

# Wiston Estate

Rampion 2 Cable Route Alternatives & Mineral Sterilisation

4 June, 2024



# Contents

- 1. Executive Summary ..... 3
- 2. Introduction ..... 4
- 3. The Proposed Onshore Cable Route ..... 4
- 4. Mineral Sterilisation from the Proposed Route ..... 6
- 5. The Modified Washington B Alternative Route ..... 10
- 6. The Wiston Estate Southern Route ..... 12
- 7. The Yellow Route ..... 13
- 8. The Sawyers Copse Pinch Point ..... 13
- 9. Conclusion ..... 15

## Appendices

Appendix I Tarmac Representations to West Sussex - 1997

**Report title:** Rampion 2 Cable Route Alternatives & Mineral Sterilisation

**Prepared by:** [REDACTED] BSc (Hons) PgDipSurv & [REDACTED] BSc MRICS MIQ

**Date:** 4 June 2024

**For and on behalf of Avison Young (UK) Limited**

### About the Authors

[REDACTED]

[REDACTED] heads Avison Young’s specialist Energy, Waste Management and Minerals team. As a member of the Institute of Quarrying with over thirty years of experience, [REDACTED] has a firmly established reputation as one of the sector’s leading experts, providing consultancy services which include valuation, due diligence for acquisition and disposal, agency, business rates, estate management and expert witness.

[REDACTED]

[REDACTED] is a Director in Avison Young’s specialist Energy, Waste Management and Minerals team and supports a wide range of clients on a diverse range of energy sector matters, including cable route feasibility and optioneering. He has represented clients in relation to land & property matters, assessment of alternatives and engineering matters in a number of DCO Examination hearings.

# 1. Executive Summary

Rampion Extension Development Ltd. ('the Applicant'), a joint venture between RWE Renewables UK Limited (RWE), Enbridge, and a Macquarie-led consortium, is seeking Development Consent for the Rampion 2 Wind Farm (the 'Proposed Development'). This includes an underground Onshore Cable Route approximately 38.8km long.

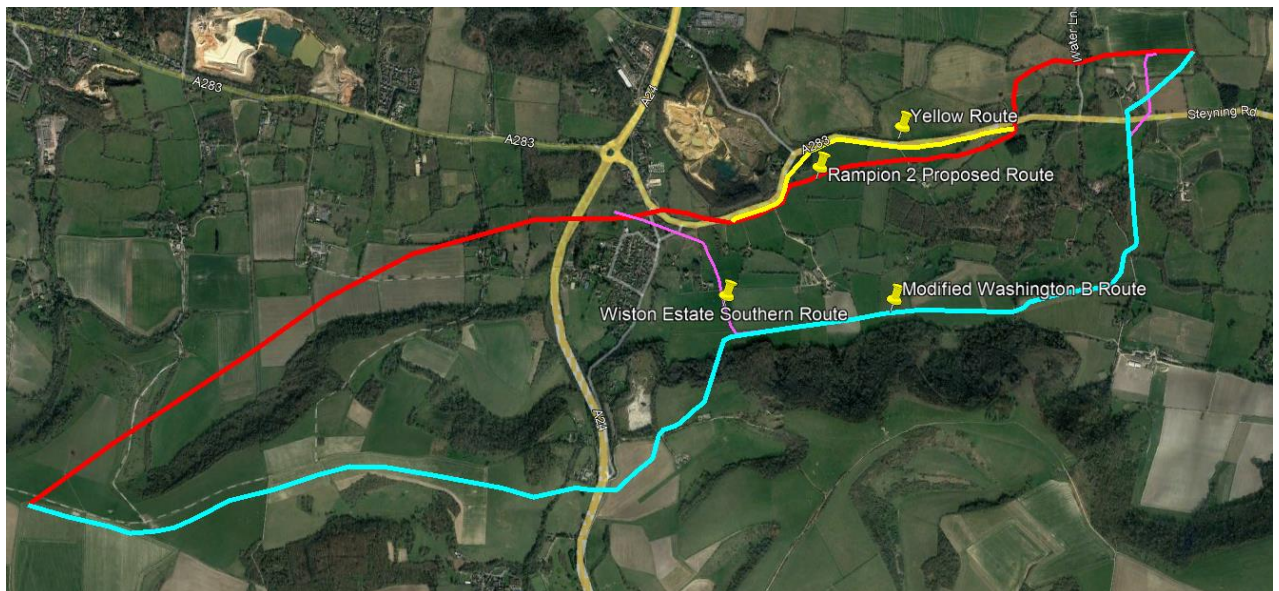
A considerable length of the Onshore Cable Route for the Proposed Development passes through the Wiston Estate ('the Estate') and our high level assessment concludes the route is likely to sterilise approximately **7 million tonnes** of soft sand mineral, as well as significantly impact ongoing and future operations for the Estate and its tenants. For the avoidance of doubt, the approximate route of the proposed cable route in this area is shown below by the red line.

We have assessed three alternative cable routes which significantly reduce the amount of mineral sterilisation the Proposed Development will cause.

The modified Washington B Route alternative, shown in blue below, would reduce the amount of mineral sterilisation from approximately 7 million tonnes to 600,000 tonnes, a reduction of 6.4 million tonnes.

The Wiston Estate Southern Route alternative, shown in pink below, would reduce the amount of mineral sterilisation from approximately 7 million tonnes to 600,000 tonnes, a reduction of 6.4 million tonnes.

The Yellow Route alternative, shown below in yellow, would reduce the amount of mineral sterilisation from approximately 7 million tonnes to 2.5 million tonnes, a reduction of 4.5 million tonnes.



We consider that the three alternative routes are technically deliverable and will reduce mineral sterilisation and impacts on the operations of the Estate, with the modified Washington B alternative route and the Wiston Estate Southern alternative route providing the most significant reductions.

## 2. Introduction

The DCO application for the Rampion 2 Offshore Wind Farm ('Rampion 2') has been accepted for examination by the Planning Inspectorate and the examination is currently taking place.

The Applicant is Rampion Extension Development Ltd. , a joint venture between RWE Renewables UK Limited (RWE), Enbridge, and a Macquarie-led consortium.

The application is for an offshore wind farm with an area up to approximately 196km<sup>2</sup> comprising up to 90 wind turbines and associated foundations, inter-array cables connecting the turbines to up to three offshore substations, and export cables taking the power to shore at Climping.

The application includes all the onshore electrical infrastructure required to transmit the power to the final connection into the national electricity network at Bolney in Mid Sussex. This includes an underground onshore cable route approximately 38.8km long from the landfall at Climping to a new onshore substation at Oakendene, 2km east of Cowfold.

Approximately 10% of the onshore cable route passes through the Wiston Estate (the Estate) and, as proposed by the Applicant, will sterilise a significant quantity of minerals.

Avison Young has been appointed by the Wiston Estate to assess the likely level of mineral sterilisation and to assess the potential for alternative cable routes through the Estate to minimise the sterilisation of minerals. This report addresses cable routing and mineral sterilisation issues only and does not deal with impacts on estate operations or vineyard development which are being dealt with separately.

