

**PLANNING AND REGULATORY COMMITTEE
NOTICE OF MEETING**

Date: Wednesday, 29 May 2024
Time 10.30 am
Place: Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF

Contact: Joss Butler

Email: joss.butler@surreycc.gov.uk

[For queries on the content of the agenda and requests for copies of related documents]

APPOINTED MEMBERS [11]

Ernest Mallett MBE	West Molesey;
Jeffrey Gray	Caterham Valley;
Victor Lewanski	Reigate;
Scott Lewis	Woodham and New Haw;
Catherine Powell	Farnham North;
Jeremy Webster	Caterham Hill;
Edward Hawkins (Chairman)	Heatherside and Parkside;
John Robini	Haslemere;
Richard Tear (Vice-Chairman)	Bagshot, Windlesham and Chobham;
Jonathan Hulley	Foxhills, Thorpe & Virginia Water;
Chris Farr	Godstone;

EX OFFICIO MEMBERS (NON-VOTING) [4]

Saj Hussain	Chair of the Council	Knaphill and Goldsworth West;
Tim Oliver	Leader of the Council	Weybridge;
Tim Hall	Vice Chair of the Council	Leatherhead and Fetcham East;
Denise Turner-Stewart	Deputy Leader and Cabinet Member for Customer and Communities	Staines South and Ashford West;

APPOINTED SUBSTITUTES [09]

Stephen Cooksey	Dorking South and the Holmwoods;
Nick Darby	The Dittons;
Amanda Boote	The Byfleets;
David Harmer	Waverley Western Villages;
Trefor Hogg	Camberley East;
Riasat Khan	Woking North;
Mark Sugden	Hinchley Wood, Claygate and Oxshott;
Buddhi Weerasinghe	Lower Sunbury and Halliford;
Fiona White	Guildford West;
Keith Witham	Worplesdon;
Luke Bennett	Banstead, Woodmansterne & Chipstead;
Harry Boparai	Sunbury Common & Ashford Common;

Register of planning applications: <http://planning.surreycc.gov.uk/>

AGENDA

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

To receive any apologies for absence and notices of substitutions under Standing Order 41.

2 MINUTES OF THE LAST MEETING

(Pages 1 - 4)

To confirm the minutes of the meeting held on 24 April 2024.

3 PETITIONS

To receive any petitions from members of the public in accordance with Standing Order 84 (please see note 5 below).

4 PUBLIC QUESTION TIME

To answer any questions received from local government electors within Surrey in accordance with Standing Order 85 (please see note 6 below).

5 MEMBERS' QUESTION TIME

To answer any questions received from Members of the Council in accordance with Standing Order 68.

6 DECLARATIONS OF INTERESTS

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter

- (i) Any disclosable pecuniary interests and / or
- (ii) Other interests arising under the Code of Conduct in respect of any item(s) of business being considered at this meeting

NOTES:

- Members are reminded that they must not participate in any item where they have a disclosable pecuniary interest
- As well as an interest of the Member, this includes any interest, of which the Member is aware, that relates to the Member's spouse or civil partner (or any person with whom the Member is living as a spouse or civil partner)
- Members with a significant personal interest may participate in the discussion and vote on that matter unless that interest could be reasonably regarded as prejudicial.

7 MINERALS AND WASTE APPLICATION MO/2023/1833 - LAND AT DORKING WEST STATION YARD, RANMORE ROAD, DORKING, SURREY, RH4 1HW

(Pages 5 - 48)

Retention of a materials recycling facility including a building for the bulking up and processing of mixed skip waste, an office / welfare facility, storage units, skip storage, entrance gates and installation of an acoustic fence (part retrospective).

- 8 SURREY COUNTY COUNCIL PROPOSAL EL2022/2183 - LAND AT FORMER JOHN NIGHTINGALE SCHOOL SITE, NOW HURST PARK PRIMARY SCHOOL, HURST ROAD, WEST MOLESEY, SURREY KT8 1QS** (Pages 49 - 70)

The construction of a new single, one and a half and two storey Hurst Park Primary School (420 Places) and Nursery (30 Places) together with provision of 26 parking spaces, and cycle and scooter parking; access off Hurst Road; laying out of outdoor learning and play areas and sports pitches; landscape planting and ecological habitats without compliance with Condition 1 (Approved Plans), Condition 7 (Landscape Planting and Habitat Creation Schemes) and Condition 8 (Landscape Planting and Maintenance) of planning permission ref: EL/2020/0021 dated 4 December 2020 to enable material changes to details.

- 9 SURREY COUNTY COUNCIL PROPOSAL TA2024/47 - SITE OF FORMER ORCHARD COURT CARE HOME, EAST GRINSTEAD ROAD, LINGFIELD, SURREY, RH7 6ET** (Pages 71 - 126)

Demolition of existing buildings and outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved.

- 10 AUTHORITY MONITORING REPORT 2021/2022 AND AUTHORITY MONITORING REPORT 2022** (Pages 127 - 334)

Members of the committee are asked to note the preparation of two Authority Monitoring Reports (AMR) relating to the 2021/2022 financial year and the 2022 calendar year.

- 11 DATE OF NEXT MEETING**

The next meeting of the Planning & Regulatory Committee will be on 26 June 2024.

Leigh Whitehouse
Interim Chief Executive
20 May 2024

MOBILE TECHNOLOGY AND FILMING – ACCEPTABLE USE

Those attending for the purpose of reporting on the meeting may use social media or mobile devices in silent mode to send electronic messages about the progress of the public parts of the meeting. To support this, County Hall has wifi available for visitors – please ask at reception for details.

Anyone is permitted to film, record or take photographs at council meetings. Please liaise with the council officer listed in the agenda prior to the start of the meeting so that those attending the meeting can be made aware of any filming taking place.

Use of mobile devices, including for the purpose of recording or filming a meeting, is subject to no interruptions, distractions or interference being caused to the PA or Induction Loop systems, or any general disturbance to proceedings. The Chairman may ask for mobile devices to be switched off in these circumstances.

It is requested that if you are not using your mobile device for any of the activities outlined above, it be switched off or placed in silent mode during the meeting to prevent interruptions and interference with PA and Induction Loop systems.

Thank you for your co-operation

Note: *This meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The images and sound recording may be used for training purposes within the Council.*

Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

If you have any queries regarding this, please contact the representative of Legal and Democratic Services at the meeting

NOTES:

1. Members are requested to let the Democratic Services Officer have the wording of any motions and amendments not later than one hour before the start of the meeting.
2. Substitutions must be notified to the Democratic Services Officer by the absent Member or group representative at least half an hour in advance of the meeting.
3. Planning officers will introduce their report and be able to provide information or advice to Members during the meeting. They can also be contacted before the meeting if you require information or advice on any matter. Members are strongly encouraged to contact the relevant case officer in advance of the meeting if you are looking to amend or add conditions or are likely to be proposing a reason for refusal. It is helpful if officers are aware of these matters in advance so that they can better advise Members both before and during the meeting.
4. Members of the public can speak at the Committee meeting on any planning application that is being reported to the Committee for decision, provided they have made written representations on the application at least 14 days in advance of the meeting, and provided they have registered their wish to do so with the Democratic Services Officer no later than midday on the working day before the meeting. The number of public speakers is restricted to three objectors and three supporters in respect of each application.

5. Petitions from members of the public may be presented to the Committee provided that they contain 100 or more signatures and relate to a matter within the Committee's terms of reference. The presentation of petitions on the following matters is not allowed: (a) matters which are "confidential" or "exempt" under the Local Government Access to Information Act 1985; and (b) planning applications. Notice must be given in writing at least 14 days before the meeting. Please contact the Democratic Services Officer for further advice.
6. Notice of public questions must be given in writing at least 7 days before the meeting. Members of the public may ask one question relating to a matter within the Committee's terms of reference. Questions on "confidential" or "exempt" matters and planning applications are not allowed. Questions should relate to general policy and not detail. Please contact the Democratic Services Officer for further advice.
7. On 10 December 2013, the Council agreed amendments to the Scheme of Delegation so that:
 - All details pursuant (applications relating to a previously granted permission) and non-material amendments (minor issues that do not change the principles of an existing permission) will be delegated to officers (irrespective of the number of objections).
 - Any full application with fewer than 5 objections, which is in accordance with the development plan and national policies will be delegated to officers.
 - Any full application with fewer than 5 objections that is not in accordance with the development plan (i.e. waste development in Green Belt) and national policies will be delegated to officers in liaison with either the Chairman or Vice Chairman of the Planning & Regulatory Committee.
 - Any application can come before committee if requested by the local member or a member of the Planning & Regulatory Committee.

The revised Scheme of Delegation came into effect as of the date of the Council decision.

TOWN AND COUNTRY PLANNING ACT 1990 – GUIDANCE ON THE DETERMINATION OF PLANNING APPLICATIONS

This guidance forms part of and should be read in conjunction with the Planning Considerations section in the following committee reports.

Surrey County Council as County Planning Authority (also known as Mineral or Waste Planning Authority in relation to matters relating to mineral or waste development) is required under Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) when determining planning applications to “*have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations*”. This section of the 1990 Act must be read together with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (2004 Act), which provides that: “*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*”

Development plan

In Surrey the adopted development plan consists of the:

- Surrey Minerals Local Plan 2011 (comprised of the Core Strategy and Primary Aggregates Development Plan Documents (DPD))
- Surrey Waste Local Plan 2020 (for the period 2019-2033 and comprised of the Surrey Waste Local Plan Part 1 Policies and Surrey Waste Local Plan Part 2 Sites)
- Aggregates Recycling Joint Development Plan Documents (DPD) for the Minerals and Waste Plans 2013 (Aggregates Recycling DPD 2013)
- Any saved local plan policies and the adopted Local Development Documents (development plan documents and supplementary planning documents) prepared by the eleven Surrey district/borough councils for their area.
- South East Plan 2009 Policy NRM6 Thames Basin Heaths Special Protection Area (apart from Policy NRM6 and a policy relating to the former Upper Heyford Air Base in Oxfordshire the rest of the plan was revoked on 25 March 2013)
- Any neighbourhood plans (where they have been approved by the local community at referendum)

Set out in each report are the development plan documents and policies which provide the development plan framework relevant to the application under consideration.

Material considerations

Material considerations will vary from planning application to planning application and can include: relevant European policy; the National Planning Policy Framework (NPPF) 2023 and subsequent updates; the March 2014 national Planning Practice Guidance (PPG) and updates; National Planning Policy for Waste (NPPW) October 2014; Waste Management Plan for England 2021; extant planning policy statements; Government Circulars and letters to Chief Planning Officers; emerging local development documents (being produced by Surrey County Council, the district/borough council or neighbourhood forum in whose area the application site lies).

National Planning Policy Framework and Planning Practice Guidance

The [National Planning Policy Framework](#) (NPPF) was revised in September 2023. The revised NPPF replaces the previous NPPF published in March 2012 and revised in July 2018, February 2019, and July 2021. It continues to provide consolidated guidance for local planning authorities

and decision takers in relation to decision-taking (determining planning applications) and in preparing plans (plan making).

The NPPF sets out the Government's planning policies for England and how these are expected to be applied and the associated March 2014 [Planning Practice Guidance](#) (PPG) provides related guidance. The NPPF should be read alongside other national planning policies on [Waste](#), [Travellers](#), [Planning for Schools Development](#), [Sustainable Drainage Systems](#), [Parking](#), and [Starter Homes](#).

At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 10 and 11). The NPPF makes clear that the planning system has three overarching objectives in order to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways in order to take opportunities to secure net gains across each of the different objectives. These objectives are economic, social and environmental.

The presumption in favour of sustainable development in the NPPF does not change the statutory principle that determination of planning applications must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The NPPF is one of those material considerations. In determining planning applications the NPPF (paragraph 11) states that development proposals that accord with the development plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important in determining an application are out of date, permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

The NPPF aims to strengthen local decision making and reinforce the importance of up to date plans. Annex 1 paragraph 219 states that in determining planning applications, local planning authorities should give due weight to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).

Human Rights Act 1998 Guidance For Interpretation

The Human Rights Act 1998 does not incorporate the European Convention on Human Rights into English law. It does, however, impose an obligation on public authorities not to act incompatibly with those Convention rights specified in Schedule 1 of that Act. As such, those persons directly affected by the adverse effects of decisions of public authorities may be able to claim a breach of their human rights. Decision makers are required to weigh the adverse impact of the development against the benefits to the public at large.

The most commonly relied upon articles of the European Convention are Articles 6, 8 and Article 1 of Protocol 1. These are specified in Schedule 1 of the Act.

Article 6 provides the right to a fair and public hearing. Officers must be satisfied that the application has been subject to proper public consultation and that the public have had an opportunity to make representations in the normal way and that any representations received have been properly covered in the report.

Article 8 covers the right to respect for a private and family life. This has been interpreted as the right to live one's personal life without unjustified interference. Officers must judge whether the development proposed would constitute such an interference and thus engage Article 8.

Article 1 of Protocol 1 provides that a person is entitled to the peaceful enjoyment of his possessions and that no-one shall be deprived of his possessions except in the public interest. Possessions will include material possessions, such as property, and also planning permissions and possibly other rights. Officers will wish to consider whether the impact of the proposed development will affect the peaceful enjoyment of such possessions.

These are qualified rights, which means that interference with them may be justified if deemed necessary in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Any interference with a Convention right must be proportionate to the intended objective. This means that such an interference should be carefully designed to meet the objective in question and not be arbitrary, unfair or overly severe.

European case law suggests that interference with the human rights described above will only be considered to engage those Articles and thereby cause a breach of human rights where that interference is significant. Officers will therefore consider the impacts of all applications for planning permission and will express a view as to whether an Article of the Convention may be engaged.

This page is intentionally left blank

MINUTES of the meeting of the **PLANNING AND REGULATORY COMMITTEE** held at 10.30 am on 24 April 2024 at Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF.

These minutes are subject to confirmation by the Committee at its next meeting.

Members Present:

Ernest Mallett MBE
Jeffrey Gray
Victor Lewanski
Scott Lewis
Catherine Powell
Jeremy Webster
Edward Hawkins (Chairman)
John Robini
Richard Tear (Vice-Chairman)
Jonathan Hulley
Chris Farr

9/24 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS [Item 1]

None received.

10/24 MINUTES OF THE LAST MEETING [Item 2]

The Minutes were APPROVED as an accurate record of the previous meeting.

11/24 PETITIONS [Item 3]

There were none.

12/24 PUBLIC QUESTION TIME [Item 4]

There were none.

13/24 MEMBERS' QUESTION TIME [Item 5]

There were none.

14/24 DECLARATIONS OF INTERESTS [Item 6]

There were none.

15/24 APPLICATIONS FOR VILLAGE GREEN STATUS, LAND AT STOKES FIELD, LONG DITTON, SURREY [Item 7]

Officers:

Daniel Williams, Senior Countryside Access Officer (Legal Definition)
Judith Shephard, Senior Lawyer

Officer Introduction:

1. The Senior Countryside Access Officer introduced the report and provided Members with a brief overview. Members noted that the item was for Members to consider applications for Village Green status by Mr Marcus Burke-Williams (First applicant) dated 14 August 2017 (Application 1880) (and subsequently amended to exclude the southern part, owned by Taylor Wimpey UK Limited) and Mrs Amanda Moylan-Jones (Second applicant) dated 17 December 2018 (Application 1882) both relating to land north of the A309, West of Woodstock Lane North. Both applications incorporated Stokes Field Nature Reserve and Application 1882 also extends to One Tree Hill to the south, collectively referred to as 'Stokes Field'. It was noted that the County Council was the Commons Registration Authority (CRA) under the Commons Registration Act 1965 and the Commons Act 2006 and which administers the Registers of Common Land and Town or Village Greens. It was noted that, under Section 15 of the 2006 Act, the County Council can register new land as a Town or Village Green (TVG) on application. Full details could be found within the published report.

Key points raised during the discussion:

1. The Chairman thanked officers for the thorough overview of the report.
2. Cllr Mallett stated that he lived within the vicinity of the site between 1962 and 1965. The Member further noted the history of the application and that a public inquiry had taken place. Cllr Mallett added that having considered the report he was satisfied with the decisions that had been recommended.
3. A Member asked for clarification on who would be responsible for the maintenance of the site if the applications were approved. The officer stated that, from the point of view of the County Council Commons Registration Authority, the purpose was to record the rights and did not place any kind of duty upon the council for maintenance of the site. Members further noted that the responsibility of maintenance would remain with the landowner.
4. A Member stated that it was a very complicated subject and that officers had done an excellent job of explaining the context. Members further noted that a registration of a town and village green had no impact on land ownership.
5. The Chairman moved the three recommendations which were unanimously agreed.

Actions / Further information to be provided:

None.

Resolved:

The Planning and Regulatory Committee agreed:

- i. That the land in Application 1882 is amended as set out in paragraph 7.10; and

- ii. that the land in amended Application 1882 is registered as a TVG in accordance with section 15(2) of the Commons Act 2006 for the reasons given in the Inspector's Report.
- iii. That Application 1880 should be treated as withdrawn.

16/24 DATE OF NEXT MEETING [Item 8]

The date of the next meeting was noted.

Meeting closed at 10.55 am

Chairman

This page is intentionally left blank

To Planning & Regulatory Committee
By: Planning Development Manager

Date: 29 May 2024

District(s) Mole Valley

Electoral Division(s):

Dorking Hills
Mrs Watson

Case Officer:
David Maxwell

Purpose: For Decision

Grid Ref: 515919 149902

Title: Minerals and Waste Application MO/2023/1833

Land at Dorking West Station Yard, Ranmore Road, Dorking, Surrey, RH4 1HW

Retention of a materials recycling facility including a building for the bulking up and processing of mixed skip waste, an office / welfare facility, storage units, skip storage, entrance gates and installation of an acoustic fence (part retrospective)

Summary Report

Land at Dorking West Station Yard is situated around 280 metres (m) west of Ranmore Road and 170m east of Dorking West Station on the edge of the built-up area in north-west Dorking. It is bounded by a private access track to the north, beyond which lies a sand school, stables and a residential dwelling, an end-of-life vehicle facility to the east, the North Downs Line to the south and a car body repair shop to the west. A Primary School is situated around 180m to the east on the north side of the private access track. The application site covers an area of 0.27 hectares (ha) which includes a long private access track off Ranmore Road.

The site includes a small yard with an area of 0.13 ha which contains an unauthorised waste materials recovery facility (MRF). It is currently being used to import, sort, process, bulk up and store skip waste material, containing a mixture of primarily construction, demolition and excavation (C,D&E) waste and an element of household waste, prior to removal off-site.

Part of the application site, in respect of a section of the proposed access track, is located within the Metropolitan Green Belt. The Surrey Hills National Landscape (SHNL), formerly known as the Surrey Hills Area of Outstanding Natural Beauty (AONB), and an Area of Great Landscape Value (AGLV) are located immediately to the west of the application site. The site is situated within the Upper Greensand which is classified as a principal aquifer and within ground water Source Protection Zone 2.

The acoustic fence has yet to be installed. There is also a large quantity of miscellaneous equipment on the site which is not included as part of the application and would need to be removed. The application involves the importation of up to 7,500 tonnes per annum (tpa) of skip waste material comprising around 7,125 tpa of C,D&E waste.

Having assessed the planning merits of the application, Officers are satisfied that the proposal complies with relevant local development plan policies in relation to waste management, landscape and visual impact and ecology and biodiversity.

Mole Valley District Council (MVDC) and the District Council Environmental Health Officer (EHO) have expressed serious concerns regarding the proposed access arrangements and highway safety. The County Highway Authority and the Environment Agency have recommended that the application be refused on access and highway safety grounds and due to the risk of pollution to controlled waters respectively. Further, the district council EHO has advised that the impact of intrusive noise on the nearby sand school and stables is unacceptable and the County Air Quality Consultant has requested the submission of a Dust Management Plan and further air quality information which remains outstanding. A total of 139 letters of representation and two petitions have been received, all of which object to the application, primarily in relation to highways, traffic and access, noise and air quality including dust.

As the application site is partially located in the Green Belt, the application comprises inappropriate development in the Green Belt which should only be approved in 'very special circumstances'. Having identified the harm that the development would cause to the openness of the Green Belt together with any other harm, Officers do not consider that there are sufficient very special circumstances that clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.

Taking these considerations into account, Officers consider that the proposed development is unacceptable and is contrary to the requirements of national planning policy and local development plan policy requirements.

The recommendation is that planning permission is REFUSED.

Application details

Applicant

Surrey Recycling Services

Date application valid

23 November 2023

Period for Determination

22 February 2024 (Extension of time agreed until 12 June 2024)

Amending Documents

- Email entitled, "J004523: Planning Application SCC_Ref_2023-0112 - Dorking West Station Yard, Ranmore Road" dated 22 January 2024
- Revised Application Form dated 22 January 2024
- Drawing No. J004523-DD-03 Rev D As Existing Site Plan dated 19 January 2024
- Drawing No. J004523-DD-01 Rev C Site Location Plan dated 19 January 2024
- Email entitled, "J004523: Planning Application SCC_Ref_2023-0112 - Dorking West Station Yard, Ranmore Road" dated 29 January 2024
- Drawing No. 2308071-02 Visibility Splays at Southern Access dated 25 January 2024
- Drawing No. 2308071-TK07 Swept Path Analysis at Southern Access (9.57m Tipper) dated 25 January 2024
- Email entitled, "RE: J004523: Planning Application SCC_Ref_2023-0112 - Dorking West Station Yard, Ranmore Road" dated 1 February 2024

- Drawing No. J004523-DD-04 Rev E As Existing Site Plan showing Acoustic Fence dated 6 February 2024
- Email entitled, "RE: J004523: Planning Application SCC_Ref_2023-0112 - Dorking West Station Yard, Ranmore Road" dated 7 February 2024
- Drawing No. EHP 01 Eco.Enhancement Plan dated February 2024
- Arboricultural Method Statement, David Archer Associates, dated February 2024

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been Discussed
Waste Management	Yes	52-61
Highways, Traffic and Access	No	62-78
Air Quality	No	79-88
Noise	No	89-107
Landscape and Visual Impact	Yes	108-134
Ecology and Biodiversity	Yes	135-144
Water Environment	No	145-155
Green Belt	No	156-170

Illustrative material

Site Plan

Plan 1 - Site Location and Application Site Area

Aerial Photographs

Aerial 1 - Surrounding Area
 Aerial 2 - Application Site

Plans & Drawings

As Existing Site Plan Showing Acoustic Fence

Site Photographs

- Figure 1: View from Ranmore Rd of Site Access Track to the Left and School Entrance to the Right
- Figure 2: View from Access Track looking South along Ranmore Rd
- Figure 3: View from Access Track looking North along Ranmore Rd
- Figure 4: View from Ranmore Rd looking West along Access Track
- Figure 5: View looking West along Access Track towards the MRF
- Figure 6; Application Site Entrance
- Figure 7: View looking East from SHNL towards rear of MRF Building
- Figure 8: View of MRF Building looking West
- Figure 9: Trommel used to Process Imported C,D&E Waste
- Figure 10: View of Yard and MRF Building looking West
- Figure 11: View of Yard looking East towards Site Entrance

Background

Site Description

1. The application site is situated on the edge of the built up area in north-west Dorking which comprises an historic market town. It is located around 170m west of Dorking West station and 280m west of Ranmore Road. It covers an area of 0.27 hectares (ha) which includes a long private access track off Ranmore Road that constitutes a no through road.
2. The site includes a small yard with an area of 0.13 ha which contains an unauthorised waste materials recovery facility (MRF). It is currently being used to import, sort, process, bulk up and store skip waste material, containing a mixture of primarily construction, demolition and excavation (C,D&E) waste and an element of household waste, prior to removal off-site.
3. The entrance to the site is located in the north-east corner of the yard. Two-thirds of the application site has a concrete base. The western end of the site contains a waste processing building. This has an open frontage, partly open sides and a concrete floor. The building contains a trommel and stockpiles of waste materials. In front of the building is an unloading area for imported waste materials. The site also contains a two-storey portacabin incorporating office, welfare and storage facilities, a quarantine storage bay, skip storage, large metal containers, two JCB excavators, a forklift truck, a number of scrap vehicles and other miscellaneous equipment.
4. The site has a solid fence along its southern perimeter. Solid metal fencing surrounds part of the northern site boundary extending westwards from the site entrance gates. Beyond this, the northern boundary is enclosed by a chain link fence. Green tarpaulin has been erected around part of the site perimeter. This is torn in places and has a number of holes with some sections having partly collapsed. A number of trees are situated immediately beyond and along the length of the southern site boundary and a mix of trees and hedgerow are located along parts of the northern boundary of the site.
5. The application site borders a car body repair shop to the west and an end-of-life vehicle (ELV) facility to the east. The ELV facility benefits from a certificate of lawful use. This facility is owned and operated by LJC Autospares Ltd who are also the landowners of the main yard which forms part of the application site. An equestrian centre lies to the north of the application site on the opposite side of the private access track. This comprises a sand school which lies 25 metres to the north of the proposed MRF, beyond which are a stables and residential dwelling. The North Downs line is situated immediately to the south of the site, beyond which is an industrial estate containing a number of commercial premises.
6. A car parking area, Conifer Park Gypsy and Traveller site, Ranmore Road Allotments, the Dorking Community Orchard and Ranmore BMX and Mountain Bike Park all lie to the west of the sand school and on the northern side of the private access track from which they are served. Saint Martin's Church of England Primary School is situated around 180m to the east of the application site on the opposite side of the private access track with the school playing field being around 30m distant at its nearest point. Public Footpath 67 is located opposite the junction between Ranmore Road and the private access track which leads to the application site.

7. Two parallel private access tracks a very short distance apart lead west from Ranmore Road in the direction of the application site. The private access track to the north is owned and maintained by Mole Valley District Council (MVDC). This passes the access to the school and continues westwards past the northern boundary of the ELV facility towards the application site and equestrian centre, and the car body repair shop, parking area, Gypsy and Traveller site, allotments, orchard and bike park beyond.
8. The private access track to the south is owned by LJC Autospares Ltd. At around 110m in length, this access track is much shorter and only serves the ELV facility. The owner has allowed parents to use this access at school drop-off and pick-up times provided they do not block vehicles from accessing and egressing the ELV facility. Just to the north of the entrance to the ELV facility, this access track merges with the private access track to the north. At this point, it is possible for vehicles to join the private access track to the north owned by MVDC and turn left in the direction of the application site or right in the direction of Ranmore Road past the school access road. During the site visit undertaken by Officers, it was noted that vehicles were currently using the northern private access track to access the application site from Ranmore Road.
9. The application site is partly located within the Metropolitan Green Belt as a 133m section of the northern private access track within the application site boundary is designated as Green Belt land. The Surrey Hills National Landscape (SHNL), formerly known as the Surrey Hills Area of Outstanding Natural Beauty (AONB), and an Area of Great Landscape Value (AGLV) border the application site immediately to the west. Mole Gap to Reigate Escarpment Special Area of Conservation (SAC) lies around 1,900m to the north-east and Hackhurst and White Downs Special Site of Scientific Interest (SSSI) is situated 500m to the north-west.
10. The site is situated within the Upper Greensand which is classified as a principal aquifer and within ground water Source Protection Zone 2. It also lies within Flood Zone 1 and has a low probability of flooding from rivers and the sea.

Planning History

11. The County Planning Authority has no planning history for the site which is the subject of an open enforcement investigation. The relevant planning history referred to in the submitted Planning Statement has been checked and found not to relate to the application site. However, the applicant has subsequently explained that the application site has been in existence for the last 40 years. During the 1980s and 1990s the application site was being used by a skip company. The site was subsequently used as a scrap yard until the applicant arrived at the site in 2020 and began operating a recycling service involving the receipt of skip waste. In April 2022, a license was obtained from the Environment Agency and the applicant began operating the MRF.

The proposal

12. The part-retrospective application is for the retention of a MRF including a building for the bulking up and processing of mixed skip waste, a two-storey office/welfare facility, storage units, skip storage, entrance gates and the installation of an acoustic fence. The application is part retrospective because the existing layout differs from that shown on the submitted drawings and the acoustic fence has yet to be installed.

13. The proposal involves the importation of up to 7,500 tonnes per annum (tpa) of skip waste material. The applicant states that this comprises around 7,125 tpa of C,D&E waste. On arrival, the waste material would be unloaded onto a concrete base in a designated area in front of the waste processing building. The waste would be processed by being fed into a trommel where it would be separated into different waste streams including hardcore, wood, plastics, plasterboard and scrap metal. The waste material would then be stored in 6 x 40 and 20 yard skips before being collected and removed off-site for recycling at other specialist licenced treatment sites.
14. A 13 tonne JCB excavator would be used to load the waste into the skips and lorries. The machinery would remain at the site overnight and would be used throughout the site operating hours with the exception of Saturdays when no noisy works would take place. In the event that hazardous materials are brought onto site, the materials would be disposed of using the appropriate procedures and the local planning authority advised accordingly.
15. To prevent the spread of dirt and debris onto the public highway, all vehicles accessing the site would be inspected and, if necessary, their wheels cleaned before leaving the site to access the public highway. In the event that mud is spread on the public highway, this would be cleaned using a road sweeper.
16. The proposed waste processing building would be 9.8m in length and 9.8m wide. The roof would slope downwards from a height of 7.8m at the front of the building to 6.3m at the rear. In this respect, the submitted rear elevation drawing is incorrect as it indicates that the roof would be 7.8m in height at the rear of the building. The building would be open at the front and partially open on either side. The wall along the rear elevation of the building would also extend partly along the length of the side elevations and is coloured pale green. The applicant states that the corrugated roof panels and frame would be made from Corten / weathering steel and would be painted grey. The proposed unloading area for waste processing would be located directly in front of the waste processing building and measures around 9.8m in length and 7.5m in width.
17. To the west of the unloading area, a quarantine storage bay (3m by 4.5m) and six x 40 and 20 yard skips are proposed to be sited along the northern site boundary with a concrete slab (3.7m by 4.4m), with concrete blocks to the rear, on which to park the 13 tonne excavator, a two storey portacabin and 4 cycle parking spaces to be sited along the southern site boundary. A total of 5 car parking spaces would be provided at the eastern end of the site close to the site entrance.
18. The proposed two-storey portacabin is to be used for the storage of controlled substances, diesel oil and personal protective equipment on the ground floor and as an office and welfare facility on the upper floor. The building would be 4.7m in height, 9.5m in length and 2m in width. An exterior staircase positioned at the western end of the building would provide access to the upper level. The portacabins would comprise corrugated wall panels and frame made from Corten weathering steel which would be painted blue.
19. The site would have metal entrance gates and a 1.8m board fence along the southern boundary. A 3m high acoustic close boarded fence is proposed to be erected along the northern boundary of the site with a 2m high close boarded acoustic fence (with an overall height of 4m) proposed on top of the existing building on the northern section of the site's western boundary. This would be positioned in order to line up with the existing barrier behind the trommel which is located towards the front of the waste processing building.

20. Access and egress to the site is proposed using the southern private access track between Ranmore Road and the entrance to the ELV facility and the northern private access track between the ELV facility entrance and the application site. This would ensure that development related traffic avoids passing the access road serving the nearby primary school.
21. All deliveries would be pre-booked in advance and allocated set arrival times. Suppliers would be required to call the office a minimum of 20 minutes before their vehicle arrives at the site to confirm that the loading area is available. If loading space is unavailable, vehicles would be turned away and given an alternative delivery time. Deliveries to the site would generally take place outside the peak hours on the highway network. Where possible, deliveries would be scheduled to distribute vehicle movements throughout these hours and to avoid more than one vehicle delivering to the site at any one time.
22. All heavy goods vehicle (HGV) drivers and visitors to the site would be made aware of the access and egress route and of the parking restrictions in the vicinity of the site prior to undertaking their journey. A written briefing and plan for the site would be provided to drivers and visitors.
23. The proposed MRF would employ 9 full-time staff. It would operate between 0900 and 1700 hours Monday to Friday and between 0900 and 1600 hours on Saturday. During the winter months, it is proposed that the site would only be used between 1530 and 1700 hours for the packing up of equipment and cleaning as no external lighting is proposed.

Consultations and publicity

District Council

- | | | |
|-----|-------------------------------------|---|
| 24. | Mole Valley District Council (MVDC) | Has serious concerns over the appropriateness of the access to the site which is owned and maintained by MVDC. |
| 25. | Environmental Health Officer | Considers the application to be unacceptable on the grounds of highway safety and servicing, pedestrian safety and noise. |

Consultees (Statutory and Non-Statutory)

- | | | |
|-----|-------------------------------|---|
| 26. | County Highway Authority | Has assessed the application on safety, capacity and policy grounds and recommends the proposal be refused. |
| 27. | County Noise Consultant | Has a number of concerns relating to the assessment of noise including the assessment of cumulative noise impact. |
| 28. | County Air Quality Consultant | Represents an appropriate use of the land in air quality terms and the impacts on the surrounding area would not be significant. Recommends the provision of further information including the submission of a Dust |

- Management Plan.
29. Lead Local Flood Authority No comments as there is no change to the impermeable area or existing surface water drainage system.
30. Environment Agency Object and recommend that planning permission be refused.
31. Thames Water No views received.
32. SES Water Express concern over the impact on ground water quality.
33. County Landscape Officer The proposal would not result in an Unacceptable level of harm subject to the imposition of conditions.
34. SHNL Planning Adviser Is contrary to the National Planning Policy Framework and the Surrey Hills Management Plan.
35. County Arboriculturist Officer No objection.
36. County Ecological Officer No concerns regarding nesting birds, roosting bats or the proposed ecological enhancements.
37. Minerals and Waste Policy Team Broadly supportive of the proposal whilst recognising that it would not make a significant contribution to waste capacity requirements.
38. Network Rail No views received.
39. Health and Safety Executive Proposal does not lie within the consultation distance of a major hazard site or major accident hazard pipeline.
40. County Councillor - Dorking Hills Application should be refused due to the noise impact on the sand school, unless significant noise conditions are imposed, the inadequate access and the damage to the private access track.

Parish/Town Council and Amenity Groups

41. Wotton Parish Council No views received.

Summary of publicity undertaken and key issues raised by public

42. The application was publicised by the posting of 4 site notices and an advert was placed in the local newspaper. A total of 67 owners/occupiers of neighbouring

properties were directly notified by letter. A further round of publicity was undertaken on 2 February 2024 due to amendments being made to the application form and the application site boundary. Four site notices were posted and all those owner/occupiers of neighbouring properties that were previously notified and all those who had submitted representations on the application were notified by letter and a further advert was placed in the local newspaper.

43. A total of 139 letters of representation and two petitions have been received, all of which object to the application. The first petition contains 400 signatures and the second includes 3 signatures. The representations received include a response from Dorking Business Breakfast Group, which comprises around 30 local businesses, and Circular Dorking. The main reasons given are summarised below.

Location

- Site location is completely inappropriate and contradicts the Surrey Waste Local Plan (SWLP) including policies 11a, 14 and 15.
- The site is an unauthorised development in the Green Belt and it will not be possible to expand in future.
- The site is not identified for recycling in the SWLP.
- It is absolutely ridiculous to put a recycling site near St Martins School.
- Should consider a location on a main road, out of town and away from residents.
- A building recycling site already exists on Randalls Road, Leatherhead which is nearby and a preferable location.
- Proximity to a residential caravan site and next to a public right of way.

Highways, Traffic and Access

Transport Assessment:

- Transport Assessment is of very poor quality.
- Inadequacy of the Highways Assessment in relation to public safety risk.
- Current access fails the Government's and SCC's own design criteria.

Traffic:

- Potential to cause gridlock as roads are already congested in this area.
- Very poor sight lines up and down the access track and at junction with Ranmore Road.
- HGVs need to sweep across the oncoming traffic carriageway when exiting.
- Difficulty for lorries to turn left into Ranmore Road especially when traffic is approaching from the north.
- Vehicles idling and manoeuvring at the entrance to the access track on Ranmore Road.
- HGVs turning and reversing into the station access and access track next to the school bringing Ranmore Road to a standstill.
- Surrounding roads are unsuitable for the proposed number of HGVs.
- Lack of any suitable access to the site from any direction due to existing traffic constraints including narrow spots, blind corners and cyclists.
- Access via Chalk Pit Lane would be unacceptable.
- Significant cumulative impact of traffic and lack of effective signing from public highway.
- Unclear how number of HGV movements will be monitored.

Private Access Track:

- Access track is single track with no footway, pathway or passing area.

- Muddy ditch and uneven / slippery grass bank on one side of the access track and high metal fence on the other offer no safety for pedestrians, cyclists, allotment-holders, and dog walkers confronted with an oncoming skip lorry.
- Likely to cause huge problems for anyone accessing the allotment, bike park, riding stables, caravan site and orchard down the single lane track.
- Most of the access track would be unsafe for pedestrians or cyclists travelling to the community orchard, allotments or SHNL as there is no place of refuge.
- Very unsafe to walk a dog, baby in a buggy and a young child to school along the track.
- Public are frightened and being driven away from using the well-used access track to visit local amenities where pedestrians are in fear of oncoming vehicles.
- Access track has become very dangerous as skip lorries and large container wagons reverse along it to gain access to the site.
- HGVs reversing along or across the lane due to a lack of turning space within the yard stopping and blocking everything in its path.
- Pedestrians / cyclists on this narrow lane should not have to negotiate oncoming HGVs.
- Need wellies to walk along the lane all year round.
- Access track looks like it is sinking, is constantly waterlogged and has huge potholes and damaged verges caused by HGVs.
- Access track is constantly being blocked preventing access from emergency services.
- Lack of on-site infrastructure to prevent mud and stone being dragged on to the lane.
- There are no pavements for pedestrians accessing the train station.
- Risk to pedestrians, cyclists, commuters and wheelchair users using the train station.
- Dog leg around LJC Autospares will not be easy for HGVs.
- The application site used to be accessed via the main entrance to the scrap yard before the operator of the application site opened a new access directly into the yard.

Traffic Impacts on the School:

- Several recent near misses involving school children and one being hit by a car.
- A child was knocked down outside the school in 2023.
- Safety risk due to 300 children using the start of the access track to get to the school.
- Conflict with school access and will increase congestion due to limited school parking.
- Significant safety risk to children walking, scooting or cycling to school.
- Contrary to school's efforts to improve road safety and encourage access by non-car modes of travel.
- Contradicts Surrey County Council (SCC) commitment to provide pedestrians and cyclists with safe access to local schools.
- Gate to school playing field is 10m from the entrance to LJC Autospares.
- Manned school crossing is obscured by manoeuvring lorries.
- Large vehicles will make the job of the lollipop man more challenging.
- Children behind the lorries cannot be seen safely when lorries roll back slightly whilst carrying out a hill-start on Ranmore Road.
- Lorries turn around right outside the school entrance blocking Ranmore Road.
- Impact of lorry traffic on another school on Ashcombe Road which is the most direct route to the M25 and local A roads.
- Large lorries frequently cause congestion on Ranmore Road by the school.

Health and Safety:

- Contravenes public health / safety provision of the Environmental Protection Act 1990.
- Detrimental impact on mental health.
- Skip lorries kill a disproportionate number of cyclists due to their blind spots.
- Direct threat to young pedestrians not easily visible to drivers due to blind spots.
- Reduced safety on Ashcombe Road / Ranmore Road which are unsuitable for HGVs.
- High risk of serious injury to pedestrians and other road users with a motorcyclist having been felled.
- Request a risk assessment due to the impact of HGVs on highway safety.
- Near misses, huge lorries driving along pavements and mounting the pavement including the pavement opposite whilst reversing and when turning left from Ashcombe Road into Randalls Road.
- Lack of clearance for manoeuvring vehicles.
- Danger to road users and pedestrians due to lack of visibility on road outside school.
- Many lorries run backwards on their hill-starts due to the exit from the access track being uphill.
- Workers do not wear any safety gear or masks and climb the tower of waste with no safety harness.

Parking:

- Need for lorries to temporarily park in the local area where there is a lack of space.
- Most local roads have residential parking on both sides.
- Cars are parked on one side of the road which causes visibility issues and congestion.
- Lorries parked up with engines idling while waiting for a time slot to access the site.
- Parking of vehicles related to the business sometimes blocks a right of way.
- Use of residential roads by lorry traffic and skip lorry parking has not been addressed.
- Inconsistent references to on-site parking provision.

Air Quality and Dust

- Contrary to SWLP policy on air quality.
- Dust Assessment is of poor quality, misleading and does not address the transmission of dust from mud on the lane.
- Local residents have complained about the impact of dust plumes on their properties.
- Incorrect to say there have been no complaints in relation to dust.
- There are no dust control measures on site.
- Green tarpaulin, fence and thin covering of trees do not control dust.
- Applicant cannot rely on trees outside the site boundary to help mitigate dust as the trees are not under the applicant's control.
- High dust levels produced have only been suppressed by recent heavy winter rain fall.
- The equestrian centre car park, school playing fields and access lane have been engulfed with plumes of dust on many occasions.
- Impact of dust clouds on children and prevailing winds will blow dust over the school.
- Dust impact on nearby school, open playground and local area.
- School children may have to spend less time outdoors due to increased pollution.
- Impact of dust from lorries travelling to and from the site.
- Carcinogenic properties of much of the dust created.
- Increase in particulate matter, nitrogen oxides (NOx) and other toxic substances.

- Rise in various types of pollution immediately surrounding the school including exhaust fumes from queueing lorries.
- Young brains are particularly vulnerable to toxins as proven by scientific research.
- Correlation between exposure to vehicle emissions and increased asthma in children.
- Air quality impact on school pupils with asthma and other serious allergies.
- Breathing issues for children and adults at the school.
- Poor air quality on the equestrian centre car park and access lane due to diesel engines and machinery running all day.
- Air quality impact on pedestrians, local residents and allotment users.
- Reduced air quality from HGVs emitting a substantial amount of diesel pollution.
- Materials blowing from uncovered or partly covered vehicles.

Noise

- Contrary to SWLP Policy 14 in relation to noise.
- Contravenes the Noise and Statutory Nuisance Act 1993.
- Noise Assessment is of poor quality, ignores impact on caravans in Conifer Way and fails to address noise from vehicles.
- Noise impact on the school, open playground and local area and vibration from HGVs.
- Detrimental noise impact on school children's learning and staff working conditions.
- Noise level is unacceptably high, invasive, a disturbance and like thunder.
- Noise is audible from my house 0.3 miles away.
- The noise echoes loudly up through the valley impacting the equestrian centre and the houses on the hillside.
- Noise can be heard a long way up onto the National Trust land at the back of the equestrian centre.
- Noise can be heard from the slopes of Ranmore ruining the peace of the area.
- Equestrian centre is greatly impacted from loud engines and machinery running all day.
- Noise of skips being emptied, dragged, stacked and dropped from height is totally unacceptable and has stopped horses being ridden in the indoor riding school.
- Unfair to expect a horse to be ridden and behave in a safe manner with constant noise, loud crashes and bangs from skips, and JCB's dropping and banging rubbish into skips.
- Local pony clubs and horse owners have had to stop coming to use the indoor school.
- A vet commented that riding horses in the indoor school was cruel and a welfare issue.
- The noise is a welfare issue to the horses which can cause severe escape attempts risking a series accident for the horses and their riders/handlers.
- The audible warning sounds of lorries reversing or turning left has not been taken into account.
- Vehicle noise reflected from the acoustic barrier back towards the school has not been considered.
- The noise barrier will be ineffective.

Landscape and Visual Impacts

- Is taking place on land in the SHNL.
- Completely inappropriate in close proximity to the SHNL.
- Huge very ugly steel structure has been erected in the SHNL and blocks views of Denbies hillside from the top of the lane and Ranmore Common for local residents.
- Site is unsightly and the huge storage barn is not in keeping with the landscape.
- Clouds of dust can be seen from a distance during the drier months.

- Brown appearance of school conifer trees on the roadside may be due to its over-use.
- Adverse impact of noise barrier on the SHNL, AGLV and its setting.
- Query visual impact of acoustic fence and potential to spoil views across the SHNL.

Water Environment

- Site is causing water pollution for local residents.
- Risk to SES Waters' water supply given proximity of site to drinking water boreholes.
- Damage to the verge from site traffic has blocked the main soakaway/drainage causing the lane to flood.
- Surface water should be dealt with via soakaways or through culverts and contaminated water treated locally.

Odour

- Smells come from the site.
- Frequent smell of oil around the school due to the prevailing wind direction.

Ecology

- Contrary to SWLP policy on biodiversity.
- Is no ecological assessment and proposal will directly affect wildlife / precious species.
- Dust, pollutants and noise from the site will have an impact on surrounding wildlife.
- Rare nightingales and surrounding plants will be adversely affected or lost.
- No details of biodiversity net-gain have been provided.

Environment

- Existing demonstrable harm caused by the waste operation which has damaged the surrounding area.
- Impact on visitors to the Community Orchard where school visits will need to be restricted or curtailed.
- Inappropriate development in a residential area and impact on residential amenity.
- Risk of imported material including dangerous hazardous substances has not been addressed.
- The site is more likely to have a throughput of 75,000 tpa.
- The site is too small to accommodate this proposal.
- Negative environmental impact is directly at odds with the Council's green agenda and community strategies.

Other Matters

- Potential to depress property values.
- Site would be better used for residential development.
- Question adequacy of on-site storage.

Procedural Matters

- Applicant has shown total disregard to the law as the use is unlawful.
- EA have licenced the site without any effective consultation.
- Premises extends beyond the boundary shown.
- Red line boundary inadvertently includes the trackway owned by MVDC.
- Relies on access via land owned by Network Rail and MVDC without any agreement.
- Use of Network Rail land to access the site is not referenced as part of the application.
- Planning authorities should confirm the ownership arrangements for the site and adjacent vehicle recycling centre including MVDC's interest in the land.

- Lack of enforcement action by SCC and MVDC which should have already been taken and request that the activity be stopped.
 - Query how many aspects of the proposal are capable of being enforced.
 - The application is not sufficiently coherent to warrant consideration.
 - Would expect company to have received a penalty or fine rather than being allowed to apply for retrospective planning permission.
 - Lack of information and inaccuracies in the application and planning application form.
 - Application is contrary to the covenants which apply to the land.
 - SES Water and the fire service need to be consulted.
 - Application should be submitted in the name of the operator, Surrey Recycling Services and not the vehicle scrap yard company LJC.
-

Planning considerations

Introduction

44. The guidance on the determination of planning applications contained in the Preamble/Agenda front sheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
45. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan 2020 (SWLP), the Mole Valley Core Strategy 2009 (MVCS), the 'saved' policies contained within the Mole Valley Local Plan 2000 (MVLDP), and the Dorking Town Area Action Plan 2012 (DTAAP). As only a section of the access track is included within the area covered by the DTAAP, none of the policies contained within the Plan are relevant to the determination of the application.
46. The County Planning Authority (CPA) are in the process of preparing a new Minerals and Waste Local Plan (MWLP) for Surrey which will replace the existing Surrey Minerals Plan 2011 and SWLP 2020. The MWLP remains at an early stage of preparation with the Issues and Options document being published for consultation between 15 November 2021 and 7 March 2022.
47. The District Council are in the process of preparing the MVLP 2020-2037 and published the Proposed Submission Version in 2021 for submission to the Secretary of State for Examination. The Examination process remains ongoing and Main Modifications to the draft MWLP were published for consultation during March and April 2024. As the draft MWLP has reached an advanced stage of preparation, substantial weight can be afforded to those policies contained within it that are not the subject of main modifications given the reasonable expectation that they will not be amended prior to the adoption of the Plan.
48. The CPA has considered the need for the application to be supported by an Environmental Impact Assessment (EIA). The application was found not to fall within the scope of any of the types of development listed in Schedule 1 or Schedule 2 of the EIA Regulations 2017 (as amended). Neither was it found to involve any changes to any of the types of development listed under Schedule 2 or to be located within or adjacent to any sensitive area listed in Regulation 2 of the EIA Regulations. As a consequence, it was concluded that the proposed development did not need to be screened for EIA.

49. In relation to permitting, the Environment Agency (EA) informed the CPA in August 2023 that the site operator currently holds an SR2015 No 4 Environmental Permit. This comprises a 'standard rules' permit which allows the operation of a household, commercial and industrial waste transfer station with a capacity of up to 75,000 tpa. However, this permit does not allow the mechanical treatment of waste. In order to allow the use of the trommel on the site, the EA confirmed that the operator would need to apply for the permit to be varied to SR2015 No 6 which allows waste material to be treated on site.
50. In considering this application, the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
51. In assessing the application against development plan policy, it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are waste management, highways, traffic and access, air quality, noise, landscape and visual impact, ecology and biodiversity, the water environment and Green Belt.

Waste Management

Surrey Waste Local Plan 2020

Policy 1: Need for Waste Development

Policy 3: Recycling of Inert Construction, Demolition and Excavation Waste

Policy 10: Areas Suitable for Development of Waste Management Facilities

52. Paragraph 1 of the National Planning Policy for Waste (NPPW) states that positive planning plays a pivotal role in delivering this country's waste ambitions including through delivery of sustainable development and resource efficiency, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy; and, helping to secure waste re-use, recovery or disposal without endangering human health or harming the environment.
53. NPPW paragraph 4 promotes the identification of sites for waste development in local plans which give priority to the re-use of previously developed land. Paragraph 7 states that when determining planning applications, waste planning authorities should, amongst other matters, only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan.
54. The Waste Framework Directive (WFD), as amended, sets out requirements for the collection, transport, recovery and disposal of waste. The WFD includes a requirement to apply the 'waste hierarchy' when planning for waste management. The waste hierarchy is a system of prioritising the different ways in which waste can be managed with the most sustainable method, prevention, at the top of the hierarchy followed by preparing for reuse, recycling, other recovery¹, with the least sustainable method, disposal, at the bottom.
55. The vision for the SWLP is composed of 5 key elements that reflect national planning policy. These elements include the achievement of net self-sufficiency and sustainable waste management (waste hierarchy). The SWLP Spatial Strategy states that waste

¹ Processing of wastes into materials to be used as fuels or for backfilling.

management development is prioritised on previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages and/or land not in the Green Belt. Areas which are likely to offer opportunities for waste development in accordance with this Spatial Strategy include urban areas and towns located close to the boundary with London and large towns, including Guildford, Woking, Reigate/Redhill and Farnham.

56. SWLP Policy 1 states that planning permission will be granted for the development of new waste facilities that contribute to achieving targets for recycling, recovery and the diversion of waste from disposal in a manner that does not prevent management of the waste at the highest point practical in the waste hierarchy. Policy 3 of the SWLP is supportive of applications for C,D&E waste recycling facilities where the site is suitable for such use when assessed against policies in the SWLP and the Spatial Strategy. SWLP Policy 10 states that planning permission will be granted for the development of waste facilities on land identified for employment uses or industrial and storage purposes, land considered to be previously developed and land otherwise suitable for waste development when assessed against other policies in the Plan.
57. The Minerals and Waste Policy Team (M&WPT) recently published a Waste Capacity Needs Assessment (WCNA) to identify the future need for additional waste management capacity in Surrey to 2042. The outcome of this assessment identified a shortfall in management capacity for CD&E waste due to increasing waste arisings, the expiry of existing planning permissions and the consequent closure of temporary waste management facilities.
58. The M&WPT has advised that CD&E recycling covers both the sorting of waste delivered in skips into components for onward recycling and the actual processing of the hard element of this waste stream. In this regard, they point out that Waste Transfer Stations and Materials Recovery Facilities play an important role in the sustainable management of CD&E waste, and that there is therefore a demonstrable need for such facilities.
59. The M&WPT is broadly supportive of the proposal insofar as it would bolster existing recycling capacity in the county, contribute to meeting CD&E waste management requirements, and help drive the management of waste up the Waste Hierarchy. However, the Team highlight the relatively minor waste management capacity that would be provided by the site. As such, while the facility would provide an important role in contributing to the sustainable management of CD&E waste, the Team state that it would not in itself make a significant contribution to meeting the capacity requirements of the county as set out in the WCNA.
60. It is considered that the application would contribute to the delivery of the country's waste ambitions by recovering recyclable C,D&E waste from imported skip waste, segregating the recovered C,D&E waste into different material types, and then storing the material prior to its removal off-site for recycling elsewhere. The waste processing yard is located on previously developed land within the urban area of Dorking. It would support the achievement of net self-sufficiency in the management of Surrey's waste, the sustainable management of waste, promote resource efficiency and provide employment for 9 full-time members of staff. The development would help to drive the management of Surrey's waste up the waste hierarchy, promote the recovery and re-use of waste material and contribute to the identified shortfall in C,D&E waste management capacity in Surrey. In these respects, the proposal would support national waste policy contained in the NPPW, accord with the intentions of the WFD and meet the requirements of SWLP policies 1, 3 and 10.

Conclusion

61. In view of the above considerations, there is considered to be a demonstrable need for the proposal. The application is considered to be consistent with the principles of positive planning and sustainable waste management and supports the objectives of the waste hierarchy and the achievement of net self-sufficiency in the management of Surrey's waste. In this regard, the application is in accordance with the requirements of the NPPW, WFD and SWLP Policies 1, 3, and 10.

