

# Clark Contracting Limited Restoration of Pitstone Quarry



Matthew Lawman  
Director



# Introduction and Need for New Restoration Design

- Pitstone Quarry comprises a chalk quarry and the CCL haulage yard.
- The site is 60 ha and the quarry extends into the western flank of Pitstone Hill. It lies in two planning administrative areas - Herts and Bucks.
- Lies within an Area of Outstanding Natural Beauty, now termed National Landscape and in Bucks is in the Metropolitan Green Belt.
- The existing planning is aged. Two Interim Development Orders issued in 1947 and 1993. Restoration design and phasing was agreed in 2000.
- Restoration scheme is a 'low level restoration' type. Characterised by two bowls in the south and north. Has very limited opportunities for access into the countryside.
- The landform is un-natural and assessed as adverse to the landscape quality and AONB.
- Recent survey show there 550,000 m<sup>3</sup> of chalk requires extraction to achieve the restoration design.
- The restoration formation is estimated to be achievable by 2062 at the average rates of extraction achieved.
- CCL are seeking to complete the quarry extraction and restoration by the approved deadline of 2042.
- This requires redesign for phasing and approach. AAe were appointed in 2019 to re-assess options and lead development of a revised scheme



# Overview of Proposed Design

- The scheme has been developed over a 4 year period.
- Since 2021 it has been developed in collaboration with National Trust.
- Agreement in place that National Trust will manage the site in perpetuity.
- The design objectives:
  - Improve the final landform's integration with the wider chalklands, addressing the scar left by mineral activity.
  - Improve and maintain the ecological value of the restoration.
  - Provide greater access and recreational opportunity.
  - Part of a solution enabling diversion of visitors from Monument Drive in the Ashridge Estate.
- Scheme has been through many design iterations
  - Workshops
  - Consultations
  - Design challenge



# Proposed Design and Planning Status

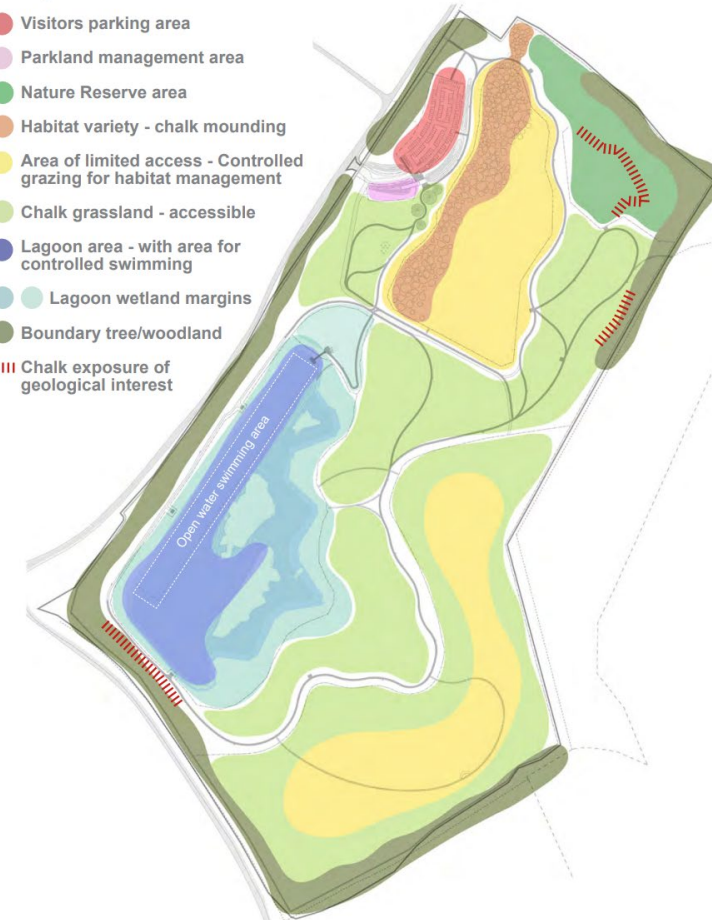
- Rolling landscape consistent with surrounding chalklands
- Early habitat regeneration over 50% of the site managed by the National Trust. Science led.
- In total the scheme will deliver:
  - 32.86 hectares of important chalk grasslands
  - 5.10 hectares of woodland
  - 12.49 hectares of scrubland
  - 4.80 hectares of enhanced lagoon habitat
- Enhanced access for local community
  - Creation of 5.4 km of footpaths including a circa 2.4 km accessible for all loop. Two points of connection with the existing PROW.
  - Managed open water swimming.
  - Car park and welfare facility for 120 cars.
  - Designed to accommodate 140,000 people a year.
  - Diversion of visitors to Ashridge Estate Beechwood SAC.
- Planning submitted in October, validated on 19<sup>th</sup> November.
- Now out for consultation.
- Target committee for BC and HCC March 2025.