## 3. The Proposed Onshore Cable Route

An overview of the Onshore elements of the Proposed Development is provided at section 4.5 of Volume 2, Chapter 4, The Proposed Development of the Environmental Statement (APP-045).

This will include the following key components:

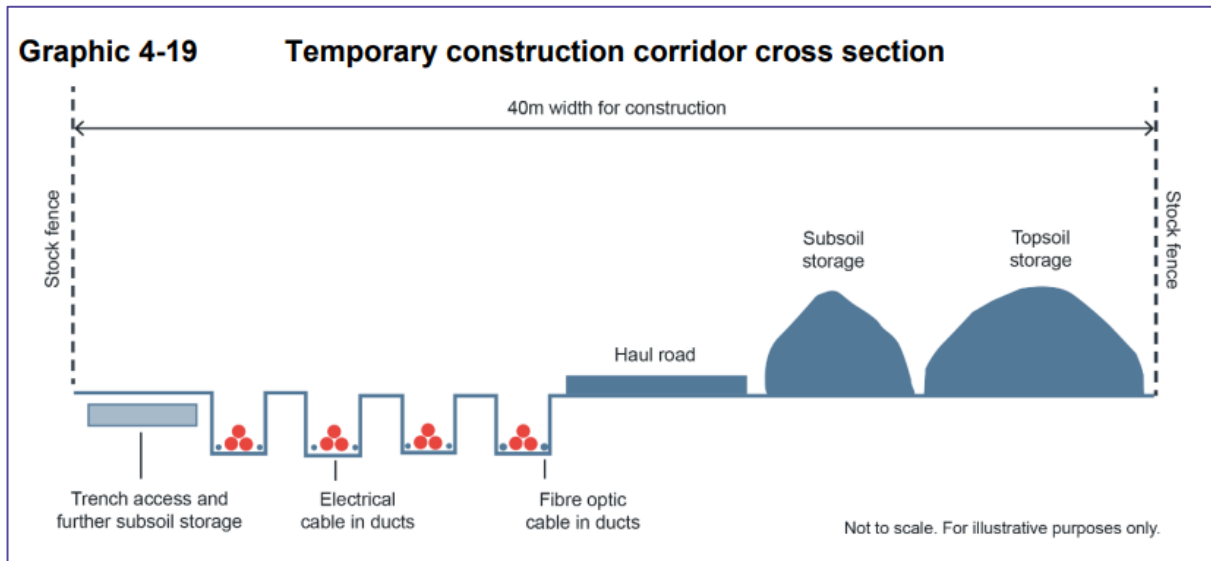
- a temporary onshore cable corridor, approximately 38.8km in length from the landfall at Climping to a new onshore substation at Oakendene, and from the new onshore substation to the existing National Grid Bolney substation, typically 40m in width within which the following will be located:
- permanent infrastructure corridor width up to 25m, or wider at HDD crossing locations, including HVAC transmission cables and associated joint bays; and
- temporary infrastructure including trenchless crossing areas, temporary construction compounds and the associated access requirements.

The cable system (up to 275kV) along the onshore cable route will comprise a maximum of 20 buried cables arranged as four cable circuits in separate trenches. These will run along the length of the onshore cable route from the landfall at Climping through to the new onshore substation at Oakendene. Each circuit will contain three Power Cables (HVACs) and two Fibre Optic Cables (FOCs) drawn through pre-installed ducts.

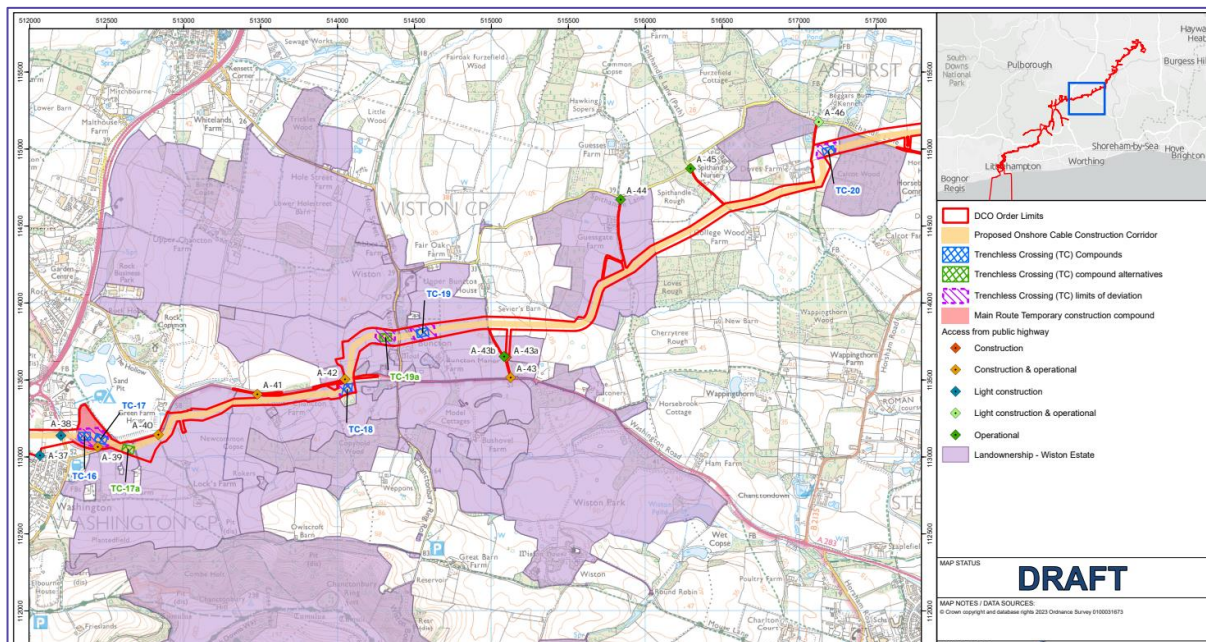
The standard temporary construction corridor will be up to 40m wide and consist of the trenches, excavated material and a temporary construction haul road. The temporary construction corridor

may require widening beyond the standard width to allow enough space for access / equipment at trenchless crossings and to avoid obstacles.

Graphic 4-19, provided below, is an extract from APP-045 and presents a cross section to illustrate the layout of a temporary construction corridor.



The plan below provides an overview of the proposed route through the Estate.



## 4. Mineral Sterilisation from the Proposed Route

We have undertaken a high level assessment of the potential for soft sand mineral sterilisation as a result of the Proposed Development.