Highways, Traffic and Access

Surrey Waste Local Plan 2020

Policy 15: Transport and Connectivity

Mole Valley Core Strategy 2009

Policy CS18: Transport Options and Accessibility

Mole Valley Local Plan ('saved' policies)

Policy MOV2: The Movement Implications of Development

Draft Mole Valley Local Plan 2021

Policy INF1: Transport

62. National Planning Policy Framework (NPPF) paragraph 114 seeks to ensure that safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree. Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
63. SWLP Policy 15 promotes waste development where transport links are adequate to serve the development or can be improved to an appropriate standard. Where the need for road transport has been demonstrated, the policy seeks to ensure that there is safe and adequate means of access, vehicle movements will not have an unacceptable impact on highway safety and satisfactory provision is made to allow for safe vehicle turning and parking, manoeuvring and loading.
64. MVCS Policy CS18 states that the availability of travel options and access will be given significant weight in considering development proposals. Transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists and users of public transport will be supported. 'Saved' Policy MOV2 of the MVLP stipulates that development will normally only be permitted where it can be demonstrated that it is or can be made compatible with the transport infrastructure and the environmental character in the area, having regard to all forms of traffic generated by that development.
65. Draft MVLP Policy INF1 sets out that development proposals will be assessed for their impact on the highway and public transport network as well as the local environment and should be located so as to minimise any adverse impact on the highway network and maximise the use of sustainable modes of transport. Planning permission will only be granted if any adverse impacts of the development can be overcome by transport improvements considered necessary by the Council.
66. The application site would generate 50 HGV movements per day. This equates to an average of 6.25 HGV movements per hour Monday to Friday. Access and egress would be achieved from Ranmore Road via the southern access track owned by LJC Autospares Ltd, which connects Ranmore Road to the entrance to the ELV facility,

before it merges with the northern access track, and then the northern access track owned by MVDC between the eastern end of the ELV facility and the entrance to the application site. As a consequence, site generated traffic would not use the section of the northern access track between the eastern end of the ELV facility and Ranmore Road which passes the access to the primary school.

67. The northern access track is extremely narrow and is only just wide enough to accommodate one-way HGV movements. Following a site visit, Officers share the concerns raised in letters of objection regarding the inconvenience that would be caused to users of the access track and the risks to the safety of pedestrians, cyclists and other users.
68. The applicant acknowledges that there is no scope to offer two-way HGV movements to access the application site from Ranmore Road. Further, they do not consider that the operation of a partial one-way system involving HGVs passing the access to the primary school would be appropriate. The applicant states that given only one HGV would visit the site every hour, traffic flow would be so low that any change to the wider road network would be immaterial. As such, they argue that there should be no requirement to demonstrate that two-way HGV movements can be achieved. They add that pedestrian safety is a priority for the applicant and the operation of the site. In respect of visibility splays, the applicant states that the visibility has been reviewed at the southern access and this complies with the relevant requirements. However, in terms of trip generation, the suggestion that only one HGV would visit the site every hour is not accepted by Officers.
69. The applicant has submitted a Highways Technical Note in support of the application. This seeks to address highway aspects relating to the proposal including the type of vehicles using the site as well as how safe and suitable access can be maintained. This sets out that a 9.6m tipper vehicle can successfully enter the site in forward gear, unload, and execute a 3-point turn to exit the site in forward gear. Similarly, the swept path analysis illustrates that a skip lorry entering the site can pick up skips and exit the site in forward gear.
70. A range of measures are proposed to ensure that the potential impact of the development on local residents and businesses would be minimised. All deliveries would be pre-booked in advance and allocated set arrival times. Suppliers would call the office a minimum of 20 minutes before their vehicle arrives at the site to confirm that the loading area is available. If loading space is unavailable, vehicles would be turned away and given an alternative delivery time.
71. Deliveries to the site would generally take place outside the peak hours on the highway network. Where possible, deliveries would be scheduled to distribute vehicle movements throughout these hours and to avoid more than one vehicle delivering to the site at any one time. All HGV drivers and visitors to the site would be made aware of the access and egress route and of the parking restrictions in the vicinity of the site prior to undertaking their journey. A written briefing and plan for the site would be provided to drivers and visitors.
72. The County Highway Authority (CHA) has assessed the application on highway safety, capacity and policy grounds and recommends that the proposal be refused. Firstly, the CHA state that the applicant has not demonstrated that two-way vehicular movement can be achieved from the proposed intensified access. Without widening the existing access and the private access track, there is a likelihood of vehicles queuing on Ranmore Road whilst waiting for the manoeuvring of HGVs in or out of the site via the narrow private access track. The swept path analysis submitted shows that traffic

waiting on Ranmore Road to allow the left turning of HGVs would obstruct visibility and traffic movements with potential to cause further delays and highway safety issues due to numerous manoeuvres by HGVs at the priority junction. The CHA would not support a development where there is potential for HGVs to reverse on Ranmore Road to manoeuvre in or out of the narrow access.

73. Secondly, the CHA has set out that visibility from the proposed access is compromised particularly for right turning vehicles onto Ranmore Road and left turning vehicles into the private access track. The CHA has noted that vehicles park on the crest of the bridge up to the site access. There are bushes outgrowing onto the pavement thereby reducing pedestrian visibility which is not helped by the lack of a pedestrian footway on the private access track from Ranmore Road.
74. Thirdly, the CHA is concerned about the potential highway impacts of the proposal at the point where the private access track meets the public highway. It has not been demonstrated that pedestrian access and suitable footways have been prioritised in the development of the proposals. This is concerning given the proximity of the proposed access to the primary school as well as pedestrians walking to the station.
75. As a consequence, the proposed intensification of the priority junction off Ranmore Road and the private access track which provides access to Dorking West Station, would involve larger vehicles overrunning kerbs, verges or making a number of manoeuvres on the public highway to access the private access track, leading to highway safety issues. The existing access is too narrow and inadequate to accommodate the anticipated HGV trips as shown on submitted drawings J004523-DD-01 Rev C Site Location Plan dated 19 January 2024 and 2308071-TK07 Swept Path Analysis at Southern Access (9.57m Tipper) dated 25 January 2024.
76. Furthermore, without the scope to modify the existing access and widen the private access track to allow simultaneous vehicle movements, the proposal would cause serious highway safety issues. Whilst submitted drawing 2308071-02 Visibility Splays at Southern Access dated 25 January 2024 demonstrates that adequate visibility splays can be achieved from the school access, it appears that visibility is limited for the right turning vehicles from the proposed access. The situation is compounded by parked vehicles over the bridge and equally so by the proposed two-way vehicular access onto Ranmore Road from the private access track. Ranmore Road is a rural carriageway with a speed limit of 30mph and in accordance with the Manual for Streets, a new access or intensified access should have an 'x' distance of 2.4m x 43m 'y' distance.
77. MVDC has serious concerns over the appropriateness of the access to the site and the district council EHO has advised that the Mole Valley Environmental Health Authority consider that the application is unacceptable. This is on the grounds of highway safety, servicing and pedestrian safety. These sentiments are echoed by a large number of residents who have written in to object to the application. This is primarily due to concerns over the increase in HGV traffic and the implications for the safety of children travelling to school, pedestrians, cyclists and other road users due to the unsuitability of the proposed access arrangements. The CHA's response suggests that they share many of these concerns.

Conclusion

78. In view of the highway safety issues that would arise from the intensification of use of the priority junction between the private access track and Ranmore Road, the inadequate nature of the private access track to accommodate HGVs, the inability to

widen the access or the private access track to allow simultaneous vehicle movements and the restricted visibility at the junction between the private access track and Ranmore Road, Officers consider that it has not been demonstrated that there is safe and adequate means of access, that the development can be made compatible with the transport infrastructure and the environmental character in the area and that vehicle movements will have an acceptable impact on highway safety contrary to the requirements of SWLP Policy 15, MVCS Policy CS18, 'saved' MVLP Policy MOV2 and Draft MVLP Policy INF1.

Environmental Considerations

Surrey Waste Local Plan 2020

Policy 13: Sustainable Design

Policy 14: Protecting Communities & the Environment

Mole Valley Core Strategy 2009

Policy CS13: Landscape Character

Policy CS15: Biodiversity and Geological Conservation

Policy CS20: Flood Risk Management

Mole Valley Local Plan 2000 ('saved' policies)

Policy ENV4: Landscape Character

Policy ENV14: Enhancement, Management and Creation of Nature Conservation Features

Policy ENV15: Species Protection

Policy ENV67: Groundwater Quality

Draft Mole Valley Local Plan 2021

Policy EN8: Landscape Character

Policy EN9: Natural Assets

Policy EN12: Pollution Control

Policy INF3: Flood Risk

Air Quality

79. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution. Development should, wherever possible, help to improve local environmental conditions such as air quality.
80. Paragraph 0052² of the National Planning Practice Guidance (NPPG) recognises that air quality is a consideration relevant to the development management process where the development is likely to have an adverse effect on air quality in areas where it is already known to be poor or if the proposed development would be particularly sensitive to poor air quality in its vicinity. Paragraph 006³ goes on to say that considerations that may be relevant to determining a planning application include whether the development would: lead to changes in vehicle related emissions; involve construction sites that would generate large HGV movements over a period of a year or more, introduce a new point source of air pollution; expose people to harmful concentrations of air pollutants including dust; give rise to potentially unacceptable impacts (such as dust) during construction for nearby sensitive locations; and have a potential adverse effect on biodiversity.

² Paragraph: 005 Reference ID: 32-005-20191101

³ Paragraph: 006 Reference ID: 32-006-20191101

81. SWLP Policy 14 supports development where it can be demonstrated that it will not result in unacceptable impacts on communities and the environment in respect of public amenity and safety including impacts caused by dust and fumes and air quality including impacts on identified AQMAs and Clean Air Zones and cumulative impacts. Draft MVLP Policy EN12 states that development should minimise exposure to, and the emission of, pollutants including odour and air pollution, particularly where vulnerable people are located such as health facilities, care homes and schools. Proposals should ensure that they mitigate or avoid any adverse site specific or environmental impact that arises as a consequence of the development.
82. The application site is not located within an identified AQMA or Clean Air Zone. The applicant has submitted a Dust Assessment in support of the application. This seeks to demonstrate the impact of the site on surrounding amenities and provide information on how dust emissions would be managed. The assessment finds that the risk of dust effects from the proposed development for nearby receptors is slight adverse at Receptor 4 (at the corner of the playing fields at St Martin's School) and negligible at all other receptors. The Assessment states that the slight adverse effect would be limited to a very small portion of the school playing field within approximately 5m of receptor 4 and that the impact on the remainder of the playing field would be negligible. This is based on a worst-case assumption that the fugitive dust potential from the site would be 'medium' although for the majority of the time, the dust potential would be likely to be 'small' resulting in a negligible dust effect at all receptors.
83. The Dust Assessment therefore concludes that the overall significance of dust effects would not be significant. This takes account of designed-in mitigation measures, good management techniques and adopted best practice procedures to minimise dust emissions. These include covering the waste unloading area with a canopy and the minimisation of drop heights from loading or waste handling equipment.
84. The applicant has subsequently provided details of a sprinkler system which has been installed on the application site. This extends around the yard and sits at approximately 3m in height. There are two taps for controlling the sprinkler system where mist can be sprayed as necessary to control any dust.
85. The County Air Quality Consultant (CAQC) believes that the key potential air quality impacts would arise during the operational phase and comprise deposited dust and suspended particulate matter on the local area. They consider that the Dust Assessment provides sufficient information for SCC to establish that this is an appropriate use of the land in the context of air quality and that the impacts on the surrounding area would not be significant.
86. While the impacts of vehicle movements are likely to be small, the CAQC advises that it would be prudent to clarify if vehicle movements have been considered. In relation to mitigation measures, the CAQC has advised that whilst the sprinkler system comprises one form of dust mitigation, the applicant should be requested to submit a formal Dust Management Plan (DMP). This is partly because it remains unclear whether the six skips to be stored within the yard would be open or covered, what prevents wind whipping of the materials stored inside them and what mitigation measures are in place to minimise dust emissions outside of operational hours. The CAQA assumes that the sprinkler system would not operate 24 hours a day. The CAQA therefore recommends that further information is provided before the application is determined.
87. A number of representations have been received objecting to the proposal due the adverse impact of dust with references being made to the inadequacy of the green tarpaulin fence to control dust and plumes of dust emanating from the site. These

claims are supported by evidence obtained by Officers. During the site visit, it was evident that the green tarpaulin fence was being poorly maintained by the operator as it was torn in some areas, contained a number of holes and was partly collapsed in places around the site boundary. This reduces the scope to prevent dust escaping from the site. Further the district council EHO has provided photographic evidence of dust plumes rising from the site. This seems to indicate that existing mitigation measures are insufficient to mitigate the impact of dust. Whilst further information has been requested from the applicant to address the existing concerns, no further information has been submitted.

Conclusion

88. The CAQC has advised that the air quality impact of the development on the surrounding area would not be significant. However as the applicant has not submitted the further information on air quality recommended by the CAQC prior to the determination of the application, it has not been demonstrated that the proposal would have an acceptable impact on communities and the environment in respect of public amenity and safety including impacts caused by dust or that exposure to air pollution would be minimised, contrary to the requirements of SWLP Policy 14 and Draft MVLP Policy EN12.

Noise

89. NPPF paragraph 180 states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Paragraph 191 adds that planning decisions should ensure new development is appropriate for its location, mitigate, and reduce to a minimum, potential adverse noise impacts resulting from new development, and avoid noise giving rise to significant adverse impacts on health and quality of life.
90. NPPF paragraph 193 sets out that planning decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
91. SWLP Policy 14 requires that waste development does not result in unacceptable impacts on communities and the environment including in relation to public amenity and safety in respect of impacts caused by noise. Draft MVLP Policy EN12 states that development should minimise exposure to, and the emission of, pollutants including noise and that proposals should ensure that they mitigate or avoid any adverse site specific or environmental impact that arises as a consequence of the development. In particular, the location of noise generating uses close to existing noise-sensitive uses should be avoided, unless the impact can be acceptably mitigated.
92. The Surrey County Council Guidelines for Noise and Vibration Assessment and Control (January 2020) has been produced to assist in the assessment of noise impacts from development proposals. Paragraph 4.9 states that where an adverse impact or significant adverse impact is identified following BS 4142:2014 ("*Method for rating and assessing industrial and commercial sound*"), the applicant must demonstrate that the noise has been mitigated as far as is reasonably practicable in

accordance with the Noise Policy Statement for England (NPSE) and NPPG. Where a significant adverse impact is still expected to occur following mitigation, then the application should normally be refused.

93. The applicant has submitted a Noise Impact Assessment (NIA) in support of the application which has been undertaken in accordance with BS 4142: 2014. An ambient noise survey was undertaken between Wednesday 26th July and Thursday 3rd August 2023 in order to establish the environmental noise climate. The survey consisted of one long-term monitoring position, located on the staircase at the site offices which overlooks the main processing area (Position 1), and two attended spot measurements located to the north of the yard on the opposite side of the private access track by the entrance to the equestrian centre (Position 2).
94. At Position 1, the measurement results on a weekday (0800-1700 hours) found that the ambient noise level was 76 $L_{Aeq,T}$, dB and the typical background noise level was 47 $L_{A90, 15min}$, dB. On Saturday (0800-1700 hours) the ambient noise level was found to be 55 $L_{Aeq,T}$, dB and the typical background noise level was 42 $L_{A90, 15min}$, dB.
95. This NIA identifies seven specific noise sources arising from the proposed development as follows: S1 Trommel; S2 Skips Unstacking; S3 Skips Tipping; S4 Excavator Drops; S5 Excavator Idling; S6 Pressure Washer; and S7 Moving Large Skip. The noise sensitive receptors identified in the NIA comprise: the horse stables/riding school; caravan park (Gypsy and Travellers site); residential dwelling (150m to the north of the site); and the primary school.
96. The results indicate that a 'significant adverse impact' (+10dB above the background noise level) is predicted at the stables/riding school from sources S1-S4 on both weekdays and Saturdays and at the caravan park on Saturdays. In terms of the potential for mitigation, as the site is limited in size the NIA finds that moving the sound sources is expected to have a limited impact. The ability to reduce the sound levels at source is also limited due to the nature of the sound sources which include significant amounts of impact noise.
97. The NIA states that the remaining practical solution is to install a 3m high solid fence along the northern boundary of the site and an additional 2m high fence (overall height 4m) on top of the existing buildings to the west boundary of the site to infill the gap on this side. The assessment advises that the fence should have a minimum mass of 10kg/m², be close boarded without gaps and be certified to retain the weight and therefore the acoustic performance throughout the lifetime of the fence.
98. With the acoustic fence in place, the NIA finds that the impact is predicted to be an 'adverse impact' at the stables (between 5dB and 10dB above background) during the weekday which is a reduction from the previous 'significant adverse impact' and therefore complies with SCC's Noise Guidelines. As most of the activities at the stables are likely to take place inside the stable building, the NIA finds that the practicable impact is likely to be lower than the assessment suggests. The impact at the caravan park is predicted to reduce to between a 'low impact' and an 'adverse impact' with the mitigation in place.
99. As the background noise level is lower on a Saturday, the assessment including the mitigation still predicts a 'significant adverse impact' from sources S1 to S4 for both the stables and the caravan park. Given the limitations of the additional mitigation measures, the NIA recommends that no noise operations should take place on a Saturday.

100. The district council EHO considers the application to be unacceptable on noise grounds. Having visited the application site, the district council EHO has witnessed highly intrusive impulsive noise levels in the vicinity of the sand school caused by the movement of skips. The district council EHO's investigations show that these activities are generating impulsive noise events in excess of 55-60 dBA L_{max} fast at the sand school. These impulsive noise events are typically 20 dBA above background noise levels and are highly intrusive.
101. Although time corrections have been added to calculate the BS:4142 noise rating due to the short duration of these impulsive noise events, the district council EHO considers that in the case of the sensitive receptor, this reduces the impact of noise as it is a mechanism to average the noise over the assessment period. The district council EHO explains that this is not how noise is experienced by the receiver, and especially when it is a horse which cannot rationalise the noise and the noisiest impulsive event takes place at different times randomly through the day.
102. The district council EHO is concerned that these impulsive noise events together with the use of the neighbouring sand school have not been fully considered in the NIA. The district council EHO states that UK policy requires an assessment of intrusive noise, not an assessment in accordance with BS:4142. As a consequence, there are corrections that are made for impulsivity and tonality but when the noise is as impulsive and tonal as this, the district council EHO considers that it is almost impossible for the assessor to make independent judgements.
103. The district council EHO's main contention is that given the complexity of the noise climate at the application site, policy requires an assessment of noise impacts as they effect the sensitive receptors and are perceived by the receiver rather than averaged noise levels assessed over an hour. Normally there is little difference. However, the receiver in this case is a sand school which are usually used as a safe environment to train both riders and horses free of environmental distractions. The district council EHO therefore considers that the proposed MRF would evidently prejudice the use of the sand school given the intensity and magnitude of noise resulting from the dropping and banging of skips.
104. As a consequence, the district council EHO considers that the NIA is not sufficient in the context of the application site. This is because in order to understand the impact on the receiving sand school, both the magnitude and frequency of intrusive noise events with and without the waste site operating need to be considered as well as the BS:4142 assessment. Further, the district council EHO does not consider that the height of the proposed noise barrier is sufficient.
105. The County Noise Consultant (CNC) has advised that they have a number of concerns relating to the assessment of noise from the proposed development at noise sensitive receptors. These comprise the omission of any specific details of the noise source data and topography that has been used to prepare the noise model, the omission of the noise contour plots from the computer noise model for each activity which are needed in order to gain a greater understanding of the sound propagation, the lack of a reasonable cumulative assessment, the need to increase the minimum mass of the proposed noise barrier from 10kg/m² to 15kg/m² and for it to be maintained throughout its lifetime, and the omission of a BS:4142 context assessment which is a necessary part of the assessment. As a consequence, the CNC has advised that further clarification is required. The CNC's concerns have been shared with the district council EHO. The district council EHO is satisfied that the CNC's advice amplifies their own comments and is similar and supportive of their position.

106. A large number of representations have been received objecting to the application on noise grounds. The concerns raised by the district council EHO and the CNC have been shared with the applicant who has not addressed the issues raised by the district council EHO or responded to the concerns raised by the CNC.

Conclusion

107. In view of the concerns raised in relation to the lack of information provided in the NIA submitted by the applicant and that the proposals do not suitably mitigate adverse impacts from intrusive noise on the adjoining sand school and stable premises, it has not been demonstrated that the proposed development would have an acceptable impact on communities and the environment in relation to public amenity and safety in respect of impacts caused by noise or that the impact on existing noise-sensitive uses can be acceptably mitigated, contrary to the requirements of SWLP Policy 14 and Draft MVLP Policy EN12.

Landscape and Visual Impact

Policy and Guidance

108. NPPF paragraph 182 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (now known as National Landscapes) which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
109. Paragraph 039⁴ of the NPPG refers to the legislative requirement for relevant authorities, which includes planning authorities, in exercising or performing any functions in relation to, or so as to affect, land in National Landscapes, to have regard to the purpose for which these areas are designated. This duty is particularly important to the delivery of the statutory purposes of protected areas and is relevant in considering development proposals that are situated outside National Landscape boundaries, but which might have an impact on their setting or protection.
110. NPPG paragraph 042⁵ sets out that land within the setting of National Landscapes often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the setting of National Landscapes will therefore need sensitive handling that takes these potential impacts into account.
111. Policy 14 of the SWLP requires waste development to be consistent with national planning policy with respect to protected landscapes, including the SHNL, and not to result in unacceptable impacts on communities and the environment in respect of the landscape (including impacts on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness, including character areas defined at the national and local levels).

⁴ Paragraph: 039 Reference ID: 8-039-20190721

⁵ Paragraph: 042 Reference ID: 8-042-20190721

112. MVCS Policy CS13 requires all new development to respect and, where appropriate, enhance the character and distinctiveness of the landscape character area in which it is proposed. 'Saved' Policy ENV4 of the MVLP aims to take account of the visual impact of the proposed development on the landscape, the extent to which the impact of new buildings has been softened and integrated into the landscape by careful consideration of siting, design, colour and associated planting and whether any existing landscape features such as trees and hedgerows should be retained. Draft MVLP Policy EN8 requires new development to reinforce the scenic quality and distinctiveness of the landscape in which it is located and to be influenced by the local landscape context. Development proposals lying outside the SHNL but which would spoil its setting by harming public views into or from the SHNL, will be refused.
113. Whilst not forming part of the statutory development plan, The Surrey Hills Management Plan helps to set out the strategic context for development and provides evidence of the value and special qualities of the Surrey Hills National Landscape (SHNL). Planning Management Policy P1 states that in balancing different considerations associated with determining planning applications and development plan land allocations, great weight will be attached to any adverse impact that a development proposal would have on the amenity, landscape and scenic beauty of the SHNL and the need for its enhancement. Policy P2 says that development will respect the special landscape character of the locality, giving particular attention to potential impacts on ridgelines, public views and tranquillity. The proposed use and colour of external building materials will be strictly controlled to harmonize within their related landscape and particularly to avoid buildings being incongruous.

Landscape Assessment

114. The application site is located within the setting of the SHNL. However, the application site does not fall within a local landscape character areas (LCA) due to its location on the edge of the built-up area in north-west Dorking. It is sandwiched between existing industrial uses in the form of an ELV facility immediately to the east and a car body repair shop immediately to the west. Whilst both the SHNL and AGLV are located immediately to the west of the application site, this boundary does not mark the beginning of open and unspoilt countryside. The car body repair shop, car parking area, Conifer Park Gypsy and Traveller site, Ranmore Road Allotments and Ranmore BMX and Mountain Bike Park are all located to the west of the application site and are located within the SHNL. Further, a large industrial estate is located to the south of the application site immediately beyond the railway line.
115. The SHNL Planning Adviser has commented that as the application site adjoins the SHNL, the issue is whether the setting of the SHNL is spoilt by harming public views into or from the SHNL. In this regard, the SHNL Planning Adviser considers that as the application site is unsightly and publicly prominent being located adjacent to Dorking West Station, it does not meet national policy contained in paragraph 182 of the NPPF and is contrary to Surrey Hills Management Plan Policy P1.
116. The County Landscape Officer (CLO) has advised that although the site is not located within a defined LCA of the Surrey Landscape Character Assessment 2015, the Albury to Ranmore Chalk Ridge LCA lies in close proximity to the north and west of the site. Having reviewed historical mapping, the CLO points out that it is evident that some form of development (most likely commercial/industrial uses) has been present along the northern side of the railway for a considerable time and since at least the mid-20th Century.

117. Whilst the application site adjoins the boundary of the SHNL, the CLO advises that this area, which includes another industrial use, a traveller site, a riding school and allotments, represents a transition between the edge of the built-up area of Dorking and the undeveloped countryside beyond. Whilst clearly having local value in terms of the allotment facility and community orchard etc, it does not have the high scenic quality more typical of the National Landscape further away from the edge of settlement.
118. The CLO notes that the proposal seeks to regularise the use of the site as a MRF, with associated built development including a two-storey portacabin and a waste processing structure with a sloping roof of 6.3 - 7.8m in height and a footprint of approximately 100 square metres. With this in mind, the CLO notes that the site benefits from some established trees (probably self-sown sycamores) along its northern and southern boundaries, which would be retained and provide a degree of screening of the site from surrounding views.
119. The CLO considers that, due to its limited scale, the aforementioned transitional character of this area and the absence of prominent public views of the site (particularly from within the National Landscape due to screening from topography and vegetation), the proposed development would not result in an unacceptable level of harm to the visual setting of the SHNL or the local AGLV designation.
120. Despite this, the CLO does have some concerns about the quality and appearance of the structures which have been erected on the site, of which the waste processing building is the largest and most prominent. The CLO advises that the main views of the site would be from people using the private access track owned by MVDC to access the allotments, community orchard and Ranmore BMX and Mountain Bike Park to the west; and from passengers on trains passing along the adjacent railway. Oblique views of the site are possible from the westbound platform at Dorking West Station and the Ranmore Road bridge over the railway line, but when trees are in leaf such views are largely screened.
121. The CLO considers that at present, the site boundaries appear unsightly due to the presence of high-level plastic sheeting (presumably for health & safety reasons). Should this application be approved, the CLO considers that an alternative solution should be sought for this sheeting and queries whether the solid acoustic fencing proposed would negate the need for the sheeting.
122. Further, the CLO has commented that although the relatively large waste processing structure is of a somewhat poor quality appearance, they accept that there is a tension between the type of construction for these sorts of utilitarian structures and the general planning policy requirement for high quality design. The CLO considers that provided the existing site boundary trees are retained and protected, its overall appearance could be improved by painting the building fully in a relatively dark green colour, below roof level, and trimming off the excess widths of steel roof support beams.
123. With regard to noise impact from the operation of the proposed use, there is a general requirement that development should respect the special landscape character of the National Landscape, including in relation to relative tranquillity. This is reflected by Policy P2 of the Surrey Hills Management Plan. The CLO explains that the private access track which passes the site is not a Public Right of Way. The CLO notes that the Ranmore Road Allotments are located in close proximity to the west, which are likely to have a concentration of people at busy times, with an expectation of a certain degree of tranquillity. There is also the Dorking Community Orchard and Ranmore BMX and Mountain Bike Park next to the allotments.

124. The proposed use would operate between 0900-1700 Monday to Friday and 0900-1600 on Saturday. Background noise levels would be influenced by other existing uses such as the railway and neighbouring commercial/industrial uses, including those on either side of the railway. The CLO considers that it is likely that noise from the proposed development would dissipate further away from the site boundaries. Whilst a noise assessment has been undertaken, the CLO points out that this focusses on specific sensitive receptors rather than overall amenity within outdoor locations of the SHNL. The CLO notes that the acoustic fencing proposed is predicted to provide some degree of noise mitigation.
125. Overall, the CLO is inclined to think that at certain times there would be some localised adverse impact on the relative tranquillity of the SHNL in close proximity to the application site, but it should be acknowledged that this is a transitional location between the edge of Dorking and the countryside beyond, and so expectations of relative tranquillity would be lower than for more 'remote' locations deeper within the undeveloped countryside.
126. In the event that planning permission is granted, the CLO would recommend the imposition of planning conditions to safeguard existing trees on the site and would support controls over the hours and days of operation of the development, in order to minimise the impact of noise on the amenities of local receptors and the relative tranquillity of the National Landscape.
127. Representations have been received describing the waste processing building as a very ugly huge steel structure in the SHNL which blocks views of Ranmore Common for local residents and querying the visual impact of the acoustic fence and its potential to spoil views across the SHNL. The measures suggested by the CLO to improve the appearance of the waste processing building could be secured by condition. The acoustic fence would not be significantly greater in height than the existing fence which encloses the northern boundary of the ELV facility. The visual impact would also be reduced by the retention of existing vegetation screening and the context of the site in relation to the nature of surrounding land uses. Further, Officers consider that the focus of the assessment should be on the visual impact from public viewpoints.
128. Officers accept that the unsightly nature of the site's appearance is partly due its industrial nature and its use as a MRF for the recovery and sorting of imported waste material. Whilst the cluttered nature of the site does not help to enhance its appearance, it is acknowledged that a lot of the miscellaneous equipment stored on site would be removed if planning permission was granted as this equipment is not shown on the submitted drawings. Hence, it is likely that the site would appear a lot tidier than it is today in the event that planning permission is granted.
129. Officers acknowledge that the visual appearance of the green tarpaulin is not enhanced by its poorly maintained state being torn and partly collapsed in places. Officers consider it likely that this would need to be retained to mitigate the impact of dust and that the proposed acoustic fence would not replicate the effectiveness of the tarpaulin in controlling dust emissions. However, this would need to be confirmed as part of the assessment of a Dust Management Plan (DMP). Further, the acoustic fence would help to screen a significant proportion of the tarpaulin and its appearance could be improved by better maintenance which could be included as requirement of the DMP.
130. In relation to the main views of the site, Officers concur with the CLO's findings. During the site visit, Officers observed that views from the private access track and the

Ranmore Road bridge crossing over the railway bridge are tempered by the appearance of the ELV facility in the foreground and the JCB excavator sited within the ELV facility. Lorries parked on the side of the southern access track also detract from views from the private access track. The view from passengers on passing trains would be seen in the context of neighbouring industrial and commercial uses located either side of the application site. Further, Officers observed that views from the platform on the south side of Dorking Station are seen in the context of views in the foreground of grey coloured industrial style fencing along the southern boundary of the ELV facility, a number of scrap vehicles visible above the fence and a large unsightly industrial building situated towards the western end of the ELV facility.

131. Officers also noted that the JCB excavator would be visible from some locations, especially on those occasions when its arm is extended more vertically. However, such occasions would be more limited, for a temporary duration with the impact reduced by the backdrop of the proposed waste processing building behind. Further, this would be seen in the context of the JCB excavator located with the neighbouring ELV facility which is more prominent from the platform at Dorking West Station and the bridge on Ranmore Road.
132. It is acknowledged that the Ranmore Road Allotments, the Dorking Community Orchard and the Ranmore BMX and Mountain Bike Park may have a concentration of people at busy times. However, it is considered that their sensitivity to noise disturbance is likely to be reduced as they would not be enjoying the special qualities of the SHNL in the typical sense.
133. The views of the SHNL Planning Adviser are therefore shared in so far as the proposal would have some localised adverse impacts on landscape quality and the relative tranquillity of the SHNL and its setting. However, these impacts are not considered significant as the landscape character of the land adjoining the SHNL and within its setting is not considered to be complementary in this case. Further, the presence of other commercial and industrial style buildings and uses detract from existing views to and from the SHNL and adds to the level of background noise in the surrounding area.

Conclusion

134. Officers acknowledge that some localised landscape impacts would result from the proposal, including in relation to the landscape quality and tranquillity of the SHNL and its setting. However, given the context of the application site and with the imposition of planning conditions to safeguard existing trees, improve the appearance of the waste processing building, ensure that the tarpaulin is properly maintained, should its retention be deemed necessary, and control the hours and days of the operation, the harm is considered capable of being sufficiently reduced so that the landscape impact is acceptable and the SHNL and its setting are protected. For these reasons, Officers are satisfied that the proposal is consistent with national policy with respect to protected landscapes and would not result in unacceptable impacts on the appearance, quality and character of the landscape in accordance with the relevant development plan policies.

Ecology and Biodiversity

135. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by: protecting and enhancing sites of biodiversity value and soils; recognising the wider benefits from natural capital and ecosystem services including trees and woodland; and minimising impacts on and providing net-gains for biodiversity.

136. Paragraph 186 states that planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for; be refused for development resulting in the loss or deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists; and, be supported for development whose primary objective is to conserve or enhance biodiversity whilst opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net-gains for biodiversity.
137. Policy 13 of the SWLP requires all proposals for waste development to demonstrate that measures are included to maximise biodiversity gains during its construction and operation. SWLP Policy 14 requires that waste development does not result in unacceptable impacts on communities and the environment including in relation to the natural environment including biodiversity, sites of local importance for biodiversity such as SNCIs, irreplaceable habitats such as ancient woodland and protected species.
138. MVCS Policy CS15 seeks to protect and enhance biodiversity and areas of geological importance and retain all mature hedges and trees within developed sites. Policy ENV14 of the MVLP promotes measures to protect or enhance existing nature conservation features. MVLP Policy ENV15 states that development that would materially harm a protected species or its habitat will not be permitted. Policy EN9 of the Draft MVLP supports development proposals that include measures to conserve and enhance native habitats, include species as an integral part of the proposed development, integrate wildlife habitats into built structures and their curtilages, and seek to minimise light disturbance.
139. The legal requirements brought in through the Environment Act 2021 for major planning applications to provide a minimum biodiversity net-gain (BNG) of 10% compared to the pre-development baseline came into force on 12 February 2024. As the application was submitted in June 2023, the new legal requirements do not apply to this proposal.
140. The submitted Planning Statement sets out that the proposal would not give rise to any environmental impact or have an adverse impact on trees along the site boundary. The application has also confirmed that no external lighting is proposed as part of the application meaning that waste recycling operations would finish earlier during the winter months.
141. The applicant has submitted an Arboricultural Method Statement (AMS), a Tree Protection Plan and an Ecological Enhancement Plan (EEP) in support of the application. The AMS confirms that the applicant does not intend to remove any trees from the site and includes measures to ensure the root protection areas around existing trees are protected. The EEP proposes the installation of two 32 millimetre bird boxes (Schwegler Nest Box 1B or Schwegler Nest Box 2M) on the edge of the upper floor of the proposed two storey portacabin just below roof level. These are shown facing north and east respectively to avoid direct sunlight and wettest winds. The EEP sets out that these bird boxes work for tits and are also suitable for larger birds such as redstart, nuthatch, sparrows and flycatchers.
142. A letter of objection has been received querying the impact of the proposal on wildlife and protected species. The County Ecological Officer has advised that as the scale and nature of the proposal is small, a full ecological appraisal is not required. However, potential impacts upon bats and breeding birds need to be considered in line with

legislative and planning policy requirements. In this case, as no trees are proposed to be removed from the application site, the County Ecological Officer has confirmed that they have no concerns regarding nesting birds and roosting bats. The County Ecological Officer has also stated that they are happy with the submitted EEP and have no concerns in relation to the provision of ecological enhancements.

143. The County Arboriculturist Officer (CAO) has advised that the full extent of the site has historically been subject to long-term work activity and impacts, and consequently considers the arboricultural impact to be low. The CAO therefore has no objection to the application and supports the approach including the tree protection measures proposed.

Conclusion

144. Given that no trees are to be removed, the avoidance of any impacts on nesting birds and roosting bats and the ecological enhancements and tree protection measures being proposed by the applicant, Officers are satisfied that the proposal would not have an unacceptable impact on ecological and biodiversity interests and would incorporate an element of biodiversity net-gain in accordance with the relevant local development plan policies.

Water Environment

145. Paragraph 165 of the NPPF requires that inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to unacceptable levels of water pollution. Development should, wherever possible, help to improve local environmental conditions such as water quality.
146. SWLP Policy 14 requires that waste development does not result in unacceptable impacts on communities and the environment including in relation to the water environment with respect to: (a) flood risk (arising from all sources), including impacts on, and opportunities to provide and enhance, flood storage and surface water drainage capacity; and (b) water resources, including impacts on the quantity and quality of surface water and ground water resources, taking account of Source Protection Zones, the status of surface watercourses and waterbodies and ground water bodies.
147. MVCS Policy CS20 states that the Council will expect to see the use of appropriate sustainable drainage systems (SUDS) as part of any development proposals. A Flood Risk Assessment (FRA) will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the Strategic Flood Risk Assessment. 'Saved' Policy ENV67 of the MVLP sets out that development will not be permitted which may have an adverse impact on the quality of ground water.
148. Draft MVLP Policy EN12 requires development proposals to maintain or improve the environmental quality of ground water and drinking water supplies and prevent contaminated run-off. Where impacts of a development on water quality are likely, applications should be supported by an assessment of the likely impacts and appropriate mitigation strategies. Policy INF3 of the draft MVLP aims to prevent the pollution of ground and surface water and ensure that all development will seek to avoid, reduce or mitigate flood risk.

149. The application site is located in Flood Zone 1 and has a low probability of river and sea flooding. In terms of surface water flood risk and drainage, the proposed unloading area for waste processing would be located directly in front of the waste processing building. During periods of rainfall, any surface water run-off from the concrete slab would be captured by an Aco drain containing three different chambers. The first chamber receives the silt and any oil, the second chamber cleans the water and the third chamber would store the clean water.
150. The Lead Local Flood Authority (LLFA) has reviewed the surface water drainage strategy for the proposed development and assessed it against national planning policy, national planning guidance and technical standards for sustainable drainage systems. As there would be no change to the impermeable area or existing surface water drainage system, the LLFA have advised that they have no comments to make on the proposal.
151. SES Water has advised that the application site is in close proximity to a number of their Dorking boreholes, less than 500m at the closest point, and falls within Source Protection Zone (SPZ) 2, suggesting that site activities have the potential to impact on the water abstracted from nearby boreholes. As water abstracted from these boreholes is used for drinking water purposes, SES Water have stated that safeguarding ground water quality in the area is a key priority. SES Water have therefore requested reassurance that the site would not negatively impact on surrounding ground water quality and would like to understand what measures are in place or would be introduced to ensure ground water quality will be safeguarded.
152. The EA has confirmed that the application site lies within a principal aquifer and SPZ 2 associated with the Dorking pumping station to the south. The EA has objected to the proposal and recommends that planning permission be refused as the planning application does not demonstrate that the risks of pollution to controlled waters are acceptable or can be appropriately managed. This is because minimal drainage information has been submitted as part of the application, the applicant has not demonstrated how the proposed drainage of surface water and foul water will protect ground water and no contamination assessment has been provided.
153. The EA advise that the storage, treatment and processing of potentially polluting waste materials can present risks to ground water. Leachate or other polluting substances may leak from storage and processing areas. Materials or waste may be hazardous or contain hazardous substances (for example, oils in cars and machinery, and chemical waste stored in drums).
154. Officers note that the 'standard rules' environmental permit held by the operator does not allow any point source emission into surface waters or groundwater. Further the permit requires records of matters which affect the condition of land and ground water to be retained by the operator until the surrender of the permit.

Conclusion

155. In view of the lack of drainage information provided by the applicant and the absence of a contamination assessment, and given the location of the site within a principal aquifer and SPZ 2, Officers consider that the applicant has not demonstrated that the proposal would have an acceptable impact on the quality of ground water resources by preventing the release of contaminated run-off from the site, contrary to the requirements of SWLP Policy 14, MVLP 'saved' Policy ENV67 and draft MVLP Policy EN12.

Green Belt

Surrey Waste Local Plan 2020

Policy 9: Green Belt

Draft Mole Valley Local Plan 2021

Policy EN1: The Green Belt

156. NPPF paragraph 142 states that the Government attaches great importance to Green Belts, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open; with the essential characteristics of Green Belts being their openness and their permanence. Paragraph 143 sets out that Green Belts serve 5 purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. NPPF paragraph 150 explains that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as to retain and enhance landscapes, visual amenity and biodiversity.
157. Paragraph 152 of the NPPF explains that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
158. NPPF Paragraph 154 sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless they fall into one of seven categories listed. Paragraph 155 of the NPPF refers to 6 categories of development that are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
159. Policy 9 of the SWLP states that planning permission will not be granted for inappropriate waste management development in the Green Belt unless it is shown that very special circumstances exist. 'Very special circumstances' will not exist unless the potential harm caused to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations associated with the proposal, either on their own or in combination.
160. Draft MVLP Policy EN1 states that designated Green Belt land will be protected against inappropriate development, as defined by national policy. Inappropriate development will not be permitted in the Green Belt, unless very special circumstances are demonstrated which are concluded to outweigh the potential harm, including harm to the openness of the Green Belt and the purposes of including land within it.

Inappropriate Development

161. Part of the application site is located within the Metropolitan Green Belt where there is a general policy presumption against inappropriate development. This relates to a 133m section of the northern access track. This section is located between the entrance to the proposed MRF and the eastern end of the neighbouring ELV facility and would be used to access and egress the proposed MRF by all site derived traffic.

The operational yard, proposed buildings and the southern access track are situated inside the Dorking Town Centre boundary and outside of the Green Belt.

162. Officers consider that the need for waste lorries to traverse Green Belt land in order to travel between the yard and the public highway would not conflict with any of the five purposes of Green Belt land. However, the proposed development is for waste management use and does not fall within any of the 7 categories of development listed in paragraph 154 of the NPPF where the construction of new buildings may be considered appropriate. Neither does it fall within either of the 6 categories of development listed in paragraph 155 of the NPPF which are not inappropriate provided they preserve Green Belt openness and do not conflict with the purposes of including land within it.
163. As a consequence, the application is not regarded as an exception to Green Belt policy in the context of paragraphs 154 and 155 of the NPPF. The proposed development therefore comprises inappropriate development within the Green Belt where the movement of HGVs would impact on openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Harm

164. The remainder of the construction phase would result in temporary harm to the Green Belt due to the generation of HGV and other traffic movements from the construction of the acoustic fence and the transport of miscellaneous equipment off-site that does not form part of the submitted proposals. Other harm resulting from the remaining construction activities would arise from the movement of HGVs and other traffic. This would include noise, air quality, landscape and visual impacts, inconvenience to users of the private access track and the risks to the safety of pedestrians, cyclists and other users due to the limited width of the access track.
165. Once operational, the proposed development would cause greater harm to the openness of the Green Belt in relation to the generation of traffic including HGVs. Other harm would also result from the movement of site derived traffic in respect of noise, localised landscape and visual impacts, including in relation to the landscape quality and tranquillity of the SHNL and its setting, air quality, the existing access track being too narrow and inadequate to accommodate the anticipated number of HGV movements, inconvenience to users of the private access track and the risks to the safety of pedestrians, cyclists and other users. The harm caused due the access being inadequate and too narrow is not capable of being mitigated.
166. Each of the identified impacts are considered to constitute other harm which are afforded substantial weight. It is therefore for Officers to consider whether such harm to the openness of the Green Belt, and other harm, is clearly outweighed by other considerations.

Very Special Circumstances

167. The applicant acknowledges that the private access road is located in the Metropolitan Green Belt. However, they consider that the proposal would not impact on the openness of the Green Belt as there is no built development being proposed on Green

Belt land. As a consequence, the applicant has not provided any 'very special circumstances' in order to demonstrate the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

168. SWLP paragraph 5.3.1.5 considers it unlikely that the anticipated waste management needs of the county will be met without developing waste management facilities on Green Belt land. It goes on to say that the overarching need for waste management in Surrey, combined with a lack of suitable alternative sites outside the Green Belt and the need to locate facilities close to sources of waste are among the reasons why it is considered that very special circumstances may exist for allowing development within the Green Belt. Further reasons are the wider social and environmental benefits associated with sustainable waste management, including the need for a range of sites.
169. The application site is not allocated in a development plan for waste management use. Whilst the lack of suitable non-Green Belt sites in Surrey is acknowledged, there is likely to be a greater opportunity of finding an alternative suitable site for the development proposed in a location that is well related to the source of waste arisings given the small nature of the application site. The Minerals and Waste Policy Team has advised that there is a demonstrable need for MRFs in Surrey and are broadly supportive of the proposal. For that reason, they also highlight the relatively minor waste management capacity that would be provided by the site which would not in itself make a significant contribution to meeting the capacity requirements of the county. Further, although sustainable waste management gives rise to wider social, environmental and economic benefits, the proposed development is not considered to be sustainable given that it has been assessed as being contrary to development plan policies in relation to transport, air quality, noise and the water environment.

Conclusion

170. The proposed development constitutes inappropriate development within the Green Belt, which should only be approved in 'very special circumstances'. The applicant has not advanced any 'very special circumstances' as they do not consider that the application would impact on the openness of the Green Belt. Having identified the harm that the development would cause to the openness of the Green Belt together with any other harm, Officers do not consider that there are sufficient very special circumstances that clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm. For these reasons, the application is contrary to NPPF paragraphs 152 and 153, SWLP Policy 9 and Draft MVLP Policy EN1.

Human Rights Implications

171. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
172. In this case, it is the Officer's view that the applicant has not demonstrated that there is safe and adequate means of access to the highway network or that vehicle movements associated with the development would have an acceptable impact on highway safety, and that the proposal would have acceptable impacts with regards to air quality, noise, and ground water quality. It is considered likely that the impacts in terms of air quality and ground water quality would be capable of being mitigated. The

transport impacts would not be capable of being mitigated and it remains uncertain whether the noise impacts can be mitigated. Whilst the impacts are acknowledged, they are not considered to be of a sufficient scale to engage Article 8 and Article 1 of the Protocol.

Conclusion

173. The part retrospective application is seeking to retain a MRF on land at Dorking West Station Yard that has been operating since April 2022 without the benefit of planning permission. The proposal includes a building for the bulking up and processing of mixed skip waste, a two-storey office/welfare facility, storage units, skip storage, entrance gates and the installation of an acoustic fence. The application is part retrospective as the existing layout differs from that shown on the submitted drawings and the acoustic fence has yet to be installed.
174. The application would contribute to the need for C,D&E waste recycling capacity in Surrey albeit the contribution would be relatively minor when compared to the identified need. Despite this, it would help to drive the management of Surrey's waste up the waste hierarchy, support the achievement of net self-sufficiency in the management of Surrey's waste, promote resource efficiency, contribute to the identified shortfall in C,D&E waste management capacity, make effective use of previously develop land and provide employment for 9 full-time members of staff.
175. The proposal would have some localised landscape impacts including in relation to the landscape quality and tranquillity of the SHNL and its setting. However, given the context of the application site and with the imposition of planning conditions to safeguard existing trees, improve the appearance of the waste processing building, ensure the tarpaulin is properly maintained if its retention is deemed necessary, and control the hours and days of the operation, the harm is considered capable of being sufficiently reduced so that the landscape impact is acceptable and the SHNL and its setting are protected. This reflects the somewhat transitional character between the edge of Dorking and the countryside beyond, which has a history of commercial and industrial uses.
176. As no trees are proposed to be removed from the application site, the application would not result in any impacts on nesting birds and roosting bats. Ecological enhancements and tree protection measures have been proposed by the applicant. Officers are therefore satisfied that the application would not harm biodiversity and ecological interests and would make provision for biodiversity net-gain.
177. However, the CHA has assessed the application on highway safety, capacity and policy grounds and recommend that the proposal be refused. This is due to the existing access being too narrow to accommodate two-way HGV movements, visibility being compromised at the proposed access, particularly for right turning vehicles onto Ranmore Road and left turning vehicles into the private access track, and potential highway impacts where the private access track meets the public highway due to pedestrian access and suitable footways not being prioritised. The CHA has found this particularly concerning given the proximity of the proposed access to the primary school and pedestrians walking to the station. These concerns over the suitability of the proposed access and highway safety are shared by MVDC and the district council EHO.

178. Whilst the air quality impact of the development on the surrounding area would not be significant, the CAQC has recommended that further information is provided before the application is determined. This is in relation to clarification as to whether the impact of vehicle movements has been taken into consideration and the submission of a Dust Management Plan. Whilst this information has been requested from the applicant, no further information has been submitted to date.
179. The proposed development has been found to be unacceptable due to the lack of information provided in the submitted NIA and the adverse impact of the proposal on the adjoining sand school and stables premises from intrusive noise which has not been suitably mitigated. In addition, the EA has recommended that planning permission is refused. This is because as no contamination assessment has been submitted and minimal drainage information has been provided, it has not been demonstrated that the risks of pollution to controlled waters are acceptable or can be appropriately managed.
180. Part of the application site, in respect of a section of the proposed access track, is located within the Metropolitan Green Belt. The proposed development therefore constitutes inappropriate development within the Green Belt, which should only be approved in 'very special circumstances'. Having identified the harm that the development would cause to the openness of the Green Belt together with any other harm, Officers do not consider that there are sufficient very special circumstances that clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm.
181. Officers acknowledge that the proposal would provide a relatively minor increase in capacity for the recycling of C,D&E waste in Surrey for which there is an identified need and contribute to the sustainable management of Surrey's waste. There would be some localised impacts on the landscape, the AGLV and the SHNL and its setting although this is not considered to be unacceptable subject to the imposition of conditions. The proposal would also protect ecological interests and provide for an element of biodiversity net-gain. However, the CHA and the EA have recommended that planning permission should be refused. The CHA has advised that the adverse transport impacts of the proposal are not capable of being mitigated. The EA has expressed concern that it has not been demonstrated that the risks of pollution to controlled waters are acceptable or can be appropriately managed. Further, the application would result in unacceptable adverse impacts in relation to noise and air quality.
182. Taking the above findings into consideration, Offices consider that the overall benefits of the development would be insufficient to outweigh the harm caused to communities and environment and that planning permission should be refused.

Recommendation

The recommendation is that planning permission be refused for the following reasons:

1. The proposed development, which is partially located in the Metropolitan Green Belt, constitutes inappropriate development by definition. The use of this Green Belt land to provide access to the site would not preserve openness. Insufficient very special circumstances are considered to exist to outweigh the harm by reason of inappropriateness, and other identified harm. The proposal is therefore contrary to paragraphs 152 and 153 of the National Planning Policy Framework 2023, Policy 9 of

the Surrey Waste Local Plan 2020 and Policy EN1 of the draft Mole Valley Local Plan 2021.

7

2. It has not been demonstrated that there is safe and adequate means of access to the highway network, that the development is or can be made compatible with the transport infrastructure and the environmental character in the area and that vehicle movements would have an acceptable impact on highway safety contrary to the requirements of Policy 15 of the Surrey Waste Local Plan 2020, Policy CS18 of the Mole Valley Core Strategy 2009, 'saved' Policy MOV2 of the Mole Valley Local Plan 2000 and Policy INF1 of the draft Mole Valley Local Plan 2021.
3. It has not been demonstrated that the application would have an acceptable impact on communities and the environment in respect of public amenity and safety in relation to the impacts caused by dust, fumes and air quality and that the adverse impacts caused by dust will be mitigated or avoided contrary to the requirements of Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the draft Mole Valley Local Plan 2021.
4. It has not been demonstrated that the application would have an acceptable impact on communities and the environment in respect of public amenity and safety in relation to impacts caused by noise or that the impacts on existing noise-sensitive uses can be acceptably mitigated, contrary to the requirements of Policy 14 of the Surrey Waste Local Plan 2020 and Policy EN12 of the draft Mole Valley Local Plan 2021.
5. It has not been demonstrated to the satisfaction of the Environment Agency that the application would have an acceptable impact on communities and the environment in respect of public amenity and safety in relation to the impact on the water environment including impacts on the quality of ground water resources and drinking water supplies resulting from the release of contaminated run-off from the site contrary to the requirements of Policy 14 of the Surrey Waste Local Plan 2020, 'saved' Policy ENV67 of the Mole Valley Local Plan 2000 and policies EN12 and INF3 of the draft Mole Valley Local Plan 2021.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations providing feedback to the applicant where appropriate, and issues of concern have been brought to the applicant's attention in a timely manner affording the opportunity to consider whether such matters can be suitably resolved. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023. However, in this instance, it has not been possible to resolve the issues of concern so as to overcome the harm as identified in the reasons for refusal. The County Planning Authority has, however, set out within its report, the matters considered necessary to overcome the reasons for refusal which may lead to the submission of a more acceptable scheme in the future. The County Planning Authority is willing to offer pre-application advice in respect of any revised proposal.

