

SURREY COUNTY COUNCIL

CABINET MEMBER FOR TRANSPORT AND ENVIRONMENT

DATE: 15 MAY 2012

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



**SUBJECT: AGGREGATES RECYCLING DEVELOPMENT PLAN
DOCUMENT: MAIN MODIFICATIONS
UPDATE TO PUBLISHED REPORT**

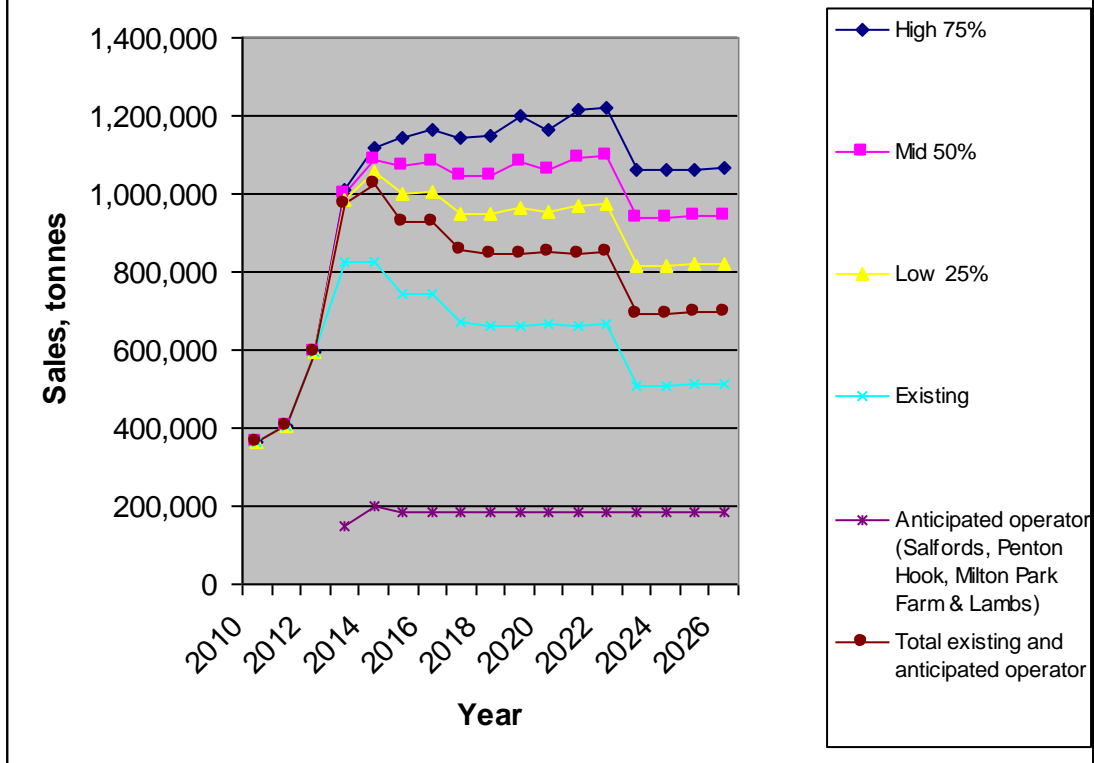
Introduction

1. This paper provides an update following the examination hearings on 8 May, as referred to in paragraph 3 of the report published as agenda item 4, leading to revised recommendations.

Sites and Capacity

2. The Inspector examined thoroughly the revised charts of projected recycled aggregate production and the assumptions and estimates behind them. The position remains essentially as set out in the main report in para 5 and the accompanying chart with some minor revisions, ie that the Plan will deliver recycled aggregates to the target level of at least 800,000 tonnes per annum (tpa) by 2016, but that there is uncertainty around achieving the target of at least 900,000 tpa by 2026. However, officers consider that they have demonstrated with reasonable confidence that production levels can be maintained above 800,000 tpa until at least 2022, before the cessation of temporary sites is due to reduce capacity.
3. The main report proposes the inclusion in the Plan of Lambs Brickworks as a temporary aggregate recycling site. This will help provide further flexibility in meeting the production targets. Its contribution towards recycled aggregate production is estimated at 35,000 tpa and has been incorporated into the further revised chart as at the end of this section.
4. The Inspector re-iterated his provisional view that the Plan is likely to be unsound without the allocation of a further site where there is confidence that the operator will deliver significant further recycling capacity. Homefield Sandpit is the only further option available, but its proposed inclusion is not recommended because it is located in the Area of Outstanding Natural Beauty.