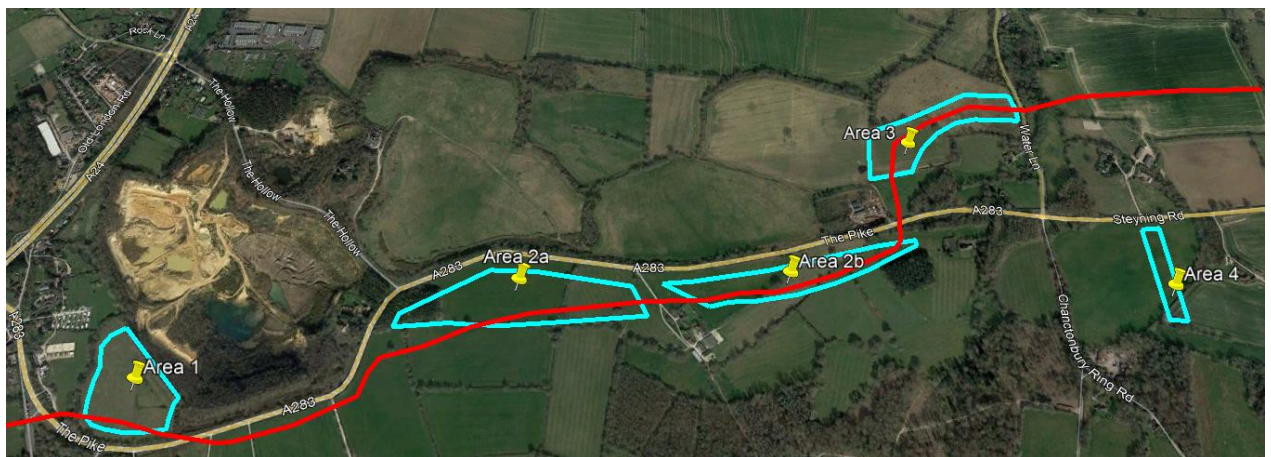
We note the Applicant's Order Limits are much wider than the construction corridor they will need as they required a degree of flexibility before they carry out detailed design. We have calculated the impacts of sterilisation on minerals using a worst case scenario as a result of this flexibility. However, we have also applied a level of conservatism to our estimate based on information provided by the previous and current operators of Rock Common Quarry, as is set out below.

From the available evidence it is clear to us that the mineral resource on the Wiston Estate is not limited to the minerals safeguarding area ('MSA') within the Joint Minerals Local Plan for West Sussex.

We have divided this assessment into four areas where there is evidence of minerals being present and where we consider that the proposed cable route would sterilise the mineral. These areas are addressed below.

We have assumed an average depth of 40m across each of the areas assessed. This is because there is a BGS borehole (REF. 578124, TQ11SW10) at Lower Chancton farm which shows a minimum depth of soft sand at 33m. At Rock Common Quarry to the west the depth of mineral is over 50m, this is underpinned by operational experience and a borehole record from 1992. As such we have assumed an average depth of 40m across the areas assessed. We have also provided a buffer of approximately 35m from roads where we assume there will not be any mining activities to reduce the risk of impacting the infrastructure in place.

The areas which we have assessed are shown below with further information provided in the following sections of the report.



### Area 1) Land south-west of Rock Common Quarry

This plot extends to approximately 14 acres has the prospects of a quarry extension from Rock Common Quarry. It has been evaluated historically by Tarmac Quarry Products who were a previous operator of Rock Common Quarry. Tarmac estimated a mineral reserve of 400,000 tonnes of soft sand which would be workable from the existing quarry workforce. Please see **Appendix 1** which provides further information on the Tarmac estimate.

The presence of the onshore cable route, as proposed by the Applicant, would sterilise the extraction of soft sand from the area beneath the cable route, where the mineral resource is at its widest. As this area will be either the launch or reception area for a Horizontal Direction Drill, it is almost certain the cable route will be wider than the 20m where cables are installed by open trenching. The minerals located under the cable route will not be workable for extraction and there will also need to be a buffer applied to ensure the cable route is not undermined by mining works. This reduces the area which can be developed and, in our opinion, has the potential to make the entire area unviable for mineral extraction as the marginal costs of extraction will be increased due to reduced economies of scale.

We do not have sight of the Tarmac calculations which underpinned their assessment but are confident it concerned only part of the area which will be affected by the Proposed Development. To work the mineral, the existing quarry screening bank would be moved to the southern edge of the property, immediately north of the A283, and the mineral worked via the existing quarry infrastructure with overburden being used to fill or cap the existing void space. The presence of the Applicant's cable route and the restrictive covenants which form part of the Applicant's proposed easement for the cable route means moving the screening bund to the area above the cable route will not be possible. Furthermore, we understand the Applicant intends to remove existing screening from the area immediately north of the A283 to provide visibility splays for the proposed access from the A283 to the construction compound the Applicant proposes in this area. In our opinion this means it is unlikely to be viable to undertake any future mining activities in this area.

Based on an area of 29,000m<sup>2</sup>, an assumed average depth of mineral of 50m and a density of 1.5 tonnes/m<sup>3</sup>, we estimate the Applicant's proposals have the potential to sterilise over 2 million tonnes of sand.

However, for the purposes of this report we have conservatively adopted the Tarmac figure of 400,000 tonnes of mineral present, and we consider that this is robust.

We therefore conclude that the sterilisation as a result of the Proposed Development in this area is 400,000 tonnes

## **2) Western and Eastern areas of Lower Chancton farm (south of the A283)**

There is a significant area of land stretching for approximately 1200m from the Pike in the west to Shirley House in the East with the potential for soft sand extraction.

In Paragraphs 24.9.46 and 24.9.47 of document 6.2.24 Environmental Statement - Volume 2 Chapter 24 Ground Conditions (APP-065), the Applicant estimates 4.5 ha (11.12 acres) of land is affected by the Proposed Development which after discounting for the road buffer (35m), Lower Chancton Farm and the width of the cable route this reduces to 2.9 ha (7.17 acres) for the eastern area only (our area 2(b)). The Applicant has calculated sterilisation of 1.16 million m<sup>3</sup> using a depth of 40m which after conversion at 1.5 tonnes /m<sup>3</sup> equates to approximately 1.74 million tonnes of soft sand. We are of the view this provides a significant underestimate of the minerals in this area and have assessed further below.

### **Area 2a) Western area of Lower Chancton farm**

The western end of this plot is considered by Rampion 2 to be too narrow after deducting for the buffer to the A283 to be economically viable for extraction and has such been discounted.

Appendix 1 shows Tarmac Quarry Products were of the view that 500,000 tonnes of mineral was capable of extraction in association with a proposed road scheme. Irrespective of whether the road scheme materialised, the minerals are in the ground and capable of extraction.

However, the total area to the west of the access road into Lower Chancton Farm extends further east than Tarmac's proposed plan to 50,000m<sup>2</sup>. Applying an average depth of mineral of 40m and a density of 1.5 tonnes /m<sup>3</sup>, this would result in the sterilisation of approximately 3 million tonnes.

This means the area under the cables will not be workable for extraction and there will also need to be a buffer applied to ensure the cables are not undermined by mining works. This reduces the area which can be developed and, in our opinion, is likely to make the entire area unviable for mineral extraction.