Contact **David Maxwell**
Tel. no. **07814 284982**

7

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Mole Valley District Council planning register entry for this application can be found under application reference MO/2023/1833.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[National Planning Policy for Waste](#)

[Planning Practice Guidance](#)

The Development Plan

[Surrey Waste Local Plan 2020](#)

[Mole Valley Core Strategy 2009](#)

[Mole Valley Local Plan 2000 \('saved' policies\)](#)

[Dorking Town Centre Area Action Plan 2012](#)

[Draft Mole Valley Local Plan 2020-2027](#)

Other Documents

The Waste Framework Directive 2008 (as amended)

Surrey Waste Capacity Needs Assessment 2023

Designing and Modifying Residential Streets: Manual for Streets 2007

Surrey County Council Guidelines for Noise and Vibration Assessment and Control 2020

BS: 4142: 2014 Method for rating and assessing industrial and commercial sound

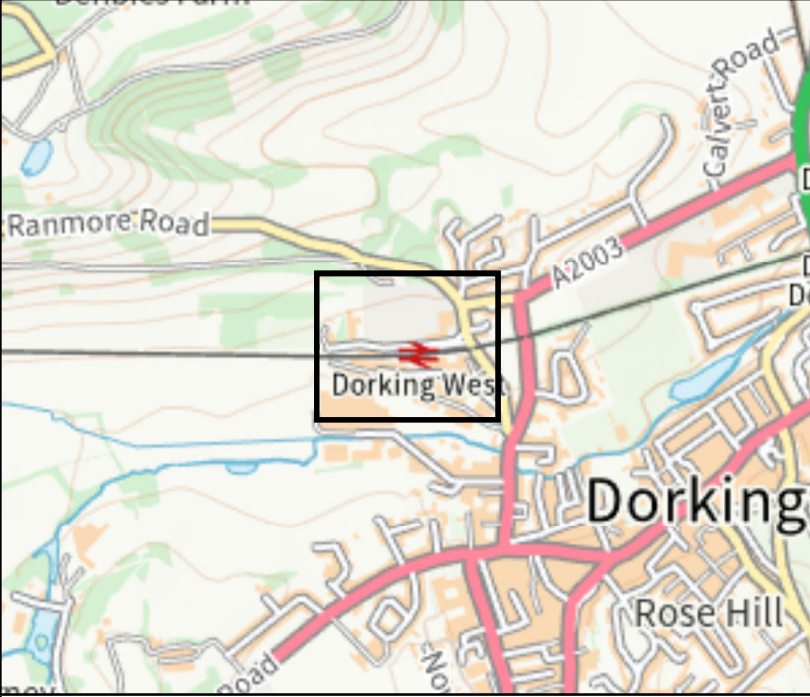
Noise Policy Statement for England 2010

The Surrey Hills Management Plan 2020-2025

Surrey Landscape Character Assessment 2015

Environment Act 2021

Site Location: **Land at Dorking West Station Yard, Ranmore Road, Dorking, Surrey, RH4 1HW**



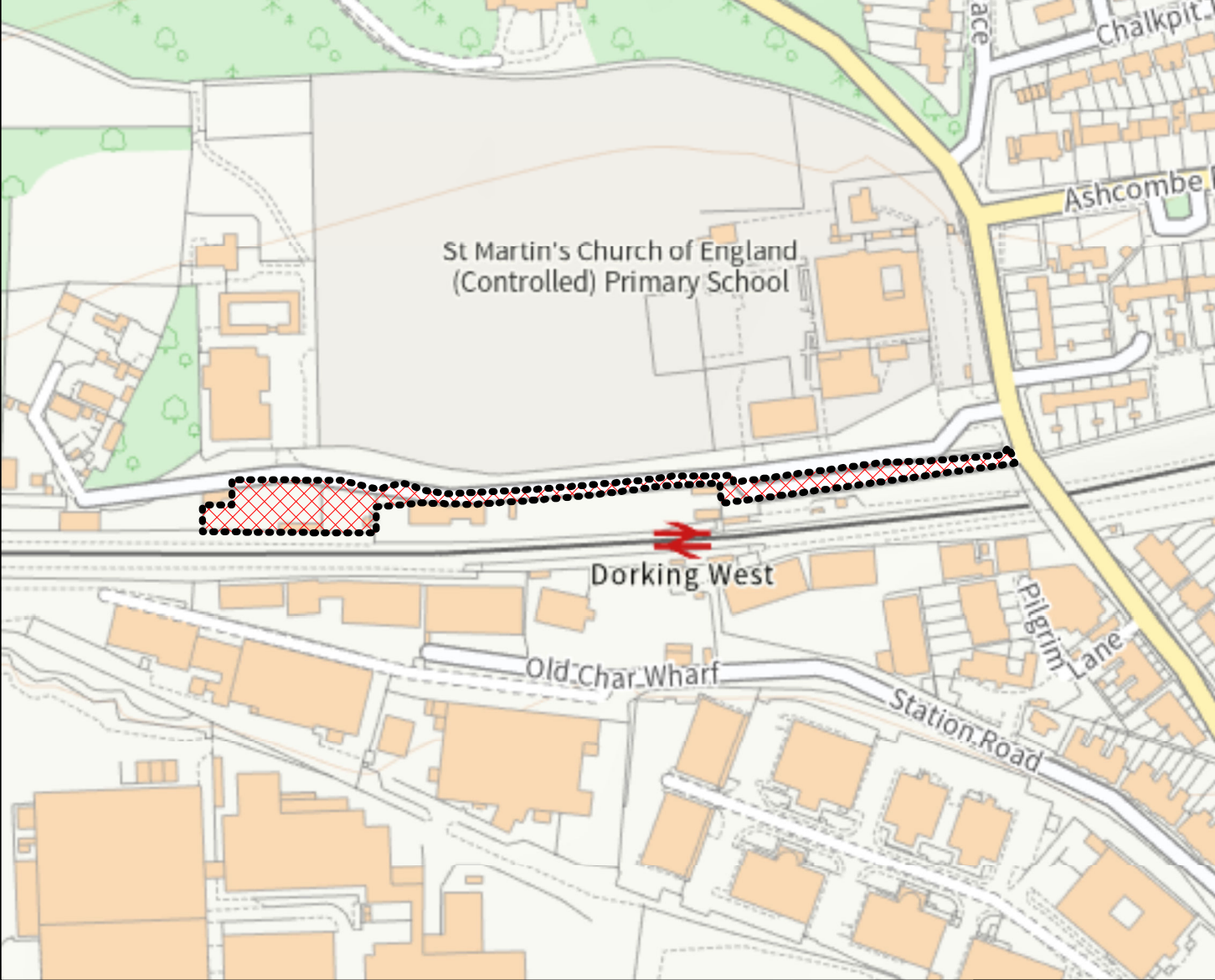
Retention of a materials recycling facility including a building for the bulking up and processing of mixed skip waste, an office / welfare facility, storage units, skip storage, entrance gates and installation of an acoustic fence (part retrospective)

Application numbers:
MO/2023/1833

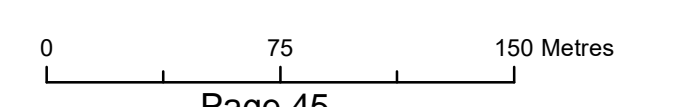
Electoral divisions:
Dorking Hills

© Crown copyright. All rights reserved Surrey County Council, 100019613, 2024

Note: This plan is for indicative purposes only



Ref No:
SCC_Ref_2023-0112

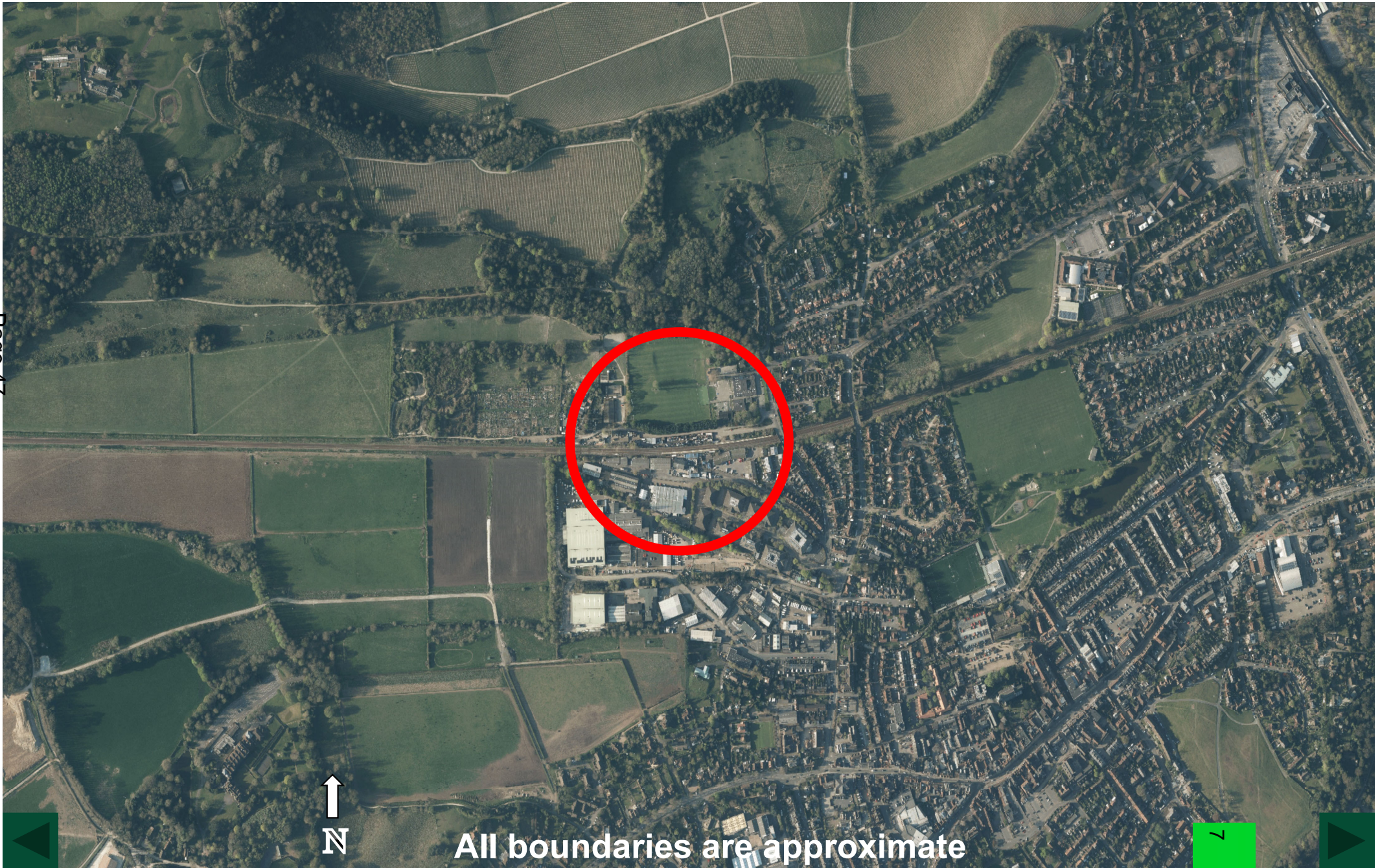


Scale: **1:2430**
Printed on: 26/03/2024

This page is intentionally left blank



Aerial 1: Surrounding area



N

All boundaries are approximate

Aerial 2: Application site



N

All boundaries are approximate

To: Planning & Regulatory Committee

Date: May 2024

By: Planning Development Manager

District(s) Elmbridge Borough Council

Electoral Division(s):

West Molesey

Mr Mallett

Case Officer:

Lyndon Simmons

Purpose: For Decision

Grid Ref: 512825 168525

Title: Surrey County Council Proposal EL2022/2183

Summary Report

Land at former John Nightingale School site, now Hurst Park Primary School, Hurst Road, West Molesey, Surrey KT8 1QS.

The construction of a new single, one and a half and two storey Hurst Park Primary School (420 Places) and Nursery (30 Places) together with provision of 26 parking spaces, and cycle and scooter parking; access off Hurst Road; laying out of outdoor learning and play areas and sports pitches; landscape planting and ecological habitats without compliance with Condition 1 (Approved Plans), Condition 7 (Landscape Planting and Habitat Creation Schemes) and Condition 8 (Landscape Planting and Maintenance) of planning permission ref: EL/2020/0021 dated 4 December 2020 to enable material changes to details.

Hurst Park Primary School was built on land previously occupied by John Nightingale School in Hurst Road, West Molesey following the grant of permission in 2014 (EL2014/0356). The school replaced the previous Hurst Park Primary School and was completed in September 2015.

This permission was subject to a number of conditions, including those relating to the provision of landscape planting and ecological habitats, and their maintenance (Conditions 11 and 12). A landscaping scheme was delivered on site, including habitat creation, however as some of the required details were not submitted for approval these conditions remain outstanding. These conditions were re-imposed and re-numbered Conditions 7 and 8, following the approval of a Section 73A application in 2020 under reference EL/2020/0021.

Since the original permission was granted, a number of changes have been made to the site's layout including the provision of additional buildings/structures. An additional parent pick-up and drop off facility has been formed, together with staff parking and pedestrian access. A new modular building for out-of-hours care has been installed, an extended bin store enclosure established, and two new storage sheds erected. There have been other minor additions and variations to the site and its layout, including the installation of play equipment, soft surfaces and sheds. Consent has been given for these changes as required.

The changes outlined above are such that further details of landscaping, habitat creation and management could not be submitted as they would have been in conflict with the site's layout as originally approved in 2014. These changes are considered to constitute minor material changes to the original scheme and as such the applicant has submitted this application under Section 73A to vary Conditions 7 and 8 (and Condition 1 – approved plans) of planning permission ref: EL/2020/0021 to regularise the situation.

Six letters of representation were received in relation to this application as originally submitted, with one further representation received following re-consultation in March 2024. These relate

primarily to the proximity of vegetation to the site boundaries and encroachment of the same into neighbouring residences, and raise objection accordingly. These issues have been clarified and addressed as appropriate. Objection was also raised in relation to noise and is addressed in the report below.

Following the submission of additional details, including additional planting along the northern front of the site and additional landscaping and management details, the County Council's Arboriculturalist, Ecologist and Landscape Officer are now satisfied that the details are acceptable.

Officers consider that the details provided by the applicant in support of their application are adequate for the purposes of addressing the aims of Conditions 7 and 8 of planning permission ref: EL/2020/0021 dated 4 December 2020 (and those of the original permission granted in 2014) and correcting the layout of the site. They provide a landscape scheme that delivers a diverse and suitable array of planting, and a management plan of sufficient detail to ensure its management and maintenance over a period of 5 years. As such, Officers recommend that the Conditions 1, 7 and 8 be varied and planning permission granted.

Application details

Applicant

SCC Property

Date application valid

6 July 2022

Period for Determination

5 October 2022

Amending Documents

Application Form dated 18 September 2023

Rev 6 Hurst Park Primary School Photographic Record Document dated 19 January 2024

Document No. 10021.03 rev 6 Planning Statement: S73a Application Hurst Park Primary School dated 23 January 2024

Document No. 60640449 rev 6 Landscape and Ecology Management Plan dated 18 September 2023

Addendum to Landscape and Ecology Management Plan (LEMP) dated 8 March 2024

Drawing No. 60640449-ACM-00-XX-DR-AR-1 rev 00 Location and Block Plan dated 12 December 2023

Drawing No. 60640449_ACM_XX_XX_DD_LA_0001 rev 6 Hurst Park Primary School Updated Landscape Plan SHEET 1 OF 3 dated 8 January 2024

Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 4 Hurst Park Primary School LANDSCAPE PLAN SHEET 2 OF 3 dated 8 January 2023

Drawing No. 60640449_ACM_XX_XX_DD_LA_0003 rev 5 Hurst Park Primary School PLANTING PLAN SHEET 3 OF 3 dated 18 September 2023

Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 01 Hurst Park Primary School Tree Pit Detail dated 7 June 2022

Hurst Park Tree Specification dated 15 May 2024

Email From Agent Dated 14 May 2024 Maintenance Boundary Height And Watering Details

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Environment and Amenity	Yes	38-45

Illustrative material

Site Plan

Drawing number 60640449-ACM-00-XX-DR-AR-1 Location and Block Plan

Drawing number 60640449_ACM_XX_XX_DD_LA_0001 Rev 6 Hurst Park Primary School Updated Landscape Plan SHEET 1 OF 3 dated 08 January 2024

Drawing number 12261.05/L(PA)101 Rev P3 Landscape Site Plan dated 27 March 2014

Aerial Photographs

Aerial 1: Surrounding Area

Aerial 2: Application Site

Aerial 3: School boundary

Site Photographs

Figure 1 – Site frontage proposed planting

Figure 2 – North-east corner proposed planting

Figure 3 – Western boundary proposed planting

Figure 4 – Soft play surface proposed planting

Figure 5 – Existing boundary planting and gap

Background

Site Description

1. Hurst Park Primary School encompasses a site of approximately 1.8 hectares (ha) and lies in the urban area of West Molesey and the Thames Valley National Character Area. The school is situated just south of Hurst Road (A3050) and between the junctions of Boleyn Drive and Freeman Drive. The school is neighbored by residential premises on its southern and western sides with Public Footpath 3 separating the school from further residential premises to its east. The school replaced the former Hurst Park Primary School which was located approximately 400 metres (m) east of the site and was granted planning permission in 2014.
2. The site grounds comprise a main school building, with single, 1.5 and two storey parts, located in the northern area of the site closest to Hurst Road. The building includes 14 classrooms, a library, hall, kitchen, and nursery. A staff car park resides in the north-eastern corner of the site, accessed from Hurst Road and a pickup and drop off facility is situated in a southwestern area of the site, accessed from Freeman Drive. The remainder of the school grounds comprises an outdoor learning area, Multi-Use Games Area (MUGA), hard surfaced play area, trees, vegetation and landscaped gardens, sports pitch and a variety of other associated school infrastructure.

Planning History

3. The below planning permission history is not exhaustive and lists only those relevant to this proposal.

4. EL2014/0356 Erection of new single, one and a half and two storey Hurst Park primary school (420 places) and nursery (30 places) together with provision of 26 parking spaces, and cycle and scooter parking; access off Hurst Road; laying out of outdoor learning and play areas and sports pitches; landscape planting and ecological habitats. Permitted subject to condition 27 August 2014.
5. EL/2015/0789 Details of parents' pickup and drop off facility, additional staff parking and pedestrian access from eastern boundary of site submitted pursuant to Conditions 3(a) and 8 of planning permission reference EL2014/0356 for construction of new primary school. Approved 23 June 2015.
6. EL15/4579 Details of speed management measures, parking restrictions and pedestrian improvements on Hurst Road and at the Hurst Road/Freeman Drive Junction submitted pursuant to Condition 4 of planning permission reference EL2014/0356 dated 27 August 2014 for new 420 place primary School. Approved 15 March 2016.
7. EL/2018/1152 Installation of a modular building to the rear of the main School building to allow for a space for an out-of-hours care club facility. Permitted subject to condition 19 June 2018.
8. EL/2018/2166 Details of a Construction Transport Management Plan pursuant to Condition 3 of planning permission ref: EL/2018/1152 dated 19/06/2018. Approved 31 August 2018.
9. EL/2020/0021 The construction of a new single, one and a half and two storey Hurst Park Primary School (420 places) and Nursery (30 places) together with provision of 26 parking spaces, and cycle and scooter parking; access off Hurst Road; laying out of outdoor learning and play areas and sports pitches; landscape planting and ecological habitats without compliance with (variation of) Condition 15 (BREEAM assessment) of planning permission Ref: EL/2014/0356 dated 27 August 2014 (retrospective). Granted 4 December 2020.
10. EL2021/0261 Details of School Travel Plan submitted pursuant to Condition 4 of planning permission ref: EL/2020/0021 dated 4 December 2020. Approved 23 February 2021.
11. EL/2021/0768 Details of a Drainage Management Plan submitted pursuant to condition 9 of planning permission ref: EL/2020/0021 dated 4 December 2020. Approved 29 June 2021.
12. EL2023/2098 Erection of bin store enclosure and two storage sheds (Retrospective). Granted 29 August 2023.

The proposal

13. This application has been submitted under Section 73A of the Town and Country Planning Act 1990 (as amended). Section 73A applications allow for planning permission to be given for development of the same description as development already permitted and carried out, without complying with some conditions attached to an earlier permission. As such, developments that Section 73A applications seek to amend will have been judged to be acceptable in principle at the date and time that the earlier planning permission was granted.
14. This application seeks to amend Conditions 1, 7 and 8 of planning permission ref: EL/2020/0021 to enable compliance with the original landscaping, habitat creation and management requirements for the site, updating the plans to the correct existing layout of the site and the timescales for compliance.
15. Condition 7 as approved reads:

Within 6 months of the date of this permission further details of the landscaping planting and habitat creation schemes submitted with the application shall be submitted to the County Planning Authority for approval in writing. Such details shall include:

- i) Soft landscaping plans*
- ii) Landscape management plan*
- iii) A sectional drawing of the tree pits for the larger trees proposed to be planted along Hurst Road.*

16. Condition 8 as approved reads:

The landscaping scheme as required under Condition 7 shall be carried out no later than the first planting season after the approval of the details or in accordance with a programme which has first been agreed in writing by the County Planning Authority. Thereafter the landscape planting shall be maintained for a period of five years. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted, destroyed, dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted.

17. The reason for both Conditions 7 and 8 as set out on the decision notice is:

To maintain landscape character and biodiversity and to secure appropriate mitigation for loss of trees and other vegetation, pursuant to Policies CS14 and CS15 of the Elmbridge Core Strategy 2011 and Policy DM6 of the Elmbridge Local Plan Development Management Plan 2015.

18. The applicant is proposing to amend Condition 7 to:

The landscaping planting and habitat creation schemes must be fully implemented and retained in accordance with the following approved details:

- 1. Landscape Plan 60640449_ACM_XX_XX_DD_LA_0001 dated 18.09.2023*
- 2. Landscape Plan 60640449_ACM_XX_XX_DD_LA_0002 dated 18.09.2023*
- 3. Landscape Plan 60640449_ACM_XX_XX_DD_LA_0003 dated 18.09.2023*
- 4. Landscape and Ecology Management Plan (reference 60640449) dated June 2023.*

19. The applicant is proposing to amend Condition 8 to:

The landscaping scheme as required under Condition 7 shall be carried out in full no later than the first planting season after the approval of the details or in accordance with the approved Landscape and Ecology Management Plan or another programme which has first been agreed in writing by the County Planning Authority. Thereafter the landscape planting shall be maintained for a period of five years, in accordance with the approved Landscape and Ecology Management Plan. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted, destroyed, dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted.

20. Condition 1 lists the approved plans and would be amended to include all updated plans accordingly.

21. As set out in the Planning Statement, the following changes to the landscape planting and habitat creation scheme on site would be reflected in the updated plans:

- Alterations to the design and scale of soft landscaped areas and planted areas.
- Alternative species used for new planting.

22. Other changes to the original scheme also include a mix of native and ornamental shrubs, sections of hedgerow (including native species), meadow grassland and amenity grass, and woodland.
23. Other changes proposed to be implemented as part of the scheme include the replanting of two trees that have failed and the planting of one tree that was never planted along the northern site frontage along Hurst Road; the planting of six additional trees (two groups) in a western area of the site, and; the replanting of two trees that have failed adjacent to the car park and playing field in a southern area of the site.
24. A new landscaping management document has been provided that separates the site into different compartments with detail on how each will be maintained over a 5-year period including pruning, watering and replacement of any newly planted trees that have failed to survive post planting over a period of 5 years.

Consultations and publicity

District Council

25. Elmbridge Borough Council No objection

Consultees (Statutory and Non-Statutory)

26. County Arboriculturist No objection
subject to replacement planting for two trees in south of site, planting/replacement planting of three trees along the site front and additional tree specification being provided.
27. Landscape No objection
subject to the amendment of condition 8 to ensure implementation of new scheme and its management.
28. Surrey Wildlife Trust – Ecology No objection

Parish/Town Council and Amenity Groups

29. None

Summary of publicity undertaken and key issues raised by public

30. Two rounds of publicity were undertaken as part of this application. The first round included the posting of 2 site notices and an advert was placed in the Surrey Advertiser 15 July 2022. A total of 184 owner/occupiers of neighbouring properties were directly notified by letter. 5 letters of representation have been received, 4 were in relation to vegetation encroaching onto neighbouring gardens and the other expressed concern with noise generated from an outdoor play area. The second round of publicity was undertaken and included neighbour letters sent to the same owner/occupiers on 15 March 2024 due to updated and corrected landscaping documents. 1 additional representation was received regarding traffic.

Planning considerations

31. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
32. In this case the statutory development plan for consideration of this application consists of the Elmbridge Core Strategy 2011 and the Elmbridge Development Management Plan 2015. The Elmbridge Development Management Plan 2015 was adopted after the original planning permission was approved in 27 August 2014 and this report therefore includes additional policies relevant to this application from this adopted plan.

33. Elmbridge Borough Council (EBC) are in the process of replacing the adopted Core Strategy 2011 and Development Management Plan 2015 with a new Local Plan, to shape how Elmbridge is developed over a 15-year period. This long-term plan for the borough will also seek to respond to the shortage of new and affordable housing as well as ensure that future development happens with the necessary infrastructure while protecting the environment.
34. An independent inspector was appointed to examine the Draft Elmbridge Local Plan 2022, following submission to the Secretary of State for Levelling Up, Housing and Communities on 10 August 2023. The Planning Inspector will consider the soundness of the Draft Local Plan based on the 'tests of soundness' as set out in paragraph 35 of the National Planning Policy Framework (NPPF).
35. In accordance with Paragraph 48 of the NPPF (December 2023), weight can be given to relevant policies in emerging plans according to the stage of preparation (the more advanced its preparation, the greater the weight that can be given), the extent to which unresolved objections relevant to policies and the degree of consistency to the relevant policies in the emerging plan to the NPPF. Despite the Draft Elmbridge Local Plan 2022 having not yet been examined by the planning inspector, it is still at a late stage in its production and Officers thereby consider that limited weight can be attached. Relevant policies are thereby included and considered in this report.
36. In dealing with applications made under Section 73A, the National Planning Practice Guidance (NPPG) (2014) advises that local planning authorities must only consider the condition that is the subject of the application, it is not a complete re-consideration of the original application, however a new planning permission is issued if permission is granted, which sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted. The NPPG also advises that such applications be considered against the Development Plan and other material considerations, although local planning authorities should focus attention on national and development plan policies and other material considerations which may have changed significantly since the original grant of planning permission.
37. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are the landscaping, biodiversity and ecological implications as a result of the proposed amendments to Conditions 1, 7 and 8.

TREES, LANDSCAPING, ECOLOGY AND AMENITY

Elmbridge Core Strategy 2011

Policy CS14 – Green Infrastructure

Elmbridge Local Plan: Development Management Plan 2015

Policy DM6 – Landscape and trees

Draft Elmbridge Local Plan 2022 (Regulation 19)

Policy ENV1 – Green and Blue Infrastructure

Policy ENV2 – Landscape, trees and woodlands

Policy ENV6 – Protecting, enhancing and recovering biodiversity

38. Policy CS14 of the Elmbridge Core Strategy 2011, Policy DM6 of the Elmbridge Local Plan: Development Management Plan 2015 (EDMP 2015), Policy ENV6 of the Draft Elmbridge Local Plan 2022 (DELP 2022) and Paragraph 180 of the NPPF seek to protect and provide net gains for biodiversity through development. At the time of the original 2014 officers report for the development of the new school, it was considered that the removal of poorer quality trees would provide an opportunity to improve the overall quality of the tree population through landscape planting, including shrubs, hedgerow and meadow planting that would supplement the newly planted trees on site.

Additional planting has since been proposed as set out in paragraph 19 above which would increase the biodiversity of the site over and above the original proposal.

39. Policy DM6 of the EDMP 2015, Policy ENV1 and ENV2 of the DELP 2022 require landscaping schemes that reflect, conserve or enhance the existing landscape and its character, including through tree retention and/or planting and integrate development into its surroundings adding scale, visual interest and amenity. Further the policies require landscaping to conserve existing and create new habitats, be successfully implemented, maintained and managed and encourage adaptation to climate change, for instance through a balance of hard and soft elements and tree planting for shade, shelter and cooling; resilient disease and climate change resistant native trees.
40. The proposal includes a diverse mix of hard and soft landscaping elements and planting within the school providing new habitats, visual interest, increased scale and amenity. A proposed 0.5 metre boundary between vegetation and the edge of the school reduces the risk of encroachment respecting the surrounding landscape. The additional trees are of suitable species to provide resilience in the face of disease and protect from climate change impacts, providing shade for shelter and cooling. The updated Landscape and Ecology Management Plan (LEMP) provides more detail and covers every area of the up-to-date landscaping scheme spanning a management period of 5 years, ensuring the protection of new and existing planting on site.
41. The County Ecologist was consulted on the application and raised no objection, noting that the proposed landscaping and habitat creation scheme is appropriate. The County Landscape Architect was consulted and raised no objection to the additional planting along the school front. However, he noted that the proposed wording for Condition 8 by the applicant should be altered to ensure a landscape ecology management plan is adhered to as well as the carrying out of the proposed scheme within the next available planting season. This is reflected in an amended Condition 8.
42. The County Arboricultural Officer was consulted and raised no objection to the proposal provided two *Corylus Colurna* trees that failed to survive are replaced in the southern end of the site next to the playing field, and the planting/re-planting of the *Tilia Cordata*, *Carpinus Fastigiata* and *Sorbus Torminalis* takes place along the northern front of the site. Additional tree sizes, specification and an extended watering regime for a minimum of three years were requested. The applicant updated their submission documents to include these requirements.
43. Concerns were expressed in four representations received from members of the public regarding encroachment of vegetation from the school site into neighbouring residential gardens, particularly along the western boundary of the site. Consequently, the 0.5m corridor as mentioned above was included in the scheme and the site will benefit from regular maintenance over a 5-year period once details have been approved. The issue of noise and associated neighbour amenity was a matter for the original application, and cannot now be taken into account. Regarding the objection on traffic grounds, the proposals would not cause any impact to traffic over details already considered and approved in previous applications and this objection thereby falls outside its scope.
44. It is acknowledged that Biodiversity Net Gain (BNG) has recently become a legal requirement however as this application was made prior to 12 February 2024 and is an application under Section 73A it is exempt from this requirement, in accordance with the NPPG.
45. Taking the above into account, the additional planting proposed alongside the range of planting across the site as a whole and its updated management arrangements over a 5 year period are considered sufficient for maintaining the landscape character of the area and its biodiversity and secures appropriate mitigation for loss of trees and other vegetation in compliance with the reasons for Conditions 7 and 8 and thereby accords with the relevant planning policies in this regard. Officers recommend that permission is

granted and the wording for Conditions 1, 7 and 8 amended to include the updated plans, proposals and timescales to enable compliance in this regard.

Human Rights Implications

46. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
47. The Officers view is that the proposal does not engage any of the articles of the Convention and has no Human Rights implications.

Conclusion

48. This application seeks to amend conditions 1, 7 and 8 of planning permission ref: EL/2020/0021 dated 4 December 2020, to provide a satisfactory landscaping and habitat scheme and management of the same, and to update the approved plans for the site.
49. Officers consider that the details provided by the applicant in support of their application are adequate for the purposes of addressing the aims of conditions 7 and 8 of planning permission ref: EL/2020/0021 dated 4 December 2020. They provide a landscape scheme that benefits from a diverse and suitable array of planting, and, a management plan of sufficient detail to ensure its management and maintenance over a period of 5 years. Resultingly, Officers consider the proposal accords with the relevant policies regarding landscape, trees, biodiversity and ecology. The plans provided reflect the current site layout and are thereby suitable. As such, Officers recommend that the conditions be varied and planning permission be granted, subject to conditions.

Recommendation

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. EL2022/2183 be permitted subject to the following conditions:

Conditions:

1. The development hereby approved shall be maintained in all respects strictly in accordance with the following plans/drawings:

Drawing No. 60640449-ACM-00-XX-DR-AR-1 rev 00 Location and Block Plan dated 12 December 2023

Drawing No. 60640449_ACM_XX_XX_DD_LA_0001 rev 6 Hurst Park Primary School Updated Landscape Plan SHEET 1 OF 3 dated 8 January 2024

Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 4 Hurst Park Primary School LANDSCAPE PLAN SHEET 2 OF 3 dated 8 January 2024

Drawing No. 60640449_ACM_XX_XX_DD_LA_0003 rev 5 Hurst Park Primary School PLANTING PLAN SHEET 3 OF 3 dated 18 September 2023

Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 01 Hurst Park Primary School Tree Pit Detail dated 7 June 2022

Drawing No. 12261.05 / L(PA)107 rev P2 Existing Site Plan dated 17 December 2013

Drawing No. 12261.05 / L(PA)001 rev P2 Proposed Ground Floor GA Plan dated 27 March 2014

Drawing No. 12261.05 / L(PA)002 rev P2 Proposed First Floor GA Plan dated 17 December 2013

Drawing No. 12261.05 / L(PA)102 rev P3 Site Sections - Sheet 1 dated 9 January 2014

Drawing No. 12261.05 / L(PA)102 rev P3 Site Sections - Sheet 2 dated 9 January 2014

Drawing No. 12261.05 / E(PA)001 rev P3 Proposed Elevations Sheet 1 dated 17 January 2014

Drawing No. 12261.05 / E(PA)002 rev P3 Proposed Elevations Sheet 2 dated 17 January 2014

Drawing No. 12261.05 / E(PA)003 rev P3 Proposed Elevations Sheet 3 dated 17 January 2014

Drawing No. 12261.05 / L(PA)003 rev P3 Proposed Roof Plan dated 17 January 2014

Drawing No. CS-064160-400 rev C1 Drainage Layout dated 1 April 2014

Drawing No. CS-064160-401 rev C1 Drainage Construction Details dated 24 June 2014

Drawing No. CS-064160-402 rev C1 Impermeable Areas Layout dated 24 June 2014

Drawing No. CS-064160-403 rev C1 Proposed Levels Layout dated 24 June 2014

Drawing No. CS-064160-404 rev C1 Road Construction Details dated 24 June 2014

Drawing No. CS-064160-450 rev T1 Earthworks Analysis dated 20 January 2014

Drawing No. CS-064160-002 rev T1 Proposed Foundation Plan - Option 2 dated 21 January 2014

Drawing No. CS-064160-010 rev T1 Proposed Foundation Details dated 2 December 2013.

2. The scheme for the additional parking for staff vehicles and a drop off and pick up facility on the former John Nightingale site, shall be maintained and monitored in accordance with the details approved in writing by the County Planning Authority under planning permission Ref: EL/2015/0789 dated 23 June 2015, for the benefit of the development hereby permitted.
3. The scheme for speed management measures, parking restrictions and pedestrian improvements on Hurst Road and at the Hurst Road/Freeman Drive junction, shall be maintained in accordance with the details approved in writing by the County Planning Authority under planning permission ref: EL2015/4570 dated 15 March 2016, for the benefit of the development hereby permitted.
4. The School Travel Plan approved under planning application ref: EL2021/0261 dated 23 February 2021, shall be maintained, monitored, and kept updated to the satisfaction of the County Planning Authority.
5. The 16 bicycle parking spaces installed on the site as part of the development hereby permitted, shall be maintained.
6. The pedestrian gate as installed on the footpath that adjoins the eastern boundary of the site shall be maintained in accordance with the details approved in writing by the County Planning Authority under planning permission Ref: EL/2015/0789 dated 23 June 2015.
7. The landscaping planting and habitat creation schemes must be fully implemented and retained in accordance with the following approved details:
 - i) Drawing No. 60640449_ACM_XX_XX_DD_LA_0001 rev 6 Hurst Park Primary School Updated Landscape Plan SHEET 1 OF 3 dated 8 January 2024
 - ii) Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 4 Hurst Park Primary School LANDSCAPE PLAN SHEET 2 OF 3 dated 8 January 2023
 - iii) Drawing No. 60640449_ACM_XX_XX_DD_LA_0003 rev 5 Hurst Park Primary School PLANTING PLAN SHEET 3 OF 3 dated 18 September 2023
 - iv) Drawing No. 60640449_ACM_XX_XX_DD_LA_0002 rev 01 Hurst Park Primary School Tree Pit Detail dated 7 June 2022
 - v) Document No. 60640449 rev 6 Landscape and Ecology Management Plan dated 18 September 2023
 - vi) Addendum to the Landscape and Ecology Management Plan (LEMP) dated 8 March 2024

vii) Hurst Park School Tree Specification dated 15 May 2024

viii) Email From Agent RE Maintenance Boundary Height And Watering Details Dated 14 May 2024

- 8.
- The landscaping scheme as required under Condition 7 shall be carried out in full no later than the first planting season after the approval of the details and in accordance with the approved Document No. 60640449 rev 6 Landscape and Ecology Management Plan dated 18 September 2023 and the Addendum to the Landscape Ecology Management Plan (LEMP) dated 8 March 2024 and Hurst Park School Tree Specification dated 15 May 2024 and Email From Agent RE Maintenance Boundary Height And Watering Details Dated 14 May 2024. Thereafter the landscape planting shall be maintained for a period of five years, in accordance with the approved Landscape and Ecology Management Plan and addendum to the Landscape and Ecology Management Plan. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted, destroyed, dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size, or be a suitable substitute approved by the County Planning Authority and be in the same location as that originally planted.
9. The development hereby permitted shall be maintained in accordance with the following details of external materials, as contained in an email dated 2 May 2014 and approved under planning permission ref: EL/2014/0356 dated 27 August 2014:
- i) Facing Brickwork - Engels Baksteen The Tatra (26155011)
 - ii) Cladding - arborClad Thermo-D Redwood (stain covering all surfaces).

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. In the interest of the amenities of the locality pursuant to Policy DM2 of the Elmbridge Local Plan Development Management Plan 2015 and to manage and mitigate the transportation implications of the development, thereby not prejudicing highway safety nor causing inconvenience to other highway users, pursuant to Policy CS25 of the Elmbridge Core Strategy 2011 and Policies DM9 and DM7 of the Elmbridge Local Plan Development Management Plan 2015.
3. In the interest of the amenities of the locality pursuant to Policy DM2 of the Elmbridge Local Plan Development Management Plan 2015 and to manage and mitigate the transportation implications of the development, thereby not prejudicing highway safety nor causing inconvenience to other highway users, pursuant to Policy CS25 of the Elmbridge Core Strategy 2011 and Policies DM9 and DM7 of the Elmbridge Local Plan Development Management Plan 2015.
4. To manage and mitigate the transportation implications of the development, thereby not prejudicing highway safety nor causing inconvenience to other highway users, pursuant to Policy CS25 of the Elmbridge Core Strategy 2011 and Policies DM9 and DM7 of the Elmbridge Local Plan Development Management Plan 2015.
5. To manage and mitigate the transportation implications of the development, thereby not prejudicing highway safety nor causing inconvenience to other highway users, pursuant to Policy CS25 of the Elmbridge Core Strategy 2011 and Policies DM9 and DM7 of the Elmbridge Local Plan Development Management Plan 2015.

6. To manage and mitigate the transportation implications of the development, thereby not prejudicing highway safety nor causing inconvenience to other highway users, pursuant to Policy CS25 of the Elmbridge Core Strategy 2011 and Policies DM9 and DM7 of the Elmbridge Local Plan Development Management Plan 2015.
7. To maintain landscape character and biodiversity and to secure appropriate mitigation for loss of trees and other vegetation, pursuant to Policies CS14 of the Elmbridge Core Strategy 2011 and Policy DM6 of the Elmbridge Local Plan Development Management Plan 2015.
8. To maintain landscape character and biodiversity and to secure appropriate mitigation for loss of trees and other vegetation, pursuant to Policy DM6 of the Elmbridge Local Plan Development Management Plan 2015.
9. In the interest of the amenities of the locality pursuant to Policy DM9 of the Elmbridge Local Plan Development Management Plan 2015.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; and liaised with consultees and the applicant to resolve identified issues. Issues of concern have been raised with the applicant including impacts of and on trees and vegetation and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2021.
2. The applicant is advised that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.
3. Biosecurity is very important to minimise the risks of pests and diseases being imported into the UK and introduced into the environment. It is recommended that all trees grown abroad, but purchased for transplanting, shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees entered the UK, their origin and the length of time they have been in the nursery should be requested before the commencement of any tree planting. If this information is not available, alternative trees sources should be used. You are advised to consult the relevant UK Government agencies such as the Animal and Plant Health Agency (APHA) and the Forestry Commission for current guidance, Plant Passport requirements and plant movement restrictions. Quality Assurance Schemes followed by nurseries should also be investigated when researching

suppliers. For larger planting schemes, you may wish to consider engaging a suitably qualified professional to oversee tree / plant specification and planting.

Contact Lyndon Simmons

Tel. no. 07971 674 771

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Elmbridge Borough Council planning register entry for this application can be found under application reference EL2022/2183.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

[Elmbridge Core Strategy 2011](#)

[Elmbridge Development Management Plan 2015](#)

Other Documents

Planning Permission ref: EL/2014/0356 dated 27 August 2014

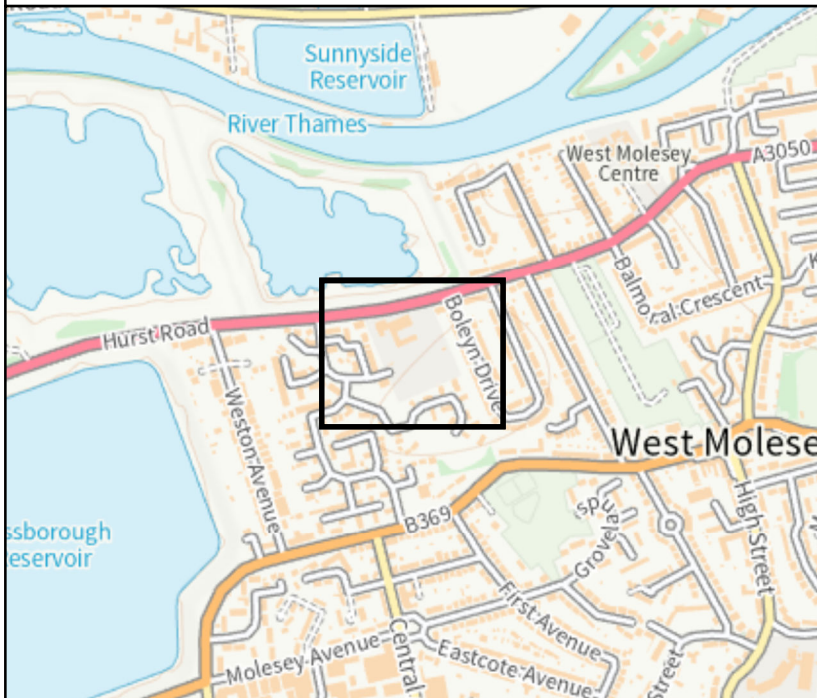
Planning Permission ref: EL/2020/0021 dated 4 December 2020

Draft Elmbridge Local Plan 2022 (Regulation 19)

This page is intentionally left blank

Site Location:

Land at former John Nightingale School site, now Hurst Park Primary School, Hurst Road, West Molesey, Surrey KT8 1QS



The construction of a new single, one and a half and two storey Hurst Park Primary School (420 Places) and Nursery (30 Places) together with provision of 26 parking spaces, and cycle and scooter parking; access off Hurst Road; laying out of outdoor learning and play areas and sports pitches; landscape planting and ecological habitats without compliance with Condition 1 (Approved Plans), Condition 7 (Landscape Planting and Habitat Creation Schemes) and Condition 8 (Landscape Planting and Maintenance) of planning permission ref: EL/2020/0021 dated 4 December 2020 to enable material changes to details.

Application numbers:

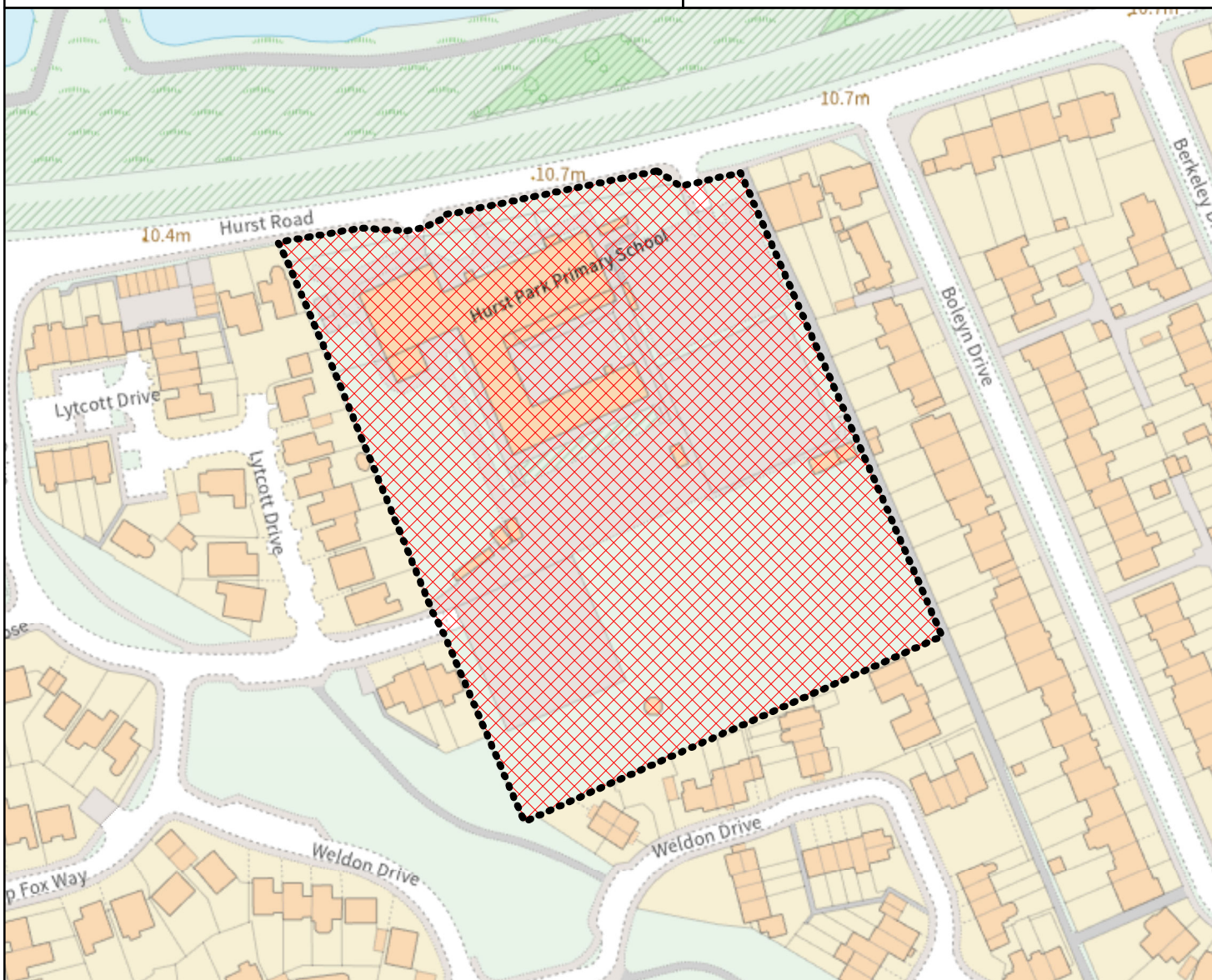
EL2022/2183

Electoral divisions:

West Molesey

© Crown copyright. All rights reserved Surrey County Council, 100019613, 2024

Note: This plan is for indicative purposes only



Ref No:
SCC Ref 2022/0084



Scale: **1:1690**
Printed on: 26/03/2024

This page is intentionally left blank



Aerial 1: Surrounding area





2024 Aerial Photos

Aerial 2: Application site



A3050 (Hurst Road)

Application Site Area



All boundaries are approximate



Aerial 3: School boundary



School boundary

A3050 (Hurst Road)

Application Site Area



All boundaries are approximate

This page is intentionally left blank

To: Planning & Regulatory Committee

Date: 29 May 2024

By: Planning Development Manager

District(s) Tandridge

Electoral Division(s):

Lingfield

Lesley Steeds

Case Officer:

Janine Wright

Purpose: For Decision

Grid Ref: 538690 143375

Title: Surrey County Council Proposal TA2024/47

Summary Report

Site of Former Orchard Court Care Home, East Grinstead Road, Lingfield, Surrey, RH7 6ET

Outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved.

The application site is located in south-east Surrey, in the village of Lingfield. The site is owned by Surrey County Council and was previously occupied by a former care home (Orchard Court). The site fronts on to East Grinstead Road with the Doctor's surgery located to the north. The application site is enclosed with temporary hoarding and the previous building has been demolished

The application site is situated on the outskirts of the settlement with residential development to the west, Talbot Recreation Ground to the east, open countryside to the south and the village to the north.

The application is seeking outline approval for the erection of 54 self-contained extra care units of accommodation with associated facilities. Surrey County Council have submitted the application under Regulation 3 of the Town and Country Planning General Regulations (1992) and the planning considerations are principle of development, layout, scale and means of access. The detailed design (appearance) and landscaping are 'Reserved Matters' which would be submitted and accessed at a later stage.

Eleven letters of representation have been received. Eight letters of objection have been received and three letters of support. The representations are set out within the report (paragraphs 35 and 36) however, concerns have been raised in relation to the impact on the health service, parking provisions, height, scale and massing as well as harm to the character of the area.

Tandridge District Council have raised an objection to the proposal expressing concerns in relation to the scale, height, massing and design of the building. The District Council is supportive of the use, to provide much needed extra care accommodation.

Statutory and technical consultees have provided advice on the application and raised no objections, subject to the inclusion of planning conditions. The Lead Local Flood Authority (LLFA) has raised objection in relation to the level of submitted information, but has advised that their objection can be overcome through the inclusion of pre-commencement planning conditions, requiring the SuDS design and details to be provided prior to commencement of works.

Officers have fully assessed the application and are satisfied that a development of this scale and nature can be accommodated on the site, subject to the inclusion of planning conditions, without causing harm. The proposal therefore accords with the development plan policies.

The recommendation is to grant outline planning permission subject to planning conditions.

Application details

Applicant

SCC Property

Date application valid

11 January 2024

Period for Determination

11 April 2024 (extension of time 31 May 2024)

Amending Documents

Arboricultural Method Statement Rev 0 dated March 2024 (2067-KC-XX-YTREE-MethodStatement-Rev0)

Drawing Number 2067-KC-XX-YTREE-TTP01 Rev B Tree Protection Plan dated 13 March 2024;

Biodiversity Checklist Rev A dated February 2024 (Tandridge)

Email from Natural England Re Site Registration Form and Bat Earned Recognition Licence;

Memo on Noise comments dated 21 March 2024;

Email from Agent on Highway and Contamination Response dated 26 April 2024;

Statement on Extra Care housing and planning use classes dated 14 May 2024;

Additional Planning Report ref: 5221715-ATK-XX-XX-RP-T-00001 V2 dated 14 May 2024

Drawing Number 5221715-ATK-XX-00-DR-A-90112 Rev P04 dated 15 May 2024 – Proposed Ground Floor Plan

Drawing Number 5221715-ATK-XX-RF-DR-A-02103 Rev P05 dated 15 May 2024 - Proposed Site Plan

Drawing Number 5221715-ATK-XX-XX-DR-L-00001 Rev P05 dated 15 May 2024 - Landscape Proving Plan

Drawing Number 5221715-ATK-XX-XX-DR-T-00001 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 1

Drawing Number 5221715-ATK-XX-XX-DR-T-00002 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 2

Drawing Number 5221715-ATK-XX-XX-DR-T-00003 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 3

Drawing Number 5221715-ATK-XX-XX-DR-T-00004 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 4

Drawing number 5221715-ATK-XX-XX-DR-T-00009 Rev P02 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 5

Drawing number 5221715-ATK-XX-XX-DR-T-00005 Rev P02 dated 14 May 2024 - Vehicle Tracking Refuse Vehicle 1

Drawing number 5221715-ATK-XX-XX-DR-T-00006 Rev P02 dated 14 May 2024 - Vehicle Tracking Refuse Vehicle 2

Drawing number 5221715-ATK-XX-XX-DR-T-00007 Rev P02 dated 14 May 2024 - Vehicle Tracking Fire Tender 1

Drawing number 5221715-ATK-XX-XX-DR-T-00008 Rev P02 dated 14 May 2024 - Vehicle Tracking Fire Tender 2

Drawing number 5221715-ATK-XX-XX-DR-T-00009 Rev P02 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 5

Drawing number 5221715-ATK-XX-XX-DR-T-00010 Rev P02 dated 14 May 2024 - Visibility Splay

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development and Need	Yes	44 - 63
Layout, Design and Character	Yes	64 – 85

Residential Amenity	Yes	86 – 100
Heritage	Yes	101- 126
Highways, Access and Parking	Yes, subject to planning conditions	127 - 142
Trees and Landscaping	Yes	143 - 156
Flood Risk and Drainage	Yes, subject to pre-commencement planning conditions	157 – 164
Sustainable Development	Yes	165 – 170
Ecology and Biodiversity Net Gain	Yes	171 – 186
Contamination	Yes, subject to planning conditions	187 – 191

Illustrative material

Aerial Photographs

Aerial 1 – Site location and surroundings

Aerial 2 – Site location

Site Plans

Plan 1 – Site location plan

Plan 2 – Indicative elevation plans

Plan 3 – Indicative layout of building

Plan 4 – Indicative landscape plan

Plan 5 - Comparison between existing and proposed built form

Site Photographs

Photograph 1 – view from South to North, along East Grinstead Road

Photograph 2 – street view showing the entrance along Drivers Mead (previous building shown)

Photograph 3 – street view showing the front of the application site (existing building and hedgerow showing the western elevation)

Photograph 4 – view from Talbot Road towards the recreation ground

Photograph 5 – view from Talbot Recreation Ground

Background

Site Description

1. The application site is located in the settlement of Lingfield, approximately 150m to the north of Lingfield village centre, which is also a Conservation Area. The site is 0.62ha and was previously occupied by a two storey care home (Orchard Court Care Home) built in the late 1960s providing accommodation for 63 elderly persons. The building has been partly demolished with full demolition taking place on 24 May 2024. The site is currently secured with hoarding.
2. The Lingfield Doctors Surgery lies to the north of the application site and Talbot Recreation Ground (TRG) is situated to the east. A floodlit multi-games area (MUGA) is located north-east of the site, within the recreation ground.
3. Open agricultural fields lie to the south of the site and a residential area comprising of a mixture of single storey and two storey semi-detached properties lie to the west. Mature trees (mixture of deciduous and evergreen species) bound the site along the eastern and southern boundaries with a mature hedgerow established along the western boundary fronting onto East Grinstead Road.
4. The existing access is to the north-west corner of the site along East Grinstead Road.

