



**OFFICER REPORT TO LOCAL COMMITTEE
(SPELTHORNE)**

CONSULTATION ON SURREY MINERALS PLAN

14 December 2009

KEY ISSUE

To consider the draft proposals of the *Aggregates Recycling Development Plan Document (DPD)* and *Minerals Site Restoration Supplementary Planning Document (SPD)*, of the Surrey Minerals Plan.

SUMMARY

The Committee is invited to consider the draft proposals for aggregates recycling and minerals site restoration as they affect Spelthorne and agree comments to be submitted on the consultation.

OFFICER RECOMMENDATION

The Local Committee (Spelthorne) is asked to:

1. Note the comments made by Spelthorne residents at the consultation drop-in sessions requested by this committee.
2. Agree the Committee's comments to be submitted to the Consultation.

1 INTRODUCTION AND BACKGROUND

- 1.1 The draft documents form part of the emerging Surrey Minerals Plan. Extensive consultation on the core strategy and primary aggregates documents took place in 2006 and 2008 and the county council has endorsed

submission of those documents to the Secretary of State following the statutory period for representation.

- 1.2 Comments on draft proposals for aggregates recycling and the final draft minerals site restoration document are being sought prior to finalising them later in 2010. A period of further representation on the aggregates recycling document will take place.
- 1.3 This Committee received an earlier report on the minerals plan on 19 November and requested that further local public consultation be undertaken and the results fed back before finalising its views. Summaries of the points made by people attending the two public sessions are included at Appendix 1.

2 AGGREGATES RECYCLING

- 2.1 The *Aggregates Recycling DPD* is a joint document shared by the Waste Plan and the Minerals Plan. It indicates draft proposals for sites to meet the regional requirement to increase the availability of recycled materials so that it can contribute towards overall aggregate demand and reduce pressure on land-won production.
- 2.2 The Surrey Waste Plan 2008 has allocated sites where waste recycling, storage, transfer, materials recovery and processing facilities may be developed provided that certain criteria are satisfied. Seven of these sites are considered potentially suitable for aggregates recycling. The Waste Plan also recognises that temporary recycling activity may be acceptable on existing mineral workings and landfill sites while they remain active.
- 2.3 The *Aggregates Recycling DPD* identifies three sites not included in the Surrey Waste Plan where it is considered there is potential for aggregates recycling. One of these is a potential new site for a permanent facility and the other two are potential sites for temporary facilities.
- 2.4 Some of the sites identified in the *Primary Aggregates DPD* require inert fill material for their restoration. These are identified as potential temporary aggregate recycling sites so that opportunity can be taken to use the residual waste left after recycling as part of the restoration.

3 MINERALS SITE RESTORATION

- 3.1 The *Minerals Site Restoration SPD* supports the core strategy policies on restoration and enhancement. It develops schemes for restoration of the sites identified as proposals in the *Core Strategy* and *Primary Aggregates DPDs* and sets out detailed advice for best practice on restoration techniques.

4 HOW THE DRAFT PROPOSALS AFFECT SPELTHORNE

- 4.1 Two of the Surrey Waste Plan sites identified as suitable for waste recycling and processing facilities, and considered potentially suitable for aggregates recycling, are in Spelthorne. These are Charlton Lane, Shepperton and Oakleaf Farm, Stanwell. Planning permission has recently been granted for a

recycling facility at the latter which includes an element of aggregates recycling.

- 4.2 In addition to these, one of the three new sites identified as potentially suitable for an aggregates recycling facility is Stanwell Quarry, Stanwell. It is proposed that this site be used on a temporary basis only whilst the site is being restored.
- 4.3 Homers Farm, Bedfont, one of the preferred areas for mineral extraction, is identified as a potentially suitable location for a temporary aggregate recycling facility to aid its restoration. The other preferred areas for aggregate extraction in Spelthorne are not considered suitable sites for such temporary facilities.
- 4.4 The restoration schemes propose filling and restoration to agriculture for Home Farm extension, Homers Farm and Watersplash Farm. The two reservoir sites will remain in operational use for water storage, whilst it is proposed to restore Manor Farm as a series of waterbodies because there is no access for fill material. If it becomes feasible to import fill material this scheme may be altered.
- 4.5 Appendix 2 includes a location plan for each of the three sites proposed in the *Aggregates Recycling DPD* and the associated statement of key development criteria that have been identified for each. Similarly, the restoration schemes for the six sites identified in the *Primary Aggregates DPD* are included along with the commentary that relates to each.

