CLARK CONTRACTING LIMITED

# PITSTONE QUARRY RESTORATION

# Environmental Statement Addendum

## Volume 1 Non-Technical Summary

**January 2026**

## FOREWORD

This Non-Technical Summary (NTS) summarises the findings of the Environmental Statement (ES) Addendum (January 2026) in respect of a Planning Application for the "*importation of inert material and the revised working of permitted chalk reserves for use in the restoration of Pitstone quarry with enhanced landscaping and biodiversity measures and to create a new outdoor recreation resource, with a network of footpaths, outdoor swimming lake, welfare and car parking facilities, for use as suitable alternative natural green space (SANG*)" ('the Proposed Development') on land at Pitstone Quarry, Pitstone (the 'Application Site' or 'Site'). The application is made on behalf of Clark Contracting Ltd ('the Applicant').

The ES Addendum (January 2026) responds to requests for further information under Regulation 25 of the Town and County Planning (Environmental Impact Assessment) Regulations 2017, received from Buckinghamshire Council (BC) and Hertfordshire County Council (HCC) 11 July 2025 and 12 June 2025 respectively, as well as addressing any relevant changes to the design of the Proposed Development ("the Proposed Development Changes").

The ES Addendum (January 2026) assesses whether there are any new or different significant environmental effects which are likely to arise as a result of the Regulation 25 further information requests and/or Proposed Development Changes.

The ES Addendum (January 2026) comprises the following documents:

- A Non-Technical Summary (Volume 1), containing a brief description of the Proposed Development and a summary of the ES, expressed in non-technical language
- The Environmental Statement (ESA) Main Report (Volume 2), which contains a description of the Proposed Development Changes; a summary of the Regulation 25 further information requests and revised impact assessments of relevant topics to evaluate whether the amended Proposed Development is likely to result in new or different significant environmental effects to those presented in the ES (October 2024);
- Technical Appendices (Volume 3), which include the technical assessments and studies used in the ESA and, where appropriate, raw data; and
- Illustrative Figures (Volume 4) which contain all relevant schematics, diagrams and illustrative figures relevant to the ESA.

Hard copies of the ES Addendum (January 2026), and the ES (October 2024), are available at a cost of £200 by writing to AA Environmental Ltd, Units 4 to 8, Cholswell Court, Shippon, Abingdon, Oxfordshire, OX13 6HX. Alternatively, the Non-Technical Summary for the ES (October 2024) and Non-Technical Summary for the ES Addendum (January 2026) can be purchased in hard copy from the same point of contact for £15 each.

The entire ES (October 2024) & ES Addendum (January 2026), inclusive of respective Non-Technical Summary documents, is available for purchase on a CD-ROM for £15 also from the same point of contact noted above.

All of the planning application documentation, including the ES (October 2024) & ES Addendum (January 2026), can be downloaded free of charge from the respective planning portals on either Buckinghamshire Council or Hertfordshire County Council's websites as well as from the dedicated webpage for the project https://pitstone-quarry.co.uk. The relevant application references for the planning portals are:

- Buckinghamshire Council – Ref: CM/0020/24
- Hertfordshire County Council – Ref: PL/0426/24

Where ES (October 2024) text/assessments remain valid it is because following the review of the Regulation 25 requests, the Proposed Design Changes, baseline conditions, policy and assessment guidance, post-application submission consultation comments, cumulative schemes and the impact assessments, it has been concluded by relevant specialists that the ES (October 2024) conclusions remain valid.

# 1. INTRODUCTION

## 1.1. The Site

Pistone Quarry is located near to the villages of Pitstone, Marsworth, Bulbourne, and Aldbury and the town of Tring. It lies on the edge of the National Trust Ashridge Estate and the Chilterns National Landscape designated area. The site location is shown in Figure 1.

The site location and description set out in the ES (October 2024) NTS remains valid.