Planning History

5. The original care home (50 place care home for the elderly) was constructed in the late 1960s. In April 1999 planning permission, under reference TA/98/1261, was granted for an alteration to the existing building to provide 13 additional bedrooms.
 6. Prior approval for the demolition of the building was granted in December 2023 under reference TA/2023/1432.
-

The proposal

7. Outline planning permission is being sought for the erection of a part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking.
8. The building would contain approximately 54 self-contained apartments (shown as 54 x 1 bed (2 person) apartments including a 1 bed wheelchair apartment), with communal areas and staff provisions. The apartments would provide extra care housing provisions for up to 108 residents.
9. The apartments would be for the affordable rental sector, managed by a registered social housing provider, on behalf of Surrey County Council. All rents will be affordable for the tenants and will be set at a level which can be funded by Housing Benefit.
10. The proposed building would be "U" shaped with the two storey element fronting onto East Grinstead Road and a three storey element facing onto the recreational ground (eastern elevation). The northern side would link the two and three storey sections with a single storey section, indicatively shown as a flat roof, and the southern side would remain open. The communal areas include living, dining, therapy and activity rooms and would be located within the northern section of the building. The application is for outline consent and therefore the precise design of the building will not be considered at this stage, however, the indicative plans provided indicate that residential accommodation would be provided over three floors, with plant equipment located on the roof and within a small basement area, situated within the north-eastern wing.

11. The proposed building would be set back from East Grinstead Road and would be sited centrally within the plot, largely in the same location as the previous building. Existing vegetation and mature trees would be retained with additional planting proposed. The proposed western block (fronting onto East Grinstead Road) would measure approximately 57.8m (length) x 17.3m (width) and would have a maximum height of 10.3m. The proposed eastern block (fronting onto the recreational ground) would measure approximately 54.7m (length) x 17.3m (width) and would have a maximum height of 13.4m. The northern elevation (fronting onto Lingfield Doctors Surgery) would be 49.6m (length) and have a maximum height of 13.4m. The buildings would contain a series of parallel and perpendicular pitched roofs. The materials to be used in the external appearance of the building would be determined at 'Reserved Matters' stage.
12. The self-contained apartments would be approximately 55m² with the disabled apartment measuring approximately 58m². The first and second floors would include projecting balconies for private use. Two lifts are to be situated within each wing with two pairs of lifts serving the ground and first floors and one pair serving the second.
13. The existing vehicular access, located at the north-western corner, would be retained. The access would lead onto a parking area with 27 designated car parking bays (including two disabled bays) for residents and staff are proposed. All parking bays will be fitted with electric vehicle (EV) charging points.
14. Enhanced biodiversity is proposed within the site and non-native species are to be replaced with more appropriate planting. Hard and soft landscaping would be provided on site with a traditional orchard proposed in the centre of the building. The indicative landscaping plans show that the surrounding areas are to be planted with grassland and connected with paths.
15. The pedestrian crossing point along East Grinstead Road would be improved and would link the application site with the surrounding area, in particular the town centre.
16. The application site is located outside the designated Green Belt, however, the open countryside adjacent to the southern boundary falls within this designation.
17. The pending application is an **Outline Application**, which is seeking planning permission for a means of access, layout and scale. The appearance and landscaping are to be dealt with as a 'Reserved Matters' application which would be submitted for approval at a later date, subject to approval of this application.

Consultations and publicity

District Council

- | | | |
|-----|----------------------------|------------------|
| 18. | Tandridge District Council | Objection raised |
|-----|----------------------------|------------------|
- The intensity of the use has implications for scale and layout of the development which results in the building being unsympathetic to its surrounding. The spread of development dominates the site and it is at odds with the recreation ground to the east and public domain to the west and open countryside to the south where the landscaping and low-key built form provides an important transition from countryside to settlement.
 - Concerns raised with respect to impact on local health care services, if occupied to full capacity, there could be far more residents than have been the basis for the assessment of the proposal.
 - The harm and potential harm identified would clearly demonstrably outweigh the benefits of the proposal which have been considered.
 - Conflict with the policies that have been identified and the development plan as a whole.

- The identified harm clearly demonstrably outweighs the benefits of the proposal.

Officer’s comment:

The applicant has advised that the majority of the occupants would be local to the village and/or wider Tandridge District and may already be registered at the Doctor’s surgery. The care setting would be designed and operated to support older residents who would be unable to continue living in mainstream housing.

Although the residential units are capable of accommodating two occupants, the applicant has advised that the units would in most instances be occupied by a single person. The units have been designed to meet the standards for extra care housing which are set out within the Design Principles for extra care housing¹.

It is noted that the proposed development would be greater in height, mass and floor space when compared to the previous building. However, the facilities would be of a modern design and purpose built, providing much needed affordable extra care provision for local people. The issue of design will be addressed more fully in paragraphs 64-85 below.

Once constructed the development would provide employment and economic benefits to the Lingfield Village.

Consultees (Statutory and Non-Statutory)

- | | |
|--|---|
| 19. Tandridge District Environmental Health Officer
(contaminated land) | no objection, subject to planning conditions |
| 20. County Arboriculturalist | following the submission of additional information, including tree protection and arboricultural method statement, no objection is raised, subject to planning conditions |
| 21. County Archaeologist | no objection raised, the site has low potential for archaeological significance. |
| 22. Transport Development Planning | |
| 23. County Ecologist | Clarification was sought on the biodiversity net gain metric and ecology on site. The applicant has submitted supplementary information and subject to the inclusion of planning conditions no objections are raised. |
| 24. Environment Agency | no comment provided |
| 25. County Historic Buildings | no material impact on the special interest of the heritage assets. |
| 26. County Landscape Architect | no objection but concerns raised in relation to the close proximity of the building to the retained trees along the southern boundary. |

Officer comment:

¹[Design-Principles-For-Extra-Care-Housing-3rdEdition.pdf \(housinglin.org.uk\)](https://www.housinglin.org.uk/design-principles-for-extra-care-housing-3rd-edition.pdf)



The trees along the southern boundary of the site are an important feature which partly screens the development and provides valued habitats for birds, bats and other wildlife. Following discussions with the County Arboricultural Officer it has been established that the proposed development would not have an impact on the existing trees provided that appropriate tree protection measures are put in place during the construction works. Thereafter the trees would be maintained and pruned in accordance with a maintenance scheme, to be agreed with the applicant. The maintenance scheme can be agreed at the 'Reserved Matters' stage.

- | | |
|-----------------------------------|---|
| 27. Lead Local Flood Authority | insufficient information provided by the applicant, however, pre-commencement planning conditions would ensure that SuDS provisions are incorporated on site. |
| 28. County Noise Consultant | no objection, any adverse noise effects can be avoided through mitigation measures secured by planning conditions. |
| 29. County Air Quality Consultant | no objection, subject to planning conditions |
| 30. Southern Water | no objection, subject to an informative |
| 31. Sutton and East Surrey Water | no comments received |

Parish/Town Council and Amenity Groups

- | | |
|------------------------------|---|
| 32. Lingfield Parish Council | The principle of development is welcomed however the density and height of the development should be reduced. There is insufficient amenity space and parking provisions as wells as overlooking. |
|------------------------------|---|

Summary of publicity undertaken and key issues raised by public

- | |
|--|
| 33. The application was publicised by the posting of 4 site notices and an advert was placed in the local newspaper. A total of 142 owner/occupiers of neighbouring properties were directly notified by letter. |
| 34. A total of eleven letters of representation have been received. Eight objection and three letters of support have been received by the County Planning Authority in relation to this application. |
| 35. The following concerns have been raised within the letters of objection:- <ul style="list-style-type: none"> • Insufficient parking provisions on site resulting in overflow parking on the public highway • Impact on adjacent Conservation Area and Heritage Assets • Overdevelopment of site • Building height and design is out of character with the local area • Detrimental impact on views across the recreation grounds • Additional pressure on local services such as Lingfield Doctors Surgery • Loss of privacy and overlooking • Loss of light and overshadowing • Traffic generation • Out of character not in accordance with the Lingfield Village Design Statement |
| 36. The extra care and affordable housing provisions as well as the use of an existing brownfield site have been conveyed within the letter of support. |

37. Officers have considered all the letters of representation which have been submitted.

Planning considerations

Introduction

38. The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
39. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan Part 1 - policies and Part 2 - Sites, which together form the Surrey Waste Local Plan 2019-2033 (SWLP), the South East Plan 2009 (retained Policy NRM6 only) (SEP), Tandridge District Core Strategy 2008 (TDCS) and Tandridge Local Plan Part 2 – Detailed Policies 2014-2029 (TDLP), Lingfield Village Design Statement SPD (LVDS).
40. The emerging Tandridge Local Plan (2033) has been found unsound and has been withdrawn as such none of its policies should be given weight. Lingfield Parish Council are in the process of producing the Lingfield Neighbourhood Plan; public consultation took place between May and June 2023 and the responses are currently being evaluated. No weight has been attributed to the Lingfield Neighbourhood Plan as it is not sufficiently advanced.
41. The SWLP sets out how and where different types of waste will be managed within Surrey in the future, it also sets out the planning framework for the development of waste management facilities and is used in the determination of planning applications.
42. In considering this application, the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. The main planning considerations are: principle of development, impact on the character of the area with particular reference to height, massing and design, impact on residential amenity and biodiversity net gain.
43. The following development plan policies and guidance are considered to be relevant to the proposal:

Tandridge District Core Strategy 2008 (TDCS)

- Policy CSP1 (Location of development)
- Policy CSP2 (Housing provision)
- Policy CSP4 (Affordable Housing)
- Policy CSP7 (Housing balance)
- Policy CSP8 (Extra Care Housing)
- Policy CSP14 (Sustainable Construction)
- Policy CSP15 (Environmental Quality)
- Policy CSP17 (Biodiversity)
- Policy CSP18 (Character and design)
- Policy CSP21 (Landscape and countryside)
- Policy CSP22 (The economy)

Tandridge Local Plan Part 2 – Detailed Policies 2014-2029 (TDLP)

- Policy DP1 (Sustainable development)
- Policy DP5 (Highway safety and design)

- Policy DP7 (General policy for new development)
- Policy DP11 (Development in large rural settlements)
- Policy DP18 (Community, sport and recreational facilities)
- Policy DP19 (Biodiversity, geological conservation and green infrastructure)
- Policy DP20 (Heritage assets)
- Policy DP22 (Minimising contamination, hazards and pollution)

Other policies or documents relevant are:

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance:

- Surrey Design Guide (2002)
- Open Space Strategy 2021-2025
- Trees and Soft Landscaping SPD (November 2017)
- Lingfield Village Design Statement

National Planning Policy and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)
- Surrey County Council - Planning guidance for accommodation with care for older people (April 2024)

Principle of Development and Need

44. Paragraph 60 of the National Planning Policy Framework (2023) states that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”

45. Paragraph 63 further states that:

“Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include affordable housing, older people (including those who require retirement housing, housing-with-care and care homes) and people with disabilities”.

46. Paragraph 11 of the NPPF states that there is a presumption in favour of sustainable development. Policy DP1 of the TDLP states “when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.

47. The application site is located within the larger rural settlement of Lingfield and as such Policy DP11 of the TDLP is applicable. Policy DP11 of the TDLP allows for ‘partial or complete redevelopment of previously developed land, even if this goes beyond the definition of infilling’. The policy further states that ‘in all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it and will be subject to any other relevant development plan policies’.

48. Policy CSP1 of the TDCS, sets out the strategic aims in terms of the location of development within the District. The policy states that ‘development appropriate to the needs of rural communities will be permitted in the larger rural settlements.....through infilling and on site allocations for affordable housing’. It also seeks to promote sustainable

patterns of travel and make the best use of land within existing built up areas. Policy CSP2 of the TDCS sets out the Council's approach to housing supply and states that provision for a net increase of at least 2500 dwelling will be made during the plan period 2006 – 2026.

49. Policy CSP4 of the TDCS states that a proportion of new dwellings built in the District will be affordable and available to people on lower incomes. The proposed development would be a Surrey County Council scheme providing a 100% affordable housing. It would assist in delivering the identified shortfall of affordable housing provisions within the District.
50. Policy CSP7 of the TDCS refers to housing balance and states that the Council will encourage housing provisions for elderly people, where appropriate.
51. Policy CSP8 of the TDCS supports the provision of extra care housing. The policy has regard to the need for each site to accommodate at least 50 Extra Care units; be sustainable by virtue of location and within defined settlements; priority for the re-use of previously developed land and the potential to co-locate a nursing/residential care home on the site where there is an acknowledged need. The Council will also work with partners, Surrey County Council, in identifying suitable sites and securing the provisions of schemes.
52. Although the Lingfield Neighbourhood Plan is in early preparation stages and as such cannot be given weight in the decision making process, it is noted that Regulation 14 Submission Draft of the Plan (consulted on in 2023) makes reference to the Orchard Court site in Section 8 (Housing Delivery and Sites Policies), stating that 'This would be an ideal location for specialist accessible affordable housing, to meet the Surrey Adult Social Care requirements for this kind of affordable housing'.
53. The County Council has produced "planning guidance for accommodation with care for older people" (April 2024). The guidance refers to housing (C2) within care settings and states that the following elements should be provide:-
 - support for older people with care and other needs;
 - support for independent living ensuring residents remain active;
 - support for residents to avoid admission into care homes as their needs increase;
 - provision of facilities for residents such as craft rooms, communal lounge and dining room;
 - provision of office space for secure record keeping;
 - alarm system to call for support in cases of emergencies;
 - best practice design standards, layout and accessibility in the overall design;
 - 24/7 on-site support to residents and emergency care response;
54. The application site is currently vacant, as the existing building was demolished earlier this year. The building which previously occupied the site was in a C2 use (care home) and as such a material change of use of the land is not proposed. The site has been identified, along with a number of other sites within the County, as being suitable for extra care housing. The site would deliver around 54 one bedroom extra care units and would meet the identified need within Tandridge District and assist in delivering the strategic housing targets during the plan period (2006-2026).
55. The proposal would provide much needed support for older people with care needs, enabling residents to live independently within their local community. Additional and/or more complex care needs would be available to residents should it be required. Communal facilities such as craft and therapy rooms, dining, lounge and kitchen areas would be provided, encouraging residents to participate in shared activities to promote health and wellbeing.

56. A bespoke care package, suitable to meet the residents' needs, would be delivered by care workers. Staff would be on-site 24/7 to ensure that care needs are met and emergencies responded to.
57. Surrey County Council's (SCC) Cabinet approved an Accommodation with Care and Support strategy on 16th July 2019. Underlying the strategy is the significant strain being experienced by the care and support system and the challenges being faced by an aging population and lack of specialist elderly people accommodation. The proposal would enable people to remain and be cared for in their communities as their needs increase.
58. 'Extra Care' is a term applied to housing for older people, often (but not exclusively) in the social rented sector, provided in self-contained units with access to care, support, domestic, social, community and other services. It has been identified by SCC that there is a great shortfall in the provision of extra care accommodation, particularly within the affordable rent sector.
59. The Accommodation with Care and Support (AwCS) seeks to address the shortfalls and expand the availability of extra care accommodation on suitable sites across the County. In doing so older people would be given the opportunity to live in settings where their needs can be met, lessening the need for people to move directly into higher dependency residential care. The AwCS strategy seeks to achieve a minimum of 25 extra care units per 1000 of Surrey's population over the age of 75 by 2030. The application site has been identified as being suitable to deliver extra care housing, meeting identified need within Tandridge District.
60. A statement of need has accompanied the application. Table 3.03 outlines the demand for the aging population of years 75+ and the total demand for extra care housing within Tandridge. It indicates that a demand of 91 extra care rental units would be required by 2035. Currently, the County Council is revising the calculations for future need of affordable rental extra care housing and the revised figures suggest that 122 units would be required by 2035.
61. At present there are no existing affordable extra care housing provisions within the Tandridge District Council area (regardless of tenure). The need for extra care housing has been identified within the housing strategy (2019-2023) and the application site would assist in meeting the needs within the local area.
62. The development of this site would result in affordable extra care housing provisions which would be in accordance with national and local development plan policies. It would seek to enhance the supply of housing in general, and specialist housing provisions for different groups within the wider community, in particular older people. The development would also align with the AwCS strategy and close the identified gap in the supply of affordable extra care housing provisions across the county.
63. Overall, the development would be located on previously developed land and the use would remain unchanged (C2). The new development would provide improved and modern facilities meeting the identified specialist housing provisions for elderly people, securing the well-being of current and future communities. The applicant has demonstrated that there is a need for the extra care provisions and as such the proposed development accords with the development plan policies, NPPF and planning guidance.

Layout, Design and Character

64. Section 12 of the NPPF seeks to achieve well-designed and beautiful places. Paragraph 135 states that:

'Planning policies and decision should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) area sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.'
65. The National Design Guidance (2019) sets out the Government's priorities for design and states that the underlying purpose of design quality is to create well-designed and well-built places that benefit people at all stages of life (including elderly) and communities.
66. Policy DP7 of TDLP requires development to respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. It should also maximise opportunities for linkages (through footpaths and cycle paths) to the surrounding area and local services.
67. Policy CSP18 of the TDCS requires new development to be of a high standard of design reflecting and respecting the character, setting and local context. Development must have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
68. Policy CSP21 of the TDCS states that the character and distinctiveness of the District's landscape and countryside will be protected and new development will be required to conserve and enhance the landscape character.
69. The application site is prominently located on one of the key approaches to the village. Open countryside is located to the south and east of the site and residential development is to the north and west. The land rises from the south to the north and is slightly elevated when viewed from the south. The application site is largely surrounded by trees and hedging along the western, eastern and southern boundaries, which partly obscure the views into the site.
70. The application site is an important feature when approaching Lingfield along East Grinstead Road (south) and represents the transition between countryside and settlement. The site is within the Low Weald National Character Area (LWNCA) and the Low Weald Farmland Landscape Character Area ((WF3) LWFLA) is adjacent to the site along the southern and eastern boundaries (and includes Talbot Recreational Ground).
71. The Landscape Character guidance for the Low Weald Farmland Landscape recommends that built development conserves and enhances the landscape setting to villages and edges of settlements; hedgerows and open areas should link to the existing networks; local characteristics should be respected through high quality design and use of local pattern and building materials; lighting should respect rural locations (dark skies) and biodiversity.

72. The Lingfield Village Design Statement (LVDS) provides design guidance to ensure that new development incorporates the characteristics of the existing settlement. It states that materials for new buildings should harmonise with existing, be sympathetic in scale, style. Materials should match those in the locality and there should be a mixture of residential development including affordable homes for local people. The guidance further states that mature trees should be retained and native species planted with paths linking new developments to other paths and roads, off street parking should be avoided and large expanses of uninterrupted hard surfaces should be avoided. Planting schemes should be incorporated to ensure the development integrates with the rural character of the village.
73. The proposed development is for outline consent, with layout, scale and the access being considered at this stage. The external appearance of the building, for example the position of windows, balconies, materials and hard and soft landscaping are to be considered at the 'reserved matters' stage.
74. Layout is defined in the National Planning Practice Guidance (NPPG) as 'the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.' 'Scale' is defined as 'height, width and length of each building proposed within the development in relation to the surroundings'. Whilst the landscaping would form part of the reserved matters application, the spaces it would occupy would form part of the 'layout' and can be assessed accordingly.
75. 'Access' is defined as 'the accessibility to and within the site, for vehicles, cyclists and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network'. The access is for consideration at this stage and would include the routes (vehicular and pedestrian) and car parking provisions.
76. In terms of layout, the proposed development would have a 'U' shaped footprint set around a central courtyard and open on its southern side. The two storey wing (western elevation) would front onto East Grinstead Road with the three storey wing (eastern elevation) fronting onto the Talbot Recreational Ground. The north side would link the two and three storey sections with a single storey section, indicatively shown as having a flat roof. The building would be situated centrally within the site and the access and car parking area would be located on the north-western corner of the site, as per the existing. The built form differs from the previous building, however, it would occupy a similar footprint. The site would be landscaped with a mixture of grasses and native planting species with hard surface areas designed to enabling easy access to the communal areas.
77. The proposal would be designed and built to HousingLIN standards and HAPPI² principles with the units exceeding the space standards and meeting building regulations approval. It would also meet the standards set out within the SCC planning guidance "for accommodation with care for older people".
78. In terms of scale, part of the building would be three storeys in height (along the eastern elevation) with a two storey section along the western elevation. Plant equipment would be located on the rooftop (within the overall roof parameters) and a basement area along the north-eastern elevation will house additional plant equipment. The building would comprise of pitched roofs reflecting neighbouring buildings and achieving a sense of harmony in the street scene, in line with the LVDS guidance. The elevation and layout drawings submitted with the application are indicative and have been submitted to demonstrate how the development may look once it has been completed. The final design and layout of the building may be subject to change and would be fully assessed at the 'Reserved Matters' stage.

² [HAPPI - Design - Topics - Resources - Housing LIN](#)

79. The application site was previously occupied by a care home (Orchard Court Care Home) which was built in the 1960s with additional rooms added in 1999. Overall, the building contained 63 bedrooms with shared communal facilities. The original building was set within the centre of the site and landscaped. It was two storeys in height configured in the formation of an elongated cross and was partly screened by mature trees and hedgerow.
80. Section 11 of the NPPF (making effective use of land) encourages the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 124(c) refers to planning policies and decision stating that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, supporting appropriate opportunities to remedy derelict and degraded land. The application site is regarded as brownfield land and the previous building was not considered suitable to meet the modern requirements of an extra care facility. The land was identified as being within the settlement boundary and suitable for extra care accommodation for which a need has been identified. The proposal would allow for previously development land to be developed into modern, affordable extra care housing provision and as such substantial weight should be given to this proposal.
81. The site is located within a prominent location on one of the key approaches into the village and signals a defined change from open countryside to settlement. The previous street scene images show the care home was visible along East Grinstead Road (western elevation) as well as the Talbot Recreation Ground (eastern elevation), however, it was only partially visible from the south, approaching the village.
82. The proposed development would have a larger scale and mass when compared to the previous building, largely due to its height. Although the immediate and surrounding buildings are not three storeys in height, properties along Talbot Road, north-west of the application site and leading to the recreation ground, are three storey terraced properties with dormer windows facing onto the highway. This is also three storey development on the north side of the High Street and in developments to the north side of Town Hill (Forge Close and Little Stanford Close). Concerns have been raised regarding the built form and the public views from the recreation ground, however, officers consider that the boundary treatments and enhanced landscaping would ensure that the built form, along this elevation, would not dominate the site nor create an urbansing impact on the adjacent open landscape.
83. The development seeks to meet a need for modern, purpose built affordable housing provisions for the elderly and to achieve this it is critical that the layout supports the functional use of the building. An increase in the height of the building would allow for a greater density, supporting and according with paragraph 124(c) of the NPPF. It would also enable safe, inclusive and accessible places which promote health and well-being as set out in paragraph 135(f) of the NPPF.
84. The proposed building would continue to be visible from outside of the application site particularly along East Grinstead Road and Talbot Recreation Grounds, however, improved landscaping and biodiversity provisions would provide screening.
85. It is considered that substantial weight should be given to the use of the site for extra care provisions. The density of the site would allow for much needed affordable units of extra care accommodation making efficient use of the land and safeguarding the character of the area. The proposal would integrate into the surrounding area through improved landscaping and the use of external materials creating a well-designed fit for purpose development. The proposal is therefore considered to accord with the development plan policies and NPPF.

Residential Amenity

86. Paragraph 191 of the NPPF states that:

'planning policies and decision should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impact that could arise from the development. In doing so they should:

- (a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life.
 - (b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - (c) Limit the impact on light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
87. Policies CS18 of the TDCS and Policy DP7 of the TDLP require that new development does not harm the neighbouring residential amenities by virtue of overlooking, overshadowing, visual intrusion, noise and traffic. Points 6-9 of Policy DP7 seeks to safeguard amenity and states that a minimum distance of 22m is applied to new development proposals. Both policies reflect the guidance set out within paragraph 135 of the NPPF, which seeks to promote health and well-being, with a high standard of amenity for existing and future users.
88. The closest residential properties are situated along Drivers Mead (no's 1 and 82), with their side elevations and gardens facing onto East Grinstead Road. The properties are set back from the road front behind established grass verges and mature trees, which provide partial screening.
89. There is a separation distance of approximately 35m between the neighbouring properties (no's 1 and 82 Drivers Mead) and the proposed two storey elevation, fronting onto East Grinstead Road. Due to the separation distance, orientation of the building, existing screening and a reduction in the height of the building (two storeys) on this elevation, no significant harm to the neighbouring residential amenities has been identified.
90. The proposed three storey elevation would front onto Talbot Recreation Ground with the nearest residential properties located to the north-east, along Talbot Road. The proposed building would be approximately 45m from the boundaries of no's 7 and 8 (Cardium). Due to the orientation of the proposed building, existing and proposed landscaping and the separation distance no significant harm to the neighbouring residential amenities has been identified.

Noise

91. An Acoustic Assessment (AA) (ref: 5221715-ATK-XX-XX-RP-Y-0003 Rev 2 dated 12th December 2023) has been submitted in support of the application.
92. It is acknowledged that there would be a noise impact, as a result of the construction works, on the residential amenities of nearby occupants. The AA assessed noise levels at representative locations on the proposed building façade and outside the closest noise sensitive receptors (neighbouring surgery and residential properties). The main source of noise, identified within the survey related to traffic on East Grinstead Road and approaching aircrafts landing at Gatwick Airport. The assessment also identified that plant equipment, located on the roof, could cause some disturbances although this could be mitigated through acoustic screening, use of standard equipment and noise control measures.
93. Overall it is considered that noise levels, from the construction and operational phases, are not expected to cause harm to the amenities of neighbouring properties and/or future occupants of the development.

94. The County Noise consultant has reviewed the submitted documentation and has raised no objections to the proposal, subject to the inclusion of planning conditions to restrict the hours of construction works and limit operational noise levels.

Air Quality

95. The applicant has submitted an Air Quality Statement ((AQS)(ref: 5221715-AK-XX-XX-RP-AQ-00001 dated 12 December 2023) in support of the application. The application site is not located within an Air Quality Management Area (AQMA) (the nearest AQMA is situated 9km from the site), and is located approximately 4.2km from the major road network (A22).
96. The application site is located on the outskirts of Lingfield within a suburban setting and is predominately surrounded by residential development and open countryside. The main source of air pollutants in the vicinity are considered to be road traffic from East Grinstead Road and domestic boilers.
97. The AQS concludes that the local air quality surrounding the application site is good and the extra care accommodation would not have a significant impact on the air quality within the surrounding area. It is acknowledged that the construction activities may have a temporary and short-term impact on nearby residential occupants, particularly in relation to dust. Any additional traffic generation, as a result of the proposed development, is unlikely to have a significant impact on the existing air quality.
98. The County Air Quality consultant (CAQ) has reviewed the submitted information and advised that a dust management plan (DMP) should be submitted, to mitigate any harm on local residents. The DMP can be secured via a pre-commencement planning condition.
99. With regards to future occupants, it is noted that an existing multi-use games area (MUGA) is situated adjacent to the site, within the Talbot Road recreation grounds. Tandridge District Council have raised concerns that the use of the MUGA could cause noise and light disturbances to the occupants. Officers note that the previous building extended towards the north-eastern corner of the site in a similar manner to the proposed building. The indicative plan submitted by the applicant (ref: 5221715-ATK-XX-00-DR-A-90112 Rev P3), suggest that the accommodation nearest to the MUGA is intended to be used as a refuse store and staff rest/changing room and would therefore be ancillary rather than residential accommodation. The Tandridge District Environmental Health Officer has raised no noise or lighting objections in respect of the MUGA and as such officers have concluded that no harm would be caused to the amenities of the occupants.
100. Overall the proposal is not considered to have a harmful impact on the nearby residential properties nor would it cause harm to the occupiers. The proposal would comply with the development plan policies and NPPF.

Heritage Assets

101. Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 states that special regard must be had to the historic environment and the character and appearance of the conservation area as well as the setting of nearby listed buildings.
102. One of the core principles of the NPPF is that heritage assets should be conserved in a manner appropriate to their significance. Paragraphs 200-204 sets out the framework for decision making in relation to heritage assets. Paragraph 201 set out that 'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset), taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset,

to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

103. Paragraph 205 of the NPPF further states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
104. Paragraph 212 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting and make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
105. Policy DP20 of the TDCS states that "there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. In all cases the applicant will be expected to demonstrate that all reasonable efforts have been made to sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and where relevant the works are the minimum necessary to meet other legislative requirements". Part (c) further states that "the granting of permission or consent will require that the works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form bulk, height, character and features) and materials (colour and texture)", and part (C2) states "in the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate".
106. In accordance with paragraph 201 of the NPPF, the applicant has submitted a Heritage Assessment (HA). The HA has identified one Scheduled Monument, nine listed buildings (including seven Grade I, one Grade II and one Grade II*) and the Lingfield Conservation Area. These heritage assets are within 250m of the application site.
107. There are no known heritage assets within the application site and the proposal would not result in the alteration or demolition of a listed building. Therefore it is appropriate to assess whether the proposed development would harm the setting of the heritage assets identified and/or their significance.
108. The Lingfield Conservation Area is located north of the application site, beyond the Lingfield Doctors Surgery. The Conservation Area consists of Lingfield Village, which forms part of three historic settlements namely Gun Pond, Old Town and New Place. The settlement of Gun Pond consists of a mixture of high-status houses and smaller cottages set around an important junction in the local road network. Lingfield Station opened in 1884 and enabled development in the High Street area and shifted the commercial centre of the village from the Old Town area towards Gun Pond. The area is characterised by a variety of architectural styles from vernacular buildings, the Jacobean influence of New Place and high-quality brick buildings of Victorian architecture. Materials are characterised by red brick, Horsham Stone, Clay tiles and timber frames.
109. The Conservation Area derives its significance from the historic buildings and architecture and the identified heritage assets and their significance are detailed below:-
- Village Cage and St Peter's Cross (Scheduled Monument), Plaistow Street*
110. The cross was first constructed in 1437 and the cage, used as a village gaol, was added in late 1773. The cross was purpose-built indicating the boundary between Puttenden Manor and Billeshurst Manor. The gaol was used to secure prisoners accused of petty theft

in the locality until they were brought to the local magistrate. The gaol is located next to the historic landmark Gun Pond and is approximately 220m north of the application site.

111. The significance of the gaol is defined as being part of a group of historic core buildings around Gun Pond, and as one of the oldest structures it carries high historic significance.
112. The proposed development would not be visible from the scheduled monument due to the location of the development and surrounding built form. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Magnus Deo House, Plaistow Street (Grade II Listed Building)*

113. Magnus Deo House is a former farmhouse dating to the 17th century with some 18th century additions to the rear of the building. It is a two storey timber framed structure with a white-washed brick ground floor and porch. Red-clay tiles are hung from the first floor in a fish-scale pattern and it has a pitched roof. The building is located across from Gun Pond and is centrally located within Lingfield, approximately 200m north of the application site.
114. The significance of the building is defined in its early construction and historic location in the village and previous use as a farmhouse. The architectural merit is significant due to its high level of craftsmanship.
115. The proposed development would not be visible from Magnus Deo House due to the location of the building and the surrounding built form. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Cordreys Barn (Parish Barn), East Grinstead Road (Grade II Listed Building)

116. Cordreys Barn is a late 15th century barn surrounding Gun Pond. The structure was reroofed in the 18th century and restored in 1972. The timber framed barn with rendered infill and concrete tiled half-hipped roof is now used as a store, workshop and Parish hall. It is less visible from East Grinstead Road due to the existing built form. The application site is located approximately 150m to the north of the barn and the visual relationship between the barn and the application site are obscured. The use of the barn is significant to understanding the primarily agricultural trade of the medieval village and this holds a group significance with surrounding farmhouses, such as Magnus Deo.
117. The proposed development would not be visible from Cordreys Barn due to the surrounding built form and location on East Grinstead Road. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Drivers Cottage, East Grinstead Road (Grade II Listed Building)

118. Drivers Cottage is located 100m to the north-west of the application site, along East Grinstead Road. The significance of the building lies in its appearance as historic medieval hall house, showing origins of the village in the 15th century. The setting is largely influenced by the Victorian village character of the Conservation Area.
119. The proposed development would be partly visible from Drivers Cottage due to the surrounding built form and foliage as well as its location along East Grinstead Road. Officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Lingfield War Memorial, corner of East Grinstead and High Street (Grade II Listed Building)

120. The Lingfield War Memorial is in commemoration of 59 members of the local community who lost their lives in the First World War. The memorial was built in 1922 and restored in 1949 and rebuilt and re-dedicated in 1981. The memorial stands in front of the

historic Gun Pond, at the junction of East Grinstead Road and High Street. The significance of the war memorial is tied to its commemoration of lives of local people and their sacrifices. It holds high group value due to its location with the surrounding buildings including the village gaol and barn.

121. The proposed development would not be visible from the High Street/East Grinstead Road due to surrounding built form. Officers are of the opinion that harm caused by the proposed development would be less than substantial.

Lingfield Conservation Area

122. The proposed development would comprise of part 2 storey (western elevation) and part 3 storey (eastern elevation) U-shape structure. The indicative plans, submitted with the application, show that the built form would be larger than the previous building and would be positioned closer to the boundaries, partly visible from the southern approach into the village centre (from East Grinstead Road). Although the building would be larger it has been 'broken up' into two separate structures reducing the massing along the western wing which fronts onto the highway. The eastern wing has been positioned further back into the plot and although it is large the proposed pitched roof appears to be more sympathetic to the character of the Conservation Area. The applicant has engaged in pre-application discussions with the planning team and the historic buildings officer. The original design, proposed at pre-application stage, has been revised to ensure that the massing and visual impacts are minimised.
123. It is noted that the application site is located within a prominent location when approaching the village centre from the south. The indicative plans show that the trees, along the southern boundary, would be retained and that additional planting has been proposed along this boundary. The enhancement of planting along this boundary would present an opportunity to better reveal the significance of the heritage asset and would accord with paragraph 212 of the NPPF.
124. The County Historic Buildings Officer (CHO) has carefully considered the proposal and the impacts it would have on the surrounding heritage assets and considered that the 'breaking up' of the structures' massing and the proposed pitched roof would be more sympathetic to the character and appearance of the Conservation Area when compared to the previous building. The officer is of the opinion that, subject to 'Reserved Matters' the scheme would not result in harm to the character and appearance of the Conservation Area and as such it is considered that it would not detract from the setting of Drivers Cottages or the Victorian village setting.
125. The application has been assessed in accordance with paragraphs 201 and 205 of the NPPF and no material impact on the special interest of the heritage assets have been found. The proposal presents an opportunity, at Reserved Matters stage, for the site to be enhanced or better reveal the significance of the Conservation Area through landscaping. The proposal is considered to accord with the development plan policies and the NPPF.
126. With regard to archaeology, pre-application discussions were held between the applicant and the County Archaeologist (CA). An archaeological desk based assessment was submitted to the CA and trial trench evaluations conducted in accordance with the defined methodology. No findings or features of archaeological interest have been recorded and the CA requires no further archaeological work in respect of the development site.

Highways, Access and Parking

127. Paragraph 114 of the National Planning Policy Framework (2023) states:

'In assessing sites that may be allocated for development in plans, or specific applications for development, it should ensure that:

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

128. Paragraph 115 further states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

129. Paragraph 116 (a) states that:

'Within this context, applications for development should:-

- (a) give priority first to pedestrians and cycle movements, both within the scheme and with neighbouring areas; and second so far as possible facilitate access to high quality public transport with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- (b) address the needs of people with disabilities and reduce mobility in relation to all modes of transport;
- (c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter and respond to local character and design standards;
- (d) allows for the efficient delivery of goods, and access by service and emergency vehicles in safe, assessable and convenient locations;
- (e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

130. Policy CSP12 of the TDCS states that the Council will require new development to make improvements, where appropriate, to the existing infrastructure network, including road and rail, facilities for bus users, pedestrians and cyclists and those with reduced mobility. It should also have regard to adopted highway design standards and vehicle and other parking standards.

131. Policy CSP15 of the TDCS requires design and layout of new development to be safe and secure and community development to be designed to be accessible to meet the needs of those with disabilities, including occupiers, employees and visitors.

132. Policy DP5 of the TDLP sets out a number of requirements for new development, including that the development retains or enhances existing footpaths and cycleways links, and provides safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle to nearby residential, commercial, retail, educational, leisure and recreational areas where appropriate.

133. Policy DP7 of the TDLP states that new development must maintain existing off-street parking spaces where they are considered necessary to serve the existing buildings or use; and do not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety.

134. A Transport Statement (TS) (ref: 5221715-ATK-XX-XX-RP-T-00001 rev 2.0 dated 15 May 2024) has been submitted in support of the application. The TS confirms that the existing access would be improved to provide enhanced visibility splays and pedestrian crossing. Vehicles and cyclists would use the same access which would be a 2-way access

road leading to the car park. Double yellow lines on either side of the carriageway ensure good visibility for vehicles entering and leaving the site.

135. The existing access located at the north-western corner of the site, off East Grinstead Road, would be retained and 27 car parking bays including 2 disabled spaces would be provided. 5 parking bays would be allocated to staff members. All the parking would be equipped with electric charging points. A bicycle store with 5 stands (space for 10 bicycles) would be located on the western corner of the building close to the site access. Charging facilities for electric bicycles would be provided within the store. An additional 7 bicycle stands (space for 14 bicycles) would be provided near the entrance of the building for visitors.
136. Local residents and the District Council have raised concerns regarding on-site parking provisions and the use of Drivers Mead for 'overspill' parking provisions. The District Council has stated that "the provision of 23 spaces within the development appears to be a shortfall". Following discussions with the applicant, the internal parking layout has been amended to include additional parking provisions. This has resulted in an increase from 23 to 27 spaces.
137. The closest public car park is situated at Gun Pit Road, which is approximately 300m or a 4 minute walk from the application site. The public car park provides 60 spaces and is open all year round. There are no parking charges for the first 3 hours. Staff and visitors would be able to utilise this car park should additional car parking provision be required.
138. The TS sets out that the proposed development would generate approximately seven two-way vehicle trips in the AM peak and three vehicle trips in the PM peak. It is therefore considered that the vehicle trips generated would have a negligible impact on the local highway network.
139. In terms of accessibility, the application site is located on the outskirts of Lingfield Village and has good links to local amenities such as a doctor's surgery, pharmacy, shops and community facilities. The Lingfield Train Station is approximately 1.1km (13 minute walk / 3 minute cycle) north-east of the application site and local bus routes are within close proximity.
140. As mentioned previously, the construction works are likely to have a temporary impact on nearby residents and highway users. It is therefore suggested that a construction transport management plan (CTMP) be submitted and secured by planning condition.
141. The County highway consultant has reviewed the submitted documentation and supplementary information. The officer has confirmed that the application is acceptable on safety, capacity and policy grounds. No objections have been raised, subject to the inclusion of planning conditions.
142. Officers have considered the highway impacts and concluded that the application site is situated within a sustainable location, close to a public car park, bus stops and local amenities. Twenty-seven car parking spaces are to be provided on-site and off-site parking demands are anticipated to be negligible. Cycling and walking provisions have been improved to ensure that pedestrians and cyclists have safe and accessible routes into the village centre. The proposal is therefore considered to accord with the development plan policies, NPPF, Surrey Local Transport Plan 4 and Parking Standards.

Trees and Landscaping

143. Section 12 (Achieving well-designed and beautiful places) of the NPPF seeks to promote well-designed places and highlights the importance of appropriate and effective landscaping as part of this wider objective.

144. Paragraph 136 of the NPPF states that:

‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decision should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained where possible’.

145. Policy CSP18 of the TDCS states that development must have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

146. Policy DP7 of the TDCLP states that where trees are present on site a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Further guidance is provided in the Trees and Soft Landscaping SPD (November 2017).

147. The application site is bound on three sides by existing mature trees and hedging. These features make a significant contribution to the public amenity of the site and the wider area, particularly along the southern and eastern boundaries. The indicative plans suggest that the majority of trees on the southern and eastern boundary would be retained and that part of the hedgerow along the western boundary would be removed and replaced with a new native species. Additional native planting, along the southern and eastern boundaries, is proposed to ensure that the ‘gateway’ into the village is conserved.

148. The applicant has submitted a Tree Survey and Impact Assessment (TSIA) as part of the application (ref: 2067-KC-XX-YTREE-TreeSurvey-and-Impact Assessment Rev A dated December 2023). Additional supplementary information including Arboricultural Method Statement (AMS) (ref: 2067-KC-XX-YTREE Method Statement dated 6 March 2024) and Tree Protection Plan (TPP) (ref: 2067-KC-XX-YTREE-TPP01 dated 13 March 2024) have also been submitted.

149. The application site is not located within the Lingfield Conservation Area, however this designation is north of the site. None of the trees on site are subject to a tree preservation order (TPO) and nor are any veteran trees recorded on site.

150. The trees along the southern and eastern boundaries are important features which contribute to the character of the area. There are a mixture of evergreen and semi-evergreen trees and hedging within the application site which provide screening and ensure that the urban settlement blends in with the rural surroundings.

151. The TSIA sets out that 5 existing trees, in the centre of the development, would be removed as part of this proposal and tree protection measures would be put in place to ensure that the roots of boundary trees are adequately protected. The AMS sets out a number of methodologies, such as site arboricultural supervision and fencing to ensure that the trees are adequately protected. The precise positioning and materials of the paths would form part of the landscaping proposal which would be assessed at ‘Reserve Matters’ stage.

152. The indicative landscaping plan submitted with the application show that native planting would be introduced and existing boundary planting enhanced. Modified and neutral grassland and a mixture of shrubs are proposed within the site and a traditional orchard is shown in the centre of building. Overall, the indicative plans are considered to be acceptable, achieving a good balance between tree retention, creation of biodiversity opportunities and an appropriate environment for the occupiers.

153. The County arboricultural officer has reviewed the submitted details and raised initial concerns regarding the close proximity of the trees, along the southern boundary, to the proposed building. The consultee requested additional information in relation to pruning and the protection of the trees during the construction and operational phases of the development.
154. To demonstrate that the trees would be sufficiently protected, during the construction and operational phases, the applicant has provided additional information including an AMS and TPP. These documents have demonstrated that the existing trees will be protected during the construction works and thereafter.
155. The arboricultural officer has reviewed all the submitted information and has concluded that the proposal would result in a low-medium impact, provided that additional tree planting and landscaping is achieved on site. The officer is satisfied that the proposal would not cause harm to the trees along the southern boundary provided that tree protection measures, as set out within the TPP, are implemented. A planning condition requiring the tree protection measures to be put in place prior to commencement of development would be imposed.
156. The proposed development is considered to accord with the development plan policies and NPPF.

Flood Risk and Drainage

157. Paragraphs 165 of the NPPF sets out the role in which the planning system is expected to play in minimising the risk of flooding and mitigating flood risk. Paragraph 173 further states that development should be directed away from areas at high risk, and in determining planning applications local authorities should ensure that flood risk is not increased elsewhere and where appropriate a site-specific flood risk assessment (FRA) should be provided.
158. Paragraph 175 of the NPPF states that major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The system should include:-
- (a) take account of advice from the lead local flood authority;
 - (b) have appropriate proposed minimum operational standards;
 - (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - (d) where possible, provide multifunctional benefits.
159. Policy DP21(d) of the TDLP refers to Flood Risk and states that proposals should seek to secure opportunities to reduce both the cause and impact of flooding; for example through the use of Green Infrastructure for flood storage and, where necessary, the incorporation of Sustainable Drainage Systems (SuDS) suitable to the scale and type of the development, ensuring the discharge of surface run off is restricted to that of the pre-development site. Consideration should be given as to the future maintenance of any proposed SuDS schemes.
160. Policy CSP15(c) of the TDCS states that in order to promote high quality flexible, safe living environments the Council will require SuDS to be included where necessary.
161. A Flood Risk Memorandum (FRM) and supporting drainage documentation have been submitted in support of the application. The application site is located within Flood Zone 1 where the risk of flooding is low. The document concludes that the site is at a low risk of flooding and there are no known sources of flood risk at the site.

162. The Lead Local Lead Flood Authority (LLFA) has reviewed the submitted documentation. Whilst advising that the level of information is limited, and insufficient to make a full assessment of the proposed drainage systems, the LLFA has suggested that pre-commencement planning conditions for the provision of SuDS and subsequent maintenance could be imposed to ensure that the outstanding information is provided, prior to the commencement of development.
163. On the basis that this is an outline application which would reserve matters of detailed design, Officers consider it is acceptable for these details to be required by condition. It is however important that these are required at pre-commencement stage so that early consideration can be given to the acceptability of the proposed drainage solutions. Subject to the inclusion of pre-commencement planning conditions, Officers are satisfied that a suitable SuDS scheme could be designed and implemented.
164. Once the details have been approved the SuDS provisions would be implemented and maintained throughout the lifetime of the development. The proposal is considered to accord with the accord with the development plan policies and NPPF, subject to the inclusion of pre-commencement planning conditions.

Sustainable Development

165. Paragraph 8 of the NPPF seeks to achieve sustainable development and states that the planning system has three overarching objectives, namely economic, social and environmental. These objectives are interdependent.
166. The application site is an existing brownfield site, which has previously provided community care provisions (C2). The site is situated within the urban settlement linking the site to the existing community through good connectivity via the road network and footpaths. The proposed development would seek to protect and enhance the built environment, adapting to climate change and moving towards a low carbon economy. It would provide employment opportunities creating 9 full time and 3 part time jobs supporting growth and productivity within the wider Lingfield community. The proposal would seek to provide a vibrant and healthy community to meet the needs of present and future generations, supporting the communities' health, social and cultural well-being. The redevelopment of the site would also allow for improved biodiversity opportunities and climate change initiatives to achieve a low carbon economy.
167. Paragraphs 157 of the NPPF sets out the role the planning system is expected to play in supporting the transition to a low carbon future in a changing climate. Paragraph 162 of the NPPF further states that local authorities should expect new development to:
- (a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to type of development involved and its design, that this is not feasible or viable; and
 - (b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
168. Policy CSP14 of the TDCS states that all new residential development with a floor area of 500m² or greater will be required to reach a minimum saving of carbon dioxide emissions through the incorporation of on-site renewable energy.
169. A Sustainable Design and Construction Statement (SDCS) has been submitted in support of the application. The document seeks to encompass sustainability in all its forms including the incorporation of renewable energy sources, passive design, recycling and the adaptation of SuDS provisions. This document states that a broad range of sustainability measures have been identified and will be incorporated into the proposal to align with the Surrey County Council's Climate Change Strategy.

170. It is considered that subject to the implementation of the sustainable measures identified, the proposal would meet the national and local policies in relation to sustainable construction. The final details of the sustainable provisions are to be assessed at the 'Reserved Matters' stage, however, it is recommended that a planning condition be imposed.

Ecology and Biodiversity Net Gain

171. Paragraphs 180(d) of the NPPF seeks to ensure that planning policies and decisions contribute to and enhance the local and natural environment. In particular, they should seek to minimise impacts on and provide net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

172. Paragraph 186(d) of the NPPF states that development whose primary objective is to conserve or enhance the biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity.

173. Policy DP19 of the TDLP refers to biodiversity. The policy states there will be a presumption in favour of development proposals which protect, enhance or increase the provision of, and access to nature conservation and management.

174. Policy CSP17 of the TDCS states that development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

175. A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment have been submitted in support of the application, together with supporting information including a Bat License, issued by Natural England.

176. The PEA, prepared by Surrey Wildlife Trust, sets out the ecological constraints of the site, proposed mitigation measures and any additional surveys which may be required, and opportunities for ecological enhancement. It also sets out the baseline for BNG units for the site.

177. Four statutory and twelve non-statutory designated sites were recorded within 2km of the survey area. These included:

- One Site of Special Scientific Interest (SSSI) Blindley Heath 1970m from site and three Local Nature Reserves (LNR), Lingfield Wildlife Area 440m from site; Centenary Fields 440m from site; Blindley Heath 1970m from site;
- Twelve Potential Sites of Nature Conservation Importance (pSNCI)

178. Sixty-six protected species were recorded within 1km of the site, with the closest species (Great Crested Newts (GCN)) approximately 180m away from the site. The application site has no aquatic ponds or features which would support GCN or other amphibian habitats and the lack of connectivity through physical barriers such as East Grinstead Road and residential properties prevent aquatic habitats from establishing on site.

179. Ten UK habitat classifications types were recorded during the field surveys. These habitats include modified grassland, line of trees, hedgerow priority habitat, other hedgerows, bramble scrub, mixed scrub, suburban/mosaic development/natural surface, buildings, other developed land and built linear features-fencing. These habitats are likely to support nesting birds, foraging and roosting bats, hedgehogs, mice, pollinating insects and foraging foxes, rabbits and badgers.

180. A number of on site habitats, hedgerows, boundary tree lines and wider landscape, were recorded as being suitable for foraging and commuting bats. These habitats were considered to be moderate. The PEA proposes a number of mitigation measures, refer to page 37, to ensure that the habitats are protected. Prior to demolition of the building, a Bat Licence was obtained from Natural England and a copy has been submitted in support of the application.
181. The PEA concludes that the development would have a low impact on the protected areas identified and with regard to protected species mitigation measures would ensure that species such as bats and other wildlife are suitably protected during the construction and operational phases of the development.
182. A BNG metric and Update Letter dated 13 December 2023, have accompanied the application. An assessment has been carried out which evaluates the baseline biodiversity units and identifies possible habitat enhancement and creation, as well as the potential net gain in biodiversity units (based on the submitted landscaping plan).
183. BNG is calculated and interpreted following eight accepted principles and rules and supported by good practice principles and code of practices that detail, among other things, how to implement BNG within each stage of a development projects life cycle. The submitted BNG metric suggests that there would be a 13.46% increase in on-site habitat units, as a result of the proposed development. The proposed increase would be achieved through the provision of additional trees and native hedgerow planting, to supplement those retained as part of the development, plus the provision of enhanced grassland.
184. The enhanced on-site BNG provision and improved landscaping ensures that the proposed development would meet the national and development plan policy requirements noting that this application was submitted before the mandatory requirements for BNG were introduced in February 2024).
185. The County ecologist has reviewed all the submitted documentation and supplementary information and considers that the proposed development would be acceptable subject to planning conditions.
186. The proposal is considered to accord with the development plan policies and NPPF.

Contamination

187. Policy DP22 of the TDLP refers to land contamination and states that proposal for development on land which is or may be contaminated will be permitted provided that there will be no unacceptable risk to health or the environment and adequate remediation measures are proposed which would mitigate the effect of any contamination and render the site suitable for use.
188. A Land Contamination Assessment (LCA) (ref: 5221715-ATK-XX-XX-RP-C-00004 dated 1 November 2023) has been submitted in support of the application. The report has found no significant land contamination or land stability hazards on site. However, it concluded that further site investigations of the chemical and physical nature of the ground would be required to assist with the foundation design and drainage solutions for the proposed scheme.
189. The previous building was constructed in the 1960s on land which was predominately undeveloped. Further development occurred in 1999 when an additional 13 bedrooms were added to the existing structure. The surrounding land to the north and west has been developed and the land to the east and south remain largely undeveloped as open green spaces and a recreation ground. There is no evidence to suggest that the application site would be contaminated, although the content of the LCA has been noted.

