV trips associated with the proposals there is no reason for this to change as a result of the proposed extension to both the site and the timeframe of operation.

196. As such, the proposal would not have an unacceptable impact on highway safety, nor would the residual cumulative impact of the proposed extension of operation to include Sandland be severe, thus complying with the NPPF.

Geotechnical

197. The Geological Report by TGS sets out the parameters used to design the extraction void:

- The extraction perimeter including 10m standoffs from woodland and road boundaries;
- Batter angles of minimum 1v:1.5h through both overburden and mineral and a 5m wide intermediate bench where the mineral face exceeds 7.5m in height.

198. The report concludes that the design concept as presented is considered a non-significant hazard based on the batter angles, intermediate benching, and the free-draining nature of the mineral.



Summary & Conclusion

199. Brickworth Quarry has been in operation since 2003, supplying approximately 140,000 tonnes of soft sand to the market per year for use within the construction industry. Sand from Brickworth Quarry is used in both the local and wider region within a range of aggregate products used to build homes, roads, schools and hospitals.
200. The existing Brickworth Quarry has a remaining mineral reserve equivalent to approximately a further 14 months of extraction. In order to maintain the supply of construction materials to the local market beyond the life of the existing reserve, RBQP propose an extension to the existing permitted quarry. The extension will also provide further void space to meet the need for management of excavation and demolition material generated by the construction industry.
201. The proposed extension would contribute a further 0.2mt of soft sand to the Wiltshire sand and gravel landbank and allow sand extraction and related activities to continue at present rates, meeting an urgent need to maintain a steady and adequate supply of aggregates as required by local and national planning policy. The proposed extension will also support Wiltshire in making an appropriate contribution to national supply.
202. The proposal has been carefully designed in accordance with the principles set out in this Statement. The effects of the development have been assessed and with the inclusion of recommended mitigation measures, it is considered that the development will not result in any unacceptable adverse effects.
203. The proposal is considered to be in accordance with local and national planning policy and is not predicted to result in any unacceptable adverse social, economic or environmental impacts. A presumption in favour of sustainable development contained within paragraph 11 of the National Planning Policy Framework therefore applies.
204. There are no other material planning considerations which would indicate that the proposals are unacceptable. The benefits of the development have been demonstrated to outweigh any minor impacts and as a result, the report concludes that there are no planning policy reasons as to why the proposal should not proceed.