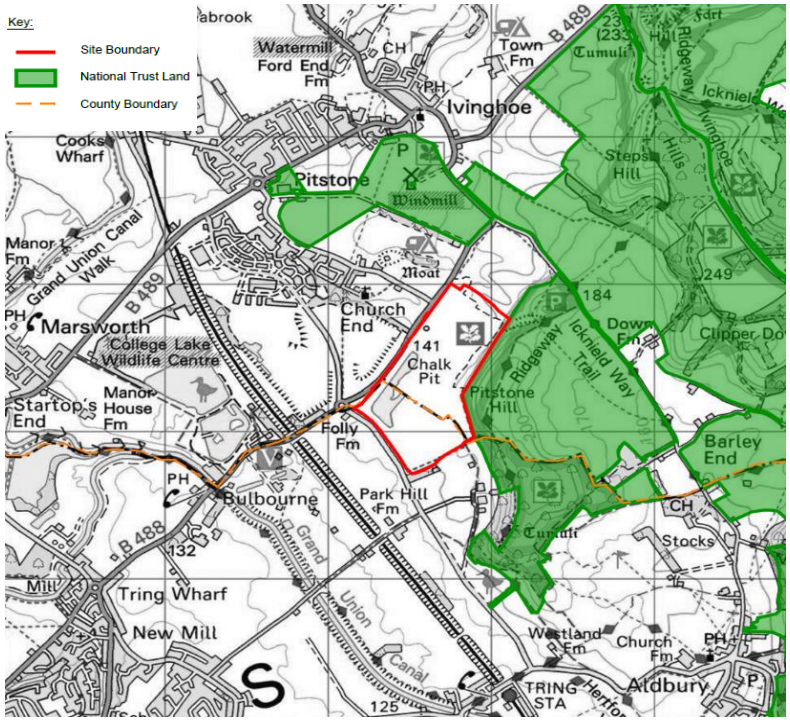


**Figure 1** Site Location

## 1.2. The Applicant

Details of the Applicant remain as set out in the ES (October 2024) NTS and remain valid.

## 1.3. The Proposed Development & Proposed Design Changes

Details of the Proposed Development and the aims and objectives of the proposed restoration scheme are as previously set out in the ES (October 2024) NTS and remain valid.

***Proposed Design Changes***

The proposed restoration masterplan design as set out in the ES (October 2024) remains valid but with the following Proposed Design Changes as illustrated on Masterplan drawing 12732-LU-XX-DR-L-107 P04 as replicated as Figure 2:

- Improvements to footpaths to further enhance accessibility;
- Improvements to car parking arrangements to include provision of EV charging, dedicated spaces for blue badge holders, pedestrian crossings and segregated walking routes for pedestrians;
- Refuse collection arrangements;
- Changes to the design of the lake shoreline, maintaining the wetland area and providing attractive environ for different flora and fauna;
- Alteration to grazing areas / dog walking zones;
- Simplification of fencing making the site more open, reduction in site furniture and infrastructure, removal of some waymarkers and

information boards, and change of some viewpoints from timber decking to reinforced grass;

- A change to the level of the landfill geological barrier to ensure greater separation of the placed inert mineral wastes from groundwater resources, allowing for large scale fluctuations in height.

In all other respects the design of the Proposed Development is the same as that set out in the ES (October 2024) and accompanying NTS.


**Figure 2** Proposed Pitstone Quarry Master Plan

# 2. ALTERNATIVES CONSIDERED

## 2.1. Alternative Design Solutions

2.1.1. The alternative landscape/restoration design solutions set out in the ES (October 2024) remain valid.

## 2.2. Scheme Description

2.2.1. The physical scheme is as described in the ES (October 2024) NTS with the exception of the Proposed Design Changes noted previously.

2.2.2. The key features of the Proposed Development and the restoration aims and objectives are unchanged from those previously reported in the ES (October 2024) NTS.

## 2.3. Employment

2.3.1. Employment at the site is as previously described in the ES (October 2024) NTS and the text remains valid.

## 2.4. Access

2.4.1. Vehicle access arrangements are as set out in the ES (October 2024) and remain valid.

## 2.5. Construction

***Phasing***

2.5.1. Construction phasing of the Proposed Development has altered slightly from that described in the ES (October 2024) NTS. The revised outline phasing areas is shown in Figure 3.