190. The District Environmental Health Officer has reviewed the submitted documentation and has noted that further site investigations, to facilitate the foundation design and drainage solutions would be required. The officer has recommended planning conditions to mitigate any harm.
191. Having regard to the above, officers consider that subject to planning conditions the proposal would accord with the development plan policies and NPPF.
-

Human Rights Implications

192. The guidance on the determination of planning applications contained in the Preamble/Agenda front sheet is expressly incorporated into this report and must be read in conjunction with the following paragraph.
193. In this case, it is the officers view that the scale of such impact is not considered sufficient to engage Article 6 or Article A of Protocol 1 and any impacts can be mitigated by conditions. The proposal is not considered to interfere with any Convention right.
-

Conclusion

194. This is an outline application, seeking approval for the layout, scale and means of access (with appearance and means of access reserved for future consideration). It is considered that a building of this size, scale and massing could be accommodated on the site without significant harm to the character of the area or neighbouring amenities.
195. The application site comprises of previously developed land which will remain within a C2 (care home) use. The proposal would assist in delivering up to 54 new units of affordable accommodation for which there is an identified need.
196. In addition, the proposal would enable the provision of housing by encouraging housing supply, in general, and providing specialist housing provisions for different members of the community. The application site is well located in relation to Lingfield town centre, including the doctors surgery and other services and facilities. The application site is considered to connect well with its surroundings and the visual transition between the rural and urban area has been retained.
197. It is recognised that the design of the building, as shown on the indicative plans, would be larger than the previous building, however, it would be purpose built and provide affordable extra care provisions for local residents within Tandridge.
198. The indicative plans, submitted with the application, are for illustrative purposes only and the final plans and details of the materials to be used in its construction are to be submitted at 'Reserved Matters' stage. The drawing and supporting information have been submitted to demonstrate that the proposal would accord with the development plan policies in relation to landscaping and biodiversity. A full submission as part of the 'Reserved Matters' application will be considered at a later stage.
199. The applicant is seeking to create a modern purpose built and highly sustainable development which supports the health and wellbeing of residents within the local community. In addition the development would encompass the use of renewable energy during the construction and operational phases.
200. The proposed development should be given substantial weight in the planning balance as existing 'brownfield land' would be developed into 54 modern, affordable extra care

housing units, providing local and community benefits such as employment opportunities, vibrant and healthy communities as well as a well-designed and beautiful safe place for residents and the wider community.

201. The proposal is considered to be acceptable in relation to all the relevant development plan policies and NPPF, subject to the inclusion of planning conditions.
202. The approved plans, for consideration as part of this application, relate to the layout, scale and means of access only. A 'Reserved Matters' application would be required in order to fully assess the landscaping, design and biodiversity.

Recommendation

That, pursuant to Regulation 3 of the Town and Country Planning Regulations 1992, the planning application ref: TA2024/47 be approved, subject to planning conditions.

Conditions:

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.
2. 5221715-ATK-XX-00-DR-A-02100-Rev P5 Location Plan dated 11 January 2024
5221715-ATK-XX-RF-DR-A-02103-Rev P5 Proposed Site Plan dated 15 May 2024
5221715-ATK-XX-00-DR-A-90112-Rev P4 Indicative General Arrangements - Proposed Ground Floor Plan dated 15 May 2024
5221715-ATK-XX-B1-DR-A-90111-Rev P3 Indicative General Arrangements - Proposed Basement Plan dated 13 December 2023
221715-ATK-XX-01-DR-A-90113-Rev P3 Indicative General Arrangements - Proposed First Floor Plan dated 13 December 2023
5221715-ATK-XX-02-DR-A-90114-RevP3 Indicative General Arrangements - Proposed Second Floor Plan dated 13 December 2023
5221715-ATK-XX-RF-DR-A-90116-Rev P3 Indicative General Arrangements - Proposed Roof Plan dated 13 December 2023
5221715-ATK-XX-XX-DR-L-00001-Rev P05 Indicative Landscape Proving Plan dated 15 May 2024
5221715-ATK-XX-ZZ-DR-A-02301-Rev P3 Indicative Proposed Site Sections dated 13 December 2023
5221715-ATK-XX-ZZ-DR-A-91200-Rev P3 Indicative General Arrangements - Elevations 1 of 2 dated 13 December 2023
5221715-ATK-XX-ZZ-DR-A-91201-Rev P2 Indicative General Arrangements - Elevations 2 of 2 dated 13 December 2023
5221715-ATK-XX-XX-DR-T-00001-Rev P01 Vehicle Tracking Standard Design Vehicle 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00002-Rev P01 Vehicle Tracking Standard Design Vehicle 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00003-Rev P01 Vehicle Tracking Standard Design Vehicle 3 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00004-Rev P01 Vehicle Tracking Standard Design Vehicle 4 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00005-Rev P02 Vehicle Tracking Refuse Vehicle 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00006-Rev P02 Vehicle Tracking Refuse Vehicle 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00007-Rev P02 Vehicle Tracking Fire Tender 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00008-Rev P02 Vehicle Tracking Fire Tender 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00009-Rev P02 Vehicle Tracking Standard Design Vehicle 5 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00010-Rev P02 Visibility Splay dated 14 May 2024

3. Approval of the details of the design and external appearance of the building, and the landscaping of the site (hereinafter call "the reserved matters") shall be obtained from the County Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the County Planning Authority before the expiration of three years from the date of this permission.
4. Prior to commencement of development hereby permitted details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be implemented in accordance with the approved details.

5. The development hereby permitted shall not be occupied unless and until a verification report, carried out by a qualified drainage engineer, has been submitted to and approved in writing by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
6. Prior to commencement of development hereby permitted a Construction Transport Management Plan (CTMP) shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall include:
 - (a) details of parking for vehicles of site personnel, operatives and visitors
 - (b) details of loading and unloading of plant materials
 - (c) a programme of works (including measures for traffic management)
 - (d) details of HGV deliveries and hours of operation
 - (e) details of vehicle routing
 - (f) measures to prevent the deposit of materials on the highway
 - (g) details of on site turning for construction vehicles
 - (h) details of construction lighting measures
 - (i) a noise management plan to include (but not limited to) noise limits at noise sensitive receptors, noise impact assessment, mitigation measures and monitoring procedures
 - (j) details of management responsibilities including complaint procedure and recording

Only the approved details shall be implemented during the construction of the development.
7. Prior to commencement of development hereby permitted, a detailed written contamination scheme comprising of a site reconnaissance, conceptual model, risk assessment and schedule of investigation shall be submitted to and approved in writing by the County Planning Authority.
8. Prior to aboveground development the approved contamination scheme, required by condition 7, shall be implemented and all laboratory results provided to the County Planning Authority electronically and in numeric values, in accordance with the standards of Government Guidance for Land affected by Contamination. A scheme for the decontamination and validation shall thereafter be agreed in writing by the County Planning Authority and the approved scheme implemented before the development is occupied.
9. The height and scale of the proposed building shall not exceed that shown on indicative drawing nos. 5221715-ATK-XX-ZZ-DR-A-02301 Rev P3 dated 13 December 2023 (Proposed Site Sections), 5221715-ATK-XX-ZZ-DR-A-91200 Rev P3 dated 13

December 2023 (General Arrangements - Elevations (Elevations 1 of 2)), 55221715-ATK-XX-ZZ-DR-A-91201 Rev P2 dated 13 December 2023 (General Arrangements - Elevations (Elevations 2 of 2)) hereby approved.

10. Prior to commencement of the development hereby permitted, a Dust Management Plan for the construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.
11. There shall be no external lighting installed on site, including any temporary lighting required during the construction works, in connection with the development hereby permitted unless and until details of the proposed lighting have been submitted to and approved in writing by the County Planning Authority. The lighting details to be submitted shall include:-

(a) confirmation of the type of fittings to be mounted on the building facade

(b) details of the lighting controls

(c) a complete lighting scheme with associated lux plots

(d) consideration of the lighting impacts on the ecological interests on the site such as Bats

Only the external lighting which has been approved in accordance with this condition shall be installed on site.

12. The development hereby permitted shall be carried out strictly in accordance with the approved Arboricultural Method Statement (ref: 2067-KC-XX-YTREE-Method Statement Rev0 dated March 2024) and Tree Protection Plan (ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024). The measures outlined in the Tree Protection Plan shall remain in place until all the construction works have been completed.
13. Prior to commencement of development hereby permitted the tree protection measures as shown on plan ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024 shall be implemented and maintained in full until the development has been completed.
14. No trees shall be removed other than those identified within the Tree Protection Plan ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024.
15. The Rating Level, L_{Ar,Tr}, of the noise emitted from all plant, equipment and machinery (including any kitchen extract etc), associated with the application site shall not exceed the existing representative LA₉₀ background sound level at any time by more than +5 dB(A) at the nearest noise sensitive receptors (residential or noise sensitive building). The assessment shall be conducted in accordance with the current version of British Standard (BS) 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.

The existing representative LA₉₀ background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level should be justified following guidance contained within the current version of BS 4142:2014:A1+2019 and agreed with the County Planning Authority.

16. The development hereby permitted shall not be occupied unless a noise assessment is submitted to and approved in writing by the County Planning Authority to show that noise levels at the proposed residential units achieve the following levels, in accordance with BS8233.

- The noise level in living rooms, and bedrooms to not exceed 35dB(A) Leq,16hr during the daytime.
- The noise level in bedrooms to not exceed 30dB(A) Leq,8hr during the daytime.
- The noise level in bedrooms to not exceed 45dB(A) Lf,Max,1min more than 10 times per night during the daytime.
- There should be at least one area of outdoor spaces for residents which is suitable for resting a relaxation, with a noise level of 55dB(A).

The assessment should include a consideration of noise from aircraft associated with Gatwick Airport, with both easterly and westerly operations, penetrating the roof of the building. If it is necessary to keep windows closed to achieve the above sound levels then an appropriate ventilation system must be installed to provide adequate ventilation, and to avoid overheating.

17. The permitted hours for construction works are:

- Monday to Friday 07:00 to 18:00 hours
- Saturday 07:00 to 13:00 hours
- No work shall take place on Sundays, National, Public and Bank Holidays

Details of any works required outside of these permitted hours shall be submitted to and approved in writing by the County Planning Authority beforehand.

18. No vehicle shall access the proposed development from East Grinstead Road unless and until the proposed access junction hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high.
19. The development hereby permitted shall not be first occupied unless and until facilities for the secure, covered parking of bicycles including charging facilities for electric cycles and mobility scooters have been provided in accordance with a scheme to be submitted to and approved by the County Planning Authority, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the County Planning Authority.
20. The development hereby permitted shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and thereafter retained and maintained to the satisfaction of the County Planning Authority.
21. Within 6 months from the date of the approval of the landscaping 'Reserved Matter' application, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing and thereafter implemented in accordance with the approved details. The LEMP shall include:-
- (a) detailed planting schedules for the habitats to be created within the site
 - (b) updated biodiversity net gain score based on the final landscaping and planting scheme

- (c) management recommendations for the retention, enhanced and created hedgerows
- (d) details of the body or organisation responsible for implementation of the monitoring plan
- (e) specification and locations of bird, bat and invertebrate boxes (and other biodiversity features of relevance)
- (f) detailed 30 year habitat creation and monitoring plan to ensure the delivery of biodiversity net gain on site
- (g) annual maintenance scheme for trees and hedgerows

The approved details shall be incorporated into the development prior to the first occupation of any part of the development and permanently maintained thereafter.

Reasons:

1. To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
4. To ensure that that the design meets the National Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with National Planning Policy Framework 2023 and policy CSP15 of the Tandridge District Core Strategy and policy DP21 of the Tandridge District Local Plan.
5. To ensure that that the design meets the National Non-Statutory Technical Standards for SuDS and in accordance with National Planning Policy Framework 2023 and policy CSP15 of the Tandridge District Core Strategy and policy DP21 of the Tandridge District Local Plan.
6. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and in accordance with policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy.
7. To ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge District Local Plan.
8. To ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge District Local Plan.
9. To ensure that the scale and height of the development respects the character and appearance of the area within which it is located and in accordance with policy DP7 of the Tandridge Local Plan Part and policies CSP18 and CSP21 of the Tandridge Core Strategy.
10. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan Part.

11. To preserve and enhance protected species and residential amenities and in accordance with National Planning Policy Framework 2023 and policy CSP17 of the Tandridge District Core Strategy.
12. To safeguard existing trees and landscape features and to ensure their contribution to the character of the local area in accordance with the National Planning Policy Framework 2023, policy DP7 of the Tandridge Local Plan and policy CSP18 of the Tandridge Core Strategy.
13. To safeguard existing trees and landscape features in accordance with policies DP7 of the Tandridge Local Plan and CSP18 of the Tandridge Core Strategy
14. To safeguard existing trees and landscape features in accordance with policies DP7 of the Tandridge Local Plan and CSP18 of the Tandridge Core Strategy
15. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.
16. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy
17. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.
18. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and in accordance with policy DP5 of The Tandridge District Local Plan and policy CSP12 of the Tandridge District Core Strategy.
19. To protect sustainable modes of transport in accordance with Section 9 of the National Planning Policy Framework (2023), the Surrey Local Transport Plan 4 and policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy
20. To protect sustainable modes of transport in accordance with Section 9 of the National Planning Policy Framework 2023, the Surrey Local Transport Plan 4 and policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy
21. To enhance and protect habitats and biodiversity and in accordance with the National Planning Policy Framework 2023, policy DP19 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.

Informatives:

1. Our investigations indicate that Southern Water can facilitate foul sewerage and surface water run off disposal (Surface water flow of 2 l/s at manhole reference - TQ38436450) to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
2. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice

for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

3. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of the development on the highway, ecology and visual impact and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.
4. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
5. The applicant is advised that careful consideration should be given to the location of ancillary storage structures to be considered as part of the reserved matters for landscaping. This is to ensure that these structures are positioned such that the residential amenity of adjoining occupiers is safeguarded.
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.
7. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.
8. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.
9. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
10. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

11. All works involving excavation of soil, including foundations and the laying of services, within the root protection area of retained trees on the site will be supervised by the appointed arboricultural consultant and will be dug by hand and in accordance with the approved Arboricultural Method Statement (ref: 2067-KC-XX-YTREE dated 6 March 2024), the National Joint Utility Group Vol 4, 2007 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.
12. The applicant is reminded that the building plays an important part in the setting of the Conservation Area and that outline permission has been granted on the basis that further suitable details are provided at the reserved matters stage. This includes materials which should reflect the character and appearance of the conservation area.

Contact Janine Wright

Tel. no. 020 8541 9897

Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Tandridge District Council planning register entry for this application can be found under application reference TA2024/47.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Tandridge District Core Strategy 2008

Tandridge Local Plan: Part 2 Detailed Policies 2014

Other Documents

SCC [Planning guidance for accommodation with care for older people](#)

Surrey Design Guide (2002)

Open Space Strategy 2021-2025

Trees and Soft Landscaping SPD (November 2017)

Lingfield Village Design Statement

This page is intentionally left blank



Aerial 1: Surrounding area





Aerial 2: Application site



Application Site Area

Page 110



All boundaries are approximate



Aerial 3: Application site



Page 111

Application Site Area

Site Boundary



All boundaries are approximate

This page is intentionally left blank

Site Location:

Site of Former Orchard Court Care Home, East Grinstead Road, Lingfield, Surrey, RH7 6ET



Demolition of existing buildings and outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved.

Application numbers:

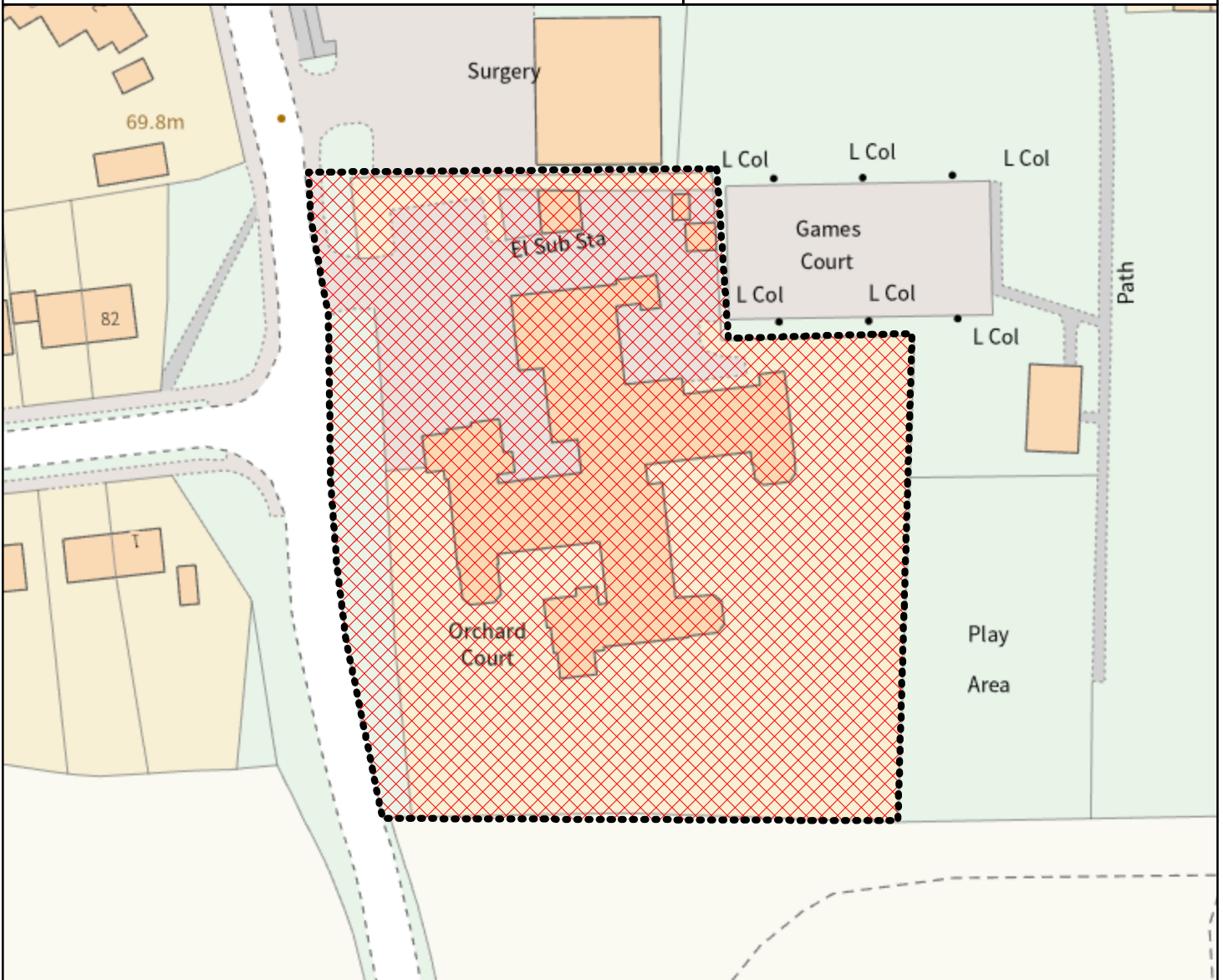
TA2024/47

Electoral divisions:

Lingfield

© Crown copyright. All rights reserved Surrey County Council, 100019613, 2024

Note: This plan is for indicative purposes only



Ref No:
SCC_Ref_2023-0217



Scale: **1:860**
Printed on: 28/02/2024

This page is intentionally left blank

Comparison between existing and proposed built form

Aerial view (google maps 2023) of previous building



Indicative aerial view of proposed building



Indicative illustrative design of proposed building



This page is intentionally left blank



Key	No. / Area
	Existing tree to be retained
	Existing tree to be removed
	Planting to be removed
	Proposed orchard tree
	Proposed native tree
	Buildings (u1b5)
	Developed land, sealed surface (u1b)
	Modified grassland (g4)
	Traditional Orchard (g3c - 21)
	Existing Mixed Scrub (h3h)
	Mixed Scrub (h3h)
	Bramble Scrub (h3d)
	Built up areas and gardens introduced shrub (u1-1160)
	Hedgerow (priority habitat) with existing trees (h2a)
	Hedgerow (priority habitat) (h2a)
	Existing Hedgerow (priority habitat) (h2a)
	Existing modified grassland (retained and enhanced) (g4)
	Other Neutral Grassland (g3c)

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:

1. It is assumed the Biodiversity Net Gain Metric 4.0 will be used to assess this proposal.
2. It is assumed the associated habitat codes will be defined by the ecologist in line with the metric requirements.
3. For more information relating to the existing trees and vegetation refer to the arboricultural survey 2067-KC-XX-YTREE-TreeConstraintsPlan01Rev0 Tree Constraints Plan by Keen Consultants and 2067-KC-XX-YTREE-TreeSurvey&ImpactAssesment-Rev0

Rev.	Date	Description	By	Chk'd	App'd
P05	15/05/2024	Updated Car Parking	AT	DF	NH
P04	12/12/2023	Final Issue For Outline Planning	KJ	DF	NH
P03	07/12/2023	For Information	KJ	DF	NH
P02	06/12/2023	For Information	KJ	DF	NH
P01	30/11/2023	Draft Issue For Outline Planning	KJ	DF	NH

Drawing Suitability: **FOR OUTLINE PLANNING** Status: **S4**

AtkinsRéalis

NOVA NORTH
11 BRESSENDEN PL
LONDON
SW1E 5BY

Tel: +44 (0) 1234 567891
www.atkinsrealis.com

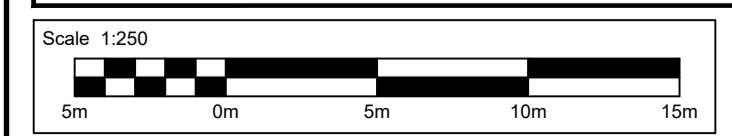
Client: **Surrey County Council**

Project Title: **Extra Care Housing - Orchard Court**

Drawing Title: **Landscape Proving Plan**

Scale	Originator	Checker	Reviewer	Authoriser
1:250	KJ	KJ	DF	NM
Original Size	Date	Date	Date	Date
A1	27/11/2023	27/11/2023	27/11/2023	27/11/2023
Drawing Number	Revision	5221715-ATK-XX-XX-DR-L-00001		
P05				

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Highways England 100018928, 2023.



This page is intentionally left blank

DO NOT SCALE

N

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

These drawings are to be considered for scale, massing & access only

- Site Boundary
- Communal Spaces
- Staff Areas
- Mobility Scooter Store
- Plant Store Areas
- Refuse
- WC
- 1 Bedroom 2 People Apartment M4(2)
- 1 Bedroom 2 People Apartment M4(3)



Total: 23 spaces with 100% EV Charging
Including: 5 Staff, 2 Disabled, 1 Car Club Space
1 Drop-off Bay

P3	13/12/2023	Issued for Outline Planning	PC	SL	BC
P2	01/12/2023	Draft Issue for Outline Planning	PC	SL	BC
P1	20/11/2023	Draft Issued for Outline Planning	PC	SL	BC

FOR OUTLINE PLANNING **S4**

AtkinsRéalis

AtkinsRéalis
Woodcote Grove
Ashley Road
Epsom
KT18 5BW
Tel: 01372726140
www.atkinsrealis.com
© AtkinsRéalis (2023)

Client: Surrey County Council

Project Title: Extra Care Housing - Orchard Court

Drawing Title: Indicative General Arrangements - Proposed Plans - Ground Floor

Scale	Originator	Checker	Reviewer	Authoriser
1 : 200	PC	JW	SL	BC
Original Size	Date	Date	Date	Date
A1	14/11/2023	14/11/2023	14/11/2023	13/12/2023
Drawing Number	Revision			
5221715-ATK-XX-00-DR-A-90112	P3			



This page is intentionally left blank

DO NOT SCALE

N



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

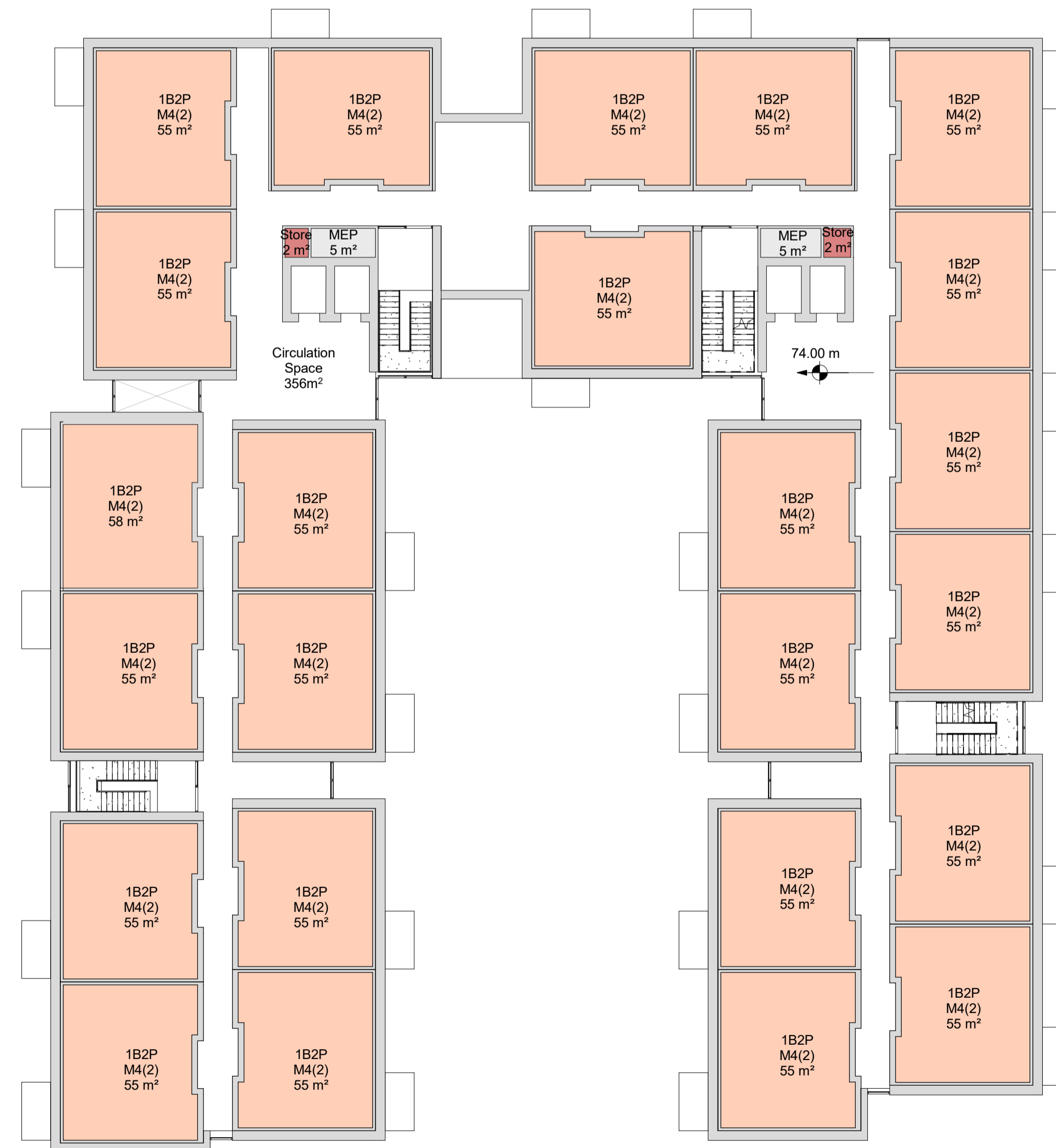
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

These drawings are to be considered for scale, massing & access only



P3	13/12/2023	Issued for Outline Planning	PC	SL	BC
P2	01/12/2023	Draft Issue for Outline Planning	PC	SL	BC
P1	20/11/2023	Draft Issued for Outline Planning	PC	SL	BC
Rev.	Date	Description	By	Chk'd	App'd

Drawing Suitability: **FOR OUTLINE PLANNING** Status: **S4**

AtkinsRéalis

 AtkinsRéalis
 Woodcote Grove
 Ashley Road
 Epsom
 KT18 5BW
 Tel: 01372726140
 www.atkinsrealis.com
 © AtkinsRéalis (2023)

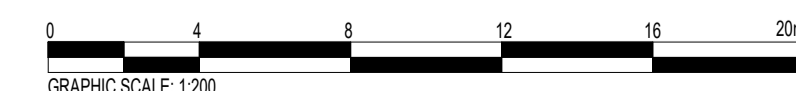
Client: **Surrey County Council**

Project Title: **Extra Care Housing - Orchard Court**

Drawing Title: **Indicative General Arrangements - Proposed Plans - First Floor**

Scale	1 : 200	Originator	PC	Checker	JW	Reviewer	SL	Authoriser	BC
Original Size	A1	Date	14/11/2023	Date	14/11/2023	Date	14/11/2023	Date	13/12/2023

Drawing Number	5221715-ATK-XX-01-DR-A-90113	Revision	P3
----------------	------------------------------	----------	----



This page is intentionally left blank

This page is intentionally left blank



To: Planning & Regulatory Committee

Date: 29 May 2024

By: Planning Development Manager

District(s) N/A

Electoral Division(s): N/A

Case Officer: Laura Treagus

Benjamin Brett

Purpose: For information

Grid Ref: N/A

Title: Authority Monitoring Report 2021/2022 and Authority Monitoring Report 2022

Summary Report

Members of the committee are asked to note the preparation of two Authority Monitoring Reports (AMR) relating to the 2021/2022 financial year and the 2022 calendar year. The primary purpose of these documents is to report on progress relevant to the preparation of the emerging Minerals and Waste Local Plan, the efficacy of planning policies within the existing minerals and waste development framework, and the performance of the development management service against Key Performance Indicators as identified by the Department for Levelling Up, Housing and Communities.

Members are requested to note the changes to the format and reporting period of AMRs, improving development management performance relevant to Key Performance Indicators, and the performance of minerals and waste policies against their relevant strategic objectives and monitoring indicators. Members are encouraged to provide feedback about AMRs, or other land-use planning monitoring functions undertaken by officers.

Background

1. As the Minerals and Waste Planning Authority (MWPA) for Surrey, Surrey County Council (SCC) is required, under Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017), to prepare an Authority Monitoring Report (AMR) on an annual basis, that contains:
 - Actions taken with respect to SCC's Duty to Cooperate (as set out in section 110 of the Localism Act 2011).
 - Progress on the preparation of minerals and waste development plan documents.
 - The extent to which the policies set out in adopted minerals and waste development plan documents Page 127 implemented.

- 10
2. The Localism Act 2011 removed the requirement to submit AMRs to the Secretary of State, but the MWPA is still required to prepare these routinely and report on the effectiveness of policies contained within adopted plans and the timetable for the preparation of development plan documents as specified in SCC's [Minerals and Waste Development Scheme](#).
 3. The adopted Minerals and Waste Development Framework, against which AMRs are assessed, is made up of the following documents:
 - The [Surrey Waste Local Plan 2019 – 2033](#).
 - The [Surrey Minerals Plan Core Strategy 2011 – 2026](#).
 - The [Surrey Minerals Plan Primary Aggregates DPD 2011 – 2026](#).
 - The [Surrey Aggregates Recycling Joint DPD 2013 – 2026](#).
 - The [Surrey Minerals Plan Site Restoration SPD 2011 – 2026](#).
 4. The key purpose of an AMR is to measure and assess performance against the strategic objectives and monitoring indicators set out in the above development plan documents. A range of information is used to make these assessments, including monitoring data received from site operators, minerals and waste planning applications and decisions, compliance and enforcement activity, and progress with the restoration of mineral sites. Through this process, the MWPA is able to test whether:
 - Planning policies are achieving their objectives.
 - Planning targets are being met.
 - Planning policies are having any unintended consequences.
 5. In addition to the above legislative requirements, a review undertaken by the Planning Advisory Service (PAS) in 2023 recommended that, as part of the AMR, SCC report on the performance of the planning service to the Planning and Regulatory Committee (P&R committee) so that members are better informed of the functions that planning officers undertake on behalf of the council. As such, the MWPA has committed to including information within its AMRs relating to The Department for Levelling Up, Housing and Communities (DLUHC) Key Performance Indicators (KPIs) for planning applications and decisions, relevant to both minerals and waste management development and the County Council's own development (Reg 3 development).

Reporting Periods and Service Improvement

6. In accordance with the above requirements, the MWPA have prepared two AMRs, relating to the reporting periods 2021/2022 and 2022.
7. 2021/2022 AMR covers a reporting period of 1 April 2021 – 31 March 2022, which follows the convention of previously published AMRs linking their reporting periods to the financial year.
8. The 2022 AMR provides a reporting period consistent with the calendar year 1 January 2022 to 31 December 2022 and so overlaps with the 2021/2022 AMR. The change to a calendar year reporting period for AMRs is consistent with other MWPA's in South East England (Hampshire County Council being one) and reflects when the majority of data informing the preparation of AMRs becomes available. The change also provides for consistency across other monitoring mechanisms such as the MWPA's Local Aggregates Assessment which is published annually and prepared on a calendar year basis. Future AMRs will continue to adopt a calendar year reporting period and so the

next AMR to be published will be for the reporting period 1 January 2023 to 31 December 2023

9. Moreover, and considering the PAS recommendations and the MWPA's commitment to service improvement, officers have taken the opportunity to reformat and streamline AMRs in the interests of transparency, accessibility, and the quality of information provided to stakeholders including elected Members. The new style AMR seeks to provide consistent, comprehensive, clear, and succinct information to the reader, with a focus on policy and service performance and to benefit decision taking and plan-making in respect of minerals and waste management development.
10. The AMRs will be published on our website and will be available in print at a range of SCC libraries.
11. Given the changes set out above, it is appropriate to present the 2021/2022 and the 2022 AMRs to the P&R Committee for information purposes.

10

Performance Against DLUHC KPIs

12. The national target for the speed of planning decisions is for a minimum of 60% of decisions on major applications to be made within 13 weeks, Environmental Impact Assessment (EIA decisions within 16 weeks and Planning Performance Agreements (PPA), or Extension of Time (EoT)) decisions to be within a period agreed with the applicant.
13. The speed of major SCC planning decisions is averaged over 2 years and is reported on a 2-year rolling basis, a quarter behind.
14. The latest set of published figures cover January 2022 – December 2023.
15. SCC has achieved 79.5% of major decisions within the target timeframe over the latest period. SCC has been steadily improving since dropping to 62.8% in September 2022.

AMR 2021/2022 Highlights

16. Minerals and Waste Applications and Decisions:
 - Between 1 April 2021 and 31 March 2022 SCC validated 43 applications relating to minerals or waste management development.
 - In the same period, SCC issued a total of 53 minerals and waste decision notices.
 - Of the 53 decision notices issued by SCC for minerals and waste management development, 8 decisions were taken by SCC's P&R committee and 45 decisions were taken by officers under delegated powers.
17. County Development Applications and Decisions:
 - Between 1 April 2021 and 31 March 2022 SCC validated 56 applications for Reg 3 development.
 - In the same period, SCC issued a total of 60 Reg 3 decision notices.
 - Of these decisions, 4 were taken by SCC's P&R committee with the remainder being taken by officers under delegated powers.
18. Minerals Highlights:

- In 2021 sales of sand and gravel (including sharp sand and gravel and soft sand) in Surrey at 0.81 million tonnes per annum (mtpa) were above the 10-year average of 0.78 mtpa. Consequently, the 10-year average was up slightly, in line with sales.
- The Surrey Minerals Plan Core Strategy 2011 provides sufficient capacity for the period 2009-2026 to enable production of:
 - Sharp sand and gravel at an average rate of 0.9 mtpa.
 - Soft sand at an average rate of 0.5 mtpa.
- The overall sand and gravel landbank of 7.5 years at the end of 2021 masked a significant imbalance between reserves of soft sand (11 years) and concreting aggregates (3.8 years) in Surrey.

19. Waste Highlights:

- In 2021 Surrey produced an estimated total of 3.48 million tonnes (mt) of waste comprising:
 - 0.54 mt of Local Authority Collected Waste.
 - 0.54 mt of Commercial and Industrial Waste (+15% sensitivity uplift applied).
 - 2.37 mt of Construction Demolition and Excavation Waste.
 - 0.03 mt of Hazardous Waste.
- Surrey's Community Recycling Centres achieved a reuse and recycling rate of 53% and a landfill diversion rate of 89% (Waste Data Flow 2021).

20. Enforcement:

- Between 1 April 2021 and 31 March 2022 SCC's Planning Enforcement Team undertook a total of 135 scheduled visits to authorised minerals sites or waste management facilities; and 34 unannounced site visits in response to complaints about unauthorised development.

AMR 2022 Highlights

21. Minerals and Waste Applications and Decisions:

- Between 1 January 2022 and 31 December 2022, SCC validated 43 applications relating to minerals or waste management development.
- In the same period, SCC issued a total of 45 minerals and waste decision notices.
- Of the 45 decision notices issued by SCC for minerals and waste management development, 8 decisions were taken by SCC's P&R committee and the remaining were taken by officers under delegated powers.

22. County Development Applications and Decisions:

- Between 1 January 2022 and 31 December 2022, SCC validated 29 applications for Reg 3 development.
- In the same period, SCC issued a total of 35 Reg 3 decision notices.
- Of these decisions, 2 were taken by SCC's P&R committee with the remainder being

taken by officers under delegated powers.

23. Minerals Highlights:

- In 2022 sales of sand and gravel (including sharp sand and gravel and soft sand) in Surrey at 0.57 mtpa were below the 10-year average of 0.78 mtpa. However, there was no overall change in the 10-year average.
- The Surrey Minerals Plan Core Strategy 2011 provides sufficient capacity for the period 2009-2026 to enable production of:
 - Sharp sand and gravel at an average rate of 0.9 mtpa.
 - Soft sand at an average rate of 0.5 mtpa.
- The overall sand and gravel landbank of 10.17 years at the end of 2022 comprised 10.23 years for soft sand and 10.07 years for concreting aggregates. However, this was based on differing provision rates for each type of mineral and masked a significant imbalance between permitted reserves of soft sand (5.1 mt) and concreting aggregates (3.0mt).

24. Waste Highlights:

- In 2022 Surrey produced an estimated total of 3.88 million tonnes (mt) of waste comprising:
 - 0.52 mt of Local Authority Collected Waste.
 - 0.56 mt of Commercial and Industrial Waste (+15% sensitivity uplift applied).
 - 2.77 mt of Construction Demolition and Excavation Waste.
 - 0.03 mt of Hazardous Waste.
- Surrey's Community Recycling Centres achieved a reuse and recycling rate of 53% and a landfill diversion rate of 93% (Waste Data Flow (WDF) 2022).

25. Enforcement:

- Between 1 January 2022 and 31 December 2022 SCC's Planning Enforcement Team undertook a total of 163 scheduled visits to authorised minerals sites or waste management facilities. At the time of writing, no data relating to unauthorised site visits was available.

Conclusions

26. Following the PAS review, officers undertook an appraisal of AMRs in the interests of transparency and improving the quality of information they provide. This involved changing the reporting year to a calendar year basis to provide for consistency between other monitoring mechanisms, such as the LAA, and to align with the publishing of data from external sources that contribute to the analysis of policy performance.
27. Since September 2022, SCC has been steadily improving its performance against DHLUC KPIs, and has achieved 79.5% of major decisions determined within the target timeframe over the latest period.

28. Between 2021 and 2022, sales of sand and gravel (including sharp sand and gravel and soft sand) dropped from 0.81 mtpa to 0.57 mtpa. However, there was no overall change in the 10-year average of 0.78 mtpa. The SMP provides sufficient capacity for the period 2009 – 2026 to enable the production of sharp sand and gravel at an average rate of 0.9 mtpa and soft sand at an average rate of 0.5 mtpa. The overall sand and gravel landbank of 10.17 years at the end of 2022, exceeded the minimum requirement of 7 years.
29. Between 2021 and 2022 overall waste arisings in Surrey increased from 3.48 mt to 3.88 mt. Surrey's Community Recycling Centres achieved a reuse and recycling rate of 53% across both reporting years and achieved a landfill diversion rate of 93% in 2022, an increase from 89% in the previous period.

Recommendations:

Members to note:

- The progress made in performance against DHLUC KPIs since September 2022, and the performance of minerals and waste planning policies against their strategic objectives and monitoring indicators for the period 1 April 2021 to 31 December 2022.
- The change in the reporting period of AMRs and the changed format of the document including its streamlined approach to displaying data and analysing policy performance.
- That they are encouraged to provide feedback about the AMRs or other land-use planning monitoring functions undertaken by officers.



SURREY
COUNTY COUNCIL

Surrey County Council Authority Monitoring Report

2021-2022

10



Table of Contents

Foreword	0
Introduction.....	1
Development Framework and Scheme.....	3
Emerging Minerals and Waste Local Plan.....	4
Cooperation and Partnership Working.....	6
Decision Making and Consultation Responses	8
Minerals and Waste Applications and Decisions	8
County Development Applications and Decisions	9
Development Management Performance	10
Consultation Responses	11
Monitoring Minerals and Waste Policy	12
Minerals Highlights	12
Waste Highlights	12
Monitoring	12
Surrey Minerals Plan	14
Objective 1 - Reducing the Demand for Minerals	15
Objective 2 – Safeguarding Minerals	18
Objective 3 - Meeting the Need for Minerals	21
Objective 4 - Protecting Communities and the Environment.....	26
Objective 5 - Addressing the Adverse Impacts of Transportation	30
Objective 6 - Restoration and Enhancement.....	33
Surrey Waste Local Plan	36
Objective 1 – Net Self Sufficiency	37
Objective 2 – Sustainable Waste Management.....	41
Objective 3 – Disposal of Waste	51
Objective 4 – Safeguarding Existing Waste Infrastructure.....	53

Objective 5 – Location of New Waste Development.....	56
Objective 6 – Protecting Communities and the Environment.....	59
Objective 7 – Transport and Connectivity.....	62
Objective 8 – Engagement.....	64
Compliance and Enforcement.....	66
Spatial Planning.....	67
Appendices.....	69
Appendix I.....	69
Appendix II.....	73
Appendix III.....	87



Foreword

This Annual Monitoring Report (AMR) discusses the effectiveness of minerals and waste planning policy implementation in Surrey for the reporting period of 1 April 2021 to 31 March 2022.

A copy of the AMR covering the period 1 April 2020 to 31 March 2021 is available on [Surrey County Council's website](#).

Should you wish to obtain a copy of historic AMR documents, highlight any errors in this report, or suggest how future AMRs can be improved please contact the Minerals and Waste Policy Team at mdf@surreycc.gov.uk or write to:

Minerals and Waste Policy Team
Surrey County Council
Quadrant Court
35 Guildford Road
Woking
GU22 7QQ

If you would like a copy of this document in large print, on tape, or in another language please call Surrey County Council on 03456 009 009.

Introduction

- 1 Surrey County Council (SCC) is the Minerals and Waste Planning Authority (MWPA) for Surrey. The MWPA is responsible for preparing local development plan documents and supplementary plan documents, collectively called the local plan. The local plan sets the vision, strategy, objectives, and land-use planning policies for minerals and waste management development in the county. The local plan adopted by SCC forms part of the legal framework for determining planning applications relating to minerals or waste management development. It is also a material consideration for Surrey's eleven Local Planning Authorities in preparing their local plans and making their planning decisions for their plan areas.
- 2 Paragraph 31 of the National Planning Policy Framework 2023 (NPPF) [which is published on the Government's website](#) obliges the MWPA to ensure that its local plan is underpinned by relevant and up-to-date evidence which is adequate and proportionate, focused tightly on supporting and justifying policies concerned, and takes into account relevant market signals. Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017) also requires the MWPA to prepare an Authority Monitoring Report (AMR) containing:
 - Actions taken with respect to SCC's Duty to Cooperate.
 - Progress on the preparation of minerals and waste development plan documents.
 - The extent to which the policies set out in adopted minerals and waste development plan documents are being implemented.
- 3 The Localism Act 2011 removed the requirement to submit AMRs to the Secretary of State, but the MWPA is still required to prepare these routinely and report on the effectiveness of policies contained within adopted plans that make up the Minerals and Waste Development Framework and the timetable for the preparation of development plan documents as specified in the Minerals and Waste Development Scheme.
- 4 The MWPA prepares two monitoring reports annually, the AMR and the Local Aggregates Assessment (LAA). The LAA provides a detailed assessment of the demand for and supply of aggregate minerals in the county. [The latest LAA for Surrey was published on SCC's website in December 2023.](#)
- 5 AMRs measure and assess the performance of SCC's adopted development plan documents against their strategic objectives and monitoring indicators. Information from a range of quantitative assessments, minerals and waste planning applications and decisions, compliance and enforcement activity, and progress with the restoration of mineral sites is used

to make these assessments. In this regard, AMRs highlight the latest data relevant to monitoring indicators for specific policies set out within the Surrey Waste Local Plan 2020, Surrey Minerals Plan Core Strategy 2011, Surrey Primary Aggregates Development Plan Document 2011, and the Surrey Aggregates Recycling Joint Development Plan Document 2013. Such exercises help identify whether:

- Planning policies are achieving their objectives.
- Planning targets are being met.
- Planning policies are having any unintended consequences.

6 AMRs also provide an opportunity to report a range of indicators relating to the determination of planning applications for minerals and waste management development and SCC's own development, compliance monitoring, and planning enforcement.

Development Framework and Scheme

- 7 A Local Development Framework (LDF) is a set of documents which guide land-use planning and development in a particular plan-area. A LDF usually comprises a local plan (which may include more than one development or supplementary plan documents) and supporting documents which relate to a local plan.
- 8 The Minerals and Waste Development Framework (MWDF) for Surrey comprises several local development and supplementary plan documents adopted by SCC (adoption dates in brackets) and other supporting documents:
- Surrey Waste Local Plan 2019 (December 2020).
 - Surrey Minerals Plan Core Strategy 2011 (July 2011).
 - Surrey Primary Aggregates Development Plan Document 2011 (July 2011).
 - Surrey Minerals Site Restoration Supplementary Planning Document 2011 (July 2011).
 - Surrey Aggregates Recycling Joint Development Plan Document 2013 (February 2013).
 - Surrey County Council Statement of Community Involvement 2019 (October 2019).
 - Authority Monitoring Report (previously known as the Annual Monitoring Report).
 - Local Aggregates Assessment.
- 9 A description of each document listed above including details of their adoption and hierarchical positioning relative to the Development Plan, and information about how and when they will be reviewed is provided in SCC's Minerals and Waste Development Scheme (MWDS). The latest MWDS was approved by SCC's Cabinet Member for Transport, Infrastructure and Growth in May 2023 and is [published on SCC's website](#).
- 10 The MWDS is a statutory document identifying development and supplementary plan documents which form part of the MWDF and the Development Plan for Surrey. It also sets out what documents the MWPA proposes to prepare (including associated timetables) in the four-year period up until 2027 and identifies what additional planning policy or guidance is material to determining planning applications for minerals or waste management development. It also seeks to explain how Sustainability Appraisals, Strategic Environmental Assessments, and Habitat Regulations Assessments are integrated into the MWDF.

Emerging Minerals and Waste Local Plan

- 11 Paragraph 33 of the NPPF establishes the requirement for SCC to review its development plan documents no later than five years from adoption to determine whether they remain relevant and effective.
- 12 Preparation of the Surrey Waste Local Plan (SWLP) commenced in 2016 and SCC resolved to adopt the same in December 2020.
- 13 The Surrey Minerals Plan Core Strategy 2011 (SMCS), Surrey Primary Aggregates Development Plan Document 2011 (SPADPD); and Aggregate Recycling Joint Development Plan Document 2013 (ARJDPD) were reviewed (as a collective) by the MWPA in 2014 and 2019 to evaluate their 'soundness' and conformity with the NPPF. In November 2020, the MWDS was amended to reflect the need to update the SMCS; SPADPD; and ARJDPD and set out a timetable for preparation and adoption of SCC's first joint minerals and waste development document - the Minerals and Waste Local Plan (MWLP).
- 14 Between 15 November 2021 and 7 March 2022 the MWPA undertook an Issues and Options public consultation relating to the MWLP and in pursuance of Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation was the first formal stage of the plan-preparation process. It set out the broad issues and challenges facing future minerals and waste management development in the county and proposed various options to address those issues and challenges. It also proposed a vision, strategic objectives, and a spatial strategy for future minerals and waste management development in Surrey; and included a 'call for sites' exercise inviting nominations of land in the county that may be suitable for future minerals and waste management development.
- 15 Following conclusion of the Issues and Options public consultation the MWPA prepared and [published a consultation summary report on SCC's website](#) in September 2022. In short, the document summarises the extent and methods of stakeholder engagement, stakeholder responses and preferences relating to future minerals and waste management development, and site nominations associated with the consultation.
- 16 In May 2023, the MWDS was amended to reflect a change to the MWLP preparation timetable which will provide the MWPA with additional time to prepare the forthcoming Regulation 18 MWLP and Preferred Options public consultation, particularly in the context of:
- A need to identify sufficient suitable land for strategic waste management facilities.
 - Uncertainty arising from the Government's Levelling Up and Regeneration Bill.

- The Government's intention to revise the NPPF, including the introduction of new National Development Management Policies.
- Forthcoming regulations arising from the Environment Act 2021, as well as Natural England's review of the Surrey Hills Area of Outstanding Natural Beauty boundary.

17 Preparation of the Regulation 18 Preferred Options public consultation (in June 2025) will be informed by and take account of issues raised by and policy preferences of stakeholders during the Issues and Options consultation. The MWPA will also consider and assess any land nominated pursuant to the Issues and Options consultation to establish whether it would be suitable for future minerals or waste management development. Further engagement with a range of stakeholders and another 'call for sites' exercise is set to be undertaken ahead of the Preferred Options consultation.

18 As set out in the MWDS, the MWLP is expected to be adopted in 2027. Following public examination by the Secretary of State and adoption by SCC the MWLP will replace the SWLP, SMCS, SPADPD, and ARJDPD.

19 Anyone interested in the preparation of the MWLP can find more information on [SCC's emerging plan website](#) and subscribe to receive news and updates by visiting the '[latest news](#)' [page on the MWLP consultation hub website](#). The Minerals and Waste Policy Team can also be contacted at mineralsandwaste.localplan@surreycc.gov.uk.

10

Cooperation and Partnership Working

20 SCC and Local Planning Authorities (LPA) in Surrey operate under the Duty to Cooperate (DtC), which requires them to work collaboratively together, and with a range of prescribed bodies, on a variety of strategic planning matters which cross administrative boundaries including issues relating to the supply of minerals and management of waste. Further information relating to SCC's Duty to Cooperate obligations are set out in paragraphs 24 to 27 of the NPPF.

21 To fulfil its DtC obligations and to identify opportunities for partnership working the MWPA and other teams in SCC's Planning Group participate in several local, regional, and national forums which convene on a regular basis. These forums include:

- **Surrey Planning Officers Association** is a local forum linked to its sub-groups (such as the Planning Working Group) involving Surrey's leading development management and policy planning officers cooperating on a range of planning issues that have cross-boundary implications.
- **Surrey Development Managers Group** is a Surrey-wide forum for senior development management officers to cooperate on development management practice including the interpretation and application of planning policy.
- **Planning Working Group** is a local Surrey forum that cooperates on strategic cross-boundary planning policy issues and prepares joint responses to consultations that are of interest across Surrey for example changes to National planning policy or the London Plan. SCC provides the secretariat function for this group.
- **Surrey Health and Planning Forum** is a local forum where planning officers, strategic planners, and public health professionals cooperate on a range of matters relating to land-use planning and public health including health and wellbeing, design codes, health impact assessments, active travel, and food strategies.
- **Waste Planning Liaison Group** is a SCC-specific forum where the MWPA cooperates with SCC's Spatial Planning and Policy Team, the County Highway Authority, the Waste Disposal Authority and others about infrastructure delivery and waste management.
- **The South East Waste Planning Advisory Group (SEWPAG)** is a regional group which facilitates collaboration and partnership working between waste planning authorities on strategic cross-boundary issues relating to waste management across the southeast of England. It involves the Environment Agency and representatives of the waste management industry.

- **The South East England Aggregates Working Party (SEEAWP)** is a regional group that cooperates to monitor the supply and demand for aggregate in the southeast of England, and assess the potential for supply of secondary and recycled materials and reserves of aggregate minerals. SEEAWP brings together representatives from mineral planning authorities and the aggregates and recycling industry.
- **Planning Officers Society** is a national forum where officers cooperate on a range of planning issues in various groups at national and regional level for example the Minerals and Waste Forum, the Policy Advisory Group, the Oil and Gas Subgroup etc.
- **Minerals and Waste Learning Group** is a national forum which enables planning officers to cooperate and share best practice on a range of development management and planning policy matters relating to minerals and waste management development.
- **The County Enforcement Officers Group** is a national forum which enables planning enforcement officers to cooperate on a range of planning compliance and enforcement matters relating to minerals and waste management development.
- **Wider South East Officer Working Group** is a regional group which supports the Wider South East Summits and Wider South East Political Steering Group to cooperate on strategic planning policy and investment across London, East of England, and the southeast of England.
- **Heathrow Strategic Planning Group** is a sub-regional group which brings together SCC, LPAs, and Local Enterprise Partnerships in the Heathrow sub-region to cooperate on strategic planning matters across various plan-areas.
- **Gatwick Diamond Local Authority Planning Officers Group** is a sub-regional group which brings together SCC and LPAs in the Gatwick Diamond area to enables cooperation on shared and cross-boundary planning and infrastructure matters.

22 Additionally, the MWPA considers and responds to DtC consultations from other MWPA's in England particularly in respect of strategic cross-boundary movements of minerals and waste between different plan-areas. Details of such consultations for the period 1 April 2021 to 31 March 2022 are provided in [Appendix III](#).

Decision Making and Consultation Responses

Minerals and Waste Applications and Decisions

- 23 Between 1 April 2021 and 31 March 2022 the MWPA validated 43 applications relating to minerals or waste management development. In the same period, a further 10 applications were received by the MWPA for non-material amendments to existing planning permissions for minerals or waste management development. Note: that the term 'applications' includes applications for planning permission and submissions for approval of details pursuant to conditions (Article 21 submissions), Review of Minerals Permissions (ROMPs), and Interim Development Order (IDO) submissions.
- 24 In the same period, SCC issued a total of 53 minerals and waste decision notices. A further 12 minerals and waste decision notices were issued for non-material amendments to existing planning permissions.
- 25 Of the 53 decision notices issued by SCC for minerals and waste management development between 1 April 2021 and 31 March 2022, 8 decisions were taken by SCC's Planning and Regulatory Committee and 45 decisions were taken by officers under delegated powers.