Sterilisation as a result of the Proposed Development: 3,000,000 tonnes

### **Area 2b) Eastern area of Lower Chancton farm**

For the eastern area of Lower Chancton Farm, after applying a 100 metre standoff to Shirley farmhouse and the buffer from the A283, we have calculated the sterilized area to be 30,000m<sup>2</sup>. This equates to sterilisation of 1.8 million tonnes based on an average depth of mineral of 40m and a density of 1.5 tonnes /m<sup>3</sup>.

This means the area under the cables will not be workable for extraction and there will also need to be a buffer applied to ensure the cables are not undermined by mining works. This reduces the area which can be developed and, in our opinion, is likely to make the entire area unviable for mineral extraction.

Sterilisation as a result of the Proposed Development: 1,800,000 tonnes

### **Area 3) Land north of the A283 Road forming part of Upper Chancton Farm**

In 2015, this area was submitted to be considered for selection in the Draft West Sussex Joint Minerals Local Plan by Dudman Group who have extensive experience of working soft sand at Rock Common Quarry and have assessed the mineral in this area at between 2 and 4 million tonnes based upon the depth of historic sand extraction adjacent to the site.

The cable route bisects the eastern area of this mineral search area and effectively sterilizes an area of 30,000 m<sup>2</sup>. After adopting a 5 m standoff to the eastern and northern hedge line and a 100 m buffer to Butcher's house and utilizing the same calculations adopted by Rampion 2 (a mineral depth of 40m) and a density of 1.5t/m<sup>3</sup>, provides for a potential mineral sterilization of 1.8 million tonnes.

The area under the cables will not be workable for extraction and there will also need to be a buffer applied to ensure the cables are not undermined by mining works. This reduces the area which can be developed and, in our opinion, is likely to impact the viability of mineral extraction.

Sterilisation as a result of the Proposed Development: 1,800,000 tonnes



## Summary of mineral sterilisation as a result of the Applicant's proposed Onshore Cable Route

Area	Sterilised Minerals (tonnes)
1) Land south-west of Rock Common Quarry	400,000
2a) Western area of Lower Chancton farm	3,000,000
2b) Eastern area of Lower Chancton farm	1,800,000
3) Land north of the A283 Road forming part of Upper Chancton Farm	1,800,000
<b>Total</b>	<b>7,000,000</b>

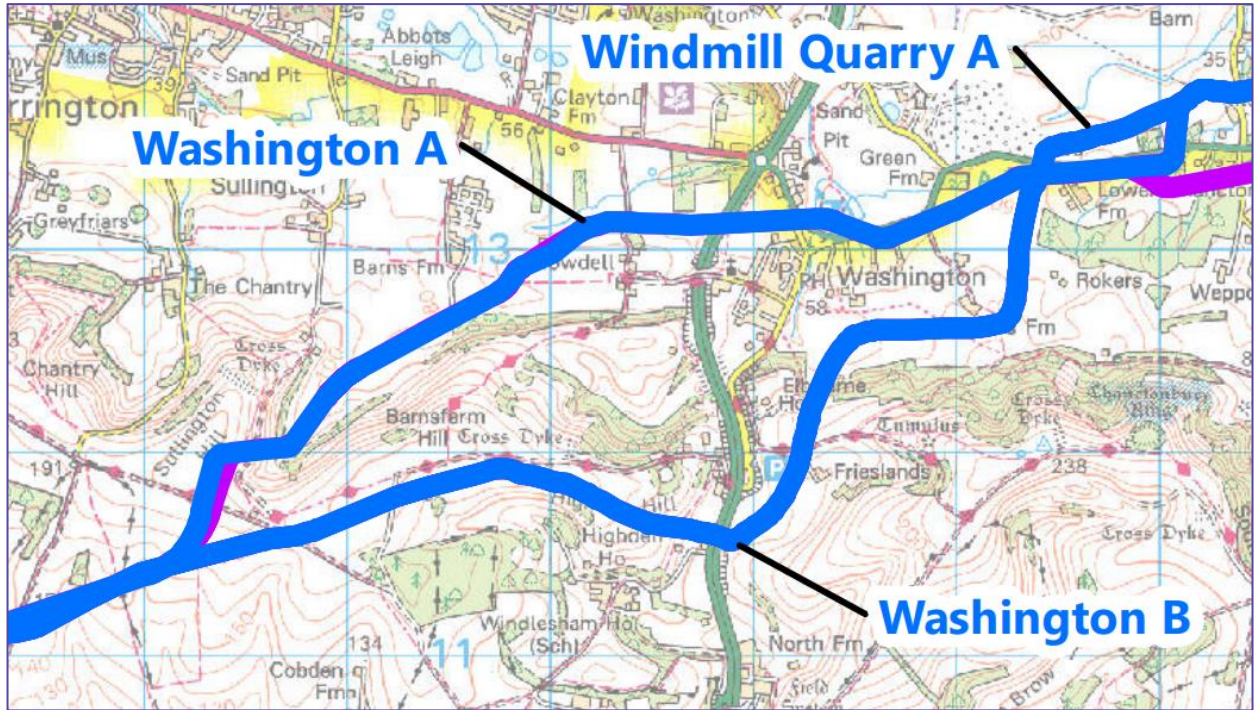
### Sterilisation as a result of the alternative routes.

It is also necessary for us to address a further area (area 4). This area would be subject to some sterilisation by two of the alternative routes we address below (Washington B modified route and the Wiston Estate southern route). This area forms part of the MSA and is located south of the A283, approximately 300m south of Buncton Manor Farm. We note the presence of the existing gas main already has a sterilising effect in this area but have measured the additional area to be sterilised as a result of the Proposed Development to be approximately 10,000m<sup>2</sup> which, assuming a mineral depth of 40m and a density of 1.5t/m<sup>3</sup>, equates to 600,000 tonnes of sterilisation.

We now turn to discuss some potential local alternative routes which we consider would lead to significantly less of an impact upon minerals.

## 5. The Modified Washington B Alternative Route

The extract provided below is taken from Figure 3.5 - Overview of Onshore cable route refinements considered between Scoping and Statutory Consultation 2021 from document 6.3.3 Environmental Statement - Volume 3 Chapter 3 Alternatives - Figures (APP-075) and shows the Washington A and Washington B routes.



An extract from Table 3-6 'Onshore cable route options considered between Scoping and first Statutory Consultation exercise' from document 6.2.3 Environmental Statement - Volume 2 Chapter 3 Alternatives (APP-044) is provided below, setting out the rationale which the Applicant applied when assessing these routes.

Location	Options considered	Option(s) chosen and reason
Washington	Washington A – initial appraisal study route	Initial appraisal study route at the Scoping stage, but not included in PEIR Assessment Boundary (RED, 2021) due to technical construction challenges (including side slope, resulting challenges to reinstatement) and the risks and restrictions due to proximity to functionally linked habitat to Arun Valley SPA. Additionally, options for trenchless crossings to avoid constraints (including Scheduled Monument and ancient woodland) would be of a length that would adversely derate the cable.
	Washington B – to reduce technical difficulties associated with a slope and potential environmental impacts.	Considered following Scoping and included in PEIR Assessment Boundary (RED, 2021) as this avoids technical difficulties associated with Washington A.