Projections of production from all sites with High, Mid and Low outcomes 2010 - 2026 compared to projection of production from existing and operator interest sites



Homefield Sandpit

5. Homefield Sandpit is to be the subject of a further hearing day in the examination on 29 June. The Inspector has asked the representatives for Chambers Runfold, operators of Homefield Sandpit, to submit any additional evidence to the examination by 8 June.
6. The response to the local consultation undertaken for Chambers Runfold, as referred to in para 13 of the main report, can be summarised as follows.
 - Objections from 59 residents;
 - Objections from Seale and Sands Parish Council and Seale, Sands and Runfold Amenity Society.
7. The main grounds of objection relate to the AONB designation, increase in HGVs, failure to comply with previous re-instatement undertakings, lack or ineffectiveness of enforcement, dirt on roads, road safety, litter, noise, dust and air quality. Other factors mentioned include smell, vibration, wildlife and the intimidating impact of HGVs.

Lambs Brickworks

8. The local consultation undertaken for Lambs Brickworks, as referred to in para 34 of the main report, produced the following response:

- 132 residential addresses consulted – 41 objections received;
 - 35 businesses consulted – 1 letter of support received;
 - Objections from Bletchingley Parish Council, Godstone Village Association and Tandridge District Council;
 - Support from Network Rail.
9. From the summary of responses provided, the main grounds of objection relate to the increase in HGV movements and the impact upon / unsuitability of Tilburstow Hill Road and Anglefield Corner. Other factors mentioned include noise, dust, smell, Green Belt, pollution, and consultation issues.
10. The Inspector indicated that the key development criteria and site map for Lambs Brickworks should be treated as a main modification. These are attached as Annexes 1 and 2. It is proposed to add the following text to para 57 of the Plan on 'The output from Lambs Brickworks is assumed to be around 35,000 tpa, although there could be some variation when proposals come forward'.

Charlton Lane

11. The Inspector indicated that, if the Eco Park proceeds, the proposed landscaping in the north of the site should be retained for screening from the motorway, so that land would not be available for aggregate recycling. There remains uncertainty as to whether the planning permission for the Eco Park will be subject to an application for judicial review. If no such application is received by the mid-June deadline, then it is considered that Charlton Lane should be deleted from the list of sites in para 50 and the accompanying footnote deleted.

Production Targets and Plan Review

12. The proposed deletion of Charlton Lane would further reduce the allocated site options for achieving the aggregate recycling targets. However, the 'windfall policy' does provide for other sites to come forward during the Plan period. The demand for recycled aggregate is likely to increase in Surrey as primary aggregate extraction runs down in the north of the county, potentially raising operator interest in allocated and windfall sites. In terms of reaching the 2026 production target, the point was made to the Inspector that, particularly given the prolonged economic downturn and little immediate prospect of significant recovery, some slippage is likely in timescales amongst the various temporary schemes involving recycling aggregate production, potentially delaying the projected fall-off in production beyond 2022.
13. A commitment to early review of the Plan, potentially as part of a Waste Plan review, may sway the Inspector towards regarding the Plan as sound in the particular circumstances. Although the Waste Plan covers the period to 2018, ten years from adoption, the Waste Development DPD part of the Plan which includes the site allocations states that it will be reviewed at least every five years. The National Planning Policy Framework steers development plans from the DPD system back to the former overall local plan concept.
14. A Waste Plan review would address both the progress with sites, any potential new sites, any changing trends in inert waste arisings and imports and the 2026 target of 900,000 tonnes, taken on board in the Minerals Core Strategy from the South East Plan. The latter Plan is expected to be revoked

shortly although its evidence base will remain valid. The NPPF includes a new requirement for mineral planning authorities to prepare an annual Local Aggregate Assessment as part of their responsibility in planning for a steady and adequate supply of minerals. This Assessment will cover all aggregate supply options, including secondary and recycled sources. It may point towards a revision in the recycled aggregate targets set in the South East Plan and changed parameters for Surrey.

