



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

**RESPONSE TO PETITION: PROPOSALS TO REDEVELOP THE
WITLEY COMMUNITY RECYCLING CENTRE**

12 December 2008

KEY ISSUE

A petition has been presented to the Local Committee at its meeting on 12 September 2008 by residents living close to the Witley Community Recycling Centre. The residents asked that the Local Committee give full consideration to the upgrading of the existing access as the sole access for the redeveloped site, before a planning application is submitted

SUMMARY

The Witley Community Recycling Centre is one of a number of centres which have been identified for improvement in the Waste Disposal Authority's Action Plan. The current site is cramped and this, combined with a poor access road, means that congestion occurs at peak times. The Council's Waste Management Contractor, Surrey Waste Management, has developed and submitted a planning application for the site, which involves creating a new access from Rake Lane. The advantages and disadvantages of creating this new access as opposed to widening the existing access are considered within the report.

OFFICER RECOMMENDATIONS

The Local Committee (Waverley) is asked to agree that the potential to widen the existing access has been considered by Surrey County Council Waste Officers and Surrey Waste Management and that there will an

opportunity for local residents and interested parties to make further representations as part of the planning application determination process.

1 INTRODUCTION AND BACKGROUND

- 1.1 During 2005 and 2006 the County Council together with the eleven District and Borough Councils worked together to produce a Joint Municipal Waste Management Strategy. The broad aims of the strategy are to limit the growth in municipal waste to no more than 0.5% per year, to recycle or compost 60% of municipal waste and to treat the remaining 40% so as to avoid landfill.
- 1.2 Each constituent authority was required to produce an action plan to set out how they would implement the strategy.
- 1.3 The County Council's draft action plan was agreed by its Executive in January 2006 and included, amongst other things, a programme to upgrade and improve the fifteen Community Recycling Centres in the county in order to achieve 60% recycling. The existing site at Witley, which is cramped and suffers from congestion at peak times, was identified as a site which would benefit from expansion and redevelopment.
- 1.4 During 2007 and 2008, the County Council's waste management contractor, Surrey Waste Management, worked with the Council's waste management officers to work up a scheme for the redevelopment of the site. This involved the County Council acquiring additional land for the proposed development.
- 1.5 In June, July and August 2008 Surrey Waste Management held three exhibitions for local residents to examine the plans for the site. As a result of these exhibitions and representations received from local residents, changes were made to the scheme.
- 1.6 A planning application has been prepared by Surrey Waste Management and was submitted to the Surrey County Council as Waste Planning Authority in early November 2008. The planning authority is currently validating the application.

2 ANALYSIS

- 2.1 The existing access to the Community Recycling Centre (CRC) is from Petworth Road and shared with access to the highways depot. The access road passes between houses along the Petworth Road and in places it is of insufficient width to allow two vehicles to pass each other.
- 2.2 The Community Recycling centre itself is cramped and has to be temporarily closed to the public when containers are exchanged. This combined with the narrowness of the access road leads to tailbacks onto the Petworth Road at peak times.
- 2.3 A further complication is that the access road crosses a strip of common land (manorial waste) at its junction with the Petworth Road.
- 2.4 In an attempt to alleviate congestion and improve the recycling facilities for users, the scheme originally developed for the site included a new

access and egress from Rake Lane for members of the public. HGVs servicing the site would continue to use the existing access along with highway depot users.

- 2.5 The exhibitions held during the summer of 2008 generated a considerable amount of feedback from local residents. In particular it was clear that residents of Rake Lane were concerned about the increase in traffic that would result from the revised access arrangements. Other concerns were raised about the size of the proposed development and the possibility of increased noise disturbance.
- 2.6 As a result of this consultation the plans for the site were substantially altered such that members of the public would now only access the site from Rake Lane and egress along the existing access road. HGVs servicing the site would continue to use the existing access road. Other changes included a reduction in the size of the site and provision of additional acoustic barriers to protect residents.
- 2.7 The petition presented to the Local Committee requests that consideration should be given to widening the existing access road instead of creating a new access from Rake Lane. The advantages and disadvantages of this are set out in the following table.

Advantages and disadvantages of widening the existing access compared with creating a new access from Rake Lane

Advantages of widening existing access	Disadvantages of widening existing access
CRC traffic would not travel east along Rake Lane and pass by Rodborough College	More potential for congestion due to conflict with traffic exiting and entering to/from Petworth Road
Potential lower cost	Acquisition of additional common land for road improvements could be challenged by interested parties and delay progress.
	Vehicle disturbance brought closer to houses along entrance road.

3 CONCLUSION AND RECOMMENDATIONS

- 3.1 On balance and after detailed consultation and analysis, officers consider that an access from Rake Lane would provide a better solution to reduce congestion at the site and to minimise the disturbance to residents who live close to the existing access road. The difficulties associated with the common land at the existing entrance to the site would also be avoided.
- 3.2 The current proposal seeks to strike a balance between the concerns of those living along Rake Lane and those living close to the site along the Petworth Road.

3.3 The recommendation is that the committee agrees that the potential to widen the existing access has been considered by Surrey County Council waste officers and Surrey Waste Management and there will be an opportunity for residents and interested parties to make further representations as part of the planning application determination process.

4 REASONS FOR RECOMMENDATIONS

4.1 To respond to the petition put forward by residents

5 WHAT HAPPENS NEXT

5.1 Residents will have a chance to comment on the planning application when it is consulted upon by the Waste Planning Authority.

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BACKGROUND PAPERS:	None