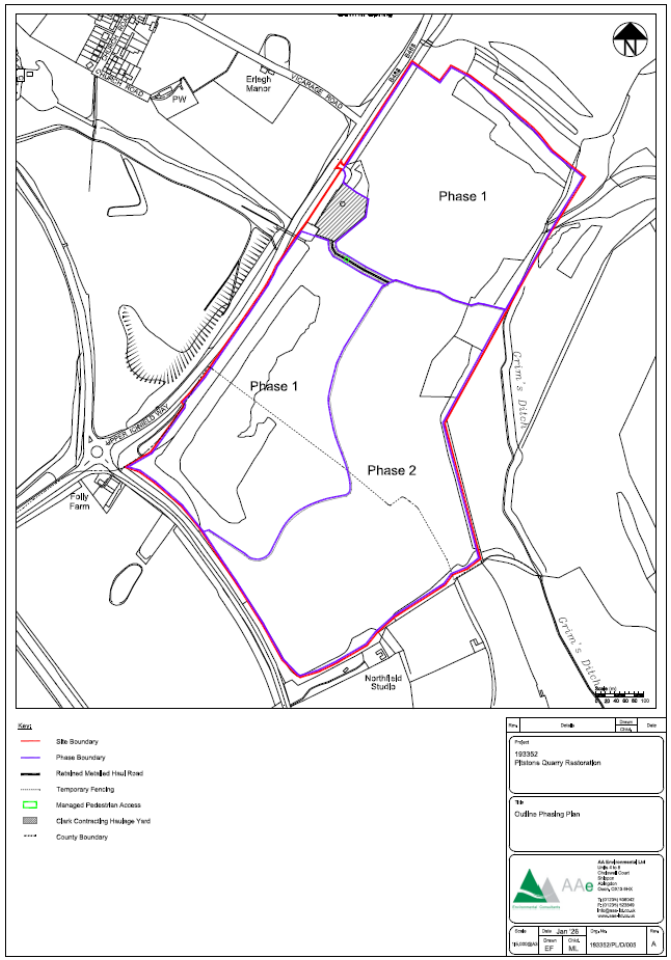


**Figure 3** Outline Phasing Plan

*Phase1*

2.5.2. Phase 1 of the development will now restore 36.48 ha of the quarry. The works will take a 2 year period to complete. A slight increase on that previously reported in the ES (October 2024) NTS which noted 32.95 ha. Phase 1 includes the completion of the proposed formation using quarried site derived chalk, the car park, the welfare facility, footpaths and viewing points, fencing and furniture.

2.5.3. Phase 1 will also include the delivery of a new footpath and cycleway along the western edge of the site which connects with the wider footpath network.

2.5.4. Phase 1 fully includes works around the lake. Works affecting the wetland area will be completed from mid-July to mid-October, to avoid impact on wintering birds.

2.5.5. On completion of the phase 1 formation, the site will be fenced, hedgerows and trees will be planted, 5.8 km of footpaths will be constructed, car parks completed, site drainage installed and signage and viewing points installed. The habitats will then be left to restore. This phase and the related infrastructure will be transferred to the National Trust on completion.

2.5.6. In all other respects the activities, works and timescales in this phase are as described in the ES (October 2024) NTS and the text remains valid.

2.5.7. Following completion of Phase 1 the site will be open to public.

*Phase 2*

2.5.8. Phase 2 restoration construction involves the bulk importation of materials to the create the formation. The Phase 2 formation covers an area of 23.35 ha, a slight decrease on that previously reported in the ES (October 2024) NTS which reported an approximate area of 26 ha.

2.5.9. Sub phasing within phase 2 has been further refined. Land restoration will still progress from north to south to prepare the site to receive the inert materials and each sub-phase will take circa 3 years to complete. However, during Phase 2 only two of the sub-phases will be worked at any one time, which leaves circa 90% of the site regenerating and/or accessible for recreational purposes.

2.5.10. In all other the respects the activities, works and timescales in phase 2 as described in the ES (October 2024) NTS and the text remains valid.

***Working Hours***

2.5.11. Hours of working for the restoration phases (both phases 1 and 2) are as set out in the ES (October 2024) NTS and the text remains unchanged and valid. The commitment to no import into Phase 2 at weekends remains when the communities use of the Quarry is anticipated to be at its busiest.

***Working Methods***

2.5.12. Working methods in both phases are unchanged from those described in the ES (October 2024) NTS and the text remains valid.

## 2.6. Operations

***Post completion of Phase 1***

2.6.1. Operational activities following the completion of phase 1 are unchanged from those described in the ES (October 2024) NTS and the text remains valid. Pitstone Quarry will be fully open to the public, 7 days a week all year. The site will be open between the hours of 0600

to 1800 hrs during late autumn and winter months. In spring and summer months the site will be open until 2000hrs.

2.6.2. The site will be accessible by the footpath opposite Vicarage Road on a 24/7 basis. Three car parking spaces have been constructed outside of the quarry gates, which will be available out of hours.

