

SURREY COUNTY COUNCIL

CABINET MEMBER FOR TRANSPORT AND ENVIRONMENT

DATE: 14 DECEMBER 2011

**REPORT OF: IAIN REEVE – ASSISTANT DIRECTOR,
STRATEGY, TRANSPORT AND PLANNING**



**SUBJECT: AGGREGATES RECYCLING JOINT DEVELOPMENT PLAN
DOCUMENT: SCHEDULE OF PROPOSED MINOR
AMENDMENTS**

KEY ISSUE/DECISION:

To consider representations following the publication of the document agreed by County Council on 19 July 2011 and a schedule of proposed minor amendments arising from those representations.

DETAILS:

Business Case

- 1 The Aggregates Recycling Joint Development Plan Document (ARDPD) is the final element in Surrey's Minerals and Waste Development Framework and a joint Development Plan Document (DPD) within the Surrey Minerals and Waste Plans. It makes provision for the recycling of construction, demolition and excavation waste in Surrey for the period up to 2026.
- 2 The County Council agreed on 19 July 2011 to publish the ARDPD for representations and subsequent submission to Government for public examination, delegating authority to the Cabinet Member for Environment to make any minor amendments following the representations received. This report summarises the representations received and recommends a schedule of proposed minor amendments for approval which would be submitted with the ARDPD to Government for independent examination

Consultation

- 3 Over 10,000 contacts in the Surrey Minerals and Waste Development Framework consultation database were invited to make formal representations on the ARDPD concerning its legal compliance or soundness over a nine-week period from 26 August to 28 October. This included district and parish councils, government agencies and other statutory consultees, residents' associations and many individuals who have previously responded to Surrey Minerals and Waste Plan consultations. Just under 300 responses were received.
- 4 The following table provides a summary of the representations made.

Approx No. Repts	Proposal	Summary of issues included
195	Milton Park Farm and Whitehall Farm, Egham	<p>Proximity to schools, nursery, residential, leisure, retail and commercial areas.</p> <p>Health, air quality, fumes, dust, noise, vibrations, flood risk.</p> <p>HGVs, adequacy of highway network, highway infrastructure, traffic congestion, level crossings, lorry routeing, and safety of pedestrians, school children and students.</p> <p>Shortened school studying time.</p> <p>Green Belt, countryside, amenity, heritage, tourism, and quality of life.</p> <p>Habitats Assessment, flora and fauna.</p> <p>Duration of operations.</p> <p>Prematurity as current planning application for Milton Park Farm not determined.</p> <p>Alternative sites are available. Intensity of sites in NW Surrey.</p> <p>Property values.</p>
3	Alton Road, Farnham	<p>Consultation Arrangements.</p> <p>Focus development in urban areas and hubs. Minimise haulage. AGLV. Proximity to Homefield Sandpit. Proximity to residential area. Justification for sites. Definition of temporary. Waverley Local Plan. Noise, dust, visual intrusion. Proximity to nursery, allotments, sports facilities, footpaths and ancient woodland. Conservation area.</p> <p>HGVs. Traffic congestion.</p>
6	Charlton Lane, Shepperton / Watersplash Farm, Halliford	<p>Green Belt.</p> <p>EcoPark.</p> <p>Overprovision of capacity. Proximity of sites.</p> <p>Proximity to residential areas and conservation area. Loss of amenity.</p> <p>Intensity of sites in Spelthorne and Runnymede.</p> <p>Recycle material in situ.</p> <p>Traffic congestion. HGVs, lorry routeing.</p> <p>Surrey Waste Plan flawed since Capel decision.</p> <p>Air quality. Pollution. Noise. Dust.</p>
7	Copyhold Works, Redhill	<p>Green Belt. AONB. AGLV.</p> <p>Traffic congestion. HGVs. Highway network. Safety.</p> <p>Villages.</p> <p>Cumulative impacts.</p> <p>Noise, fumes, vibrations.</p>
4	Hamm Court Farm, Chertsey	<p>Green Belt.</p> <p>Proximity to residential properties.</p> <p>Flood risk.</p> <p>HGVs. Traffic congestion. Dust.</p> <p>Duration of operation.</p> <p>Distress to ageing people.</p>