5 HOW TO MAKE REPRESENTATIONS

- 5.1 There has been extensive public consultation during the preparation of the plan, the outcome of which is reported in detail in one of the background papers (Consultation Statement 2009) supporting the published documents. The documents, along with the background material listed at the end of this report, are available to view on the SCC website at <http://www.surreycc.gov.uk/mineralsplan> .
- 5.2 The consultation leaflet provides the mechanism for response to the aggregates recycling and minerals site restoration documents. Comments made by local committee members at the meeting of 19 November 2009 have been collated and used to populate the consultation response form as set out in appendix 3. Further additions may be made, based on comments made by residents at the drop-in sessions as set out in appendix 1.

6 FINANCIAL/VALUE FOR MONEY IMPLICATIONS

- 6.1 The council is committed to a timetable for preparing the Surrey Minerals Plan through the Minerals and Waste Development Scheme. Failure to meet milestones could reduce the level of Planning and Housing Delivery Grant.

7 EQUALITIES IMPLICATIONS

- 7.1 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 on the Minerals Plan and has not revealed any discernable discrimination against any of the Equality and Diversity strands.

8 RISK MANAGEMENT IMPLICATIONS

- 8.1 The council is required to publish an Annual Monitoring Report detailing progress of the Minerals Plan against milestones in the Minerals and Waste Development Scheme.

9 CRIME AND DISORDER IMPLICATIONS

- 9.1 None

10 CONCLUSION AND RECOMMENDATIONS

- 10.1 Comments are invited on the proposals in the *Aggregates Recycling DPD* before these are finalised later in 2010. The county council will then need to consider the soundness of the proposals before publishing a proposed submission version for representations.
- 10.2 The *Minerals Site Restoration SPD* is at final consultation stage as this is not subject to independent examination. The county council will consider all comments received and whether these justify amendment of the restoration schemes. As a supplementary planning document, it cannot formally be approved until the *Core Strategy and Primary Aggregates DPDs* documents have been adopted.

WHAT HAPPENS NEXT:

The documents will be progressed as shown in the table.

	Publication of draft for consultation	Publication of proposals for submission to the Government ¹	Submission of documents to the Government ²	Estimated Examination date [start of hearing]	Estimated adoption date
<i>Core Strategy DPD</i>		6 November 2009	February 2010	June 2010	November 2010
<i>Primary Aggregates DPD</i>		6 November 2009	February 2010	September 2010	January 2011
<i>Draft Aggregates Recycling DPD</i>	6 November 2009	November 2010	February 2011	June 2011	October 2011
<i>Final draft Minerals Site Restoration SPD</i>	6 November 2009				January 2011

- ¹ At this stage representations on soundness and legal compliance are invited
- ² Documents are submitted to the Government together with copies of representations and, where appropriate, a schedule of suggested amendments. The amendments should be minor only and not be of such significance that further consultation or appraisal is deemed necessary.

LEAD OFFICER: Karen Hearnshaw, Planning Policy Manager

TELEPHONE NUMBER: 020 8541 8625

E-MAIL: karen.hearnshaw@surreycc.gov.uk

CONTACT OFFICER: Tony Gould, Planning Policy Manager

TELEPHONE NUMBER: 020 8541 9446

E-MAIL: tony.gould@surreycc.gov.uk

BACKGROUND PAPERS:

- Strategic Environmental Assessment and Sustainability Appraisal (2009)
- Habitats Regulation Assessment and Appropriate Assessment of the Surrey Minerals Plan (2009)
- Report on the Strategic Flood Risk Assessment of the Surrey Minerals Plan (2009)
- Consultation Statement (2009)
- Assessment of potential yield for selected PMZs, Surrey (GWP 2009)
- Primary Aggregates Land Assessment (SCC 2006, updated 2009)
- Assessment of Pendell Farm Preferred Area for Silica Sand (GWP 2009)
- Assessment of aggregate recycling sites – long list (SCC 2009)
- Assessment of aggregate recycling sites – short list (SCC 2009)
- Rail Aggregate Depots (SCC 2008, updated 2009)
- Mineral Safeguarding Areas (SCC 2009)
- Transportation Assessment (SCC 2006, updated 2009)
- Strategic Transportation Assessment (SCC 2009)
- Hydrological Assessment (EA advice 2006, updated 2009)
- Geology of Surrey (SCC 2006, updated 2009)
- Silica Sand (SCC 2008, updated 2009)
- Non-aggregate minerals (SCC 2008, updated 2009)
- Surrey Minerals Plan (preferred option), (SCC 2006)
- Proposed amendments to Core Strategy (SCC 2008)
- Policy options for non-aggregate minerals, rail aggregate depots and recycled and secondary aggregates (SCC 2008)
- Recycled and secondary aggregates (SCC 2008)
- Landscape and Visual Impact Assessment (CBA consultants 2004 & 2006)