2.6.3. Users of the site will have full access to Phase 1 during the construction of Phase 2, including around the lake. Land not being worked in Phase 2 will be accessible. There will be managed crossing over the haul route during Phase 2 to permit safe passage from the northern to the southern areas.

2.6.4. Operational activities following the completion of phase 2 are unchanged from those described in the ES (October 2024) NTS and the text remains valid.

## 2.7. Embedded Mitigation Measures

2.7.1. The Proposed Development has undergone an iterative design process that has sought to design out potential environmental issues from the outset and to include for features that enhance or mitigate potential impacts on the environment. Such design responses are termed “embedded mitigation”. Embedded mitigation applies to both the design of the restoration scheme and the construction processes.

2.7.2. The embedded mitigation has been further refined and supplemented during the development of the Proposed Design Changes which in turn respond, in a number of cases, to the requests for Further Information under Regulation 25.

2.7.3. Key embedded mitigation is as described in the ES (October 2024) NTS but is now supplemented and enhanced by the addition of the following measures:

**Scheme Design**

2.7.4. Additional or enhanced scheme design measures include:

- The land formation and contouring in the phase 2 area has been adjusted to maintain the area of the shallow lake to provide improved mitigation for ecological effects.
- Provision of a new 800 m cycleway and footpath from the roundabout to the south west of Pitstone Quarry to the site entrance. This footpath and cycleway will promote connectivity with the wider Public Rights of Way and also provides a safe way for cyclists to access the site and navigate Upper Icknield Way.
- Reinstatement of the former Public Right of Way that ran across the site west, opposite Vicarage Road, to the east, ultimately connecting to footpath PIS/12(F) on Pitstone Hill.
- Provision of three car parking spaces north of the quarry gate. This permits users to park and access the quarry out of hours. Access into the quarry would be by the reinstated Public Right of Way opposite Vicarage Road.
- To simplify the design and make it more naturalistic the overall extent of fencing has been reduced, footpath routing simplified, viewing platforms formation changed from timber to earth, and the number of benches and signs reduced.

2.7.5. In all other respects the embedded measures in the scheme design remain as described in the ES (October 2024) NTS.

***Construction Environmental Management***

2.7.6. The Construction Management Plan supporting the Proposed Development has been reviewed and updated to support the Proposed Design Changes and Requests for Further Information. The CMP is as described in the ES (October 2024) NTS.

2.7.7. Additionally, a bespoke Construction Ecological Management Plan (CEMP) has been developed to accompany the ES Addendum (January 2026) and provides details of measures that will be undertaken to minimise the potential ecological impacts of the project during construction, notably on habitats and the species they support including, invertebrates, badgers, bats, birds and herpetofauna.

2.7.8. As described in the ES (October 2024) NTS Phase 2 of the restoration process will operate in accordance with an approved bespoke Environmental Permit issued by the Environment Agency.

## 3. METHODOLOGY

3.1.1. The EIA Process and Methodology remains valid.

3.1.2. Post-application consultation comments (BC, HCC, statutory and non-statutory consultees) and ES (October 2024) review comments have been considered, where appropriate, in preparation of the ES Addendum (January 2026).

3.1.3. The assessment approach remains valid for the Proposed Development and Proposed Design Changes noting the following: Consideration has been given to post-application submission changes to legislation, policy and guidance, where relevant.

3.1.4. Amended embedded mitigation is presented in corresponding ES Addendum Chapters as required.

# 4. SUMMARY OF EFFECTS

## 4.1. Introduction

4.1.1. This section summarises the main findings of the ESA on a topic-by-topic basis. In many cases the effects noted in the ES (October 2024) NTS remain valid with no new or different significant effects noted as a function of the proposed Design Changes or as a result of the Requests for Further Information. Where this is the case, it has been stated in the text below.

## 4.2. Landscape and Visual Impact

4.2.1. The site lies on the western extent of the nationally important Chilterns Area National Landscape, as presented in Figure 4. Baseline conditions have not changed over that reported in the ES (October 2024)

4.2.2. In terms of landscape effects, the updated assessment undertaken in respect of the Proposed Design Changes and Further Information Requests concluded that the effects reported in the ES (October 2024) remain largely unchanged.

4.2.3. Accordingly, no new or different significant landscape and visual effects have been identified for the scheme in respect of the Proposed Development Changes.