Approx No. Repts	Proposal	Summary of issues included
3	Martyrs Lane, Woking	Green Belt. Woking BC Local Plan Policy GRB1. Core Strategy Policy CS6. Status of Surrey Waste Plan. Draft NPPF para 144 / 145. Proximity to SPA / SSSI. Trees. Proximity to golf course. Surrey Waste Plan flawed - Capel decision.
3	Penton Hook Marina, Chertsey	Support. No importation of material.
5	Salfords Depot, Redhill	Support. Access is unavailable, delete. Conditional on suitable access. Correct airport safeguarding zone for Gatwick
3	Land at former airfield, Wisley	Environmental constraints and limitations. Development constraints following Wisley In Vessel Composting planning consent. Adequacy of available area. Proximity to SPA. Conservation of Habitats and Species Regulations. Proximity to residential properties and RHS. Noise. Dust. Pollution. HGVs. Alternative sites on non Green Belt and closer to urban areas. Emphasis on in situ recycling. Imports.

Representations from Boroughs and Districts

- 5 Included in the above table are representations made by Reigate & Banstead BC, Runnymede BC, Spelthorne BC and Tandridge DC. The main issues raised by them follow.
- 6 Reigate & Banstead BC raised no objection.
- 7 Runnymede BC (RBC) require that Policy AR3, which concerns the potential for temporary recycling at mineral workings, should be amended to provide further tests when considering proposals. RBC object to Policy AR1 regarding the potential for temporary recycling at Penton Hook, requiring that the policy be clarified so that there would be no further importation of material (A proposed minor amendment is proposed on this matter).
- 8 Spelthorne BC (SBC) considers there is no clear evidence or justification for the identification of the waste sites listed in the Surrey Waste Plan. SBC consider that the provision of sites should be dealt with by including a specific policy which builds on Policy WD2 in the Surrey Waste Plan. SBC consider that the Charlton Lane, Shepperton site and Homers Farm, Bedfont should be deleted. SBC require cross referencing of policies to ensure that temporary recycling at mineral workings does not lead to the delay in restoration of sites.

- 9 Tandridge DC (TDC) object to Policy AR2 regarding windfall sites. TDC consider that if the policy is to remain it should be strengthened by inclusion of needs, sequential and impact tests.

Representations from other organisations

- 10 RAGE, Egham Residents Association, Stroud Residents Association, Thorpe Ward Residents Association, Whitehall Lane Residents Association, Proctor and Gamble, Belron International Ltd., Great Fosters Limited, English Heritage and Stroud Residents Association object to the inclusion of Milton Park Farm and Whitehall Farm in Policy AR3. Salfords and Sidlow PC object to the inclusion of Salfords depot in Policy AR1 unless alternative access is provided and the facility is located remotely from the residential area. Oxted and Limpsfield Residents Group consider that if Policy AR2 is to remain it should be strengthened by inclusion of needs, sequential and impact tests.
- 11 Farnham Society, CPRE and Trash Campaign Ltd. object to the inclusion of Alton Road in Policy AR1. Bletchingley PC, Bletchingley Conservation and Historical Society, Nutfield PC, Nutfield Conservation Society and Godstone Village Association object to the inclusion of Copyhold Works in para 50 of the ARDPD. SSAGE (Sunbury and Shepperton Against Gravel Extraction) object to the inclusion of Watersplash Farm in Policy AR3. Wisley Airfield Action Group, Ockham Parish Council, Ockham & Hatchford Residents Association, the Royal Horticultural Society and CPRE object to the inclusion of former airfield Wisley in Para 50 of the ARDPD.
- 12 The Highways Agency requires that development can progress only with the appropriate mitigation in place. The Environment Agency supports the ARDPD. Natural England considers the ARDPD is legally compliant and sound. The Minerals Products Association support Policy AR1.
- 13 Additional sites at Homefield Sandpit, Runfold and Lambs Brickworks, South Godstone are proposed for inclusion in the ARDPD by their respective operators / owners. Bretts Aggregates consider that existing temporary recycling operators / owners should be encouraged to apply for permanent sites.
- 14 A schedule of all of the representations made is available in the Members reading room. A copy of all of the representations made will be forwarded to the Inspector appointed to examine the ARDPD.
- 15 A number of minor amendments are proposed to improve the ARDPD and which will be placed before the independent Inspector appointed by the Government. Many of these are proposed for clarification or factual update. The schedule of proposed minor amendments is shown in **Annex A**.