We have assessed an alternative route to the Applicant's proposed onshore cable route which modifies the Washington B route to minimise the sterilisation of minerals at the Estate. This route is referred to the Modified Washington B Alternative Route. (NB To avoid confusion to those who will read this report, we note it appears the Applicant has mixed up the references to the Washington A and Washington B routes in the extract above).

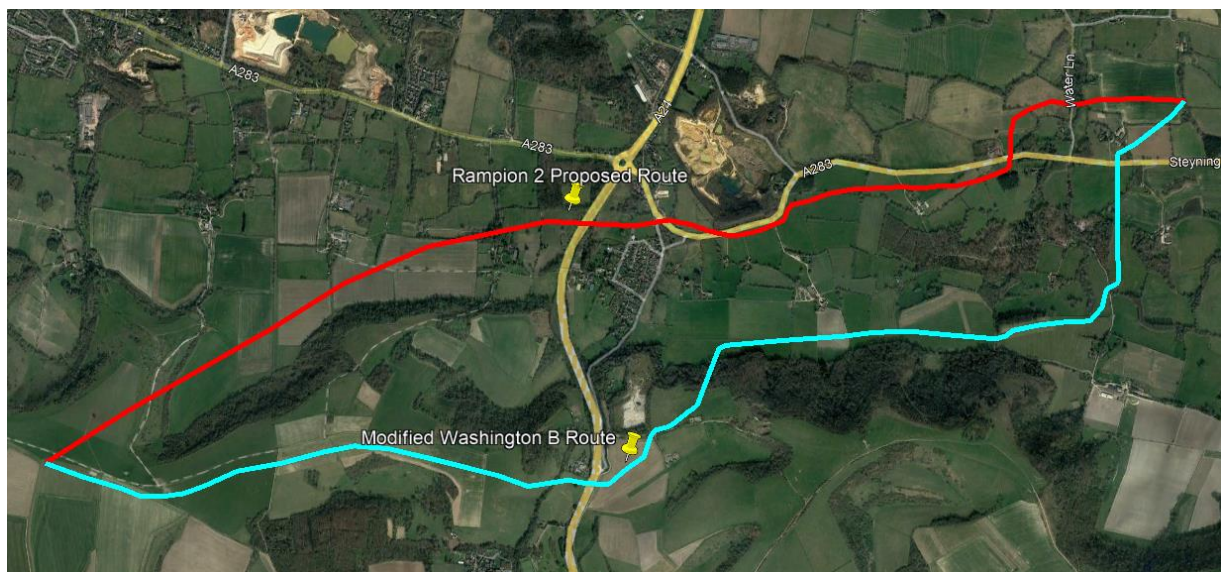
A description of this route is provided below.

From south of Sullington Hill, which, for the avoidance of doubt is not located on the Wiston Estate, the cable route moves east, towards the A24, which it would cross under using a trenchless crossing, before heading north-east between the operational chalk quarry and the gas distribution site. From this location a short HDD (approx. 270m) would be used to pass under the western part of Combe Holt (Ancient Woodland). There is ample space available at either end of the HDD for stringing out ducting and temporary construction compounds. From north of Combe Holt, the cable route moves east, tracking the route of the already installed gas pipeline, before crossing the Chanctonbury Ring Road and heading north where it crosses the A283 using a trenchless crossing immediately south of Buncton Manor Farm. From this point the cable route heads north-east before picking up the Applicant's proposed cable route north of the Old School House.

We have not been able to identify any technical reasons why this route would not be feasible. Whilst it would require an HDD of approximately 270m to pass under the western part of Combe Holt, this is shorter than the HDDs proposed at Sullington Hill and to pass under the recreational fields in Washington to south of Roack Common Quarry. This alternative would increase the length of the cable route by approximately 700m, which equates to less than 2% of the overall onshore cable route length.

Further, there is no reason why the route could not track the gas main as there is ample space available to maintain a standoff which would be acceptable to the gas asset owner. There is a potential pinch point caused by spatial constraints at Sawyers Copse and we have provided further information how this can be avoided in Section 8, with a number of alternatives available to the Applicant.

The aerial view below shows the Modified Washington B Alternative Route in blue.



The only area where minerals would be sterilised on the Estate by this route is where it would pass through the reserves located south of the A283, approximately 300m south of Buncton Manor Farm (area 4). As set out above, we have measured the area to be sterilised as approximately 10,000m<sup>2</sup> which, assuming a mineral depth of 40m and a density of 1.5t/m<sup>3</sup>, equates to 600,000 tonnes of sterilisation.

Access appears to be readily available to this cable route from the junction south of the operational chalk quarry; this junction is used by heavy machinery required for pit operations. We have not seen any reason why this pit could not also be used as a construction compound to minimise the impacts of using the construction compound proposed by the Applicant further north on the Estate.

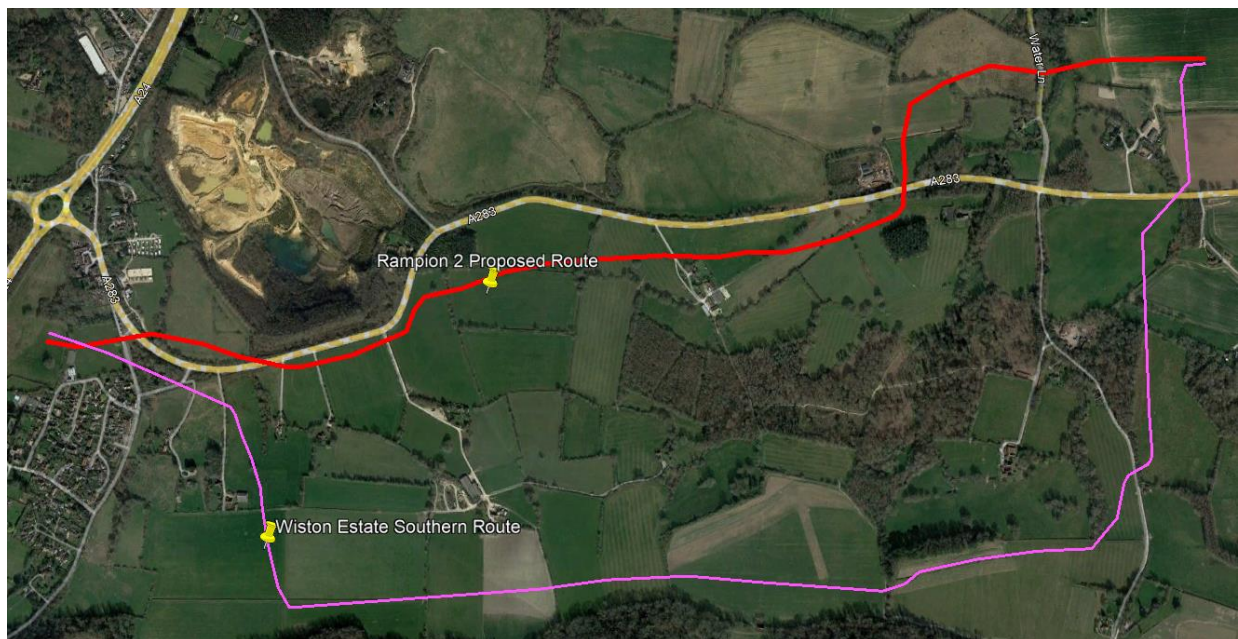
Whilst much of this route follows parallel to the route of the gas pipeline through the southern part of the Estate, there is ample space available to maintain adequate distances between the cable route and the pipeline. Where the cable route needs to cross the pipeline, protective provisions can be agreed with the gas infrastructure owner to control the interface between the theirs and the Applicant's respective infrastructure and works.