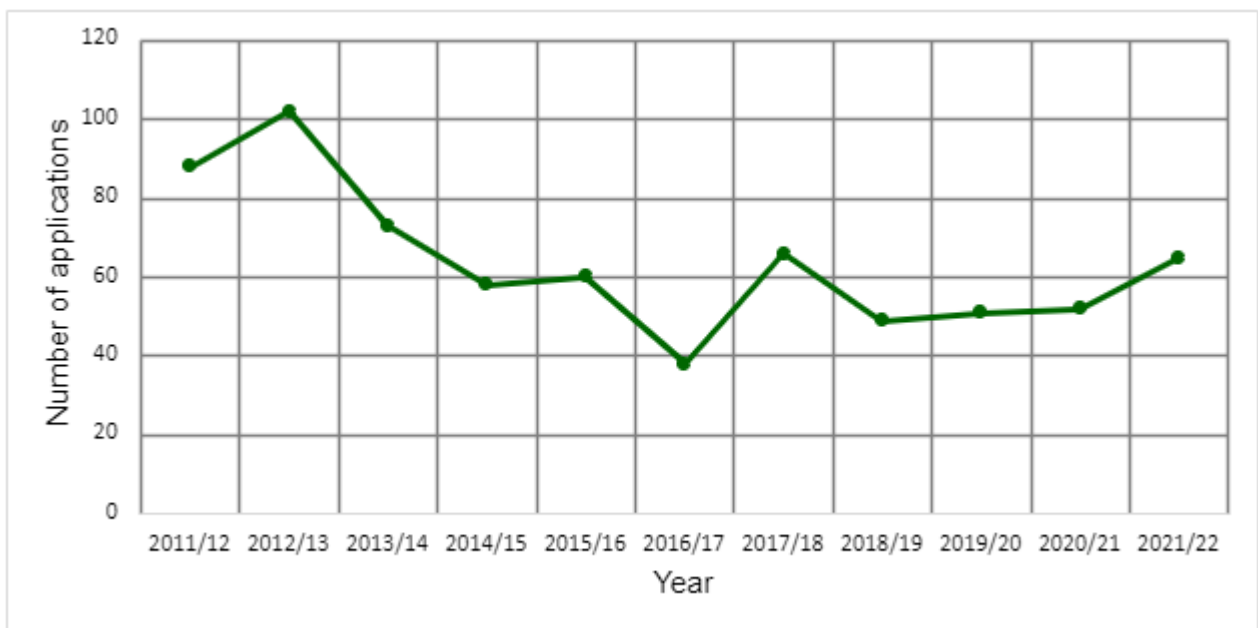


Figure 1 – Applications Validated by SCC for Minerals and Waste Development

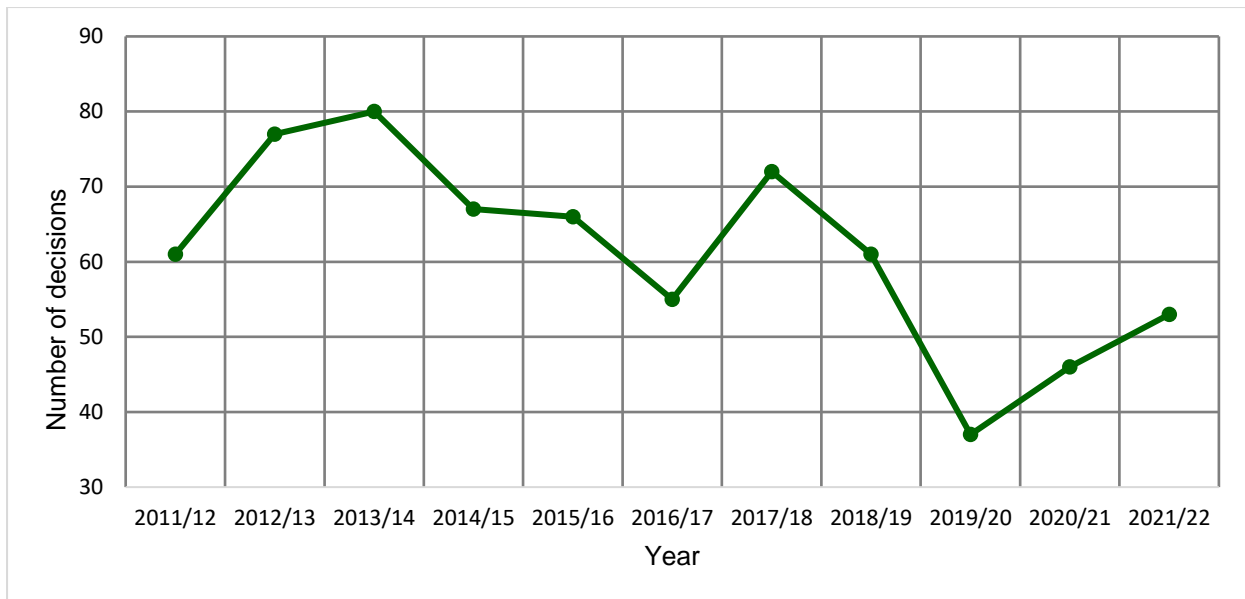


Figure 2 – Decision Notices Issued by SCC for Minerals and Waste Development

County Development Applications and Decisions

- 26 SCC is also the County Planning Authority (CPA) for development undertaken pursuant to Regulation 3 and 4 of The Town and Country Planning General Regulations 1992 (Reg 3 or Reg 4 development). This type of development is commonly referred to as ‘county council development’ and involves SCC’s own development such as schools, transport infrastructure, libraries, care homes, fire stations etc.
- 27 Between 1 April 2021 and 31 March 2022 the CPA validated 56 applications for Reg 3 development. In the same period, a further 6 applications were received by the CPA for non-material amendments to existing Reg 3 consents.
- 28 SCC issued a total of 60 Reg 3 decision notices between 1 April 2021 and 31 March 2022. A further 7 decision notices were issued for non-material amendments to existing Reg 3 consents.
- 29 Of the 67 Reg 3 decision notices issued by SCC between 1 April 2021 and 31 March 2022, 4 decisions were taken by SCC’s Planning and Regulatory Committee with the remainder being taken by officers under delegated powers.

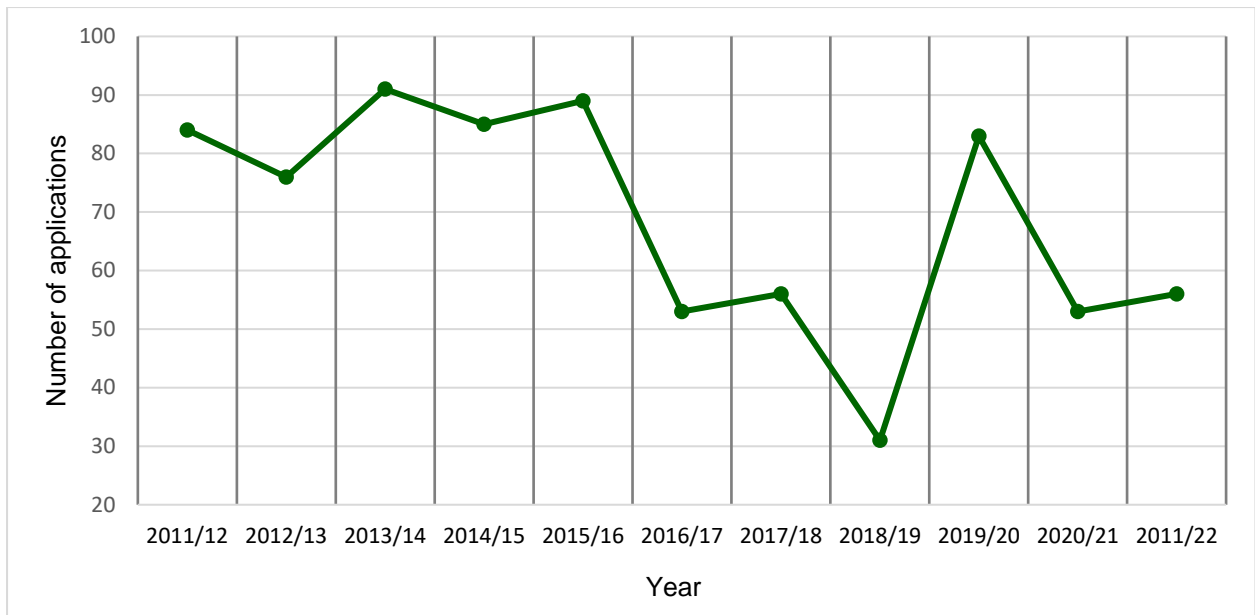


Figure 3 - Applications Validated by SCC for County Council Development

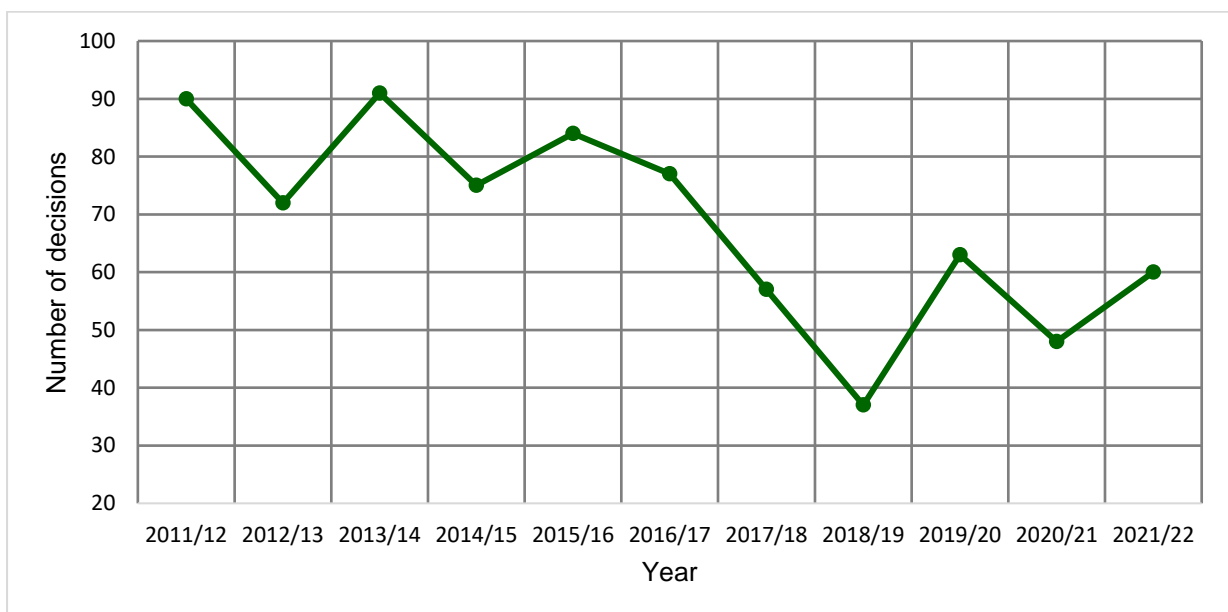


Figure 4 - Decisions Notices Issued by SCC for County Council Development

Development Management Performance

30 The Department for Levelling Up, Housing and Communities (DLUHC) collects a range of information about minerals and waste planning applications the MWPA manages in exercising its development management functions. The relevant information, known as CPS1 and CPS2 returns are provided to DLUHC by the MWPA on a quarterly basis and are summarised and published as [national statistics](#). These statistics are used by the Government to monitor

planning policies and performance, and by a wide range of other users including local authorities, academics, and the public.

- 31 It should be noted that the relevant returns relate to 'on time' tracking information for full minerals and waste planning applications only. The returns do not report any information relating to applications seeking consent for county council development (other than the number of decisions made) or approval of details and non-material amendments etc. A comprehensive table of CPS1 and CPS2 returns for the period 1 April 2021 and 31 March 2022 can be found in [Appendix III](#).

Consultation Responses

- 32 Between 1 April 2021 and 31 March 2022 the MWPA considered and responded to a total of 80 planning consultations undertaken by a range of stakeholders including Surrey LPAs, neighbouring LPAs, other MWPA's, and other public bodies. These consultations included plan-making consultations which are listed in [Appendix I](#).
- 33 Between 1 April 2021 and 31 March 2022, the MWPA objected to 4 development proposals on minerals and/or waste safeguarding grounds.

Monitoring Minerals and Waste Policy

Minerals Highlights

- 34 In 2021 sales of sand and gravel (including sharp sand and gravel and soft sand) in Surrey at 0.81 million tonnes per annum (mtpa) were above the 10-year average of 0.78 mtpa. Consequently, the 10-year average was up slightly, in line with sales.
- 35 The Surrey Minerals Plan Core Strategy 2011 provides sufficient capacity for the period 2009-2026 to enable production of:
- Sharp sand and gravel at an average rate of 0.9 mtpa.
 - Soft sand at an average rate of 0.5 mtpa.
- 36 This provision is significantly higher than average sales over the last 10 years.
- 37 The overall landbank of 7.5 years at the end of 2021 masks a significant imbalance between reserves of soft sand (11 years) and concreting aggregates (3.8 years) in Surrey.
- 38 Preparation of the MWLP will need to address the potential for new mineral sites, the need for adequate aggregate recycling capacity, and the adequacy of rail depot infrastructure to ensure Surrey maintains a sustainable supply of aggregate minerals.

Waste Highlights

- 39 In 2021 Surrey produced an estimated total of 3.48 million tonnes (mt) of waste comprising:
- 0.54 mt of Local Authority Collected Waste.
 - 0.54 mt of Commercial and Industrial Waste (+15% sensitivity uplift applied).
 - 2.37 mt of Construction Demolition and Excavation (CD&E) Waste.
 - 0.03 mt of Hazardous Waste.
- 40 Surrey's Community Recycling Centres achieved a reuse and recycling rate of 53% and a landfill diversion rate of 89% (Waste Data Flow (WDF) 2021).

Monitoring

- 41 The planning policies provided for by development plan documents adopted by SCC are monitored to check that they are effective and fit for purpose. This is achieved by monitoring and reviewing 'Monitoring Indicators' and targets set out within each development plan document relevant to its policies. By monitoring and reviewing the indicators and targets for each policy it is possible to identify whether policies remain effective and the intended objectives and vision for minerals and waste management development in Surrey are likely to

be achieved or otherwise delivered. Progress against Monitoring Indicators is reported using a 'traffic light' system:

Phrase	Meaning
Target Met	Policy is working as intended
On Track	Policy has some issues with delivery but is still functioning
Improvements Required	Significant issue with policy and/or its implementation
N/A	No data recorded in the monitoring period

42 Where policies are not being implemented effectively and/or objectives are not being met, reasons and appropriate remedial action will be identified in the AMR as appropriate. A formal review of one or more development plan documents may be necessary if it becomes clear that the overall approach to planning for mineral working and waste management in Surrey is not delivering what is required in the context of relevant vision and objectives. A review may also be triggered by external events such as significant changes in Government policy or the economy of the region.

Surrey Minerals Plan

- 43 The Minerals Development Framework for Surrey comprises the Surrey Minerals Plan Core Strategy 2011 (SMCS), the Surrey Primary Aggregates Development Plan Document 2011 (SPADPD), the Surrey Aggregates Recycling Joint Development Plan Document 2013 (ARJDPD), and the Surrey Minerals Site Restoration Supplementary Planning Document 2011 (MSRSPD). In the interests of brevity this suite of documents is hereafter referred to as the Surrey Minerals Plan 2011 (SMP).
- 44 The vision for mineral development as set out in the SMP is that “exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community.”
- 45 The 6 objectives of the SMP describe the overall approach to achieving this vision, and progress in this regard is monitored through several monitoring indicators for each of the SMP’s 26 policies. The objectives of the SMP are to:
- Reduce the demand for minerals.
 - Safeguard the supply of minerals.
 - Meet the need for minerals.
 - Address adverse impacts from mineral development on communities and the environment.
 - Address adverse impacts from the transportation of minerals.
 - Restore mineral workings to the highest standards.

Objective 1 - Reducing the Demand for Minerals

Reduce Demand for Minerals by:

- *Increasing the supply of recycled and, where practicable, secondary aggregates.*
- *Encouraging the sustainable use and recycling of minerals.*
- *Encouraging the use of substitute materials in construction.*

SMP Policies relevant to Objective 1 include:

- Policy MC4: Efficient Use of Mineral Resources.
- Policy MC5: Recycled and Secondary Aggregates.
- Policy AR1: Presumption in Favour of Sustainable Development.
- Policy AR5: High Value Recovery.

Commentary on Objective

46 A key component of reducing the demand for minerals is through recycling to keep materials in the economy as long as possible. Recycled aggregates can be used in construction activities as a replacement for primary materials such as land-won and marine aggregates (particularly sharp sand and gravel). Secondary aggregates are by-products of other processes, such as incinerator bottom ash which is a by-product of energy from waste facilities.

47 The SMP sets a target to supply at least 0.8 mtpa of recycled and secondary aggregates by 2016 and at least 0.9 mtpa by 2026. To help achieve these targets, SCC adopted the ARJDPD in 2013, which allocates three sites for and supports aggregates recycling within certain preferred areas for mineral extraction. The intensification or extension of existing aggregate recycling facilities and new facilities are also supported subject to compliance with policies in both the SMP and SWLP.

48 To encourage sustainable construction and the use of secondary and recycled material, the MWPA cooperates in various ways with LPAs. Presently, all local plans prepared by Surrey LPAs include policies which seek to encourage sustainable waste management in new development. Additionally, in 2016 the MWPA prepared and published [guidance relating to sustainable construction on SCC's website](#) .

Monitoring Outcomes

Table 1 - Monitoring Indicators, Outcomes, and Performance for Objective 1

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC4 - Efficient use of mineral resources	Local development frameworks in Surrey to include policies on sustainable construction and seek to encourage the use of recycled aggregates.	100% of adopted plans.	100% of adopted plans.	Target Met
Policy MC5 - Recycled and secondary aggregates	Number of permissions for sites in the Aggregates Recycling Joint DPD.		Zero relevant planning applications determined.	N/A
	Supply of recycled and secondary aggregates.	Steady increase in supply with milestone of at least 0.9mtpa by 2026.	0.73mtpa	On Track
Policy AR1 - Presumption in favour of sustainable development	Proposals for aggregates recycling facilities granted planning permission and the period of time for determination of such proposals.		Zero relevant planning applications determined.	N/A
Policy AR5 – High value recovery	Increasing the proportion of waste recovered from waste stream.	Increasing aggregate recycling production with milestones of at least 0.9mtpa by 2026.	0.73mtpa	On Track

Commentary on Policy Performance

Policy MC4 – Efficient use of mineral resources

49 In addition to the MWDF, all local plans adopted by Surrey LPAs include, to varying degrees, policies relating to sustainable construction and waste management and encourage the use of recycled materials.

Policy MC5 – Recycled and Secondary Aggregates

50 Sales of secondary and recycled aggregates of 0.73 million tonnes (mt) in 2021 reflects an increase on the previous year, but a slight decrease on the 3 and 10-year averages. This decrease is likely to be a consequence of the COVID-19 pandemic in 2020, but the increase in 2021 indicates that sales are rebounding. Overall, significant progress has been made with production of recycled aggregates in Surrey from 2012 to 2021 (see figure 5 below), with sales peaking at 1.23 mt in 2019. No sites allocated in the ARJDPD received planning permission between 1 April 2021 and 31 March 2022.

Table 2 – Sales of Recycled Aggregate in Surrey 2012-2021

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Actual Sales	0.45	0.49	0.63	0.83	0.76	1.15	0.99	1.23	0.60	0.73

(Source: LAA 2021)

Policy AR1 – Presumption in favour of sustainable development

51 No consents were issued for new aggregate recycling facilities between 1 April 2021 and 31 March 2022.

Policy AR5 – High value recovery

52 Sales figures for recycled aggregates between 1 April 2021 and 31 March 2022 were below the monitoring indicator targets of 0.8mtpa by 2016 and 0.9mtpa by 2026. However, this is partly because of the COVID-19 pandemic, and the 3-year average is in line with the long-term target.

Objective 2 – Safeguarding Minerals

Safeguard the Supply of Minerals by:

- *Conserving important mineral resources for use by future generations.*
- *Ensuring that important mineral resources and sites for mineral development are not sterilized by other development.*
- *Ensuring prior extraction of mineral resources, where possible, if land is to be sterilized by other development.*
- *Conserving scarce and high-quality mineral resources by ensuring that there are not used for purposes where lower grade, secondary, or recycled materials could be used instead.*

SMP Policies relevant to Objective 2 include:

- Policy MC6: Safeguarding Mineral Resources and Development.
- Policy MC16: Rail Aggregate Depots.

Commentary on Objective

53 The MWPA defines Minerals Safeguarding Areas (MSA) to prevent mineral resources being sterilised by other development. Existing mineral sites (including rail aggregate depots and aggregate recycling facilities), preferred areas for mineral extraction, and areas of search for mineral extraction are also safeguarded by virtue of SMP Policy MC6.

54 SMP Policy MC6 requires LPAs to consult the MWPA about planning applications for development which could sterilise mineral resources within MSAs or prejudice existing minerals sites or the steady and adequate supply of minerals. Working in partnership with LPAs, the MWPA published a [Minerals and Waste Consultation Protocol on SCC's website](#) in 2021, which sets out how the MWPA and LPAs will work together to ensure that mineral safeguarding issues are appropriately considered during the preparation of local plans and in the determination of planning applications. Additionally, the MWPA has prepared and published a [guidance about mineral safeguarding on SCC's website](#) so as to facilitate early engagement between Surrey LPAs, the MWPA, and developers in order for safeguarding requirements to be identified and addressed at the earliest possible stage in the design of development.

- 55 [SCC's interactive policy map](#) provides up-to-date geographical information relating to Surrey and its existing minerals infrastructure including MSAs; mineral sites; preferred areas and areas of search for mineral extraction; and mineral consultation areas.

Monitoring Outcomes

Table 3 – Monitoring Indicators, Outcomes, and Performance for Objective 2

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC4 – Efficient use of mineral resources	Number of permissions for borrow pits that meet criteria.	100% of planning applications.	Zero relevant planning applications determined.	N/A
Policy MC6 – Safeguarding mineral resources and development	Number of planning permissions following objection from SCC on the grounds of the need to safeguard land for mineral development.	0% of planning applications.	Zero planning permissions granted.	Target Met
	Number of LPAs in Surrey that have up to date information about safeguarding.	All LPAs.	All LPAs.	Target Met
	Number of LPAs in Surrey that have adopted the Minerals and Waste Consultation Protocol.	All LPAs.	All LPAs.	Target Met
Policy MC10 – Other non-aggregate minerals supply	Number of planning applications for other non-aggregate minerals.		Zero relevant planning applications determined.	N/A

	Number of planning applications refused for chalk, fuller's earth and peat on grounds that need for the mineral did not outweigh adverse impacts of the development.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Number and scale of planning permissions for building stone extraction.		Zero relevant planning applications determined.	N/A

Commentary on Policy Performance

Policy MC4 – Efficient use of mineral resources

56 No consents were issued for borrow pits between 1 April 2021 and 31 March 2022.

Policy MC6 - Safeguarding mineral resources and development

57 Between 1 April 2021 and 31 March 2022 no consents were issued by any LPAs following an objection from SCC on minerals safeguarding grounds. All LPAs have up-to-date information about minerals safeguarding through the MWPA's policies map and have agreed SCC's Minerals and Waste Consultation Protocol.

Policy MC10 - Other non-aggregate minerals supply

58 No consents were issued for non-aggregate mineral development or the extraction of building stone during the monitoring period.

Objective 3 - Meeting the Need for Minerals

Meet the Need for Minerals by:

- *Seeking to ensure that sufficient land is identified to enable the regional requirements for aggregates to be met and to provide appropriate landbanks for silica sand and brick clay.*
- *Establishing criteria that define the circumstances and locations where working of other non-aggregate minerals will be acceptable.*
- *Seeking to ensure that sufficient land is identified for recycling facilities to meet the need for recycled aggregates.*

SMP Policies relevant to Objective 3 include:

- Policy MC5 – Recycled and secondary aggregates.
- Policy MC7 - Aggregate minerals supply.
- Policy MC8 - Silica sand supply.
- Policy MC9 - Brick clay supply.
- Policy MC10 - Other non-aggregate minerals supply.
- Policy MC12 - Oil and gas development.
- Policy MA1 – Aggregate Supply.
- Policy MA2 - Preferred areas for concreting aggregate.
- Policy MA3 - Preferred areas for soft sand.

Commentary on Objective

Aggregates

59 The MWPA publishes a LAA each year which summarises the supply of and demand for aggregate minerals in Surrey. Each LAA must be agreed by SEEAWP and provided to the Government. LAAs are informed by an annual Aggregate Monitoring survey of minerals operators in Surrey.

60 Surrey has two rail aggregate depots at Woking and Salfords which are safeguarded by the SMP. Their rail connections enable Surrey to be supplied with crushed rock from the West Country or crushed rock and marine sand and gravel from wharves on the Thames Estuary. The facility at Woking is the principal rail depot in the county. The depot receives rail-borne imports of crushed rock from Torr Quarry in Somerset (approximately 50% of total imports to the Woking depot) and sharp sand and gravel imports from Greenwich wharves (approximately 50% of total imports to the Woking depot). Surrey imported at least 450,000

tonnes of crushed rock in 2019 of which over 80% was imported from Somerset with the remainder primarily sourced from Leicestershire and Derbyshire (8%) and Glensanda Quarry, Scotland via the Isle of Grain (12%).

Non-aggregate Minerals

- 61 Several non-aggregate minerals are found in Surrey, including silica sand and brick clay. Surrey has a complex of active silica sand quarries at North Park Quarry, Godstone and Land North East of Pendell Farm, Bletchingley. Surrey hosts two active brick clay quarries at Ewhurst Brickworks, Ewhurst and South Holmwood Brickworks, Beare Green. There are a further two dormant quarries in Capel (Clockhouse Brickworks and Auclaye Brickworks). Other non-aggregate minerals include chalk, fullers earth and building stone.

Oil and Gas

- 62 The North Sea Transition Authority licenses the exploration, appraisal, and production of oil and gas in Surrey. At present twelve Petroleum Exploration and Development Licenses for conventional oil and gas exploration, appraisal, and production apply to land that is located wholly or partly within the county. It also remains the case that paragraph 221 of the NPPF obliges the MWPA to plan positively for all stages of oil and gas development.
- 63 There are five operational (conventional) hydrocarbon well sites in Surrey: Palmers Wood Oilfield, Godstone; Brockham Well Site, Brockham; Land off Horse Hill, Horley; Albury Park Well Site, Albury; and Land at Kings Farm, South Godstone. There is no unconventional oil or gas development (where 'fracking' is employed) in Surrey.

Monitoring Outcomes

Table 4 - Monitoring Indicators, Outcomes, and Performance for Objective 3

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC5 - Recycled and secondary aggregates	Supply of recycled and secondary aggregates.	Steady increase in supply with milestone of at least 0.8mtpa by 2016 and 0.9mtpa by 2026.	0.73mtpa	On Track

Policy MC7 - Aggregate minerals supply & Policy MA1 – Aggregate Supply	Landbank of permitted reserves for primary aggregates.	Maintain at least 7-year landbank.	7.5-years.	Target Met
Policy MC8 - Silica sand supply	Landbank of permitted reserves at silica sand production sites	Maintain at least 10-year landbank for individual sites.	> 10-years.	Target Met
Policy MC9 - Brick clay supply	Landbank of permitted reserves supporting brick clay production.	Maintain at least 25-year landbank.	25-years.	Target Met
Policy MC10 - Other non-aggregate minerals supply	Number and scale of planning permissions for building stone extraction.	To meet local demand for the repair of heritage assets.	Zero relevant planning applications determined.	N/A
Policy MC12 - Oil and gas development	Number of planning permissions for exploration, appraisal or production of oil or gas in accordance with policy.	100% of planning applications.	Zero relevant planning applications determined.	N/A
Policy MA2 - Preferred areas for concreting aggregate	Number of planning permissions granted for preferred areas.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Permitted reserves at year end.	Maintain at least 7-year landbank for total sand and gravel.	Total sand and gravel reserves of 8.7 years.	Target Met
Policy MA3 - Preferred areas for soft sand	Number of planning permissions granted for preferred areas.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Permitted reserves at year end.	Maintain at least 7-year landbank for total sand and gravel.	Total sand and gravel reserves of 8.7 years.	Target Met

Commentary on Policy Performance

Policy MC5 – Recycled and Secondary Aggregates

64 Sales of secondary and recycled aggregates of 0.73 mt in 2021 reflect an increase on the previous year, but a slight decrease on the 3-year and 10-year averages. Sales were lower than usual in 2020 and the early part of 2021 due to the Covid-19 pandemic. These figures do not meet the monitoring indicator target of 0.8 mtpa by 2016. However, the three-year sales averages are in line with long term targets, and so considering this and the effects of the Covid-19 pandemic, no remedial action is considered necessary. No planning consents were granted for new aggregate recycling capacity between 1 April 2021 and 31 March 2022.

Policy MC7 – Aggregate mineral supply and Policy MA1 – Aggregate supply

65 Based on the LAA 2021 rate of 1.0 mtpa for primary aggregates (0.5 mtpa for sharp sand and gravel and 0.5 mtpa for soft sand) and permitted reserves of 7.4 mt of combined sand and gravel, there was a landbank of 7.5-years at the end of 2021, above the 7-year landbank required by paragraph 219 of the NPPF. This masks a significant imbalance between reserves of soft sand (11-years) and sharp sand and gravel (3.8-years) but meets the monitoring indicator target. Sharp sand and gravel resources are likely to be replenished in the short to medium term based on preferred areas for mineral extraction identified in the SMP that are yet to be worked, totalling some 7.62 mt of mineral resource:

- Preferred Area D - Land at Milton Park Farm, Egham (Ref. RU09/0299).
- Preferred Area E - Land at Whitehall Farm, Egham (Ref. RU.21/0597).
- Preferred Area H - King George VI Reservoir (Ref. SP21/01831/SCC).

66 Planning applications for mineral extraction at the listed sites are being pursued (application reference in brackets) but remain undetermined.

67 Current capacity at aggregate recycling facilities in Surrey is over 1.5 mtpa. However, some 65% of this capacity is provided on sites with temporary planning permission. Hence, there is the likelihood of significant capacity loss over the next ten years. Nevertheless, sufficient capacity remains to maintain a supply of at least 1.0 mt per annum until 2027, which exceeds the 0.9 mtpa by 2026 SMP target. No planning consents were granted for new primary aggregate extraction between 1 April 2021 and 31 March 2022.

Policy MC8 - Silica sand supply

68 The landbank for silica sand is above the monitoring indicator target of 10-years, which is also the landbank figure required by paragraph 220 of the NPPF. The actual landbank figure for silica sand is not provided for reasons of commercial confidentiality. No remaining preferred areas for silica sand extraction are identified in the SMP. No planning consents were granted for new silica sand extraction between 1 April 2021 and 31 March 2022.

Policy MC9 - Brick clay supply

69 There are extensive permitted reserves sufficient to enable the MWPA to provide the 25-year landbank for brick clay as required by paragraph 220 of the NPPF. These are found at Ewhurst Brickworks, Ewhurst and South Holmwood Brickworks, Beare Green. No planning consents were granted for new brick clay extraction between 1 April 2021 and 31 March 2022.

Policy MC10 - Other non-aggregate minerals supply

70 No planning applications for the extraction of building stone were submitted to the MWPA and no consents were granted for new non-aggregate mineral extraction between 1 April 2021 and 31 March 2022.

Policy MC12 - Oil and gas development

71 No planning applications for exploration, appraisal or production of oil and gas were submitted to the MWPA between 1 April 2021 and 31 March 2022.

Policy MA2 - Preferred Areas for concreting aggregate

72 No planning permissions were issued for the extraction of concreting aggregate in preferred areas between 1 April 2021 and 31 March 2022.

Policy MA3 - Preferred Areas for soft sand

73 No consents were issued for the extraction of soft sand in preferred areas between 1 April 2021 and 31 March 2022.

Objective 4 - Protecting Communities and the Environment

Protecting Communities and the Environment by:

- *Identifying preferred areas for minerals development.*
- *Establishing planning policies that will ensure potential impacts on local communities and the environment are identified and suitably mitigated by applying appropriate conditions to planning permissions.*
- *Protecting the integrity of internationally designed sites and features designated as having national importance.*
- *Working with communities to ensure local issues are understood and addressed.*

SMP Policies relevant Objective 4 include:

- Policy MC1 – Spatial Strategy.
- Policy MC2 – Spatial Strategy.
- Policy MC3 – Spatial Strategy.
- Policy MC11 – Mineral extraction outside Preferred Areas.
- Policy MC13 – Underground Gas Storage.
- Policy MC14 – Reducing the adverse impacts of minerals development.

Commentary on Objective

74 Preferred areas and areas of search for mineral extraction identified in the SMP provide for locations in Surrey where minerals development (aggregate minerals, silica sand, and brick clay) may be acceptable subject to relevant qualitative and quantitative assessment of associated environmental and amenity impacts. There is a presumption against mineral extraction outside these areas to provide greater certainty for local communities and the minerals industry.

75 The SMP also creates a presumption against minerals development which is likely to have an adverse impact on the integrity Special Areas of Conservation, Special Protection Areas, or sites identified under the Ramsar Convention. Moreover, the SMP only provides for minerals development where it can be demonstrated that it would not have an unacceptable impact relation to number of matters including noise, dust, vehicle emissions, traffic, flood risk, surface water drainage, landscape character, biodiversity, heritage assets, open space, and the risk of birds striking aircraft.

Monitoring Outcomes

Table 5 - Monitoring Indicators, Outcomes, and Performance for Objective 4

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC1 - Spatial Strategy	Number of permissions for new sites for mineral working falling within preferred areas and areas of search.	100% of planning permissions.	Zero relevant planning applications determined.	N/A
	Number of permissions for new sites for aggregates recycling falling within identified sites.	100% of planning permissions.	Zero relevant planning applications determined.	N/A
Policy MC2 - Spatial Strategy	Number of planning applications refused where adverse effect on the integrity of a designated site is identified in appropriate assessment.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Number of planning applications refused where public interest has not been demonstrated and landscape, biodiversity or heritage interests would not be adequately safeguarded.	100% of planning applications.	Zero relevant planning applications determined.	N/A

Policy MC3 - Spatial Strategy	Number of planning applications for mineral extraction refused where requirements of Green Belt policy associated with working and restoration, have not been met.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Number of planning applications for other mineral development refused where very special circumstances are not sufficient to outweigh harm to the Green Belt.	100% of planning applications.	Zero permissions granted contrary to policy.	Target Met
Policy MC11 - Mineral extraction outside preferred areas	Number of planning permissions outside preferred areas and reasons for approval.		Zero relevant planning applications determined.	N/A
Policy MC13 - Underground gas storage	Number of planning applications for associated development where there would be a significant adverse impact on community or environment.	100% of planning applications refused.	Zero relevant planning applications determined.	N/A
Policy MC14 - Reducing the adverse impacts of mineral development	Number of planning applications where there would be a significant adverse impact on community or environment.	100% of planning applications refused.	Zero relevant planning applications determined.	N/A

Commentary on Policy Performance

Policies MC1 – Spatial Strategy – location of mineral development in Surrey

76 No relevant planning applications were determined by the MWPA between 1 April 2021 and 31 March 2022.

Policy MC2 – Spatial Strategy – Protection of Key Environmental Interests in Surrey

77 No planning permissions were granted contrary to Policy MC2 in the monitoring period.

Policy MC3 – Spatial Strategy – Mineral Development in the Green Belt

78 No planning permissions were granted contrary to Policy MC3 in the monitoring period.

Policy MC11 - Mineral extraction outside preferred areas

79 No relevant planning applications were determined by the MWPA between 1 April 2021 and 31 March 2022.

Policy MC13 - Underground gas storage

80 No relevant planning applications were determined by the MWPA between 1 April 2021 and 31 March 2022.

Policy MC14 - Reducing the Adverse Impacts of Mineral Development

81 No planning permissions were granted contrary to Policy MC14 in the monitoring period.

10

Objective 5 - Addressing the Adverse Impacts of Transportation

Address Adverse Impacts from the Transportation of Minerals by:

- *Ensuring the potential impacts from transportation are considered when identifying areas for future mineral development.*
- *Establishing planning policies that will ensure that the impacts from transportation of minerals are assessed and suitable mitigation provided where necessary.*
- *Securing measures to ensure that minerals can be transported safely.*
- *Encouraging the use of alternative modes of transportation to road where possible.*
- *Safeguarding existing rail depots and enabling new ones to be provided if need is demonstrated, to facilitate a long-term shift away from the bulk transportation of minerals by road.*

SMP Policies relevant Objective 5 include:

- MC15 – Transport for Minerals.
- MC16 – Rail Aggregate Depots.

Commentary on Objective

82 The SMP requires that the potential highways, traffic, and access impacts of mineral development be considered, and appropriate mitigation provided where necessary to make impacts acceptable. It also ensures that mineral development involving road transport is only permitted where there is no practicable alternative.

83 The nature of the market for minerals in Surrey means that Heavy Goods Vehicles (HGV) are largely used for transportation. As aggregate minerals in Surrey tend to be used near to where they are extracted there is limited scope to transport minerals by rail because this usually requires large volumes to be moved over longer distances. Transportation by water is also problematic because of constraints associated with lock capacity, vessel size, and wharf locations. Opportunities to transport minerals to a mineral processing plant by conveyor are investigated and taken advantage of where appropriate, as well as opportunities to transport minerals (including oil and gas) by pipeline.

84 The MWPA consults the County Highway Authority, and in some cases Highways England, about all planning applications for mineral development in Surrey and their advice is

considered in determining whether proposals are acceptable in transportation terms. The MWPA also seeks the advice of LPA Environmental Health Officers and air quality experts in relation to emissions from vehicles and dust arising from construction and operations particularly in relation to Air Quality Management Areas.

85 Rail aggregate depots facilitate the long-distance transportation of land-won and marine minerals (and in some cases recycled aggregate) which are then distributed locally by road. They also play an important role in providing minerals that do not occur in the Surrey or the region. In this regard they provide for the sustainable movement of substantial volumes of minerals across England and the region by reducing dependence on road transport and associated vehicle emissions. This is important in the context of climate change. Long-distance transportation of large volumes of minerals by rail is also more economic than by road. Surrey has two rail aggregate depots. One in Woking town centre, and the other at Salfords between Redhill and Horley. Both facilities are safeguarded by the SMP.

Monitoring Outcomes

Table 6 - Monitoring Indicators, Outcomes, and Performance for Objective 5

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC15 - Transport for minerals	Number of planning permissions that provide alternative methods of transporting minerals other than by road.		Zero planning permissions.	N/A
	Number of planning applications where there is an unresolved objection from the Highways England or Highway Authority.	100% of planning applications refused.	Zero planning permissions granted.	Target Met
Policy MC16 - Rail aggregate depots	Number of planning permissions for rail aggregate depots, new or replacement.		Zero relevant planning applications determined.	N/A

	Number of planning permissions following objection from SCC where there is the need to safeguard land for rail aggregate depots.	0% planning permissions.	Zero relevant planning applications determined.	N/A
--	--	--------------------------	---	-----

Commentary on Policy Performance

Policy MC15 - Transport for minerals

86 No planning permissions provided alternative methods of transporting minerals other than by road between 1 April 2021 and 31 March 2022, however no planning permissions were granted, or details approved, where there was an unresolved objection from Highways England or the Highways Authority in the monitoring period.

Policy MC16 - Rail aggregate depots

87 Between 1 April 2021 and 31 March 2022 no planning applications were determined by the MWPA which involved or concerned new or replacement rail aggregate depots. Additionally, no planning permissions were granted following objection from SCC on rail aggregate depot safeguarding grounds.

Objective 6 - Restoration and Enhancement

Restore mineral workings to the highest standards by:

- Promoting a holistic approach to mineral working, where progressive restoration is integrated into the management and phasing of the mineral extraction.
- Ensuring that mineral workings are restored in a timely way, consistent with green belt policy and objectives, and to a state that is consistent with – and enhances – local, social and environmental character, incorporating priority habitats and flood alleviation capacity, where appropriate.
- Ensuring that land used for mineral working is restored to an appropriate future use and managed so that it brings value to the environment and local community.

SMP Policies relevant Objective 6 include:

- MC17 – Restoring Mineral Workings
- MC18 - Restoration and Enhancement

Commentary on Objective

88 The 'Surrey Style' of restoration, as set out by the SMP, has previously been recognised as best practice by the Local Government Association and the Planning Officers Society and is advocated by the Nature after Minerals initiative led by the Royal Society for the Protection of Birds and Natural England. It promotes a restoration led approach to the consideration of proposals for mineral working and enables progressive site restoration and enhancements which deliver substantial environmental and community benefits including enhancement of biodiversity and landscape, and recreational and access opportunities.

Monitoring Outcomes

Table 7 - Monitoring Indicators, Outcomes, and Performance for Objective 6

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy MC17 - Restoring mineral workings	Number of planning applications with restoration schemes that reflect advice	100% of planning applications.	100% of planning applications	Target Met

	in the MSRSPD.			
	Number of planning applications to extend time periods for restoration.		x5 planning applications.	N/A
Policy MC18 - Restoration and enhancement	Percentage of planning permissions contributing towards the Biodiversity Action Plan, enhancement schemes or other wider benefits.	100% of planning permissions.	100% of planning permissions.	Target Met

Commentary on Policy Performance

Policy MC17 – Restoring Mineral Workings

89 Between 1 April 2021 and 31 March 2022 progress on mineral restoration schemes in Surrey included:

- Whole or partial sites being signed into long-term aftercare and management including at Runfold South Quarry, Stockstone Quarry, Hithermoor Quarry, and Patteson Court Landfill site. Where sites are the subject of partial aftercare and management, there will also be continued progressive restoration works ongoing.
- Advancement of progressive restoration works at Hengrove Farm, Homefield Sandpit, North Park Quarry, Stanwell Quarry, Hithermoor Quarry, Reigate Road Quarry, Seale Lodge Landfill, and Sandy Cross Landfill.
- Continuation of a partnership approach to mineral restoration including through management and liaison groups overseeing and interested in progressive restoration, aftercare, and long-term management of Runfold South Quarry, Queen Mary Quarry, Farnham Quarry (now Tice's Meadow Nature Reserve), North Park Farm Quarry, and Patteson Court Landfill.
- Continued compliance monitoring of wholly or partly restored mineral sites and sites in aftercare or long-term management including Land at Park Lake and Coldharbour Lane,

Runfold Quarry (north and south), Reigate Road Quarry, and Home Farm Quarry including Field Common North.

- Continued compliance monitoring of operational mineral sites to promote progressive restoration and maintenance and aftercare of any advanced planting.
- Facilitating transfer of Tice's Meadow Nature Reserve (previously Farnham Quarry) into SCC ownership and management.
- Collaboration with Surrey Nature Partnership including 10-year review of habitat creation activity in Surrey's Biodiversity Opportunity Areas.
- Assisting with the organisation and successful delivery of the third Surrey Biodiversity and Planning Conference.
- Supporting Surrey's Tree Planting Strategy with approximately 21,500 trees planted across Surrey's mineral sites and ongoing review of all mineral sites to identify further areas suitable for additional tree planting.
- Delivering a presentation to the European Urban Links to Landscape conference.
- Continued advisory role on the joint Surrey County Council and Environment Agency River Thames flood alleviation scheme.
- Continued membership of the national steering group tasked with producing the new Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings.

Policy MC18 – Restoration and Enhancement

90 Between 1 April 2021 and 31 March 2022 five consents were issued by SCC concerning ongoing restoration at Land at Runfold South Quarry, Farnham (Refs. WA/2021/02431; WA/2021/01285; WA/2021/01284; WA/2021/01283; WA/2021/01282).

91 Two non-material amendments to existing planning permissions were approved relating to the ongoing restoration works at Sandy Cross Sandpit, Seale (Refs. GU21/CON/00041 and GU21/CON/00042) and one consent was issued which approved details relating to ongoing restoration at Land at Runfold South Quarry, Farnham (Ref: WA/2021/0008). 100% of these permissions and approvals provided enhancement through the continued restoration of mineral sites.

Surrey Waste Local Plan

92 As set out in the SWLP, the vision for waste management development is “to enable sufficient waste management capacity to support Surrey’s nationally important economy; develop the circular economy in Surrey where residents and businesses produce less waste and treat waste as a resource by re-use, recycling, and recovery; and recognise, protect, and enhance Surrey’s environment and maintain the high standards of wellbeing enjoyed by our residents when permitting waste facilities.”

93 The 8 objectives of the SWLP describe the overall approach to achieving this vision, and progress in this regard is monitored through several monitoring indicators for each of the SWLP’s 16 policies. The objectives of the SWLP are to:

- Make sure enough capacity is provided to manage the equivalent amount of waste arising in Surrey.
- Encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery, and composting.
- Manage waste disposal to land as an option of last resort but recognise that it is important for managing residual waste that cannot be treated in any other way.
- Retain and make best use of existing sites for waste management development through safeguarding against other development and supporting improvement of facilities.
- Direct new facilities to locations that are most suitable for waste management development.
- Encourage innovation and best practice which provide opportunities to minimise the impact of waste management development on communities and the environment.
- Keep waste movement by road to minimum practicable levels and support options for sustainable transport.
- Work closely with our partners such as Surrey Waste Partnership, district and borough councils, and other Waste Planning Authorities to deliver the SWLP.

Objective 1 – Net Self Sufficiency

Making sure enough capacity is provided to manage the equivalent amount of waste arising in Surrey.

SWLP Policies relevant to Objective 1 include:

- Policy 1: Need for Waste Development.

How Policies implement Objective 1:

- Policy 1 recognises that there is a need for certain types of waste management facilities in Surrey which the SWLP should seek to deliver. This need may change and should be reviewed considering information obtained through annual monitoring and reporting.
- Policy 1 should be taken into account when considering the need for proposed development. Proposals which meet the needs of the SWLP will be supported where they are compliant with other relevant policies in the plan.

Commentary on Objective

94 The Waste Framework Directive (WFD) is the overarching European legislation with regards to waste and has been transcribed into UK law via the Waste Regulations 2011 (as amended). The 2011 Regulations require SCC to implement Article 16 of the WFD, Principles of Proximity and Self-Sufficiency, which mean that the MWPA should provide for enough facilities to manage the equivalent amount of waste to that arising within the county. The requirement for the MWPA to identify sufficient opportunities to meet the county's identified waste management needs is also set out in the National Planning Policy for Waste 2014 (NPPW).

95 Site capacity refers to the amount of waste that can be managed at a facility. Information regarding site capacity is often provided alongside any planning application and supporting documents. However, this is likely to reflect a theoretical capacity and the actual throughput can vary. Actual throughput is dependent on several factors related to both the facility itself and external factors including:

- Technology in use at the site.
- Site layout.
- Constraints on transport and vehicle movements.
- Waste stream and available feedstock.

- Economic issues.
- Weather.

96 Changes to site layout, access, and improvements to plant and equipment can improve the throughput and capacity of a waste management facility. In certain circumstances such changes may not require a new planning permission.

97 Data regarding the annual throughput of each waste management facility is submitted to the Environment Agency (EA) and displayed through the Waste Data Interrogator (WDI).

98 However, site capacity may be higher than the throughput for any given year. In this regard, the best information relating to capacity is typically obtained from direct contact with the relevant waste operator. Capacity can also be estimated using a combination of WDI data, planning permissions and other relevant information.

Monitoring Outcomes

Table 8 - Monitoring Indicators, Outcomes, and Performance for Objective 1

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy 1 – Need for Waste Development	Additional capacity (tonnes per annum) granted through new waste planning permissions.	Capacity is at least equal to the waste generated (net self-sufficiency).	An additional 8,500 tonnes per annum of capacity was granted through new permissions. Surrey is technically net self-sufficient in waste management terms.	Target Met

Commentary on Policy Performance

99 Current estimates for available capacity in Surrey, based on the [Waste Capacity Need Assessment \(WCNA\)](#), published November 2023, and the previous WCNA (January 2019), are set out in Table 9 to Table 12 below. It should be noted that the waste categories and methodology used in the 2019 and 2023 WCNA were different, so there is some disparity in the categorisation of waste.

Table 9- Available waste management capacity in Surrey (tonnes per annum) for recycling and other recovery (excluding aggregate recycling and recovery to land)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Recycling (all waste types)	-	-	926,998
Metal recycling	21,000	26,000	27,502
Organic waste treatment	176,000	133,000	166,583
Community Recycling Centres	176,000	151,000	236,938
Other recovery	221,000	323,000	45,000
Transfer	677,000	673,000	171,777
Total	1,562,000	1,550,000	1,574,798

Table 10 - Available waste management capacity in Surrey (tonnes) for deposit of non-inert waste to land

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Disposal of non-inert waste to land	6,740,000	5,567,000	1,747,000*

(*The large drop in capacity from 2019 to 2021 is primarily due to differences in how waste was categorised between the previous and current WCNA, as explained in the commentary above.)

Table 11 - Available waste management capacity in Surrey (tonnes per annum) for C,D&E Recycling (source: WCNA 2023, and WCNA 2019)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
C,D&E Recycling (including soil recycling)	1,190,000	1,620,000	967,189*

(*This figure does not include sites with expired consents for which an extension of time is being sought, namely Hithermoor Quarry and Addlestone Quarry, which have a total joint capacity of 450,200 tonnes.)

Table 12 - Available waste management capacity in Surrey (tonnes) for recovery of inert waste to land (source: WCNA 2023, and WCNA 2019)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Recovery of Inert Waste to Land	12,896,000	14,656,000	15,468,500

100 With reference to the 2023 WCNA, in 2021 Surrey was technically net self-sufficient in waste management terms. However, there was a shortfall in capacity for 'other recovery', and a shortfall in capacity for both non-inert landfill and aggregate recycling/recovery to land is predicted to arise from 2031, largely due to the expiry of temporary consents and the loss of landfill capacity in the county. Table 13 below details the capacity gap for different waste streams for the period up to 2042.

Table 13: Surrey combined Capacity Assessment & Annual Capacity Gap Analysis Capacity Type (source: WCNA 2023)

Capacity Type	Waste Management Capacity Gap			
	2026	2031	2036	2042
Recycling & Composting	0	0	0	0
Non-inert Landfill	0	-88,201	-51,030	-17,671
Other Recovery	-197,500	-178,000	-171,500	-188,000
Aggregate recycling/ Recovery to Land	0	-469,759	-951,549	-1,212,959

101 To address these capacity gaps the MWPA will need to take a number of actions in preparing the MWLP including providing for recovery capacity for non-inert waste, recovery capacity for inert waste either in the form of recycling facilities or permanent deposit to land, and the possible provision of further non-inert landfill capacity.

102 There were two planning permissions granted by SCC between 1 April 2021 and 31 March 2022 that provided increased waste management capacity at Land at Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Surrey GU8 4PB (Ref: WA/2021/0286) and Land previously used as part of the Sunnyacres Nursery (retrospective) (Ref: RE20/00893/CON). While capacity information is not stipulated on the relevant consents, application documents refer to throughputs of at least 500 tonnes (Ref: WA/2021/0286) and 8,000 tonnes (Ref: RE20/00893/CON) respectively. As site capacity is at least as high as annual throughput, the combined additional capacity provided is at least 8,500 tonnes.

Objective 2 – Sustainable Waste Management

To encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery, and composting.

SWLP Policies relevant to Objective 2 include:

- Policy 2: Recycling and Recovery (other than inert CD&E and soil recycling facilities)
- Policy 3: Recycling of Inert Construction, Demolition and Excavation Waste
- Policy 4: Sustainable Construction and Waste Management in New Development
- Policy 5: Recovery of Inert Waste to Land

How Policies implement Objective 2:

- By encouraging certain types of development to provide enough waste management facilities to meet relevant targets for sustainable waste management as identified in line with Policy 1 (Need for Waste Development).

Commentary on Objective

103 The WFD (Article 4) includes the requirement for plans to promote sustainable management of waste through the waste hierarchy, and this requirement is also set out in the NPPW. The waste hierarchy promotes the prevention of waste and, where this is not possible, recommends waste materials should be reused, recycled or recovered. Disposal and incineration without energy recovery are the least preferred options for waste management and sit at the bottom of the hierarchy.

104 Targets for recycling, recovery and composting were set by the European Union Circular Economy Package (CEP) (May 2018), which sets out amendments to the WFD as well as the Landfill Directive and the Packaging Waste Directive. Key features of the package include requirements for member states to achieve:

- Municipal waste recycling rates of 55% by 2025, 60% by 2030 and 65% by 2035.
- Packaging materials recycling rates of 65% by 2025 and 70% by 2030.
- A maximum of 35% municipal waste to landfill by 2035.
- Separate collection of textiles and hazardous waste from households by 2025.