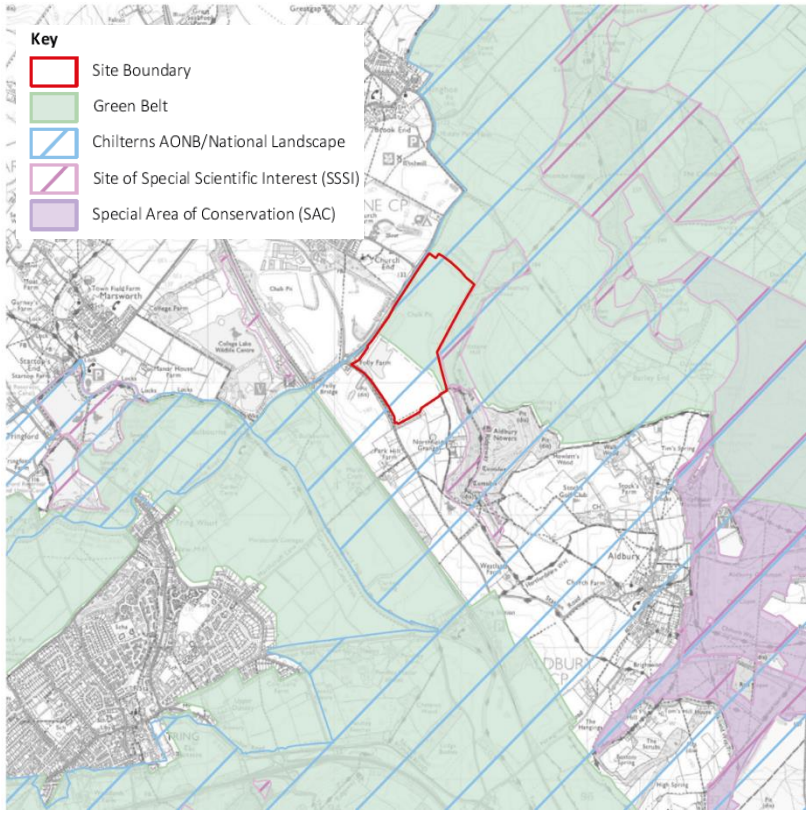


**Figure 4** National Designations

## 4.3. Ecology

4.3.1. The Proposed Design Changes and the work undertaken to respond to the Further Information Requests from both BC and HCC have required a further review and assessment of the likely significant effects of the Development with respect to Ecology.

4.3.2. Survey work to supplement and enhance the baseline information already gathered and reported in the ES (October 2024) has been undertaken to provide the following:

- An updated habitat survey;
- A repeat terrestrial botanical survey;
- A winter and summer aquatic botanical survey;
- A supplemental reptile survey;
- An invertebrate survey;
- A survey and assessment of the trees to be lost and their suitability as bat roosts;
- An updated assessment of the wintering and nesting birds at the site; and
- An updated badger activity survey.

4.3.3. Key findings from the survey work include the identification of nationally rare Norfolk Bladder Moss within the lake drawdown zone, a diverse aquatic plant community, and invertebrate assemblages of regional importance. No reptiles were recorded.

4.3.4. Bird surveys confirmed the site's value for priority species, while badger activity remains primarily confined to the western and northern boundaries of the site. There are a number of redundant and used badger holes identified. One outlier set was identified as being potentially impacted by the earthworks phase. This sett will be monitored and closed under licence if required ahead of any earthworks.

4.3.5. The surveys underline the ecological significance of the site and the need for sensitive restoration design.

4.3.6. The assessment of potential ecological impacts and effects of the scheme (inclusive of the Proposed Design Changes) has, in most cases, not identified any new or different significant effects.

4.3.7. Embedded mitigation measures have been provided through the CEMP, CMP and scheme design to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects.

4.3.8. However, in respect of invertebrates and their habitats, notwithstanding the embedded mitigation proposed, a temporary, reversible, adverse impact of a moderate magnitude is anticipated during the construction of phase 1 (two years duration) and this would be a significant effect.

4.3.9. Adopting the embedded measures set out in the CEMP could help to reduce the magnitude of the impact when coupled with the phased approach to development.

4.3.10. In the longer term it is anticipated that the ecological residual impacts from the introduction of the Proposed Development, and related Proposed Design Changes, on invertebrates are positive and beneficial.

4.3.11. The revised restoration Masterplan for the site provides significant levels of new habitat creation and enhancement. The habitat types are presented in Figure 5.