We consider that this route is likely to represent a reduction in mineral sterilisation of approximately **6.4 million tonnes** compared to the route proposed by the Applicant.

## 6. The Wiston Estate Southern Route

The Applicant's proposed route involves an HDD to or from land owned by the Estate at parcel 22/14 before crossing the A283 and then continuing east to land parcel 24/12 before heading north-east to land parcel 25/6. The vast majority of this route is through areas which will result in the sterilization of significant quantities of minerals such as the area of land immediately south of Rock Common Quarry as set out above.

We have assessed an alternative cable route which would involve 'HDDing' to the area located between the entrance to Tilley's Farm and Walnut Tree Cottage; this area is located outside of the Applicant's Order Limits, approximately 80m south of land parcel 22/17. From this point the cables would head south for approximately 500m before picking up the same route as proposed for the Modified Washington B Alternative Route. This route, referred to as the Wiston Estate Southern Route, is shown below by the pink line.

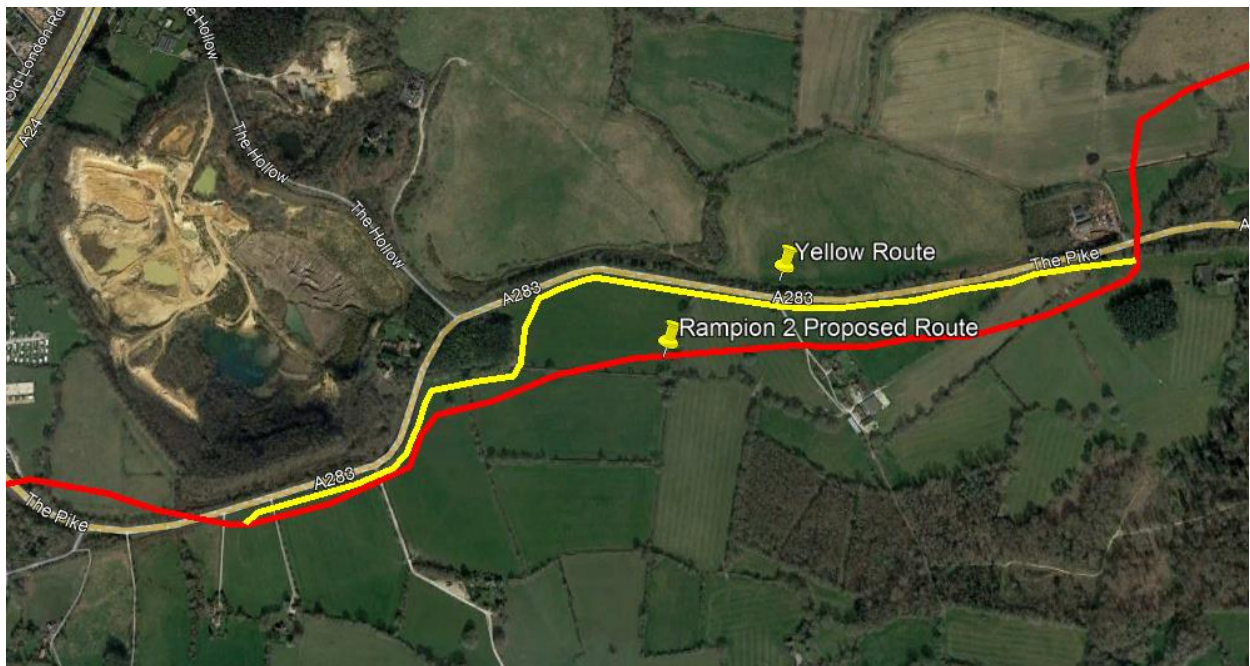


To ensure the required HDD orientation can be achieved to avoid the minerals north of the A283 (i.e. south of Rock Common Quarry), it may be necessary for the Applicant to drill to or from the recreational fields north of Washington (i.e. the north-eastern corner of plot 22/7). We do not see any reason why this is not technically feasible as the HDD length would be less than 500m. It is worth noting the recreational fields are classified as special category land, hence there is a risk the Applicant would need special parliamentary procedure to secure the rights required for the Proposed Development in this area. Notwithstanding this, the alternative proposed would minimise sterilisation of the minerals south of Rock Common Quarry and would be likely to reduce the sterilisation of minerals at the estate by approximately **6.4 million tonnes** compared to the Applicant's proposed route.

In the event the Applicant was unable to HDD to the area south of the A283 and had to HDD to the area south of Rock Common, the reduction in minerals sterilisation is likely to be 6 million tonnes as it would still sterilise the 400,000 tonnes in area 1.

## 7. The Yellow Route

The Yellow Route has previously been proposed to the Applicant by the Wiston Estate and involves installing the cables in the area immediately south of the A283 in the area from south of Rock Common Quarry for approximately a distance of 1 mile to the east.



We have assumed a buffer of 35m would be applied to mining operations from the road and that there is ample space to install the cables in this buffer zone.

This route would still result in sterilisation of 400,000 tonnes of minerals in areas 1, 1.8 million tonnes of minerals in area 3 and approximately 300,000 tonnes in the western part of area 2a and based on our assessment would result in the sterilisation of a total of approximately 2.5 million tonnes of minerals. However, we consider that it is likely that this would reduce the sterilisation of minerals at the estate by approximately **4.5 million tonnes** compared to the Applicant's proposed route.

## 8. The Sawyers Copse Pinch Point

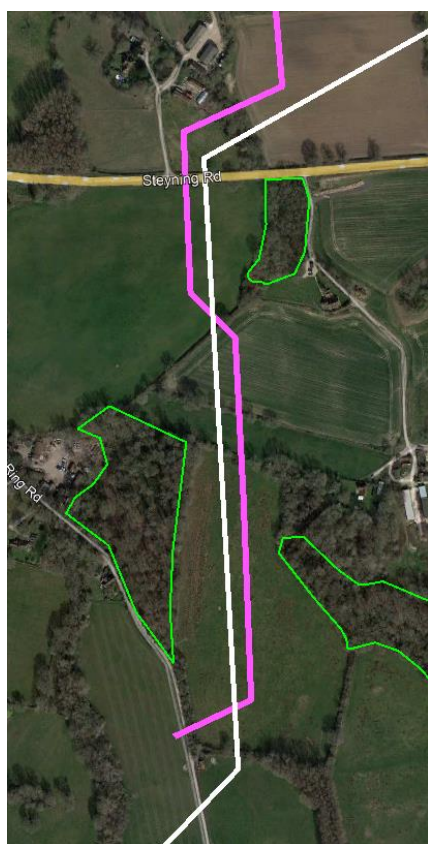
In relation to the Modified Washington B Alternative Route and the Wiston Estate Southern Route, we understand the Applicant has discounted the ability to run the cables through the two respective areas of Sawyers Copse (categorised as Ancient Woodland) because of spatial constraints. We are aware the gas pipeline already runs in a north to south direction between the two areas of Sawyers Copse.

