

Draft minutes subject to confirmation – Chailey Planning & Environs Committee meeting 1.12.09

Item 10 :To further consider the ESCC Consultation on the Waste & Minerals Development Framework Preferred Strategy (amended deadline 15.1.2010) and the ESCC Review of Minerals Permission for the Ibstock Brick Ltd site, S. Chailey (Due 9.12.09).

Presentation by Ibstock Bricks Ltd

10.1 The Chairman welcomed Mr Ingram and Mr Descombes of Ibstock Bricks Ltd to the meeting and invited them to provide a presentation on the current review of conditions for clay winning, clay working and site restoration. Mr Ingram explained that as Southern Properties Manager for Ibstock Bricks Ltd he has responsibility for liaising with ESCC Waste and Minerals in general terms with regard to the county's waste and minerals strategy and also with regard to site specific minerals permissions. He introduced the Chailey brickworks factory manager, Mr Descombes, to the meeting.

10.2 Mr Ingram referred to the on-going development of the series of documents that will form the East Sussex and Brighton & Hove Waste & Minerals Development Framework and in particular the current consultation on the Waste and Minerals Preferred Strategy. Mr Ingram welcomed ESCC's expression of support for the policy of permitting extensions or the extraction of further resources at brickworks such as the 'larger scale site' at Chailey with less than 25 years of remaining resources (see CS11b and Issue M3b of the Core Strategy Preferred Strategy).

10.3 Mr Ingram proceeded to discuss the current Chailey specific ROMP. He emphasised that the pits would not be used as a waste site but that agreed categories and quantities of rubble may be imported into the site to bring site levels up. The long term plan for the excavated areas is to have water filled pits with gently contoured slopes. As previously noted the aim of the ROMP is to plan for the next 15 year period and to agree conditions for winning of materials, working of minerals and restoration of the site in accordance with modern environmental standards. The submission is expected to be lodged with ESCC by 9th December 2009 but can be deferred by mutual agreement.

10.4 Mr Descombes then explained the history of brick-making at the site and commented that the site currently employs 29 staff (down on the previous level of 38 employees before the recession's impact on the building industry). Members were informed about changes in ownership of the site over time and about competition in the European brick making industry. The 400 year old site was taken over by Ibstock in 1996 and is one of 20 sites managed by the company. Output is currently at 7m bricks pa (down from previous output levels of 14m bricks pa). He commented that the Ibstock brickworks in Chailey is one of the few remaining clamp fire factories in Europe and is a significant employer in the parish and local area.

10.5 Reference was made to the existing minerals permissions for the Chailey site (Interim Development Order **IDO/2b** dated 23.3.1994 and **LW/85/298[CM]** dated 8.10.1985). Mr Descombes explained that the use of the site could be explained by reference to three identified sections :

- A (the current active quarrying area in the south east of the site);
- B (the area in the north of the site with the brick stock yard and clamps and reserves for future clay working);
- C (the factory area).

With regard to area A, the area will be worked for up to approximately 7 years and mining will extend further south and will increase in depth from the current level of 34m above Ordnance Datum to 20m above Ordnance Datum, the depth of working being determined by operational constraints. Some tree felling will be necessary in the south of the area and materials excavated which are not suitable for production will be used to graduate the profile of the depression to a gradient of approx 1:3. With regard to area B, the area will be worked from the north in a southerly direction, subject to agreement of specific conditions. The lake in area A will outflow to the south and the lake in area B will outflow to the north after final restoration. Mineral waste will be used to back fill worked areas.

Appendix 1 (Contd.)

10.6 Ibstock Bricks Ltd will make a site allocation 'statement' to ESCC with regard to the agricultural land immediately north of area A (an area not owned by the brickworks) in order to safeguard future development on the site from other uses until the need for clay working has been assessed.

10.7 Members noted that an Environmental Impact Assessment will be submitted to ESCC as part of the ROMP process. Acoustic and visual barriers will be introduced in the area which now has woodland and open paddocks to shield the residential areas to the north. Habitat surveys are being undertaken for various species including bats, badgers and great crested newts and appropriate mitigation schemes will be developed. ESCC has decided to consult with local residents and interested parties about the detail of the revised conditions to be included in the consolidated minerals consent (the site has pre-existing approval for mineral working until 2042 and this time period can be extended further). A non technical summary of the ROMP will be available for residents and other interested parties. The company representatives said that they had been in discussion with Highways about retention of satisfactory views from the Green Lane byway open to all traffic and from public footpaths.

10.8 A member of the public attending the meeting asked about drainage matters in area A. Mr Descombes commented that pumping from the site had not been undertaken for some 2 ½ years. He undertook to look at the company's hydrologists' reports and to review adequacy of drainage in the Kiln Wood area.

10.9 Cllr Cowan enquired whether any of the open land in the north of the site might be available at a commercial rental/price for use as a community outdoor play area. Mr Ingram stated that this was not possible since in the long term the area would be required for clay working and that in the short term there would be safety concerns about proximity of residents to active workings and factory areas. Mr Ingram and Mr Descombes noted that Ibstock Bricks Ltd is involved in a variety of community initiatives with local groups eg provision of bricks for BBQs used by youth groups.

The representatives from Ibstock Bricks Ltd were thanked for their informative presentation.