15. The Minerals and Waste Development Scheme sets out the Council's development plan programme. The Scheme was revised in 2011 stating that no review of the Waste Plan is included in this revision of the Scheme, as the annual monitoring report indicated satisfactory progress with implementation of the Waste Plan. The Scheme will have to be further revised in due course to update the situation with the eventual outcome with the Aggregates Recycling DPD. It is considered that the revision should outline a timescale for a review of the Waste Plan.

Modifications

16. There are some changes and additions to the proposed modifications arising from the hearing on 8 May, as set out in the revised recommendation. There may be further modifications proposed by the Inspector when he finalises his conclusions after the hearing on June 29 and submits his report. If he proposes the inclusion of Homefield Sandpit in order to make the Plan sound in terms of satisfying the production target for 2026, the matter will return to the Cabinet Member to decide whether the County Council accepts the further modification and consults upon it, or rejects it and withdraws the Plan as unsound.

REVISED RECOMMENDATION

It is recommended that the Cabinet Member for Transport and Environment:

1. agrees to propose the following main modifications to the submitted Aggregates Recycling DPD:
 - (i) to include Lambs Brickworks as a site for the development of temporary facilities for the recycling of construction, demolition and excavation waste under submitted Policy AR1 (to be re-numbered), with the additional text, key development requirements and site map as indicated in para 10 and Annexes 1 and 2;
 - (ii) to delete Stanwell Quarry from submitted Policy AR1 and its key development criteria and site map (submitted pages 40 and 41), and Homers Farm (Bedfont), Watersplash Farm (Halliford) and Whitehall Farm (Egham) from submitted Policy AR3;
 - (iii) to delete Charlton Lane from the list of sites in the submitted Plan para 50, and the accompanying footnote, subject to the planning permission for the Eco Park not being legally challenged;
 - (iv) to include the following model policy, as slightly modified, reflecting the presumption in favour of sustainable development as new Policy AR1:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of

sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Plan (and, where relevant, with policies in any other plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.;*

(v) to include the further revised recycled aggregate production chart (para 3), with updating of the other constituent charts in the Plan.

2. rejects the proposal by the operator to include Homefield Sandpit as a site for the development of temporary facilities for the recycling of construction, demolition and excavation waste under submitted Policy AR1 (to be re-numbered) because it would be contrary to national, regional and local policies on the Area of Outstanding Natural Beauty;
3. delegates authority to the Assistant Director Strategy, Transport and Planning, in consultation with the Cabinet Member for Transport and Environment, to approve any further amendments to the main modifications and all additional (minor) modifications;
4. commits the Council to review its Minerals and Waste Development Scheme with a view towards undertaking a Waste Plan review, which will include addressing the issues around aggregate recycling in the 2020s.

REASONS FOR RECOMMENDATIONS:

To propose modifications to the submitted Aggregates Recycling DPD in response to the submissions of site operators and the Inspector's advice.

Chapter 6: Key development criteria and maps

The boundary shown on the map is indicative of the area of any future mineral development and will be refined at the planning application stage. These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development management policies in the SWP and SMP Core Strategy DPD remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.

Lambs Brickworks, South Godstone

Identified for policy	AR2: Aggregates Recycling Facilities
Site area	7 ha.
Key development criteria	Green Belt: any development proposal should manage the impact on openness so as to minimise the harm to the Green Belt, with the aggregate recycling facility occupying only a limited part of the area indicated on the site map.
	Landscape: AGLV lies immediately to the north of adjacent rail line. Assess how any adverse impacts on the AGLV would be mitigated.
	Local amenity: assess and identify mitigation for potential environmental impacts of noise, dust and visual impact on adjacent business park, nearby residents on Terracotta Road, Brookside Road and Rushton Avenue.
	Biodiversity: Sites of nature conservation importance lie to the north and north west, and a potential site of nature conservation importance lies to the south and should be safeguarded; assess potential ecological impacts and identify appropriate mitigation.
	Access: Vehicles should be routed to and from the south along Tilburstow Hill Road and limited to an average of 24 additional HGV movements per day and inert waste for recycling should be imported by way of the rail siding on site. A transportation assessment would be required.
	Hydrology: a flood risk assessment will be required where the area of the site is 1 ha or more.
	Mineral site restoration: Aggregate recycling at this location is for a temporary period only in association with the restoration of the former mineral working, for which a revised scheme will be required.
Aerodrome Safeguarding	The site falls within the 15km airport safeguarding zone of Gatwick.