If the applicant were to cross the gas pipeline with the cables and run them in a north south direction to the east of the gas pipeline, there is a corridor available for installation. With regards to buffer zone recommendations the UK's Government Guidance 'Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' states 'For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). We are also aware of the protective provisions in relation to the pipeline

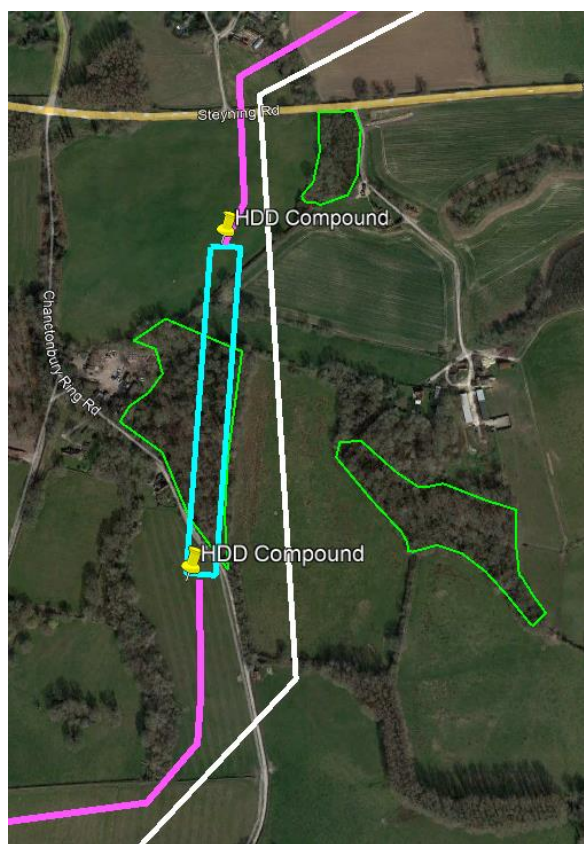
apply from the point at which works are taking place within 15m of the gas assets. Applying the advised buffer to the Ancient Woodland and the gas pipeline leaves a corridor of 30m within which to install the cables. Whilst this is narrower than the 40m construction corridor, based on our knowledge and experience, it will still be possible to install the cables in this area by making minor modifications to the installation process. This route is shown by the pink line below. The approximate location of the gas pipeline is shown in white and the approximate outline of the ancient woodland is shown in green in the aerial view titled 'Sawyers Copse - Option 1' below.

The other alternative is to carry out an HDD from south of Chanctonbury Ring Road to the area north of Sawyers Copse to avoid the potential pinch point location altogether. This is shown in the aerial view titled Sawyers Copse - Option 2 below.

Other alternatives which constitute a combination of both option 1 & 2 above could also be utilised (i.e. HDD a number of circuits and direct install a number of circuits).



**Sawyers Copse - Option 1**



**Sawyers Copse - Option 2**

## 9. Conclusion

A considerable length of the Onshore Cable Route for the Proposed Development passes through the Wiston Estate and, our high level review estimates that this is likely to sterilise approximately **7 million tonnes** of soft sand mineral, as well as significantly impacting ongoing and future operations for the Estate and its tenants.

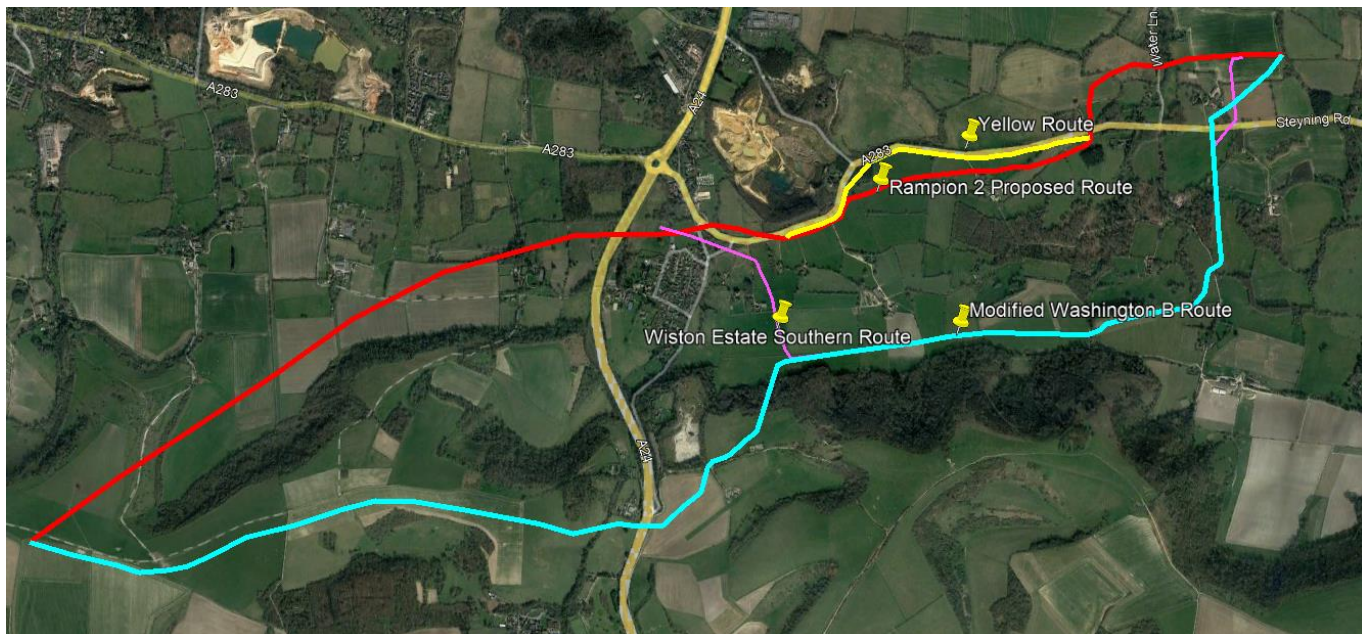
We have assessed three alternative cable routes which significantly reduce the amount of mineral sterilisation the Proposed Development will cause.

For the avoidance of doubt, the Applicant's proposed cable route is shown in red below.

The modified Washington B alternative, shown in blue below, is likely to reduce the amount of mineral sterilisation from approximately 7 million tonnes to 600,000 tonnes, a reduction of 6.4 million tonnes.