105 The UK government has made a commitment to adopting the CEP measures. Additionally, at a national level, the UK government published a [Government published a Resource and Waste Strategy for England \(2018\) on its website](#) which sets out how the UK will preserve its

stock of material resources by minimising waste, promoting resource efficiency, and moving towards a circular economy.

106 Local targets include those in Surrey's Joint Municipal Waste Management Strategy (JMWMS). This strategy is maintained by the Surrey Waste Partnership, which is made up of the 11 district and borough councils as Waste Collection Authorities (WCA), and SCC as the Waste Disposal Authority (WDA). The JMWMS sets out how the Surrey Waste Partnership will manage Local Authority Collected Waste (LACW) in the most efficient, effective, economical, and sustainable manner. [The most recent JMWMS was published on SCC's website in 2015](#) and contains targets up to 2019/2020, which include:

- Total household waste and recycling per person – target performing in the top quartile of WDAs.
- Recycling and recovery rate - target 70%.
- Municipal waste sent to landfill - target 0%.

107 The JMWMS is due to be updated, but in the interim the [Surrey Environment Partnership \(SEP\) 2025 Strategy document has been prepared and published on the Surrey Environment Partnership website](#). This strategy is currently being considered for adoption by the Surrey Waste Partnership, and it sets targets for the management of municipal waste for 2021-22 to 2025-26, which are reproduced below:

Table 14 – SEP 2025 targets

Measure	Monitoring period			
	2021-22 (unaudited)	2023–24	2024–25	2025–26
Residual waste per household (KG)	471.0	461.0	449.0	446.0
Recycling rate	54.4%	56.0%	57.0%	58.0%
Waste to landfill	15.1%	<6.0%	<3.0%	<3.0%

Monitoring Outcomes

Table 15 - Monitoring Indicators, Outcomes, and Performance for Objective 2

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
------------------------	----------------------	-----------------------------	-------------------	-------------

Policy 2 - Recycling and Recovery	Waste arisings (tonnes) from households.	70% of LACW prepared for re-use or recycled by 2033.	53%	On Track
	C&I waste arisings (tonnes).	70% of C&I waste prepared for re-use or recycled by 2033.	78% (370,897 tonnes)	Target Met
Policy 3 - Recycling of Inert Construction, Demolition and Excavation Waste	Amount of waste prepared for reuse or recycled (tonnes, %).	80% of CD&E waste recycled by 2033.	30% (735,334 tonnes)	Improvements Required
Policy 4 - Sustainable Construction and Waste Management in New Development	Consultation Protocol is kept up to date.	Consultation Protocol has been reviewed in the past 12-months.	No relevant consultation protocol.	Improvements Required
	Planning applications for all types of development are accompanied by information setting out how waste will be managed.	100% of planning applications are accompanied by information setting out how waste will be managed.	SCC Applications : 34% LPA Applications :30%	Improvements Required
	Site Waste Management Plans are submitted with planning applications for major development.	100% of major planning applications.	SCC Applications : 20% LPA Applications :13%	Improvements Required
Policy 5 – Recovery of Inert Waste to Land		5% of CD&E waste sent for disposal by landfill by 2025.	6%	On Track
		0% of CD&E waste sent for disposal by landfill by 2033.	6%	On Track

Commentary on Policy Performance

Policy 2 – Recycling and Recovery

Local Authority Collected Waste (LACW)

108 LACW data is calculated from data reported to WasteDataFlow (WDF), a UK web-based system for LACW data reporting by local authorities to Government.

109 The overall arisings between the monitoring period were 540,684 tonnes, which was slightly less than the 556,458 tonnes between 1 April 2020 and 31 March 2021 (figure 5).

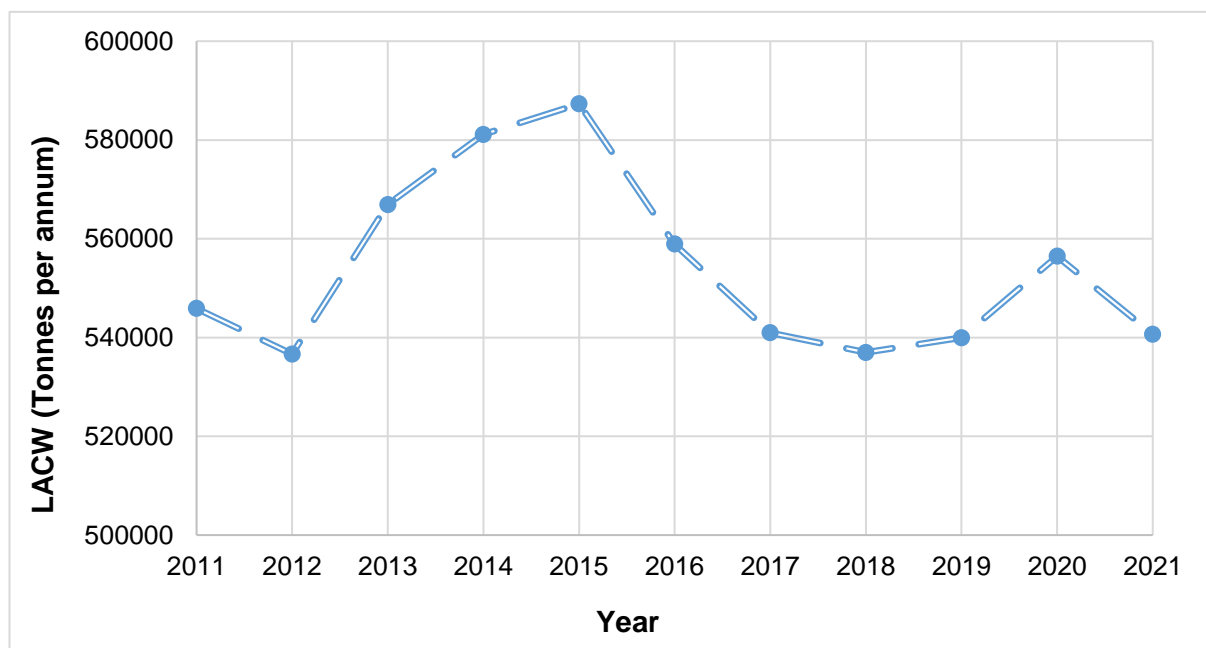


Figure 5 – Estimated LACW arisings for the period 2011 to 2022

110 The total amount of LACW recorded as being reused, recycled or composted between 1 April 2021 and 31 March 2022 was 289,171 tonnes. Of the remaining 251,513 tonnes of residual waste, 170,050 was sent for recovery and 81,463 was sent to landfill for disposal.

111 Recovered material was principally sent to energy for waste (EfW) facilities and facilities for processing of Refuse Derived Fuel (RDF) outside of the county at:

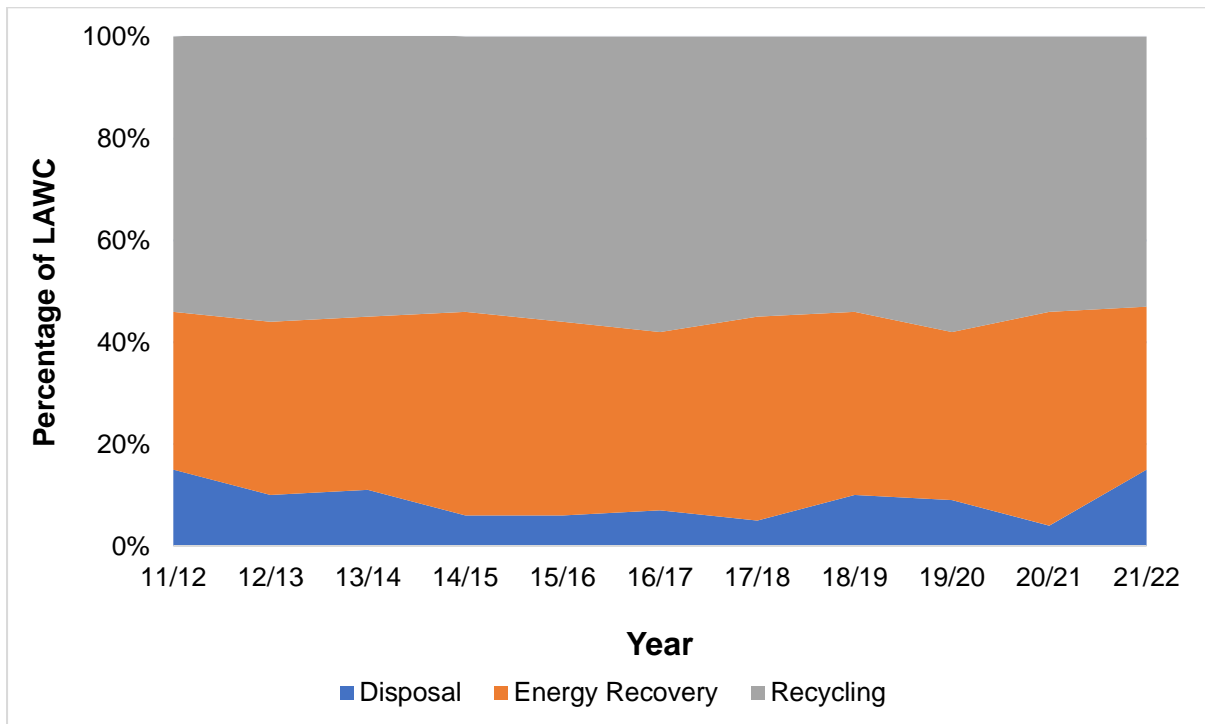
- Allington Quarry, Laverstoke Road, Maidstone, Kent (32%).
- Lakeside Energy from Waste Facility, Lakeside Road, Colnbrook, Berkshire (3%).
- Stobart Biomass Tilbury (8%).
- Facility outside the UK but within Europe (57%).

Table 16 - LAWC management profile (2021/2022)

Route	Tonnes	%
Disposal	81,463	15
Recovery	170,050	32
Treatment, Transfer, Unallocated	0	0
Recycling, Reuse, Compost	289,171	53
Total	540,684	100

10

112 Figure 6 shows the annual change in the LACW waste management profile over the last decade. 53% of LACW arisings were recorded as being reused, recycled or composted between 1 April 2021 and 31 March 2022, a slight decrease from 54% from the previous reporting year. The recycling rates for LACW in the Surrey districts and boroughs continues to be high and will continue to be monitored to ensure that the target of 70% of LACW prepared for re-use or recycled by 2033 is achieved.

**Figure 6 - Local Authority Collected Waste (LACW) fate 2011 to 2022**

Commercial and Industrial (C&I) Waste

- 113 There is currently no formal requirement for all businesses to report material flows or waste arisings. Existing data sources that incorporate elements of this information, such as waste transfer notes and waste permit returns, provide insufficient data to estimate C&I waste arisings.
- 114 A calculation for C&I waste was undertaken using a modified version of the Department for Environment, Food and Rural Affairs (DEFRA) national methodology for Commercial and Industrial Waste (2014). C&I waste arising in Surrey was calculated using the following equation:

$$C \ \& \ I \ waste = (Inputs \ to \ permitted \ facilities \ + \ inputs \ to \ energy \ from \ waste \\ + \ exemptions \ + \ exports) - (household \ waste \ + \ C, \ D \ \& \ E \ waste \\ + \ mining, \ agricultural \ \& \ wastewater \ wastes, \ + \ imports)$$

- 115 The result of this work was an estimate that 476,729 tonnes of C&I waste was generated in Surrey in 2021.
- 116 To be able to report on changes in C&I waste arisings and management profile year on year, the EA's WDI has been used as a source for C&I waste information before 2015. The WDI provides an indication of the volume of waste managed by facilities regulated by the EA through Environmental Permits. It does not include those facilities which manage waste under Environmental Exemptions.

Sensitivity Analysis

- 117 In monitoring periods since the introduction of the modified DEFRA methodology, a 15% addition has been applied to the overall arisings figure to address any potential underestimate of C&I waste arisings through not including Environmental Exemptions. Applying this 15% uplift would provide a revised estimate of 548,238 tonnes. This revised estimate has been utilised when drawing comparisons with total arisings over the previous monitoring periods.

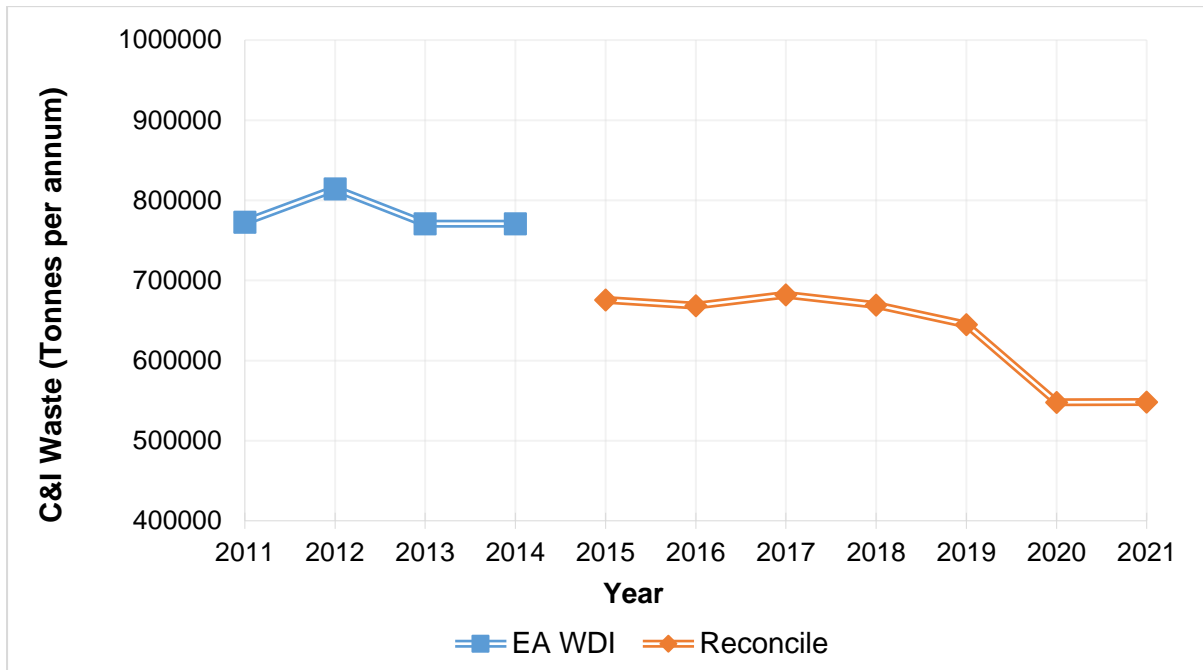


Figure 7 - Estimated C&I waste arisings in Surrey for the period 2011 to 2021

- 118 78% of C&I arisings are recorded as being prepared for reuse and recycling (this includes composting and anaerobic digestion (AD)). This meets and exceeds the target of 70% of C&I waste prepared for re-use or recycled by 2033.

Table 17 – C&I waste management profile (2021/2022)

Route	Tonnes	%
Disposal	44,648	10
Recovery	61,184	12
Recycling and Reuse (including Composting and AD)	370,897	78
Total	476,729	100

*Policy 3 - Recycling of Inert Construction, Demolition and Excavation Waste*Construction, Demolition and Excavation (CD&E) Waste

- 119 Construction waste is defined as “waste materials, which arise from the construction or demolition of buildings and/or civil engineering infrastructure, including hard construction and demolition waste and excavation waste, whether segregated or mixed (Department for Communities and Local Government (DCLG): Survey of Arisings & Use of Construction & Demolition Waste as Aggregate in England: 2005).
- 120 The WDI provides a summary of types and quantities of waste that were managed by facilities regulated by the EA through Environmental Permits. The WDI does not include those facilities which manage waste under Environmental Exemptions and therefore does not present a complete picture. However, it is important in identifying general trends in CD&E waste arisings.
- 121 The methodology Surrey uses to calculate CD&E waste is named the ‘Reconcile’ methodology, and is based on the DEFRA methodology, which is used for Waste Statistics and WFD reporting purposes (DEFRA (2012) ‘Methodology for estimating annual waste generation from the Construction, Demolition & Excavation Sectors in England’). The amount of CD&E waste arising in Surrey is calculated using the following equation:

$$\text{CD\&E waste} = \text{Inputs to permitted facilities} + \text{outputs from permitted facilities} \\ + \text{recycled aggregates} + \text{exemptions}$$

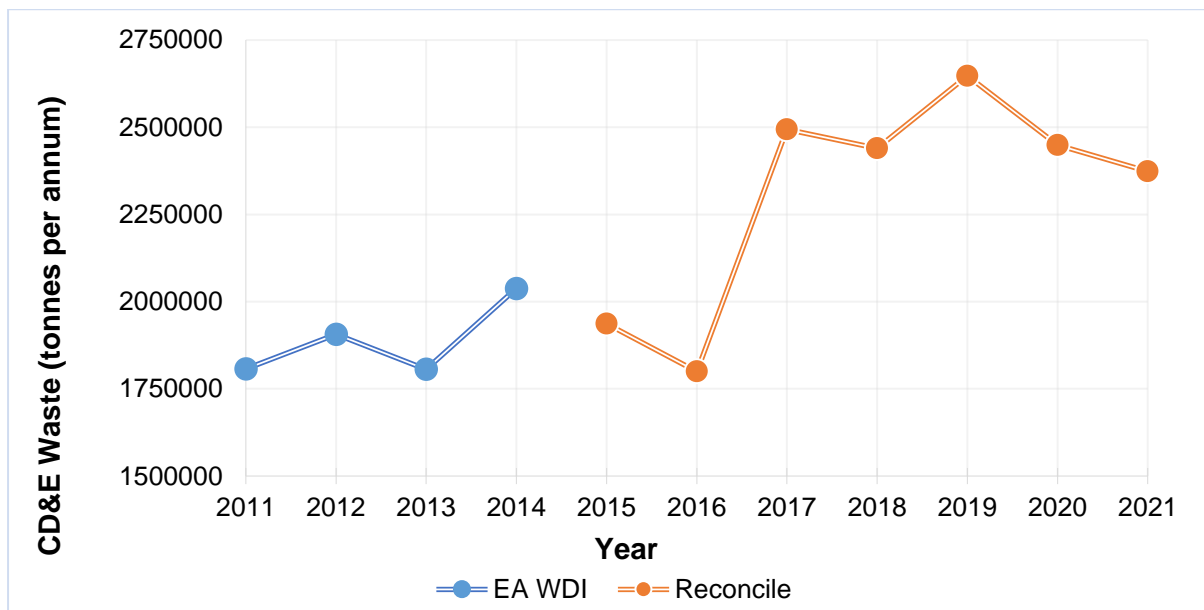


Figure 8 – Estimated CD&E waste arisings in Surrey for the period 2011 to 2021.

- 122 An estimated 2,373,116 tonnes of CD&E waste arose in Surrey in 2021. Of this, 735,334 tonnes were categorised as being recycled. This equates to 30% of the total CD&E arisings, which is markedly below the monitoring indicator target of 80%. Therefore, improvements are required to achieve the policy target.

Table 16 – CD&E waste management profile (2021/2022)

Route	Tonnes	%
Disposal	143,290	31
Recovery (all types)	1,093,437	17
Transfer, Treatment, Unallocated	401,053	22
Direct Recycling	735,334	30
Total	2,373,116	100

- 123 To improve performance towards monitoring indicator targets set out in Table 15, the MWPA will need to place increasing emphasis on sustainable waste management in new development particularly at District and Borough level where most new development is consented. This will include preparation and publication of new policy guidance to supplement Policy 4 of the SWLP and provide further information about Waste Management Plans and the importance of sustainable construction, conducting workshops with LPAs to ensure application of Policy 4 of the SWLP in determining appropriate planning applications, updating MWPA's Consultation Protocol with Surrey's LPAs to ensure that the MWPA is consulted about development that will generate CD&E waste, and improving the quality of consultation responses provided by the MWPA to LPAs particularly in respect of CD&E waste management and sustainable construction.

Policy 4 - Sustainable Construction and Waste Management in New Development

- 124 34% of all SCC applications and 30% of LPA applications were accompanied by information setting out how waste will be managed. This is below the target of 100%, and therefore improvements are required to achieve the policy target.

- 125 Similarly, 20% of SCC applications and 13% of LPA application for major development were accompanied by a Site Waste Management Plan. This is significantly below the target of 100%, and therefore improvements are required to achieve the policy target.
- 126 A monitoring indicator for Policy 4 refers to a “consultation protocol”, which principally relates to minerals and waste safeguarding and makes no reference to Policy 4. The Sustainable Construction Advice Note requires updating and the MWPA are in the process of preparing new guidance to this effect. In addition, the MWPA will also update the MWPA’s Consultation Protocol with Surrey’s LPAs to improve the efficacy of Policy 4.

Policy 5 – Recovery of Inert Waste to Land

- 127 Of the 2,373,116 tonnes of CD&E waste generated in 2021, 148,404 tonnes of CD&E waste is recorded as being recovered to land for beneficial purposes within the monitoring period.
- 128 Additionally, 143,290 tonnes of CD&E waste was recorded as being disposed to landfill in 2021, which accounted for 6% of total arisings. This is in line with the target of achieving 5% of CD&E waste being sent for disposal at landfill by 2025, and therefore this policy is on track to meet the monitoring indicator targets.

Objective 3 – Disposal of Waste

To manage waste disposal to land as an option of last resort but recognise that it is important for managing residual waste that cannot be treated in any other way.

SWLP Policies relevant to Objective 3 include:

- Policy 6: Disposal of Non-inert Waste to Land

How Policies implement Objective 3:

- Waste which cannot be practicably reused, recycled, or recovered is sent for disposal. Extensions of time to landfill facilities may be needed as inputs of material change subject to requirements for restoration and aftercare.

Commentary on Objective

- 129 As set out in the WFD, the waste hierarchy places disposal as the least preferred approach to waste management and an option of last resort. However, it remains a necessary option for certain types of waste that cannot be practically managed in any other way.

Monitoring Outcomes

Table 18 - Monitoring Indicators, Outcomes, and Performance for Objective 3

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy 6 – Disposal of Non-Inert Waste to Land	Amount of non-inert waste by waste stream diverted from disposal to landfill (tonnes, %).	<5% of waste from households sent for disposal to landfill by 2025.	15%	On Track
		<1% of waste from households sent for disposal to landfill by 2035.	15%	On Track
		<10% of C&I waste sent for disposal to landfill by 2025.	10%	On Track
		<5% of C&I waste sent for disposal to landfill by 2035.	10%	On Track

Commentary on Policy Performance

Policy 6 – Disposal of Non-Inert Waste to Land

- 130 The amount of LACW being sent to disposal by landfill has steadily decreased from 76% to 15% between 2004/05 and 2021/22. Despite the amount of waste being sent to landfill increasing from 4% to 15% over the last year, levels remain low, and the increase corresponds with a decrease in waste sent to EfW facilities. Levels of waste sent for disposal in landfill and EfW are expected to return to those measured in the 2020/2021 monitoring period over time.
- 131 Accordingly, the MWPA remains on track to meet 2025 and 2035 policy targets. Decreasing amounts of waste sent to landfill demonstrates that the MWPA continues to promote waste management priorities further up the hierarchy. For LACW sent to landfill, 75% was disposed of at Patteson Court Landfill, Redhill.
- 132 Turning to C&I waste, 44,648 tonnes was sent for disposal to landfill in the 2021/2022 monitoring period, which equates to 10% of total arisings. Accordingly, Surrey remains on track to achieve the 2025 and 2035 policy targets.

Objective 4 – Safeguarding Existing Waste Infrastructure

To retain and make best use of existing sites for waste management development through safeguarding against other development and supporting improvement of facilities.

SWLP Policies relevant to Objective 4 include:

- Policy 7: Safeguarding
- Policy 8: Improvement or Extension of Existing Facilities

How Policies implement Objective 4:

- Land to be used in the most efficient and effective way to deliver waste management capacity and ensure that land used or plan to be used for waste management is not lost to alternative forms of development.
- Waste management facilities to be managed efficiently to achieve maximum capacity without compromising amenity, community wellbeing, or the environment.

Commentary on Objective

133 In Surrey there is strong competition for available land for housing, employment and other uses including waste management development. To address this challenge the SWLP needs to make best use of available land and existing facilities to meet the need for waste management capacity. Safeguarding land for waste management uses and encouraging greater efficiency in the use of existing waste facilities will contribute to meeting capacity requirements.

Monitoring Outcomes

Table 19 - Monitoring Indicators, Outcomes, and Performance for Objective 4

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy 7 - Safeguarding	Number of safeguarded waste sites redeveloped for other uses contrary to advice from the MWPA.	No existing suitable waste sites or planned facilities lost contrary to advice from the MWPA.	1x site lost contrary to SCC advice.	Improvements Required

	Number of safeguarded waste sites where permission is granted for neighbouring development contrary to advice from the MWPA.	No existing suitable waste sites or planned facilities lost contrary to advice from the MWPA.	Zero sites lost contrary to SCC advice.	Target Met
Policy 8 - Improvement or extension of existing facilities	Number of planning permissions granted for redevelopment, extension or enhancement of existing sites.	No net loss of suitable capacity (tonnes).	Net loss of suitable capacity.	Improvements Required

Commentary on Policy Performance

Policy 7 – Safeguarding

- 134 Between 1 April 2021 and 31 March 2022, one existing waste management facility, Land at Kitsmead Recycling Centre, was lost to alternative uses following an objection from the MWPA on grounds of safeguarding. This will result in the loss of 36,000 tonnes per annum of suitable waste management capacity once planning permission is implemented (Ref: RU.21/0382).
- 135 The MWPA will continue to closely monitor consultations from Local District and Borough Planning Authorities in order to ensure the safeguarding of existing waste management sites and to improve the implementation of Policy 7 and will publish an updated Consultation Protocol.

Policy 8 – Improvement or extension of existing facilities

- 136 Of the 9 planning consents granted between 1 April 2021 and 31 March 2022, 7 related to existing waste management facilities. The two planning permissions for new waste management facilities resulted in an additional waste management capacity of 8,500 tonnes per annum (Ref: WA/2021/0286 and RE20/00893/CON).
- 137 However, one existing waste management facility, Land at Kitsmead Recycling Centre, was lost to alternative uses following an objection from the MWPA on grounds of safeguarding. This will result in the loss of 36,000 tonnes per annum of suitable waste management capacity once planning permission is implemented (Ref: RU.21/0382).

- 138 While there is not currently a waste capacity gap with regards to composting facilities, the MWPA will continue to monitor waste management capacity within the county to ensure the effective implementation of Policy 8 and to achieve net self-sufficiency.
- 139 The MWPA will prepare and publish an updated Consultation Protocol to improve communication between authorities and to improve the implementation of Policy 8.

Objective 5 – Location of New Waste Development

To direct new facilities to locations that are most suitable for waste management development.

SWLP Policies relevant to Objective 5 include:

- Policy 9: Green Belt
- Policy 10: Areas Suitable for Development of Waste Management Facilities
- Policy 11a: Strategic Waste Site Allocations
- Policy 11b: Allocation of a Site for a Household Waste Materials Recycling Facility
- Policy 12: Wastewater Treatment Works

How Policies implement Objective 5:

- Identification of sufficient supply of potentially suitable land to enable the development of waste management infrastructure required to support planned future physical and economic growth in Surrey.

Commentary on Objective

- 140 By making sure that new waste management facilities are situated in the most suitable locations around the county the MWPA aims to minimise unacceptable impacts on communities and the environment.
- 141 In identifying suitable locations and new sites for waste management facilities, the SWLP provides certainty that the additional capacity needed to manage waste in Surrey can be developed and that the National requirement to identify sites has been met.

Monitoring Outcomes

Table 20 - Monitoring Indicators, Outcomes, and Performance for Objective 5

Policy Number and Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
-------------------------	----------------------	-----------------------------	-------------------	-------------

Policy 9 – Green Belt	Number of planning permissions granted for new waste management facilities in the Green Belt.	There are no planning permissions granted for new waste management facilities in the Green Belt where these are not justified by very special circumstances (VSC).	Zero permissions granted where VSC not established.	Target Met
Policy 10 - Areas suitable for development of waste management facilities	Number of new facilities delivered on unallocated sites in locations specified by Policy 10.	100% of new development is developed in suitable locations.	100% of new facilities delivered on suitable locations.	Target Met
Policy 11a - Strategic Waste Site Allocations	Number of new waste facilities delivered on allocated sites.	100% of new development is developed in suitable locations.	No applications submitted for new waste facilities on allocated sites.	N/A
Policy 11b - Allocation of a site for a Household Waste Materials Recycling Facility	Number of new facilities for processing mixed dry recyclable wastes collected from households in Surrey delivered on unallocated sites.	100% of new development is developed in suitable locations.	Zero relevant applications determined.	N/A
Policy 12 – Wastewater Treatment Works	Number of planning permissions granted for new wastewater treatment works.	Sufficient capacity for wastewater treatment as identified by the sewerage undertaker.	Zero permissions – Sufficient Capacity.	N/A

Commentary on Policy Performance

Policy 9 – Green Belt

- 142 Of the 9 planning permissions for waste management development granted between 1 April 2021 and 31 March 2022, 7 were located on land designated as Metropolitan Green Belt. Of these 7 planning permissions, SCC was satisfied that very special circumstances existed such

that exceptions to Green Belt policy were made, and planning permissions were granted subject to conditions. As such, the policy is working as intended.

Policy 10 – Areas suitable for development of waste management facilities

- 143 Of the 9 planning consents issued for waste management development between 1 April 2021 and 31 March 2022, one was for a new waste management facility at Sunnyacres Nursery, Hookwood (Ref: RE20/00893/CON). This land is not allocated by the SWLP, but SCC was satisfied that it met the requirements of Policy 10 and that it was a suitable location for waste management development. As such, the policy is working as intended.

Policy 11a – Strategic Waste Site Allocations

- 144 Zero planning applications were submitted for new waste management facilities on allocated sites during the monitoring period.

Policy 11b – Allocation of a site for a Household Waste Materials Recycling Facility

- 145 Zero planning applications were submitted for facilities to manage mixed dry recyclable waste collected from households in Surrey.

Policy 12 – Wastewater Treatment Works

- 146 Zero planning applications were submitted for new wastewater treatment works. The assessment of capacity for wastewater management is the responsibility of the sewerage undertaker (for Surrey this is Southern Water and Thames Water), however SCC's WCNA 2023 sets out that there is currently sufficient capacity for wastewater treatment in the county.

Objective 6 – Protecting Communities and the Environment

To encourage innovation and best practice which provide opportunities to minimise the impact of waste management development on communities and the environment.

SWLP Policies relevant to Objective 6 include:

- Policy 13: Sustainable Design
- Policy 14: Protecting Communities and the Environment

How Policies implement Objective 6:

- Development of waste management facilities in Surrey should not result in unacceptable impacts on communities and the environment.
- Sustainable design principles to be embedded into developments where appropriate and feasible.

Commentary on Objective

- 147 The protection, and where feasible enhancement, of communities and the environment will be achieved through the development of waste management facilities in suitable locations with an emphasis on design that protects and enhances the local community and environment (e.g. by providing green infrastructure that contributes to a net gain in biodiversity). Developments which include measures to limit the potential for pollution from waste treatment or transportation are encouraged.
- 148 The NPPW recognises that the siting of waste management facilities will be influenced by physical and environmental factors. In Surrey, there are valued landscapes and wildlife habitats which require particular consideration when new waste management development is designed and considered.

Monitoring Outcomes

Table 21 - Monitoring Indicators, Outcomes, and Performance for Objective 6

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance

Policy 13 – Sustainable Design	Number of planning applications which are permitted for new or enhanced waste management facilities is contrary to Policy 13.	No planning applications permitted where design of new or enhanced waste management facilities is contrary to Policy 13.	Zero applications permitted contrary to Policy 13.	Target Met
Policy 14 – Communities and the Environment Part A: Key Environmental Assets	All applications for waste management development determined during the monitoring year where the proposal has the potential to affect one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14.	100% applications granted permission include conditions to manage identified impacts.	100% of permissions.	Target Met
Part B: Impacts on the Wider Environment	All applications for waste management development determined during the monitoring year where the proposal would give rise to impacts on one or more of the environmental receptors referred to in Part B of Policy 14.	100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14.	100% of permissions.	Target Met
Part B: Impacts on Local Communities	All applications for waste management development determined during the monitoring year where the proposal would give rise to impacts on one or more of the community receptors referred to in Part B of Policy 14	100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of community receptors referred to in	100% of permissions.	Target Met

		Part B of Policy 14.		
--	--	----------------------	--	--

Commentary on Policy Performance

Policy 13 – Sustainable Design

149 No planning permissions were granted by SCC contrary to Policy 13 between 1 April 2021 and 31 March 2022.

Policy 14 – Communities and the Environment

150 Parts A and B of this policy seek to ensure that any new permission granted for waste management facilities would not result in significant adverse effects on people, land, infrastructure, and resources.

151 Between 1 April 2021 and 31 March 2022 SCC did not grant any permissions contrary to an objection from the EA or SCC technical officers / consultants. Similarly, no permissions were granted for waste management development in Air Quality Management Areas (AQMA).

152 By assessing planning applications against SWLP policies SCC continues to demonstrate its commitment to protecting its communities and environment. By ensuring appropriate conditions are imposed on all consents issued for waste management development, SCC seeks to negotiate the best possible outcomes from development where it may have an adverse impact in areas designated for their special environmental, landscape or heritage features.

10

Objective 7 – Transport and Connectivity

To keep waste movement by road to minimum practicable levels and support options for sustainable transport.

SWLP Policies relevant to Objective 7 include:

- Policy 15: Transport and Connectivity

How Policies implement Objective 7:

- Investigation and use of sustainable transport options minimising the movement of waste by road.

Commentary on Objective

- 153 Strategic Objective 7 seeks to encourage the use of sustainable transport options where feasible but recognises that this may not always be practicable. In Surrey there are limited possibilities for transport by means other than road.

Monitoring Outcomes

Table 22 - Monitoring Indicators, Outcomes, and Performance for Objective 7

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance
Policy 15 – Transport and Connectivity	New or existing waste sites in relation to waste sources.	100% of proposals include assessment of ability to transport waste via sustainable modes.	0% of proposals.	Improvements Required
	Average waste miles.	Main waste sources well connected to facilities.	100% of permissions.	Target Met

Commentary on Policy Performance

Policy 15 – Transport and Connectivity

154 Between 1 April 2021 and 31 March 2022 zero proposals for waste management development included an assessment of transporting waste via sustainable modes (such as low or zero carbon emission vehicles) within their transport statements. However, 100% of planning permissions for new waste management facilities or which regularised unauthorised waste management development were well connected to waste sources, minimising waste miles and in turn the impact of that development in the context of air quality and vehicular traffic. Additionally, planning conditions were imposed on consents issued limiting HGV movements and requiring the installation of electric vehicle charging points for a minimum of 10% of parking spaces on site. The MWPA will prepare a guidance note about sustainable transport and waste management development to improve the effectiveness of Policy 15.

Objective 8 – Engagement

To work closely with our partners such as Surrey Waste Partnership, district and borough councils, and other Waste Planning Authorities to deliver the SWLP.

SWLP Policies relevant to Objective 8 include:

- Policy 16: Community Engagement.

How Policies implement Objective 8:

- Developers to engage with communities before an application for planning permission is submitted.
- Ensure that communities are engaged in the planning process.

Commentary on Objective

- 155 The vision and strategic objectives of the SWLP can only be realised through collaborative working between a range of partners including: the WDA, the Surrey Waste Partnership, LPAs, the waste management industry, regulators such as the EA, elected members, and residents.
- 156 To implement the SWLP, SCC and partners will support initiatives that seek to meet local targets for waste prevention and re-use and the recycling and recovery of waste and will prioritise the development of waste management facilities which manage waste towards the top of the waste hierarchy.
- 157 The MWPA will also work collaboratively with other WPAs, particularly those in in the South East of England and adjoining Surrey (e.g. in London), to ensure that provision of strategic waste management capacity is co-ordinated as far as possible.

Monitoring Outcomes

Table 23 - Monitoring Indicators, Outcomes, and Performance for Objective 8

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2021/2022	Performance

Policy 16 – Community Engagement	Number of relevant applications which are supported by a Statement of Community Involvement produced by the applicant.	100% of relevant applications are supported by a Statement of Community Involvement produced by the applicant.	No relevant planning applications determined.	N/A
---	--	--	---	-----

Commentary on Policy Performance

Policy 16 – Community Engagement

- 158 No relevant planning applications (planning applications where there was substantial community interest, as set out in SCC’s [Local Validation List](#)) for waste management development were submitted to SCC between 1 April 2021 and 31 March 2022 which were required to be supported by a Statement of Community Involvement prepared by the applicant.
- 159 In this regard, a ‘relevant’ planning application refers to any proposal where this is a requirement under Section 61 (w) of the Localism Act 2011 when enacted and required by the Town and County Planning (Development Management Procedure) (England) Order 2015 subsequent regulations, or any proposal with substantial community interest.

Compliance and Enforcement

- 160 SCC is responsible for monitoring compliance with planning consents it has issued in relation to minerals and waste management development. It is also responsible for addressing minerals and waste management development which does not benefit from planning permission (unauthorised development). SCC also monitors the implementation of planning consents it has issued in respect of county council development, but its enforcement powers are limited in this regard. Responsibility for considering and taking enforcement action in respect of such development falls to one of Surrey's eleven LPAs (depending on which plan-area the development is in).
- 161 [SCC's Planning Enforcement Protocol \(2022\) published on its website](#) provides more information about the planning compliance and enforcement functions of SCC and sets out the principles and standards it seeks to apply in pursuance of its responsibilities.
- 162 Between 1 April 2021 and 31 March 2022 SCC's Planning Enforcement Team undertook a total of 135 scheduled visits to authorised minerals sites or waste management facilities; and 34 unannounced site visits in response to complaints about unauthorised development. Between 1 April 2021 and 31 March 2022 the Planning Enforcement Team received 84 complaints.
- 163 For further information, please see the relevant [Enforcement and Monitoring Update report for the period 1 January 2020 to 31 March 2022 which has been published on SCC's website](#).

Spatial Planning

- 164 SCC has a shared interest with LPAs in supporting economic prosperity, meeting housing needs, and conserving and enhancing the environment. In this regard SCC has a key role in the provision of infrastructure including for transport, education, and flood risk management.
- 165 In July 2014, Surrey Leaders' Group agreed to establish a Strategic Planning and Infrastructure Partnership to facilitate joint working across the county to address strategic issues and deliver strategic priorities. The Partnership agreed an interim Local Strategic Statement for Surrey 2016-2031 (LSS) in February 2018 following consultation with stakeholders.
- 166 In recognition of changes to national planning policy since the LSS was originally proposed, it was agreed in June 2018 that Surrey Leaders and Chief Executives should develop a growth vision and strategy for Surrey as a whole providing a long-term spatial strategy for the county (and sub-county areas) identifying key strategic opportunities, including infrastructure and economic priorities.
- 167 Surrey's 2050 Place Ambition (Version 1) was published in 2019 and is currently being refreshed to reflect the impact of the pandemic, the urgency of the climate crisis, and actions needed to support a zero-carbon future and updated work on local and county wide strategies and plans. A draft document and supporting Implementation Framework were consulted on in early 2022 and a final Version 2 is due to be published in Autumn 2023.
- 168 SPOA and PWG worked with consultant AECOM during 2015/16 to prepare an infrastructure study for the county on behalf of the Surrey local authorities as part of the evidence base for the LSS. This provided a 'snap-shot' in time as of July 2015, reflecting the position in terms of anticipated growth patterns to 2030 and the infrastructure needed to support such growth including transport, schools, health and social care, community facilities green infrastructure, flood defences, waste, utilities and emergency services.
- 169 The [Surrey Infrastructure Study \(2017\) published on SCC's website](#) reflects the updated position as of June 2017 based on revised growth projections over the period 2016/17 to 2030/31. In 2020/21 Surrey's local authorities worked with consultant ARUP to produce a Surrey Infrastructure Plan. This includes a prioritisation framework and a programme for regular review of infrastructure projects.
- 170 As part of the engagement with the Mayor of London on the full review of the London Plan, the Wider South East Officer Working Group considered key strategic issues including the

minerals and waste management issues in London and the southeast of England. There is ongoing low-level engagement, which is not expected to increase until preparation of a new version of the London Plan is commenced.

- 171 In 2020, HSPG produced a non-statutory [Joint Spatial Planning Framework \(JSPF\) published on the Heathrow Strategic Planning Group's website](#) to respond to growth at Heathrow Airport. This was supported by a [Joint Evidence Base and Infrastructure Study published on the Heathrow Strategic Planning Group's website](#) which includes waste management infrastructure in the sub-region. Future work will be progressed on a topic basis.

Appendices

Appendix I

Consultations Received and Responded To 2021/22

Aviation	
Gatwick Airport Draft Statement of Community Consultation – Northern Runway Programme	
Gatwick Airport Expansion Consultation	
London Biggin Hill Airport – South Airspace Change	
Total	3

Conservation Areas	
Draft Limpsfield Village Conservation Area Appraisal and Management Plan	
Englefield Green Conservation Area Appraisal	
Meath Green Conservation Area	
Rushmoor Borough Council Conservation Area	
Walton on the Hill Conservation Area Extensions	
Total	5

Duty to Cooperate	
Hampshire Strategic Minerals Movements	
Hampshire's Emerging Spatial Framework	
Hertfordshire County Council Strategic Waste Movements	
Richmond Draft Local Plan	
Royal Borough of Kensington and Chelsea Waste Movements	
South Yorkshire Waste Needs Assessment – Strategic Waste Movements	
Spelthorne Borough Council Local Plan – Site Selection Methodology Update 2022	
Wandsworth Cross Boundary Movements of Waste	
Waste Arising in Medway – Landfill and Hazardous Waste	
Total	9

LPA Local Plans	
Croydon Local Plan 2019-2039	
Proposed Submission Local Plan (Regulation 19) Consultation	
Guildford Local Plan: Development Management Policies (part 2 of the Local Plan) (Regulation 19) Consultation	
Lambeth Council	
Draft Site Allocations Development Plan Document (DPD) (Regulation 18) Consultation	
Mole Valley Local Plan 2020-2037	
Publication of Proposed Submission Version Local Plan (Regulation 19) Consultation	
Monitoring the London Plan 2021 Consultation	
Royal Borough of Kensington and Chelsea	
New Local Plan Review: Draft Policies (Regulation 18) Consultation	
Slough Local Plan 2016-2040	
Proposed Release of Green Belt Sites for Family Housing (Regulation 18) Consultation	

Surrey Heath Draft Infrastructure Delivery Plan Development Strategy and Future Infrastructure Needs	
Surrey Heath Local Plan 2019-2038 Preferred Options (Regulation 18) Consultation	
Surrey Heath Local Plan 2019-2038 Infrastructure requirements for proposed development at Fair Oaks	
Waverley Local Plan Part 2 Addendum to the Pre-Submission Site Allocations and Development Management Policies	
Woking Borough Council Development Management Policies DPD	
Total	12

Minerals and Waste Local Plans	
Central and Eastern Berkshire Joint Minerals and Waste Plan Proposed Main Modifications Consultation	
East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Revised Policies Proposed Submission Regulation 19 Consultation	
East Sussex, South Downs and Brighton and Hove Waste and Minerals Local Plan Review Draft Revised Policy Document	
Hampshire Minerals and Waste Plan Partial Update Duty to Cooperate Strategic (Mineral and) Waste Movements	
Kent County Council Minerals and Waste Local Plan 2013-30 Review	
Total	5

National	
DEFRA Consultation Biodiversity Net Gain Regulations and Implementation	
DEFRA Consultation Landscapes review (National Parks and AONBs): Implementing the Review	
DEFRA Consultation Proposed changes to the way waste is managed, transported and tracked	
DEFRA Consultation Nature Recovery Green Paper: Protected Sites	
DEFRA Consultation Species and Environmental Act 2021: Environmental Targets	
Historic England Advice Note on Planning and Archaeology	
Review of National Energy Policy Statement	
Total	7

Neighbourhood Plans	
Bracknell Forest Council Warfield Neighbourhood Plan	
Draft Belmont and South Cheam Neighbourhood Plan	
Cranleigh Neighbourhood Plan (Regulation 14) Pre-Submission	
Ewhurst and Ellens Green Parish Neighbourhood Plan (Regulation 16)	
Hunston Neighbourhood Development Plan	
Waverley Borough Council Notification of the publication of the Elstead and Weyburn NDP	

Wisborough Green Parish Council - Neighbourhood Plan (Regulation 14) Consultation	
Yateley, Darby Green and Frogmore Pre-Submission Neighbourhood Plan consultation	
Total	8

Rail	
Network Rail Consultation - Rusham Level Crossing (Prune Hill), Egham	
Total	1

Regional	
SEEAWP – Assessment of secondary and recycled aggregates	
SEWPAG – Comments on Possible Changes to National Planning Policy for Waste	
SEWPAG Draft Response to DEFRA Consultation on Mandatory Electronic Waste Tracking	
Total	3

Statement of Community Involvement	
East Hampshire Statement of Community Involvement	
Elmbridge Borough Council Consultation Statement of Community Involvement 2021	
Statement of Community Involvement – Epsom and Ewell	
Woking Borough Council Review of the Statement of Community Involvement	
Total	4

Statement of Common Ground	
Mole Valley Statement of Common Ground	
South Downs National Park Authority - SoCG on Soft Sand	
Waverley Local Plan Part 2 Statement of Common Ground	
Waverley Local Plan Part 2 Statement of Common Ground Based on comments received during Regulation 19 consultation	
Total	4

Supplementary Planning Documents	
East Hampshire – Climate change and sustainable construction	
Reigate and Banstead - Consultation on the draft Climate Change and Sustainable Construction SPD	
Croydon - Consultation on the draft South Norwood Conservation Area Appraisal and Management Plan SPD	
London Borough of Tower Hamlets - Tall Buildings SPD: Formal Consultation	
Runnymede BC - Green and Blue Infrastructure SPD	
Staines Development Framework – Objectives and Options Consultation	
Waverley BC - Consultation on Dunsfold Park SPD	
Woking Borough Council Review of the Outlook, Amenity and Daylight Supplementary Planning Document	
Total	8

Transport Plans	
Surrey Transport Plan	

Consultation on Integrated Sustainability Appraisal and Habitats Regulation Assessment	
Total	1

Other	
City of London Riverside Strategy Consultation	
Application for Redesignation of Byfleet Residents' Neighbourhood Forum	
Elmbridge Borough Council Design Code (Initial Consultation)	
Gloucestershire - Technical Consultation for the 9th LAA	
Gloucestershire Local Aggregates Assessment	
Public Consultation on Elmbridge Local Validation Requirement: Design and Access Statement	
Royal Borough of Kensington and Chelsea Local Validation List on three parts: - Section One - Compulsory requirements - Section Two - Information likely to be needed - Section Three - Advice notes	
Royal Borough of Kensington and Chelsea Request to designate the West Holland Park Neighbourhood Area and Forum	
Runnymede BC Runnymede Pitch and Plot Allocation Scheme for Gypsies, Travellers and Travelling Showpeople	
Surrey 2050 Place Ambition Consultation	
EPR/JB3302KX/A001 Environment Agency consultation on environmental permit application Barracks Farm, Emerton Road, Fetcham, Leatherhead, Surrey, KT22 9TP	
Woking Borough Council Review of the Thames Basin Heaths Special Protection Areas Avoidance Strategy	
Total	12

Appendix II

Decisions 2021/22

Decisions – Minerals (Applications resulting in the grant or refusal of planning permission)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
TA/2021/2111	Land at Palmers Wood Oilfield, Godstone, Surrey, RH9 8BY	MIN/TA/32/3	The drilling of four water monitoring boreholes for the purposes of ground water monitoring at Palmers Wood Oilfield.	Granted	31/03/2022
WA/2021/02432	Land at Runfold South Quarry (Area C), Guildford Road Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued use of temporary haul road to access Area C without compliance with Condition 3 of planning permission ref: WA/2019/1681 dated 7 February 2020 as amended by ref: WA/2021/0353 dated 23 March 2021, to allow additional time for use of the haul road until Area C is restored.	Granted	02/02/2022
WA/2021/02431	Land at Runfold South Quarry (Area C), Guildford Road Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued restoration of the land to agriculture by infilling with non-hazardous waste materials and temporary diversion of public footpath 121, without compliance with Condition 3 of planning permission ref: WA/2019/1678 dated 7 February 2020 as amended by ref: WA/2021/0346 dated 24 March 2021, to allow additional time for restoration of the site.	Granted	02/02/2022
MO/2021/2003	Land at Buckland Park Lake, Park Lake Drive, Buckland, Surrey RH3 7FE	MIN/MO/4	Replacement of lifeguard facility building.	Granted	12/01/2022
MO/2021/1088	Land at Capel Landfill Site, Clockhouse Brickworks, Horsham Road, Capel, RH5 5JL	MIN/MO/14,14/2	Retention of an existing fenced compound to continue to provide a safe and secure area for existing landfill related environmental management infrastructure	Granted	06/10/2021
WA/2021/01285	Land at Runfold South Quarry, Guildford Road, Runfold,	MIN/WA/6	The continued restoration of the former mineral workings without compliance with planning permission ref FAR 558/73 dated 9 January 1974 as amended by decision ref	Granted	16/12/2021

	Farnham, Surrey GU10 1PB		WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.		
WA/2021/01284	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued restoration of the former mineral workings without compliance with planning permission ref FAR 415/69 dated 11 February 1970 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.	Granted	16/12/2021
WA/2021/01283	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued restoration of the former mineral workings without compliance with planning permission ref FAR 297/62 dated 9 September 1963 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.	Granted	16/12/2021
WA/2021/01282	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued restoration of the former mineral workings without compliance with planning permission ref FAR 232/50 dated August 1951 as amended by decision ref WA/2018/0016 dated 6 November 2018 to extend the duration of time set out in Condition 3 of WA/2018/0016.	Granted	09/12/2021
SP21/00968/SCC	Stanwell Quarry, Stanwell Moor Road, Stanwell, Surrey TW19 6AD	MIN/SP/7	Installation of an open ended structure including containers and canopy for storage of parts and tools and maintenance of plant and equipment used in connection with the aggregate recycling facility and the restoration at Stanwell Quarry. (Retrospective)	Granted	14/12/2021
WA/2021/0005	Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG	MIN/WA/4	Continued use of two storey extension to side of workshop to provide welfare facilities without compliance with Conditions 1 and 2 of planning permission ref: WA10/2109 dated 17 February 2011 (as amended by planning application ref: WA/2020/1754 dated 14 December 2020) to extend the period of development.	Granted	09/07/2021
WA/2021/0004	Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG	MIN/WA/4	Continued use of workshop for use in repairing onsite plant, machinery, and lorries without compliance with Conditions 1 and 2 of planning permission ref: WA11/0009 dated 7 April 2011 (as amended by planning application ref: WA/2020/1753 dated 11 December 2020) to extend the time period of the development.	Granted	09/07/2021
GU20/CON/00045	Seale Lodge Landfill Site, Seale Lane,	MIN/GU/15	The installation of a leachate pre-treatment plant and piped connection to sewer.	Granted	22/04/2021

	Seale, Surrey GU10 1JZ				
SP20/01336/SCC	Land at Hithermoor Quarry, Leylands Lane, Stanwell Moor, Surrey TW19 6BG	MIN/SP/44	Temporary installation of a single cement storage silo.	Granted	29/04/2021
TOTAL					14

Decisions – Minerals (Details pursuant to planning conditions approved or refused)

Consent ref.	Location	SCC ref.	site	Description	Decision	Decision Date
MO/2021/2197	Land at Ewhurst Brickworks, Horsham Road, Walliswood, Surrey RH5 5QH	MIN/MO/16		Details of a second scrubber unit to the existing brickmaking factory chimney on the western façade submitted pursuant to Condition 3 of planning permission ref: MO98/0539 dated 6 August 1998.	Approved	22/02/2022
TA/2021/1603	On land at and adjoining the former Downs residential site, Tupwood Lane, Caterham, CR3 6ET	2370		Details pursuant to Condition 3 (Construction Environmental Management Plan), Condition 5 (Surface Water Drainage), Condition 10 (Dust Management Plan) and Condition 12 (Arboricultural Method Statement and Tree Protection Plan) of planning permission TA/2019/0690 dated 16 October 2020 for remediation, restoration (re-contouring and planting) and change of use of land to open countryside.	Approved	14/12/2021
TA/2021/856	Land at Kings Farm, Tilburstow Hill Road, South Godstone, Surrey, RH9 8LB	MIN/TA/30		Details of a beam pump and a container pursuant to Condition 15 of planning permission ref: TA/2015/1572 dated 24 March 2016.	Approved	08/06/2021
TA2021/587	Palmers Wood Oil Field, Godstone, Surrey RH9 8BY	MIN/TA/32/3		Details of a beam pump pursuant to Condition 4 of planning permission ref: TA10/0060 dated 8 August 2011.	Approved	06/05/2021
WA/2021/0477	Land at Runfold South Quarry, Guildford Road,	MIN/WA/6		Details of Surface Water Management Plan submitted pursuant to Condition 23 of planning permission ref: WA/2018/0016 dated 6 November 2018.	Approved	20/05/2021