Financial and value for money implications

- 16 There are no direct financial implications for the Council arising from the Aggregates Recycling DPD itself or the proposed amendments. The consideration of representations and approval of proposed amendments is the stage in the DPD process prior to submission to Government for public examination. The County Council is responsible for the costs of the independent examination, the most expensive element of the process. The current Minerals Plan budget of £0.240m includes provision for the

examination and completion of the Aggregates Recycling DPD. The examination process is expected to start this financial year and to extend into 2012/13. Depending on actual timing it may be necessary to request a carry forward of funding into next financial year to complete the process.

Equalities implications

- 17 These have been addressed in part through preparation of the Surrey Statement of Community Involvement, adopted July 2006. An Equality Impact assessment has been carried out and has not revealed any discernable discrimination against any of the Equality and Diversity strands.

Risk management implications

- 18 The proposed amendments will be scrutinised by an Inspector, who may reject some or all of them, as part of the public examination process. The County Council has already committed to submitting the Aggregates Recycling DPD for independent examination.

Implications for the Council's Community Strategy priorities

- 19 The Planning and Compulsory Purchase Act 2004 (as amended) requires DPDs to have regard to the Council's Community Strategy. The Planning Inspectors confirmed that this legal requirement had been complied with in respect of the Minerals and Waste Plan Core Strategies, the parent documents for the Aggregates Recycling DPD. Successful implementation of the Aggregates Recycling DPD will support the community strategy priorities in relation to economic development; housing infrastructure and environment, and safer and stronger communities.

Climate change/carbon emissions implications

- 20 The County Council attaches great importance to being environmentally aware and wishes to show leadership in cutting carbon emissions and tackling climate change.
- 21 The Planning and Compulsory Purchase Act 2004 (as amended) requires DPDs to include policies on mitigating and adapting to climate change. The Planning Inspector confirmed that this legal requirement had been complied with in the Surrey Minerals Plan Core Strategy DPD, which explains the relatively limited contribution that could be made in achieving this objective.

Legal implications/legislative requirements

- 22 The Joint Aggregates Recycling DPD has been prepared in accord with the relevant legislation, and this report has been checked with Legal Services.

Corporate Parenting/Looked After Children implications

- 23 The Joint Aggregates Recycling DPD will have no impact on the Council's corporate parenting role or looked after children.

Section 151 Officer commentary

- 24 The Section 151 Officer confirms that all material, financial and business issues and risks have been considered in this report.

RECOMMENDATIONS:

It is recommended that the Cabinet Member for Transport and Environment approves the schedule of proposed minor amendments to be submitted to the Government with the Joint Aggregates Recycling DPD for independent examination.

REASONS FOR RECOMMENDATIONS:

The schedule of proposed minor amendments are mainly for clarification or factual update and would improve the content of the Joint Aggregates Recycling DPD.

WHAT HAPPENS NEXT:

The Joint Aggregates Recycling DPD, along with the schedule of proposed minor amendments, is submitted to the Government for examination. An Inspector will be appointed and will call a pre-hearing public meeting, probably in February 2012. At least six weeks later, the public examination hearings will be held. The Inspector is anticipated to report on the examination hearings in the summer. If the DPD is found to be 'sound', it will be adopted by the County Council in July or October 2012.

Contact Officer:

Les Andrews, Planning Policy Manager: 020 8541 9523

Consulted:

10,000 contacts in the Minerals and Waste Development Framework Database, including Statutory Consultees, such as Borough / District Councils, Parish Councils, Government Agencies, residents associations, etc

Informed:

Iain Reeve. Ian Lake.

Sources/background papers:

Joint Aggregates Recycling DPD – Proposed document for submission to the Secretary of State - August 2011.