The Wiston Estate Southern alternative, shown in blue below, is likely to reduce the amount of mineral sterilisation from approximately 7 million tonnes to 600,000 tonnes, a reduction of 6.4 million tonnes.

The Yellow Route alternative, shown in yellow below, is likely to reduce the amount of mineral sterilisation from approximately 7 million tonnes to 2.5 million tonnes, a reduction of 4.5 million tonnes.



We consider all three alternative routes are likely to be technically deliverable and will significantly reduce mineral sterilisation and impacts on the operations of the Estate.

# Appendix I

## Tarmac Representations to West Sussex - 1997

EXTRACT ONLY RE: ROCK COMMON SANDPIT.  
*As above.*  
By R.H. Gormley; T.J.B. Hurchings.

**WEST SUSSEX MINERALS LOCAL PLAN**

**DEPOSIT DRAFT**  
**JANUARY 1997**

**REPRESENTATIONS**  
**ON BEHALF OF**  
**TARMAC HEAVY BUILDING**  
**MATERIALS UK LTD**

Agent: A G Hack BSc ARICS  
Tarmac Quarry Products (Southern) Ltd  
2 Old Bath Road  
Newbury  
Berkshire RG14 1JJ

Agent Ref: AGH/CLR/WSCC(B)  
Date: 5 March 1997



**C1. Rock Common West**

Ownership: Wiston Estate. The Company is prospective lessee.

Area: 14 acres or thereabouts.

Location: Existing grassland which adjoins Rock Common Sandpit.

Geology: Folkestone Bed Sand suitable for building and concreting purposes.

Resource: 400,000 tonnes overlain by Gault Clay overburden. The Site has been drilled.

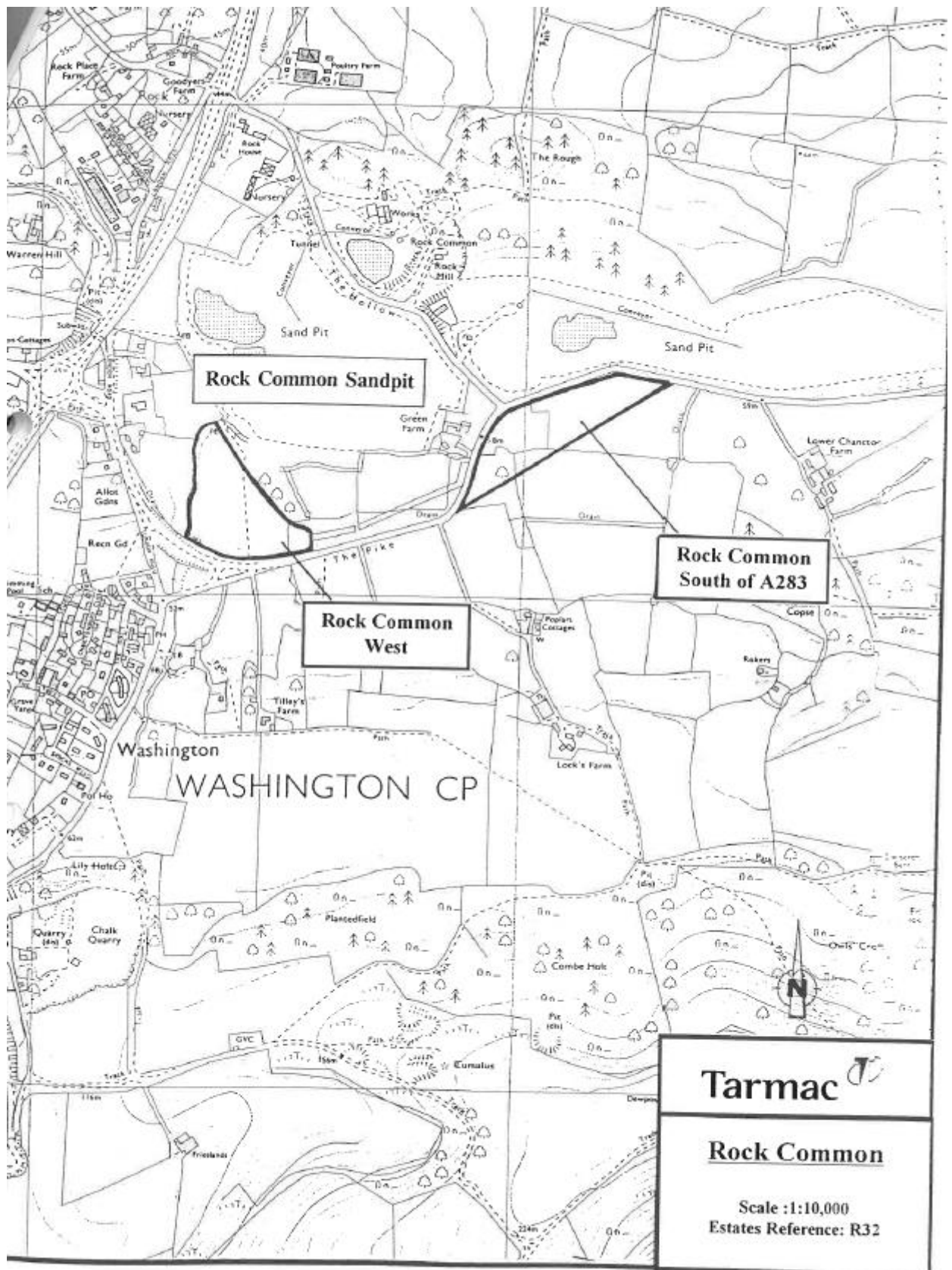
Status: The site was rejected in the Consultation Draft Plan (MLP Site No 15) on grounds of unacceptable landscape implications and loss of buffer zone.

Development: The site would be developed as an extension to the existing operations with the sand extracted and transported by conveyor back to the existing processing plant north of The Hollow.

The site would be developed during the Plan period, and this would help facilitate the restoration of the existing operations whilst releasing this valuable sand resource. Along the sites western boundary is a mature hedge which would minimise views of the operation.

**C2. Rock Common South of A283**

Ownership:	Wiston Estate. The Company is prospective lessee.
Area:	10 acres or thereabouts.
Location:	Adjacent to the A283 but within the Sussex Downs AONB.
Geology:	Folkestone Bed Sand suitable for building and concreting purposes.
Resource:	500,000 tonnes sand. This figure would increase if the sand beneath the existing A283 was also extracted.
Status:	The site was included in the Consultation Draft Plan as a potential Long Term Site (MLP Site No 16) but was subsequently omitted from the Deposit Draft. Extraction would only be acceptable if the A283 road is diverted to run the south of the Site.
Development:	This small site would be developed as an extension to the existing operations if and when the A283 is diverted. Advance screening and the provision of soil banks would satisfactorily mitigate the effect of extraction within the AONB.



# Contact details

## Enquiries

██████████

██████████@avisonyoung.com

## Visit us online

[avisonyoung.com](https://avisonyoung.com)

---

### **Avison Young**

65 Gresham Street, London EC2V 7NQ

Copyright © 2024. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.