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MINERALS & WASTE APPLICATION  
TO USE  
PREVIOUSLY EXTRACTED CLAY  
FOR  
BRICK MAKING AND LANDSCAPING  
AT  
SELBORNE BRICKWORKS

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## **Background**

1. The Selborne Brick Company hopes to restart brick production at Selborne Brickworks in 2012. While part of the resumption of operations requires the construction of an anaerobic digester, (for which planning application 20661/048 has already been submitted), it also requires clay.
2. There is ample clay locally, which is identified within the current and proposed Minerals and Waste Plans. Permission to extract it was granted on 15 Jan 03 (20661/037), but this may have lapsed. A revised application to extract clay is being prepared. Although this revised application is in line with policy it needs an up to date Environmental Impact Assessment, for which data gathering will take nine months. In order to resume brick production as soon as possible, thereby generating employment, permission is sought to use an existing stockpile of clay close to the works.
3. This clay was extracted as spoil arising from the construction of a waste water lagoon on Chapel Farm. It was moved to its current location in 2007, but the then occupant of the site was prevented from using it for brick production as it had not been extracted for that purpose.
4. The clay is suitable for brick manufacture, coming from the same clay seam as the brickworks clay pits. It may have a higher than desirable level of chalk and stone content, but at low volume production this can be resolved. At the moment it is not possible to move the clay from its current location, as the export of clay from the site is prohibited.

## **Proposal**

5. The clay is currently some 20 metres from the brickworks clay shed. The intention is to excavate it from its current location and transport it into the shed, either by vehicle or by conveyor. Once in the clay shed it will be loaded into the brick making plant in the usual way.
6. The excavation and movement will provide an opportunity for the identification and removal of impurities. The reject material will be kept on site, and used in the landscaping and insulation of the anaerobic digester.
7. The volume of clay is approximately 1,000m<sup>3</sup>, which is sufficient to make 500,000 bricks. This is enough clay to supply the works while it reopens and builds capacity until permission to excavate clay from the clay pit outlined in application 20661/037 is granted.
8. Were this permission not granted, the works would have to import clay. While this is not desirable, the previous site operator imported clay to make road tiles and there are plentiful sources within Hampshire as well as further afield. While the resulting brick might not be a Selborne Brick, the craftsmanship involved in its manufacture and its low carbon nature means that it would be a readily saleable and profitable product.

## **Impact**

9. The potential impacts of the proposal are described below. It should be noted that the machinery being used to move the clay is the same as is used in normal brickmaking operations to load clay into the plant.

## ***Noise***

10. The site operates within noise limits defined in its PPC permit. Compliance with these limits was demonstrated in a noise assessment in 2007. The machinery to be used is similar, and the



operation is further from adjoining residences than the actual clay shed. It is likely that only one machine will be used at a time, and so the noise limits will not be broken.

11. Clay will normally only be moved during working hours on working days. Exceptionally some work may be required 8.00am to 12:30pm on Saturdays.
12. Previous experience indicates that the most annoying noise for neighbours is the “beep beep” of vehicle reversing alarms. Less annoying alarms are available, and will be fitted to the earthmovers being used.

### ***Dust***

13. Moving dry clay creates the potential for dust. Neighbouring properties are upwind and protected by thick and high planting belts, and so should not experience a problem.
14. However if conditions are so dry that dust could be a problem the clay will be watered prior to the start of work on any day.

### ***Duration***

15. The plant that will be used is easily capable of moving 10m<sup>3</sup> per working hour, thus the actual work is unlikely to last more than three working weeks in total, probably rather less. This further places a time limit on the adverse impact on the neighbouring properties.

### ***Visual Amenity***

16. As has been shown in application 20661/048, the site is virtually invisible from adjoining properties and public rights of way. The effect of the work is to remove an unsightly pile of clay from agricultural land to inside an existing shed. The work is thus a benefit to the local visual amenity.

### **Benefits**

17. The proposal has several benefits, most of which relate to the early achievement of the benefits of application 20661/048. The major ones are described below.

### ***Employment***

18. The brickworks will employ 20 people when at capacity, and 7 from day one. By allowing this clay to be used the employment will start growing as quickly as possible following grant of planning permission for 20661/048.

### ***Selborne Brick Production***

19. There is demand for the Selborne Brick, which forms part of the local architectural vernacular. Using this Selborne clay gets the product back into the marketplace at least 9 months earlier than would otherwise be possible.

### ***Reduction of HGV Movements***

20. As noted above, it is possible for the brickworks to import clay to manufacture bricks and tiles which generates HGV traffic on Honey Lane and Latchford Lane. The amount of clay involved is equivalent to 100HGV loads, or 200 movements.
21. Using the clay prevents these deliveries from being required, the application therefore has a highways benefit.



## Summary

22. This application speeds the creation of employment, makes the Selborne Brick available one year earlier and removes an anomalous pile of clay. It does so with minimal impact to the local community, and within the permitted noise allowances at the brickworks. The duration of the operation is likely to be less than one month.
23. This is a more attractive option (for both the company and the local community) than the alternative of importing clay by road.