4.3.12. The restoration generates a Biodiversity Net Gain of 34.72%. The revised design, inclusive of the Proposed Design Changes, creates 507.82 habitat units as opposed to 355.65 units for the 2024 design, when compared on a like for like basis. This is a 42.7% uplift in habitat units.

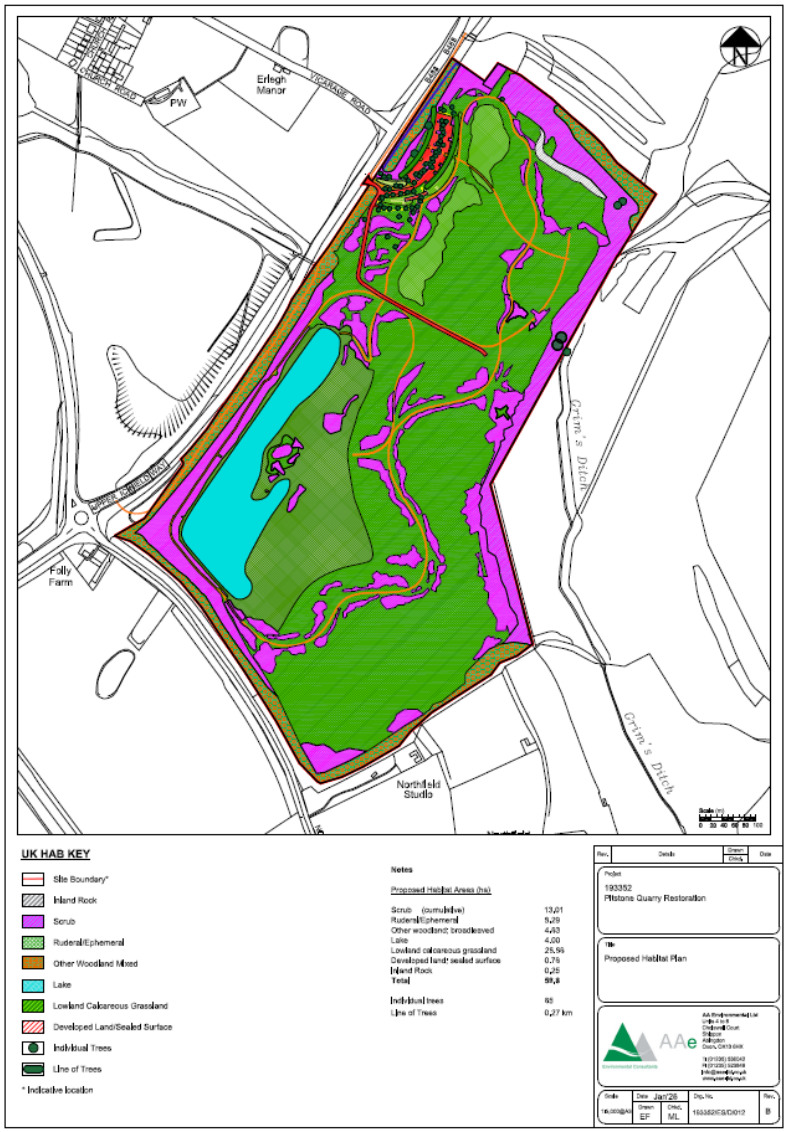


**Figure 5** Proposed Habitat Plan

## 4.4. Geology, Hydrogeology and Land Contamination

4.4.1. An assessment of the likely significant effects of the Proposed Development Changes upon geology, hydrogeology and land contamination has been undertaken. The effects assessment has been informed by both quantitative and qualitative assessments.

4.4.2. The assessment set out in the Environmental Statement Addendum has concluded that the ES (October 2024) conclusions remain valid for the Proposed Development Changes in respect of likely hydrogeological and land contamination effects.

4.4.3. Accordingly, no new or different significant hydrogeological or land contamination effects have been identified.

## 4.5. Surface Water and Flood Risk

4.5.1. An assessment of the likely significant effects of the Proposed Development Changes upon surfaces water and flood risk has been undertaken.

4.5.2. Principal risks to water quality during construction are risks from excess fine sediment, fuels and chemicals polluting waterbodies. As reported in the ES (October 2024) a range of mitigation measures would be implemented to manage these pollution risks during construction.

4.5.3. The risk of surface water flooding will be highest during the construction of Phase 2 as reported in the ES (October 2024).

