Brickworks and Quarry

Godstone Brickworks and Clay Quarry has a long and complex planning history. A significant number of planning consents relating to the quarry workings and associated buildings, have been granted by Surrey County Council (SCC) and Tandridge District Council (TDC) over the course of the site’s operational history. The extant consents relating to the un-restored working area permit clay extraction and restoration through importation of inert material.

Two extant planning consents govern operations on site:

1. Application TA/80/675 dated 7th January 1981 (The 1981 Consent);
   • Landfill operations on 5.8 hectares;
   • Railway siding (including weighbridge and site office); and
   • Depot to handle redundant spent railway ballast.

   • Continuation of winning and working of brick clay from 5.64 hectares;
   • Retention of certain brick making facilities; and
   • Junction improvements to private access road.

The restoration provisions, including contours and a phased programme of restoration, are subject of a Section 106 Agreement dated 8th August 2002, and relate to both land parcels subject of the above permissions. Restoration of the site through infill with inert material is common to both the 1981 and 2002 consents and to a combined scheme. The depot area, within the 1981 consent area is excluded from this legal agreement. Vehicle movements for importation of infill by lorry was capped at 30 per day (15 in loaded, 15 out empty).

The 1981 consent permits the reprocessing or recycling of spent railway ballast imported by rail. Limited volumes of recycled aggregates can be exported from the site, restricted to 20 lorries per week, and the balance used in restoration of the Phase 4 quarry void to complete the restoration of this area.

Phase 1 was previously restored with the approval of the Environment Agency. An Environment Agency (hereafter EA) Waste Recovery Permit (WRP) has been granted to restore Phases 2 and this restoration is near completion. Phase 4 now benefits from a Waste Recovery Permit (WRP) and the restoration of this area will commence shortly following the successful recovery of silts and aggregates from the area, permitted under EA licence EPR/EB3107CQA001. A WRP for Phase 3 will follow the successful restoration of Phase 4. This will ensure that all areas are professionally restored with inert material in due course.
Fig 11: quarry
Fig 12: entrance to the business park

Fig 13: older brick buildings

Fig 14: modern units
There are at present, a range of businesses across the eastern part of the site in various buildings, structures, yards and compounds. Uses predominantly comprise industrial B2 and B8 uses. In addition, there is also an extant permission for brick making on site.

An extant permission on the south western portion of the site exists for the erection of 1,920 sq.m of B1, B2 and B8 uses (fig 16).

As noted, the Park comprises of a combination of more modern buildings and those that are associated with the old brickworks. The older structures and compounds are deteriorating in quality (c.8,000 sq.m) and will need significant investment if they are to meet forthcoming Building Regulations, in order for them to continue to be let.

Indeed, since April 2018 these units have been subject to the EPC requirements. The vast majority of these buildings do not have an EPC rating above G and therefore WT Lamb can no longer grant a new tenancy (including a renewal). In addition, they will not be able to continue to let any of these buildings from 1 April 2023. Whilst it is possible that buildings can be refurbished to improve their EPC rating, commercial property advice provided to WT Lamb has confirmed that this will be unviable. In any event, even with a refurbishment programme, only one of the buildings is capable of meeting the required level. Consequently, by 2023 at the latest, these buildings will be vacant and redundant.
Scheme Evolution

As part of the initial HELAA call for sites (2015), 3 potential options were considered by WT Lamb for the site and were submitted to Tandridge District Council. From those options the scheme has evolved over the past four years based on technical input, the requirements of operators and the ongoing advancement of technology.

The scheme evolution is based on:

1. the need to secure the long term future of the Business Park given the lack of viability in investing in upgrading existing buildings and compounds;
2. utilising the area of the site with extant permission for 1,920 sq.m of B1, B2 and B8 uses;
3. the restoration of the quarry;
4. capitalising on the unique and sustainable opportunities offered by the railway sidings to service the site;
5. the provision of a high tech, modern and sustainable land use;
6. potential for further investment in the wider Park subject to the initial phase; and
7. The ongoing advancement of technologies and ever increasing efficiencies in energy production.

The favoured option from the HELAA submission was “C”, which included:

- a c.6,795sq.m energy recovery facility;
- 2 no. 10,284sq.m data centres (over 2-3 storeys) with associated supplementary energy centre (decentralised CCGT); and
- the use of the southern most areas of the former quarry as flood alleviation and as a nature reserve.
Subsequently, further information was worked up and submitted to the Local Authority in December 2016 when the proposal had evolved to comprise:

- a c.5,418 sq.m biomass gasification plant;
- 2 no. 9,245 sq.m data centres (over 2-3 storeys) that meet the highest specifications possible;
- the use of the former pit areas as flood alleviation and a nature reserve;
- improvements to the remainder of the Park; and
- educational/learning opportunities to be explored.

Subsequently, further information was prepared and submitted to Surrey Council as part of the Waste Local Plan in February 2018 when the proposal had evolved to comprise:

- a c.5,418 sq.m energy recovery facility;
- 2 no. 9,245 sq.m data centres (over 2-3 storeys) with associated supplementary energy centre (decentralised CCGT) that meet the highest specifications possible;
- the use of the southernmost part of the former pit areas as flood alleviation and a nature reserve;
- improvements to the remainder of the Park; and
- educational/learning opportunities to be explored.