## Landscape materiality Character areas - Site wide

### Key

- Visitors parking area
- Parkland management area
- Nature Reserve area
- Habitat variety - chalk mounding
- Area of limited access - Controlled grazing for habitat management
- Chalk grassland - accessible
- Lagoon area - with area for controlled swimming
- Lagoon wetland margins
- Boundary tree/woodland
- Chalk exposure of geological interest



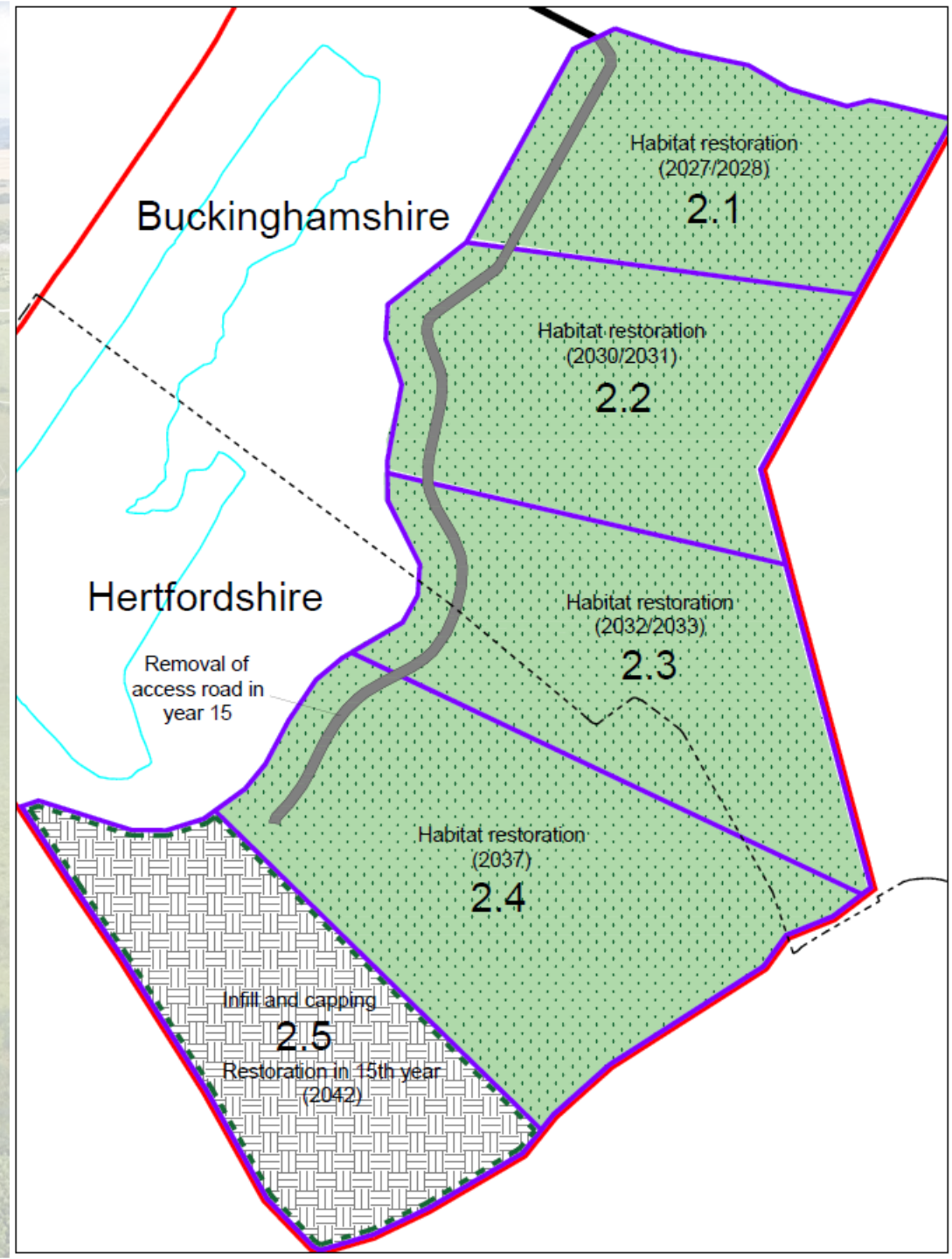
# Restoration Delivery

- Two phased approach
- Phase 1 delivers 55% of the site in two years from planning approval
  - Land in the north of the site
  - Access around lagoon in the south west
  - Lagoon habitat enhancement
- Phase 2 delivered 17 years post planning approval
- Phase 1
  - Handover to National Trust within 18 months
  - Requires 141,000 m3 of site chalk to be excavated and formed
  - Early habitat regeneration
  - Retains geological exposures of interest including the cliffs in the north
  - Provides 3.5 km of footpaths including a 2 km loop accessible to all abilities
  - National Trust will organise the open water swimming



# Overview of Phase 2

- To be completed whilst Phase 1 is operational
- No landfilling works on weekends or public holidays
- Controlled access during weekdays
- Requires import of inert fill materials. The fill is capped with site derived chalk
- Works to be delivered progressively, releasing land back approximately every 3 years to the National Trust.
- Rate of infill is circa 120,000 m<sup>3</sup> per annum. Total required 1.8 million m<sup>3</sup>
- Average increase in haulage movements of 50 per day (25 in and 25 out)
- Details imported of fill
  - Inert material sourced by CCL from local region.
  - Imported under environmental permit issued by the EA. Will take 2 years to obtain.
  - All material subject to pre-assessment of suitability
  - Material placed on an engineered geological barrier made of natural clean silts/clay
  - Monitoring of groundwater and lagoon water quality will be undertaken before, during and post works (2 years)



Any questions?