4.5.4. The assessment set out in the Environmental Statement Addendum has concluded that the ES (October 2024) conclusions remain valid for the Proposed Development Changes in respect of likely surface water and flood risk effects.

4.5.5. Accordingly, no new or different significant surface water or flood risk effects have been identified.

## 4.6. Transport

4.6.1. The assessment considered traffic impacts in three cases:

- First Year of development (construction works);
- Phase 2 works and partial recreational use; and
- Completion of Phase 2 works and full recreational use.

4.6.2. The Proposed Development Changes are not anticipated to bring any additional potential traffic and transport impacts not previously considered in the ES (October 2024).

4.6.3. The Proposed Design Changes and responses to further information requests set out in the Environmental Statement Addendum do not alter the ES (October 2024) conclusions in respect of likely traffic and transport effects.

4.6.4. Accordingly, no new or different significant transport effects have been identified.

## 4.7. Noise

4.7.1. The Proposed Development Changes are not anticipated to bring any additional potential noise impacts not previously considered in the ES (October 2024).

4.7.2. During the construction period, best practical means would be employed to control noise and vibration, in accordance with appropriate standards. Mitigation measures would be defined within the Construction Management Plan (CMP).

4.7.3. The Proposed Design Changes and responses to further information requests set out in the Environmental Statement Addendum do not alter the ES (October 2024) conclusions in respect of likely noise and vibration effects.

4.7.4. Accordingly, no new or different significant noise and vibration effects have been identified.

## 4.8. Air Quality

4.8.1. During the construction period, there is potential for dust generation from the following processes:

- Transfer of site derived chalk across site
- Export of chalk
- Loading material onto trucks or conveyers
- Storage of materials
- Extraction of chalk using excavator
- Emissions from plant
- Screening to separate chalk into different sized products
- Import of fill material

4.8.2. Each of these processes has the potential to give rise to adverse effects on air quality either individually or in combination. As such, a number of mitigation measures have been identified and would be integrated into the CMP.

4.8.3. The Proposed Development Changes are not anticipated to bring any additional potential air quality impacts not previously considered in the ES (October 2024).

4.8.4. The Proposed Design Changes and responses to further information requests set out in the Environmental Statement Addendum do not alter the ES (October 2024) conclusions in respect of likely air quality effects.

4.8.5. Accordingly, no new or different significant air quality effects have been identified.

## 4.9. Archaeology and Cultural Heritage

4.9.1. The Proposed Development Changes are not anticipated to bring any additional potential archaeology and cultural heritage impacts not previously considered in the ES (October 2024).

4.9.2. The Proposed Design Changes and responses to further information requests set out in the Environmental Statement Addendum do not alter the ES (October 2024) conclusions in respect of likely archaeology and cultural heritage effects.

4.9.3. Accordingly, no new or different significant archaeology and cultural heritage effects have been identified.

## 4.10. Socio-Economics

4.10.1. The Proposed Development Changes are not anticipated to bring any additional potential socio-economic impacts not previously considered in the ES (October 2024).

4.10.2. The Proposed Design Changes and responses to further information requests set out in the Environmental Statement Addendum do not alter the ES (October 2024) conclusions in respect of likely socio-economic effects.

4.10.3. Accordingly, no new or different significant socio-economic effects have been identified.

## 4.11. Conclusion

4.11.1. An ESA has been prepared on behalf of Clark Contracting Limited (the Applicant) to assess a number of Proposed Development Changes and to respond to a request from both BC and HCC for 'Further Information' pursuant to Regulation 25 of the 2017 Town and Country Planning Environmental Impact Assessment (EIA) Regulations (as amended).

4.11.2. This ESA Non-Technical Summary has outlined any additional findings of the Environmental Impact Assessment in respect of the Proposed Development Changes and any further information requests.

4.11.3. The ESA NTS confirms that the Proposed Development would not result in any adverse significant environmental effects for all topics other than for ecology which has identified one temporary, reversible, adverse impact of a moderate magnitude during the construction of phase 1 (two years duration) which would be a significant effect.

4.11.4. The construction phase significant effect on ecology will be mitigated through the strict implementation of the CMP and CEMP to ensure any impacts and effects are minimised.

4.11.5. No significant residual adverse environmental impacts have been identified from the assessments presented within the ESA and in many instances the Proposed Development Changes provide further long term benefits at a local level when compared to the extant restoration scheme.