	Runfold, Farnham, Surrey GU10 1PB				
WA/2021/0008	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey, GU10 1PB	MIN/WA/6	Details of a scheme of progressive infilling and restoration pursuant to Condition 20 of planning permission ref: WA/2018/0016 dated 6 November 2018.	Approved	26/04/2021
WA/2020/1925	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey, GU10 1PB	MIN/WA/6	Details of a Dust Management Plan submitted pursuant to Condition 19 of planning permission ref: WA/2018/0016 dated 6 November 2018.	Approved	07/04/2021
WA/2020/1926	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey, GU10 1PB	MIN/WA/6	Details of a programme of contaminated land, groundwater and gas investigation, risk assessment and analysis pursuant to Condition 6 of planning permission ref: WA/2018/0016 dated 6 November 2018.	Approved	12/07/2021
WA/2020/1692	Stock Farm Stone Quarry, Hyde Lane, Churt, Farnham, Surrey GU10 2LR	MIN/WA/12	Details of SuDS verification report submitted pursuant to Condition 19 of planning permission ref: WA/2016/2158 dated 19 December 2017.	Approved	30/07/2021
EL/2020/1852	Field Common North, Molesey Road, Hersham, Surrey.	MIN/EL/3	Details of Bird Hazard Management Plan submitted pursuant to Condition 13 of planning permission ref: EL03/1077 dated 21 November 2003.	Approved	24/09/2021
TOTAL					10

Decisions – Minerals (Non-material amendments following the grant of planning permission)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
GU21/CON/00041	Land at Sandy Cross Sandpit, Seale Lane, Seale, GU10 1LT	MIN/GU/16	Non-material amendment to planning permission ref: GU93/0975 dated 2 February 1994 to allow replacement restoration drawings to increase woodland planting across the site and replacement aftercare details.	Approved	11/11/2021

GU21/CON/00042	Land at Seale Lodge Landfill Site, Seale Lane, Seale, GU10 1JZ	MIN/GU/15	Non-material amendment to planning permission ref: GU11/P/02080 dated 11 May 2015 to include an addendum to the Landscape and Ecological Management Plan and to allow replacement restoration drawings to increase woodland planting across the site.	Approved	09/11/2021
SP12/01487/AMD2	Watersplash Farm, Fordbridge Road, Sunbury On Thames, Surrey TW16 6AU	MIN/SP/29	Non-material amendment to planning permission SP12/01487 dated 12 March 2020 relating to condition 2 and how the requirements of the Environment Agency under separate legislation are satisfied.	Approved	22/10/2021
SP12/01132/SCA5	Land at Queen Mary Quarry, west of Queen Mary Reservoir, Ashford Road, Laleham, Staines, Surrey	MIN/SP/15,15/1	Non-material amendment of development permitted under planning permission ref: SP/2012/01132 dated 23 October 2015 for the installation of a fourth silo at the concrete batching plant.	Approved	03/06/2021
TOTAL					4

Decisions – Waste Management (Applications resulting in the grant or refusal of planning permission)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
TA/2021/1848	Land adjoining Willetts Cottage, Croydon Barn Lane, South Godstone, Surrey RH9 8JP	TIP/TA/109	Retention of container for use as a welfare unit in connection with waste management facility (retrospective).	Granted	12/01/2022
RE21/02191/CON	Land at Patteson Court Landfill, Cormongers Lane, Nutfield, Redhill, Surrey RH1 4ER	TIP/TA/25/15/5	The retention of the GRP electricity substation to support the operation of electricity generating plant on the adjacent landfill without compliance with Condition 3 of planning permission ref: RE06/02049 dated 19 December 2006 to extend the time period of the development.	Granted	18/11/2021
RU.21/1420	Land at Trumps Farm Landfill Site, Kitsmead Lane, Longcross, Surrey, KT16 0EF	TIP/RU/28	Retention of an office building, weighbridge, hard-standing, workshop and electricity room, two leachate tanks and a storage container (part retrospective) for the management of leachate.	Granted	16/11/2021
WA/2021/01757	Farnham Sewage Treatment Works,	TIP/WA/65	Retrospective installation of three temporary welfare facility units.	Granted	17/11/2021

	Monkton Lane, Farnham, Surrey GU9 9ND				
RE21/01657/CON	Land at Patteson Court Landfill, Cormongers Lane, Redhill, Surrey RH1 4ER	TIP/TA/25/15/5	The retention of existing electricity generating infrastructure, landfill gas flaring infrastructure, gas clean up infrastructure, associated pipework and an office within the two existing compounds; and the installation of a third carbon vessel for the purpose of odour control of landfill gas extracted from Patteson Court Landfill site.	Granted	24/11/2021
TA2021/1028	Felbridge Water Treatment Works, Eastbourne Road, Felbridge, RH7 6HN	TIP/TA/122	Erection of 2 no. chemical dosing kiosks, a tertiary treatment kiosk and a motor control centre (MCC) kiosk for the control of phosphorus and iron concentrations in treatment water.	Granted	25/10/2021
WA/2021/0174	Land at and adjacent to Wetwood Cottage, Chiddingfold Road, Dunsfold, Surrey GU8 4PB	TIP/WA/15	Erection of 2 metre high security fence along the front boundary with Chiddingfold Road	Granted	04/06/2021
WA/2021/0286	Land at Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Surrey GU8 4PB	TIP/WA/82	Change of use of north-western end of Building A from document storage (Class B8) to storage of automotive parts, processing of catalytic converters and clutches and the creation of extended hardstanding area and erection of retaining wall (part retrospective).	Granted	29/03/2022
RE20/00893/CON	Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey RH6 0HJ	TIP/RE/33	Operation of a soil, sand and timber recovery processing facility involving mobile plant and retention of screening bund and access gate on land previously used as part of the Sunnyacres Nursery (retrospective).	Granted	27/01/2022
MO/2020/1804	Land at Rolls Farmhouse, Partridge Lane, Newdigate, Surrey RH5 5BW	TIP/MO/37	Change of use of land, existing storage bays and existing building for the storage and sorting of green waste. Erection of roof on storage barn and retaining bund.	Refused	23/06/2021
TOTAL					10

Decisions – Waste Management (Details pursuant to planning conditions approved or refused)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
GU/21/CON/00049	The Drift Golf Club, The Drift, East Horsley, Surrey KT24 5HD	TIP/GU/2	Details of SuDS Assessment submitted pursuant to Condition 21 of planning permission ref: GU14/P/01718 dated 23 February 2018.	Approved	09/02/2022
WO/2021/0859	Brookwood Cemetery, Cemetery Pales, Brookwood, Woking, Surrey GU24 0BL	TIP/WO/24	Details of a construction verification report pursuant to Condition 11; a sustainable drainage scheme pursuant to Condition 12; and, a land contamination, stability and earthworks engineering verification report pursuant to Condition 13 of planning permission ref: WO/2018/0890 dated 30 January 2019.	Approved	07/12/2021
EL/2021/1765	Units 11 and 12, Wintersells Road, Byfleet, West Byfleet, Surrey KT14 7LF	TIP/EL/30	Details of bollard works to prevent overturning of the footway at A318 and Wintersells Road Junction, submitted pursuant to Condition 6 of planning permission Ref: EL18/3802 dated 17 July 2020	Approved	13/07/2021
RE/21/00805/CON	Land at Hookwood Waste Management Centre, 24-26 Reigate Road, Horley, Surrey, RH6 0HJ	TIP/RE/33	Details of the design of a surface water drainage scheme pursuant to Condition 5 of planning permission ref: RE20/00548/CON dated 3 August 2020	Approved	04/06/2021
WA/2021/0277	Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Godalming, Surrey GU8 4PB	TIP/WA/82	Details of a SuDS Verification Report submitted pursuant to Condition 13 of planning permission ref: WA/2017/2144 dated 10 May 2018.	Approved	02/08/2021
EL/2020/2471	Units 11 and 12 Wintersells Road, Byfleet, West Byfleet, Surrey KT14 7LF	TIP/EL/30	Details of Construction Management Plan, Surface Water Drainage Scheme and Contamination Risk Assessment submitted pursuant to Conditions 5, 35 and 41 of planning permission ref: EL18/3802 dated 17 July 2020.	Approved	23/02/2022
TOTAL					6

Decisions – Waste Management (Non-material amendments following the grant of planning permission)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
--------------	----------	---------------	-------------	----------	---------------

GU21/CON/00043	The Drift Golf Club, The Drift, East Horsley, Surrey KT24 5HD	TIP/GU/2	Non-material amendment to planning permission ref: GU14/P/01718 dated 23 February 2018 to change the external cladding material and colour on the new covered golf range building.	Approved	04/11/2021
TOTAL					1

Decisions – Reg 3 (Applications resulting in the grant or refusal of planning permission)

Consent ref.	Location	Description	Decision	Decision date
RE21/02914/CON	Land at Surrey Fire & Rescue Service Training Centre, Wray Park Road, Reigate, Surrey RH2 0EJ	Temporary change of use of part of existing building to mixed use, for ancillary storage and body storage facility, and erection of temporary hoarding and gate and associated infrastructure.	Granted	03/02/2022
TA/2021/1776	Land at Limpsfield Grange School, 89 Bluehouse Lane, Oxted, Surrey RH8 0RZ	Change of use of existing residential bungalow (Use Class C3) to teaching space (Use Class F1a) with associated alterations (external ramp, rear patio and replacement entrance doors).	Granted	24/11/2021
TA/2021/1708	Land at Limpsfield Grange School, 89 Bluehouse Lane, Oxted, Surrey RH8 0RZ	Removal of existing canopy and installation of new canopy to the North East elevation of the building.	Granted	04/11/2021
RE21/02345/CON	Land at Earlswood Junior School, Brambletye Park Road, Redhill, Surrey RH1 6JX	Development of school classroom block and associated works permitted under reference RE14/00806/CON dated 17 May 2019 without compliance with Conditions 1 (List of Approved Plans), 3 (Revised Landscaping Plan) and 4 (Replacement Pond Details) to enable material changes to the details.	Granted	16/03/2022
RE21/02101/CON	The Oakwood School, Balcombe Road, Horley RH6 9AE	Two-storey extension to school to provide additional classrooms and reorganisation of existing hard standing areas to provide parking and play space, including two additional parking spaces.	Granted	16/12/2021
MO/2021/1271	Plot 5 Salvation Place, Young Street, Leatherhead, Surrey KT22 9BS	The construction of a replacement utility building on Plot 5.	Granted	24/09/2021
WO/2021/0736	The Old Sorting Office, Rosemount Avenue, West Byfleet, Surrey KT14 6LB	Temporary change of use of offices (class E(g)(i)) to a public library (class F1(d)) and associated works including floodlighting and the installation of a disabled access ramp.	Granted	26/08/2021

RE21/01758/CON	Langshott Infant School, Smallfield Road, Horley, Surrey RH6 9AU	Construction of a two storey building; single storey kitchen and hall extension; and associated car parking and landscaping works in order to increase the school from a 2 form entry (2FE) Infant School to a 2 form entry (2FE) Primary School without compliance with Conditions 10, 11, 12 and 15 of planning permission ref: RE/P/13/01527/CON dated 18 October 2013 to allow for the retrospective submission of footpath details (Condition 10), retrospective approval of biodiversity mitigation measures (Condition 15) and removal of Conditions 11 (relating to additional planting along western boundary) and 12 (details of lighting along western boundary).	Granted	17/02/2022
SU21/0635/PCM	Bagshot County Infant School, School Lane, Bagshot, GU19 5BP	Replacement of pitched roof to external classroom, including an increase in the height of the roof to allow for additional insulation.	Granted	06/08/2021
MO/2021/1087	St Andrews RC School, Grange Road, Leatherhead Surrey KT22 7JP	Permanent one form of entry expansion comprising two storey extension to the existing Earl Building to provide additional teaching and supporting accommodation; demolition of existing 'Woodlands Building' and erection of a replacement two storey standalone block comprising teaching and supporting accommodation; permanent retention of two demountable classroom units; modification of existing Main Building and Performing Arts Building elevations to provide new external windows and doors to suit altered internal layout and ventilation strategy; and associated external works and landscaping.	Granted	23/09/2021
RE21/01398/CON	Former Longmead Adult Education Centre, Holland Close, Redhill, Surrey RH1 1HT	Temporary erection of a prefabricated Modular Unit, polytunnel and cabin (D1 use), and the provision of car parking without compliance with Conditions 1 (plans condition) and 4 (lighting) of planning permission ref: RE20/01205/CON dated 8 September 2020 to enable an amendment to the approved lighting scheme.	Granted	13/07/2021
RU.21/0760	Ongar Place School, Milton Road, Addlestone Surrey KT15 1NY	Permanent retention of the double demountable classroom unit without compliance with Conditions 2, 3 and 4 of planning permission ref: RU.20/0226 dated 3 July 2020 to allow for the removal of the attenuators from the ventilation systems.	Granted	08/07/2021
EL/2021/2553	Fox Grove School, 357 Hurst Road, West Molesey, Surrey KT8 1QW	Installation of five single storey double classroom Portakabins, one single storey shower/WC Portakabin block and associated play areas and fencing for use by Fox Grove Academy School for a temporary period of 8 months.	Granted	17/03/2022

SU/21/0415/PCM	Land at Bagshot Highways Depot, 2 London Road, Bagshot, Surrey, GU19 5HW	Demolition of existing office and store building and erection of a building to house a temporary mortuary and office space with associated parking, landscaping, hoarding and associated infrastructure.	Granted	13/07/2021
WA/2021/0516	Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey GU6 8AR	The erection of a new single storey classroom block and associated works.	Granted	28/10/2021
EL/2021/0991	Chandlers Field Primary School, High Street, West Molesey, Surrey KT8 2LX	The erection of a new single storey modular building and associated works for use as a Special Educational Needs teaching block	Granted	22/07/2021
SP21/00258/SCC	Bishop Wand Church of England Secondary School, Laytons Lane, Sunbury on Thames, Surrey TW16 6LT	Construction of a new two storey dining hall and classroom block; single storey extension to science lab; and associated works.	Granted	17/03/2022
EL2021/0192	Bell Farm Primary School, Hersham Road, Walton-On-Thames, Surrey KT12 5NB	Installation of a single storey modular unit comprising a single classroom, toilet facilities, an entrance lobby and a store, with associated fencing and hard standing for a temporary period.	Granted	26/04/2021
EP21/00443/CMA	St Martins Church of England Infant and Junior School, Worple Road, Epsom, Surrey KT18 7AA	Use of former Children's Centre for purposes ancillary to the main school use.	Granted	18/05/2021
MO/2021/0277	Fetcham Village Infants School, School Lane, Fetcham, Surrey KT22 9JU	Single storey extension and internal alterations to provide secure access lobby to school.	Granted	29/04/2021
RE21/00189/CON	Brooklands School, Alexander Road, Reigate, Surrey RH2 8ED	Construction of single storey extension to main school building; Construction of single storey teaching block to the south of the main school building; and associated works	Granted	02/09/2021
WO/2020/1090	Shaw Family Centre, Chobham Road, Woking, Surrey GU21 4AS	Demolition of existing family contact centre and redevelopment of new family contact centre with associated car parking, access and landscaping.	Granted	15/04/2021
EP20/01815/CMA	Land at The Sycamore Centre, 14 West Hill, Epsom, Surrey KT19 8HR	Demolition of two single storey buildings and erection of a new two storey building for use as a Children's Home with associated car and cycle parking, access improvement works and landscaping.	Granted	08/06/2021
EL/2020/3112	10 former Ashley Road, Walton on Thames, Surrey KT12 1HU	Development of a new Children's Home and No Wrong Door Facility with associated parking, access and landscaping.	Granted	19/04/2021
WA/2020/1319	Broadwater County Secondary School,	Construction of a single storey new build block to provide a dining hall, kitchen and associated works; single storey extension to science lab and	Granted	05/07/2021

	Summers Road, Farncombe, Godalming, Surrey GU7 3BW	construction of new car parking spaces at the front and rear of the site and additional cycle store		
TOTAL				25

Decisions – Reg 3 (Details pursuant to planning conditions approved or refused)

Consent ref.	Location	Description	Decision	Decision date
EL2022/0232	Chandlers Field Primary School, High Street, West Molesey, Surrey KT8 2LX	Details of a drainage verification report pursuant to Condition 2 of planning permission ref: EL/2021/0991 dated 22 July 2021.	Approved	23/02/2022
EL/2022/0095	10 Former Ashley Road, Ashley Road, Walton-On-Thames KT12 1HU	Details of Geotechnical and Geoenvironmental Site Investigations pursuant to Condition 12 and 13 of planning permission ref: EL/2020/3112 dated 19 April 2021.	Approved	08/03/2022
EL/2021/4348	10 Former Ashley Road, Ashley Road, Walton-On-Thames, Surrey KT12 1HU	Details of a Construction and Environment Management Plan pursuant to Condition 4 of planning permission ref: EL/2020/3112 dated 19 April 2021.	Approved	15/03/2022
EP22/00045/COND	Land at The Sycamore Centre, 14 West Hill, Epsom, Surrey, KT19 8HR	Details submitted pursuant to Conditions 4 (Construction Environmental Management Plan) and 10 (Surface Water Drainage Scheme) of Planning Permission Ref: EP20/01815/CMA dated 8 June 2021.	Approved	17/03/2022
WO/2021/1343	Shaw Family Centre, Chobham Road, Woking, Surrey GU21 4AS	Details submitted pursuant to condition 3 (material), 16 (Construction Environmental Management Plan) and 18 (Drainage Scheme) of planning permission ref: WO/2020/1090 dated 15 April 2021 for demolition of existing family contact centre and redevelopment of new family contact centre with associated car parking, access, and landscaping.	Approved	24/02/2022
MO2021/2118	St Andrews RC School, Grange Road, Leatherhead, Surrey KT22 7JP	Details of a Surface Water Drainage Scheme (SuDS) pursuant to Condition 8 of planning permission ref: MO/2021/1087 dated 23 September 2021	Approved	09/02/2022
WA/2021/02694	Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey GU6 8AR	Details of the working practices and discovery strategy for ground contamination; and further soil sampling submitted pursuant to Conditions 10 and 11 of planning permission ref: WA/2021/0516 dated 28 October 2021	Approved	14/12/2021

WA/2021/02695	Broadwater County Secondary School, Summers Road, Farncombe, Godalming, GU7 3BW	Details of arboricultural protection measures pursuant to Condition 9 and details of ecological enhancements pursuant to Condition 13 of planning permission ref: WA/2020/1319 dated 5 July 2021.	Approved	12/01/2022
RE21/02846/CON	Brooklands School, Alexander Road, Reigate, Surrey RH2 8ED	Details of drainage submitted pursuant to Condition 5 of planning permission ref: RE21/00189/CON dated 2 September 2021.	Approved	12/01/2022
WA/2021/02533	Broadwater County Secondary School, Summers Road, Farncombe, Godalming, Surrey GU7 3BW	Details of EV charging point submitted pursuant to Condition 7 and Drainage System Verification Report submitted pursuant to Condition 16 of planning permission ref: WA/2020/1319 dated 5 July 2021.	Approved	29/11/2021
WA/2021/02248	Broadwater County Secondary School, Summers Road, Farncombe, Godalming, GU7 3BW	Details of cycle parking submitted pursuant to Condition 6 of planning application ref: WA/2020/1319 dated 5 July 2021.	Approved	21/10/2021
GU21/CON/00039	Ash Manor School, Manor Road, Ash, Surrey GU12 6QH	Details of a drainage verification report submitted pursuant to Condition 21 of planning permission Ref: GU20/CON/00002 dated 7 September 2020.	Approved	07/10/2021
SU21/0894/PCM	Land at Bagshot Highways Depot, 2 London Road, Bagshot, Surrey GU19 5HW	Details of the sampling of potable water supplies pursuant to Condition 15 of planning permission ref: SU/21/0415/PCM dated 13 July 2021.	Approved	16/09/2021
RE21/02021/CON	Earlswood Infant And Nursery School, St Johns Road, Redhill, Surrey RH1 6DZ	Details of School Travel Plan submitted pursuant to Condition 2 of planning permission Ref: RE19/01242/CON dated 5 August 2019.	Approved	31/08/2021
GU21/CON/00035	Ash Manor School, Manor Road, Ash, GU12 6QH	Details of cycle parking, vehicle charging points, hard and soft landscaping, biodiversity enhancements and lighting pursuant to Conditions 7, 8, 13, 15 and 17 of planning permission ref: GU20/CON/00002 dated 7 September 2020.	Approved	19/10/2021
SP20/00728/SCD2	St Pauls Catholic College, Manor Lane, Sunbury, TW16 6JE	Details of drainage strategy pursuant to Condition 4 on planning permission ref: SP/2020/00728SCC dated 18 December 2020.	Approved	05/10/2021

RE21/01235/CON	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE	Details of SuDS verification report submitted pursuant to Condition 5 of planning application ref: RE20/01982/CON dated 19 March 2021.	Approved	21/06/2021
EL/2021/0768	Hurst Park Primary School, 438 Hurst Road, West Molesey, Surrey KT8 1QS	Details of a Drainage Management Plan submitted pursuant to Condition 9 of planning permission ref: EL/2020/0021 dated 4 December 2020.	Approved	29/06/2021
SP20/00728/SCD1	St Paul's Catholic College, Manor Lane, Sunbury-on-Thames, Surrey TW16 6JE	Details of a Construction Logistics Plan pursuant to Condition 12 of planning permission ref. SP20/00728/SCC dated 18 December 2020	Approved	26/04/2021
RE21/00091/CON	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU	Details of parking management plan submitted pursuant to Condition 7 of planning permission ref: RE20/00808/CON dated 14 July 2020.	Approved	22/04/2021
RE21/00090/CON	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU	Details of vehicular and pedestrian access; parking scheme for bicycles and scooters; footway and pedestrian crossing facilities; and signage and road marking strategy submitted pursuant to Conditions 8, 10, 13 and 15 of planning permission ref: RE18/01912/CON dated 18 April 2019.	Approved	27/08/2021
RE21/00089/CON	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU	Details of Landscape and Ecology Management Plan submitted pursuant to Condition 22 of planning permission ref: RE18/01912/CON dated 18 April 2019	Approved	08/09/2021
WA/2019/0764	Linden Farm, Rosemary Lane, Alfold	Details of drainage verification report submitted pursuant to Condition 11 of planning permission ref: WA/2018/1044 dated 28 November 2018.	Approved	15/03/2022
TOTAL				23

Decisions – Reg 3 (Non-material amendments following the grant of planning permission)

Consent ref.	Location	Proposal	Decision	Date decision
EP22/00237/NMA	Land at The Sycamore Centre, 14 West Hill, Epsom, Surrey, KT19 8HR	Non-material amendment to planning permission ref: EP20/01815/CMA dated 8 June 2021, to allow alterations to the internal layout of the ground floor of the Children's Home.	Approved	02/03/2022
EL/2022/0154	10 Former Ashley Road, Ashley Road, Walton-On-Thames, Surrey KT12 1HU	Non-material amendment to planning permission ref: EL/2020/3112 dated 19 April 2021 to allow for a revised internal layout.	Approved	22/02/2022

MO2021/2101	St Andrews RC School, Grange Road, Leatherhead, Surrey KT22 7JP	Non-material amendment to planning permission ref: MO/2021/1087 dated 23 September 2021 to allow minor changes to the external finish.	Approved	07/12/2021
WA/2021/02693	Glebelands School, Parsonage Road, Cranleigh, Surrey GU6 7AN	Non-material amendment to planning permission ref: WA/2020/0226 dated 25 February 2021 to allow relocation of toilet facilities block.	Approved	08/12/2021
GU21/CON/00034	Ash Manor School, Manor Road, Ash, Surrey GU12 6QH	Non-material amendment to planning permission ref: GU20/CON/00002 dated 7 September 2020 to allow a change to the location of the replacement tree planting as specified in Condition 14.	Approved	14/09/2021
EL2021/2415	Bell Farm Primary School, Hershams Road, Walton on Thames, Surrey KT12 5NB	Non-material amendment to planning permission ref: EL2021/0192 dated 26 April 2021 to allow for a revised drainage layout.	Approved	15/07/2021
TOTAL				6

Appendix III

CPS1 and CPS2 returns.

Number of Planning and Related Applications:

Period	On hand at beginning	Applications received during quarter	Withdrawn, called in or turned away during quarter
Q2 2021	43	9	2
Q3 2021	46	8	2
Q4 2021	50	9	0
Q1 2022	48	11	2

Number of Planning and Related Decisions:

Period	Number of decisions made during quarter	Of those decisions, the number delegated	The application was accompanied by a statutory Environmental Statement	The application was subject to a Planning Performance Agreement	An extension of time agreement was made
Q2 2021	4	3	0	0	4
Q3 2021	2	0	0	0	2
Q4 2021	11	7	0	0	11
Q1 2022	7	6	0	0	6

Number of decisions where:

Period	The application was accompanied by a statutory Environmental Statement	The application was subject to a Planning Performance Agreement	An extension of time agreement was made
Q2 2021	0	0	4
Q3 2021	0	0	2
Q4 2021	0	0	11
Q1 2022	0	0	6

Reg 3 and 4 Decisions:

Period	Number of decisions made under regulation 3 of the Town and Country Planning General Regulations 1992.	Number of decisions made under regulation 4 of the Town and Country Planning General Regulations 1992.
Q2 2021	6	0
Q3 2021	10	0
Q4 2021	4	0

Q1 2022	5	0
------------	---	---

Number of decisions on applications for prior approval for permitted development rights:

Period	Prior approval not required	Granted	Refused
Q2 2021	0	0	0
Q3 2021	0	0	0
Q4 2021	0	0	0
Q1 2022	0	0	0

County Matters - Number of decisions on:

Period	Notifications	Certificates of lawful development	Certificates of appropriate alternative development
Q2 2021	0	0	0
Q3 2021	0	0	0
Q4 2021	0	0	0
Q1 2022	0	0	0

Number of determinations under ROMPs:

Period	Number of determinations under the review of mineral planning permissions (ROMPs) and period review of mineral planning permissions, as defined by Schedules 13 and 14 of the Environment Act 1995.
Q2 2021	0
Q3 2021	0
Q4 2021	0
Q1 2022	0

Enforcement Action:

Period	Number of enforcement notices issued	Number of stop notices issued (excluding temporary stop notices)	Number of temporary stop notices issued	Number of planning contravention notices issued	Number of breaches of condition notices issued	Number of injunctive applications approved by High Court or County Court	Number of injunctive applications refused by High Court or County Court
Q2 2021	1	1	1	0	0	0	0
Q3 2021	1	1	1	3	0	0	0
Q4 2021	0	0	0	0	0	0	0
Q1 2022	1	0	0	1	0	0	0

Q2 2021 - Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
WA/2021/0174	Materials recovery/recycling	On site manufacturing or ancillary operations	Granted	04/02/2021	04/06/2023	Yes	Yes
GU20/CON/00045	Landfill	On site manufacturing or ancillary operations	Granted	23/10/2020	22/04/2021	Yes	No
SP20/01336/SCC	Sand and gravel	On site manufacturing or ancillary operations	Granted	26/10/2020	29/04/2021	Yes	Yes
MO/2020/1804	Materials recovery/recycling	New mineral working, exploration or appraisal/waste disposal	Refused	29/04/2020	23/06/2021	Yes	Yes
							Total: 4

Q3 2021 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
WA/2021/0004	Sand and gravel	Variation of condition(s)	Granted	17/12/2020	09/07/2021	Yes	
WA/2021/0005	Sand and gravel	Variation of condition(s)	Granted	17/12/2020	09/07/2021		
							Total: 2

Q4 2021 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
RE21/02191/CON	Landfill	Onsite manufacturing or ancillary operations	Granted	06/08/2021	18/11/2021	Yes	Yes
RU.21/1420	Landfill	Onsite manufacturing or ancillary operations	Granted	10/08/2021	16/11/2021	Yes	Yes
WA/2021/01757	Treatment	Onsite manufacturing or ancillary operations	Granted	15/07/2021	17/11/2021	Yes	No
RE21/01657/CON	Landfill	Extension to life of existing site	Granted	16/06/2021	24/11/2021	Yes	Yes
MO/2021/1088	Landfill	Onsite manufacturing or ancillary operations	Granted	02/06/2021	06/10/2021	Yes	Yes

TA/2021/1028	Treatment	Onsite manufacturing or ancillary operations	Granted	21/05/2021	25/10/2021	Yes	Yes
WA/2021/01285	Sand and gravel	Extension to life of existing site	Granted	27/05/2021	16/12/2021	Yes	No
WA/2021/01284	Sand and gravel	Extension to life of existing site	Granted	06/05/2021	16/12/2021	Yes	No
WA/2021/01283	Sand and gravel	Extension to life of existing site	Granted	07/05/2021	16/12/2021	Yes	No
WA/2021/01282	Sand and gravel	Extension to life of existing site	Granted	06/05/2021	09/12/2021	Yes	No
SP21/00968/SCC	Sand and gravel	Onsite manufacturing or ancillary operations	Granted	24/05/2021	14/12/2021	Yes	Yes
							Total: 11

Q1 2022 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
TA/2021/2111	Oil/gas development	Onsite manufacturing or ancillary operations	Granted	29/11/2021	31/03/2022	Yes	No
WA/2021/02432	Sand and gravel	Extension to life of existing site	Granted	28/09/2021	02/02/2022	Yes	No
WA/2021/02431	Sand and gravel	Extension to life of existing site	Granted	28/09/2021	02/02/2022	Yes	No
MO/2021/2003	Sand (excluding silica sand)	Replacement of lifeguard facility	Granted	18/10/2021	12/01/2022	Yes	Yes
TA/2021/1848	Materials recovery/recycling	Retention of welfare unit	Granted	14/10/2021	12/01/2022	No	n/a
WA/2021/0286	Materials recovery/recycling	Extension to area of site	Granted	23/02/2021	29/03/2022	Yes	Yes

RE20/00893/CON	Treatment	New mineral working, exploration or appraisal/waste disposal	Granted	24/04/2020	27/01/2022	Yes	No
							Total: 7

This page is intentionally left blank



SURREY
COUNTY COUNCIL

Surrey County Council Authority Monitoring Report

2022

10



Table of Contents

Foreword	0
Introduction.....	1
Development Framework and Scheme.....	3
Emerging Minerals and Waste Local Plan.....	4
Cooperation and Partnership Working.....	6
Decision Making and Consultation Responses	8
Minerals and Waste Applications and Decisions	8
County Development Applications and Decisions	9
Development Management Performance	10
Consultation Responses	10
Monitoring Minerals and Waste Policy	12
Minerals Highlights	12
Waste Highlights	12
Monitoring	12
Surrey Minerals Plan	14
Objective 1 - Reducing the Demand for Minerals	15
Objective 2 – Safeguarding Minerals	18
Objective 3 - Meeting the Need for Minerals	21
Objective 4 - Protecting Communities and the Environment.....	27
Objective 5 - Addressing the Adverse Impacts of Transportation	32
Objective 6 - Restoration and Enhancement.....	35
Surrey Waste Local Plan	38
Objective 1 – Net Self Sufficiency	39
Objective 2 – Sustainable Waste Management.....	44
Objective 3 – Disposal of Waste	55
Objective 4 – Safeguarding Existing Waste Infrastructure.....	57

Objective 5 – Location of New Waste Development..... 60

Objective 6 – Protecting Communities and the Environment..... 64

Objective 7 – Transport and Connectivity..... 67

Objective 8 – Engagement..... 69

Compliance and Enforcement..... 71

Spatial Planning..... 72

Appendices 74

Appendix I 74

Appendix II 78



Foreword

This Authority Monitoring Report (AMR) discusses the effectiveness of minerals and waste planning policy implementation in Surrey for the reporting period of **1 January 2022 to 31 December 2022**.

The monitoring period has changed from a financial year to a calendar year basis. The change is designed to make all data comparable across the monitoring period and provide reporting consistency across other monitoring mechanisms such as the Local Aggregates Assessment. As the monitoring period for the previous AMR covers 1 April 2021 to 31 March 2022, there is some overlap between the two periods, resulting in some repetition of data.

Should you wish to obtain a copy of historic AMR documents, highlight any errors in this report, or suggest how future AMRs can be improved please contact the Minerals and Waste Policy Team at mdf@surreycc.gov.uk or write to:

Minerals and Waste Policy Team
Surrey County Council
Quadrant Court
35 Guildford Road
Woking
GU22 7QQ

If you would like a copy of this document in large print, on tape, or in another language please call Surrey County Council on 03456 009 009.

Introduction

- 1 Surrey County Council (SCC) is the Minerals and Waste Planning Authority (MWPA) for Surrey. The MWPA is responsible for preparing local development plan documents and supplementary plan documents, collectively called the local plan. The local plan sets the vision, strategy, objectives, and land-use planning policies for minerals and waste management development in the county. The local plan adopted by SCC forms part of the legal framework for determining planning applications relating to minerals or waste management development. It is also a material consideration for Surrey's eleven Local Planning Authorities in preparing their local plans and making their planning decisions for their plan areas.
- 2 Paragraph 31 of the National Planning Policy Framework 2023 (NPPF) [which is published on the Government's website](#) obliges the MWPA to ensure that its local plan is underpinned by relevant and up-to-date evidence which is adequate and proportionate, focused tightly on supporting and justifying policies concerned, and takes into account relevant market signals. Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017) also requires the MWPA to prepare an Authority Monitoring Report (AMR) containing:
 - Actions taken with respect to SCC's Duty to Cooperate.
 - Progress on the preparation of minerals and waste development plan documents.
 - The extent to which the policies set out in adopted minerals and waste development plan documents are being implemented.
- 3 The Localism Act 2011 removed the requirement to submit AMRs to the Secretary of State, but the MWPA is still required to prepare these routinely and report on the effectiveness of policies contained within adopted plans that make up the Minerals and Waste Development Framework and the timetable for the preparation of development plan documents as specified in the Minerals and Waste Development Scheme.
- 4 The MWPA prepares two monitoring reports annually, the AMR and the Local Aggregates Assessment (LAA). The LAA provides a detailed assessment of the demand for and supply of aggregate minerals in the county. [The latest LAA for Surrey was published on SCC's website in December 2023.](#)
- 5 AMRs measure and assess the performance of SCC's adopted development plan documents against their strategic objectives and monitoring indicators. Information from a range of quantitative assessments, minerals and waste planning applications and decisions,

compliance and enforcement activity, and progress with the restoration of mineral sites is used to make these assessments. In this regard, AMRs highlight the latest data relevant to monitoring indicators for specific policies set out within the Surrey Waste Local Plan 2020, Surrey Minerals Plan Core Strategy 2011, Surrey Primary Aggregates Development Plan Document 2011, and the Surrey Aggregates Recycling Joint Development Plan Document 2013. Such exercises help identify whether:

- Planning policies are achieving their objectives.
- Planning targets are being met.
- Planning policies are having any unintended consequences.

6 AMRs also provide an opportunity to report a range of indicators relating to the determination of planning applications for minerals and waste management development and SCC's own development, compliance monitoring, and planning enforcement.

Development Framework and Scheme

- 7 A Local Development Framework (LDF) is a set of documents which guide land-use planning and development in a particular plan-area. A LDF usually comprises a local plan (which may include more than one development or supplementary plan documents) and supporting documents which relate to a local plan.
- 8 The Minerals and Waste Development Framework (MWDF) for Surrey comprises several local development and supplementary plan documents adopted by SCC (adoption dates in brackets) and other supporting documents:
- Surrey Waste Local Plan 2019 (December 2020).
 - Surrey Minerals Plan Core Strategy 2011 (July 2011).
 - Surrey Primary Aggregates Development Plan Document 2011 (July 2011).
 - Surrey Minerals Site Restoration Supplementary Planning Document 2011 (July 2011).
 - Surrey Aggregates Recycling Joint Development Plan Document 2013 (February 2013).
 - Surrey County Council Statement of Community Involvement 2019 (October 2019).
 - Authority Monitoring Report (previously known as the Annual Monitoring Report).
 - Local Aggregates Assessment.
- 9 A description of each document listed above including details of their adoption and hierarchical positioning relative to the Development Plan, and information about how and when they will be reviewed is provided in SCC's Minerals and Waste Development Scheme (MWDS). The latest MWDS was approved by SCC's Cabinet Member for Transport, Infrastructure and Growth in May 2023 and is [published on SCC's website](#).
- 10 The MWDS is a statutory document identifying development and supplementary plan documents which form part of the MWDF and the Development Plan for Surrey. It also sets out what documents the MWPA proposes to prepare (including associated timetables) in the four-year period up until 2027 and identifies what additional planning policy or guidance is material to determining planning applications for minerals or waste management development. It also seeks to explain how Sustainability Appraisals, Strategic Environmental Assessments, and Habitat Regulations Assessments are integrated into the MWDF.

Emerging Minerals and Waste Local Plan

- 11 Paragraph 33 of the NPPF establishes the requirement for SCC to review its development plan documents no later than five years from adoption to determine whether they remain relevant and effective.
- 12 Preparation of the Surrey Waste Local Plan (SWLP) commenced in 2016 and SCC resolved to adopt the same in December 2020.
- 13 The Surrey Minerals Plan Core Strategy 2011 (SMCS), Surrey Primary Aggregates Development Plan Document 2011 (SPADPD); and Aggregate Recycling Joint Development Plan Document 2013 (ARJDPD) were reviewed (as a collective) by the MWPA in 2014 and 2019 to evaluate their 'soundness' and conformity with the NPPF.
- 14 In November 2020, the MWDS was amended to reflect the need to update the SMCS; SPADPD; and ARJDPD and set out a timetable for preparation and adoption of SCC's first joint minerals and waste development document - the Minerals and Waste Local Plan (MWLP).
- 15 Between 15 November 2021 and 7 March 2022 the MWPA undertook an Issues and Options public consultation relating to the MWLP and in pursuance of Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation was the first formal stage of the plan-preparation process. It set out the broad issues and challenges facing future minerals and waste management development in the county and proposed various options to address those issues and challenges. It also proposed a vision, strategic objectives, and a spatial strategy for future minerals and waste management development in Surrey; and included a 'call for sites' exercise inviting nominations of land in the county that may be suitable for future minerals and waste management development.
- 16 Following conclusion of the Issues and Options public consultation the MWPA prepared and [published a consultation summary report on SCC's website](#) in September 2022. In short, the document summarises the extent and methods of stakeholder engagement, stakeholder responses and preferences relating to future minerals and waste management development, and site nominations associated with the consultation.
- 17 In May 2023, the MWDS was amended to reflect a change to the MWLP preparation timetable which will provide the MWPA with additional time to prepare the forthcoming Regulation 18 MWLP and Preferred Options public consultation, particularly in the context of:
- A need to identify sufficient suitable land for strategic waste management facilities.

- Uncertainty arising from the Government's Levelling Up and Regeneration Bill.
- The Government's intention to revise the NPPF, including the introduction of new National Development Management Policies.
- New regulations arising from the Environment Act 2021, as well as Natural England's review of the Surrey Hills Area of Outstanding Natural Beauty boundary.

18 Between November 2023 and February 2024, the MWPA held a second 'call for sites' exercise, focusing specifically on land that may be suitable for waste management, to address the lack of site options. Nominations received as part of this exercise will be considered and assessed by the MWPA along with previous (minerals and waste) nominations and other identified site options, to establish whether any would be suitable for future minerals or waste management development. Further engagement with a range of stakeholders is set to be undertaken ahead of the Preferred Options consultation.

19 As set out in the MWDS, the MWLP is expected to be adopted in 2027. Following public examination by the Secretary of State and adoption by SCC the MWLP will replace the SWLP, SMCS, SPADPD, and ARJDPD.

20 Anyone interested in the preparation of the MWLP can find more information on [SCC's emerging plan website](#) and subscribe to receive news and updates by visiting the '[latest news](#)' [page on the MWLP consultation hub website](#). The Minerals and Waste Policy Team can also be contacted at mineralsandwaste.localplan@surreycc.gov.uk.

Cooperation and Partnership Working

21 SCC and Local Planning Authorities (LPA) in Surrey operate under the Duty to Cooperate (DtC), which requires them to work collaboratively together, and with a range of prescribed bodies, on a variety of strategic planning matters which cross administrative boundaries including issues relating to the supply of minerals and management of waste. Further information relating to SCC's Duty to Cooperate obligations are set out in paragraphs 24 to 27 of the NPPF.

22 To fulfil its DtC obligations and to identify opportunities for partnership working the MWPA and other teams in SCC's Planning Group participate in several local, regional, and national forums which convene on a regular basis. These forums include:

- **Surrey Planning Officers Association** is a local forum linked to its sub-groups (such as the Planning Working Group) involving Surrey's leading development management and policy planning officers cooperating on a range of planning issues that have cross-boundary implications.
- **Surrey Development Managers Group** is a Surrey-wide forum for senior development management officers to cooperate on development management practice including the interpretation and application of planning policy.
- **Planning Working Group** is a local Surrey forum that cooperates on strategic cross-boundary planning policy issues and prepares joint responses to consultations that are of interest across Surrey for example changes to National planning policy or the London Plan. SCC provides the secretariat function for this group.
- **Surrey Health and Planning Forum** is a local forum where planning officers, strategic planners, and public health professionals cooperate on a range of matters relating to land-use planning and public health including health and wellbeing, design codes, health impact assessments, active travel, and food strategies.
- **Waste Planning Liaison Group** is a SCC-specific forum where the MWPA cooperates with SCC's Spatial Planning and Policy Team, the County Highway Authority, the Waste Disposal Authority and others about infrastructure delivery and waste management.
- **The South East Waste Planning Advisory Group (SEWPAG)** is a regional group which facilitates collaboration and partnership working between waste planning authorities on strategic cross-boundary issues relating to waste management across the southeast of England. It involves the Environment Agency and representatives of the waste management industry.

- **The South East England Aggregates Working Party (SEEAWP)** is a regional group that cooperates to monitor the supply and demand for aggregate in the southeast of England, and assess the potential for supply of secondary and recycled materials and reserves of aggregate minerals. SEEAWP brings together representatives from mineral planning authorities and the aggregates and recycling industry.
- **Planning Officers Society** is a national forum where officers cooperate on a range of planning issues in various groups at national and regional level for example the Minerals and Waste Forum, the Policy Advisory Group, the Oil and Gas Subgroup etc.
- **Minerals and Waste Learning Group** is a national forum which enables planning officers to cooperate and share best practice on a range of development management and planning policy matters relating to minerals and waste management development.
- **The County Enforcement Officers Group** is a national forum which enables planning enforcement officers to cooperate on a range of planning compliance and enforcement matters relating to minerals and waste management development.
- **Wider South East Officer Working Group** is a regional group which supports the Wider South East Summits and Wider South East Political Steering Group to cooperate on strategic planning policy and investment across London, East of England, and the southeast of England.
- **Heathrow Strategic Planning Group** is a sub-regional group which brings together SCC, LPAs, and Local Enterprise Partnerships in the Heathrow sub-region to cooperate on strategic planning matters across various plan-areas.
- **Gatwick Diamond Local Authority Planning Officers Group** is a sub-regional group which brings together SCC and LPAs in the Gatwick Diamond area to enables cooperation on shared and cross-boundary planning and infrastructure matters.

23 Additionally, the MWPA considers and responds to DtC consultations from other MWPA's in England particularly in respect of strategic cross-boundary movements of minerals and waste between different plan-areas. Details of such consultations for the period 1 January 2022 to 31 December 2022 are provided in [Appendix III](#).

Decision Making and Consultation Responses

Minerals and Waste Applications and Decisions

- 24 Between 1 January 2022 and 31 December 2022, the MWPA validated 53 applications relating to minerals or waste management development. In the same period, a further 3 applications were received by the MWPA for non-material amendments to existing planning permissions for minerals or waste management development. Note: that the term 'applications' includes applications for planning permission and submissions for approval of details pursuant to conditions (Article 21 submissions), Review of Minerals Permissions (ROMPs), and Interim Development Order (IDO) submissions.
- 25 In the same period, SCC issued a total of 45 minerals and waste decision notices. A further 3 minerals and waste decision notices were issued for non-material amendments to existing planning permissions.
- 26 Of the 48 decision notices issued by SCC for minerals and waste management development between 1 January 2022 and 31 December 2022, 8 decisions were taken by SCC's Planning and Regulatory Committee and 40 decisions were taken by officers under delegated powers.

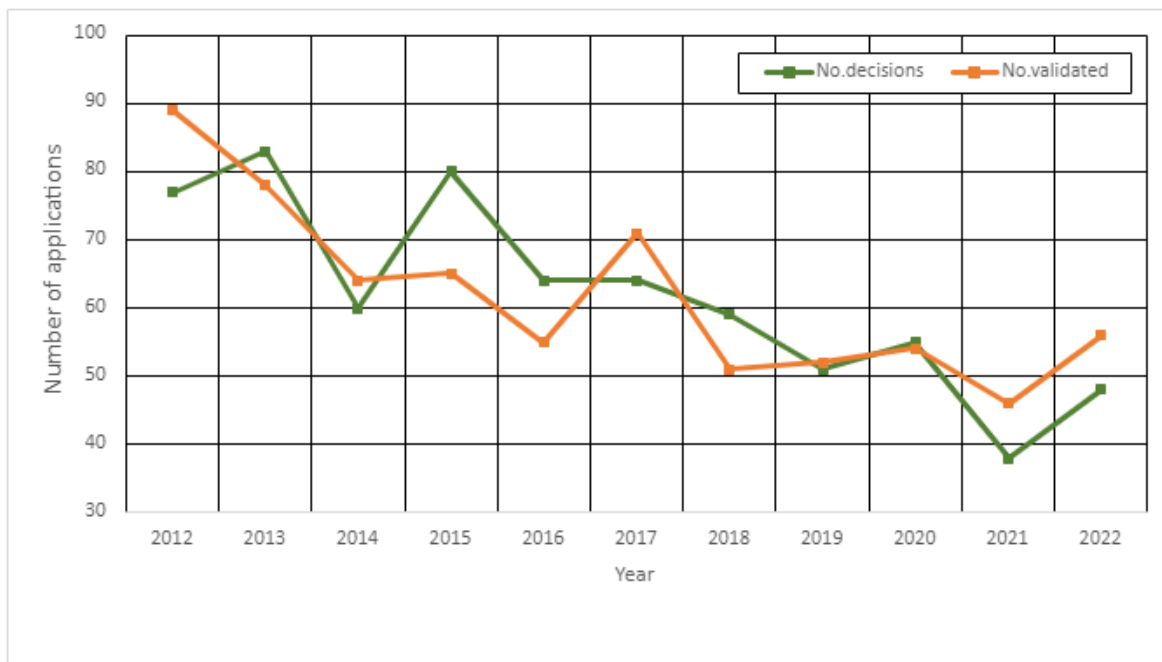


Figure 1 – Number of applications validated, and decision notices issued by SCC for minerals and waste development.

County Development Applications and Decisions

- 27 SCC is also the County Planning Authority (CPA) for development undertaken pursuant to Regulation 3 and 4 of The Town and Country Planning General Regulations 1992 (Reg 3 or Reg 4 development). This type of development is commonly referred to as ‘county council development’ and involves SCC’s own development such as schools, transport infrastructure, libraries, care homes, fire stations etc.
- 28 Between 1 January 2022 and 31 December 2022, the CPA validated 29 applications for Reg 3 development. In the same period, a further 4 applications were received by the CPA for non-material amendments to existing Reg 3 consents.
- 29 SCC issued a total of 35 Reg 3 decision notices between 1 January 2022 and 31 December 2022. A further 4 decision notices were issued for non-material amendments to existing Reg 3 consents.
- 30 Of the 39 Reg 3 decision notices issued by SCC between 1 January 2022 and 31 December 2022, 2 decisions were taken by SCC’s Planning and Regulatory Committee with the remainder being taken by officers under delegated powers.



Figure 2 – Number of applications validated and decision notices issued by SCC for county council development

Development Management Performance

- 31 The Department for Levelling Up, Housing and Communities (DLUHC) collects a range of information about minerals and waste planning applications the MWPA manages in exercising its development management functions. The relevant information, known as CPS1 and CPS2 returns are provided to DLUHC by the MWPA on a quarterly basis and are summarised and published as [national statistics](#). These statistics are used by the Government to monitor planning policies and performance, and by a wide range of other users including local authorities, academics, and the public.
- 32 It should be noted that the relevant returns relate to ‘on time’ tracking information for full minerals and waste planning applications only. The returns do not report any information relating to applications seeking consent for county council development (other than the number of decisions made) or approval of details and non-material amendments etc. A comprehensive table of CPS1 and CPS2 returns for the period 1 January 2022 and 31 December 2022 can be found in [Appendix III](#).

Consultation Responses

- 33 Between 1 January 2022 and 31 December 2022, the MWPA considered and responded to a total of 107 planning consultations undertaken by a range of stakeholders including Surrey

LPAs, neighbouring LPAs, other MWPAs, and other public bodies. These consultations included plan-making consultations which are listed in [Appendix I](#).

34 Between 1 January 2022 and 31 December 2022, the MWPA objected to 3 development proposals on minerals and/or waste safeguarding grounds.

Monitoring Minerals and Waste Policy

Minerals Highlights

- 35 In 2022 sales of sand and gravel (including sharp sand and gravel and soft sand) in Surrey at 0.57 million tonnes per annum (mtpa) were below the 10-year average of 0.78 mtpa. However, there was no overall change in the 10-year average.
- 36 The Surrey Minerals Plan Core Strategy 2011 provides sufficient capacity for the period 2009-2026 to enable production of:
- Sharp sand and gravel at an average rate of 0.9 mtpa.
 - Soft sand at an average rate of 0.5 mtpa.
- 37 This provision is significantly higher than average sales over the last 10 years.
- 38 The overall sand and gravel landbank of 10.17 years at the end of 2022 is comprised of 10.23 years for soft sand and 10.07 years for concreting aggregates. However, this is based on differing provision rates for each type of mineral and masks a significant imbalance between permitted reserves of soft sand (5.1 million tonnes (mt)) and concreting aggregates (3.0mt).
- 39 Preparation of the MWLP will need to address the potential for new mineral sites, the need for adequate aggregate recycling capacity, and the adequacy of rail depot infrastructure to ensure Surrey maintains a sustainable supply of aggregate minerals.

Waste Highlights

- 40 In 2021 Surrey produced an estimated total of 3.88 million tonnes (mt) of waste comprising:
- 0.52 mt of Local Authority Collected Waste.
 - 0.56 mt of Commercial and Industrial Waste (+15% sensitivity uplift applied).
 - 2.77 mt of Construction Demolition and Excavation (CD&E) Waste.
 - 0.03 mt of Hazardous Waste.
- 41 Surrey's Community Recycling Centres achieved a reuse and recycling rate of 53% and a landfill diversion rate of 93% (Waste Data Flow (WDF) 2022).

Monitoring

- 42 The planning policies provided for by development plan documents adopted by SCC are monitored to check that they are effective and fit for purpose. This is achieved by monitoring and reviewing 'Monitoring Indicators' and targets set out within each development plan document relevant to its policies. By monitoring and reviewing the indicators and targets for

each policy it is possible to identify whether policies remain effective and the intended objectives and vision for minerals and waste management development in Surrey are likely to be achieved or otherwise delivered. Progress against Monitoring Indicators is reported using a 'traffic light' system:

Phrase	Meaning
Target Met	Policy is working as intended
On Track	Policy has some issues with delivery but is still functioning
Improvements Required	Significant issue with policy and/or its implementation
N/A	No data recorded in the monitoring period

- 43 Where policies are not being implemented effectively and/or objectives are not being met, reasons and appropriate remedial action will be identified in the AMR as appropriate. A formal review of one or more development plan documents may be necessary if it becomes clear that the overall approach to planning for mineral working and waste management in Surrey is not delivering what is required in the context of relevant vision and objectives. A review may also be triggered by external events such as significant changes in Government policy or the economy of the region.

Surrey Minerals Plan

- 44 The Minerals Development Framework for Surrey comprises the Surrey Minerals Plan Core Strategy 2011 (SMCS), the Surrey Primary Aggregates Development Plan Document 2011 (SPADPD), the Surrey Aggregates Recycling Joint Development Plan Document 2013 (ARJDPD), and the Surrey Minerals Site Restoration Supplementary Planning Document 2011 (MSRSPD). In the interests of brevity this suite of documents is hereafter referred to as the Surrey Minerals Plan 2011 (SMP).
- 45 The vision for mineral development as set out in the SMP is that “exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community.”
- 46 The 6 objectives of the SMP describe the overall approach to achieving this vision, and progress in this regard is monitored through several monitoring indicators for each of the SMP’s 26 policies. The objectives of the SMP are to:
- Reduce the demand for minerals.
 - Safeguard the supply of minerals.
 - Meet the need for minerals.
 - Address adverse impacts from mineral development on communities and the environment.
 - Address adverse impacts from the transportation of minerals.
 - Restore mineral workings to the highest standards.

Objective 1 - Reducing the Demand for Minerals

Reduce Demand for Minerals by:

- *Increasing the supply of recycled and, where practicable, secondary aggregates.*
- *Encouraging the sustainable use and recycling of minerals.*
- *Encouraging the use of substitute materials in construction.*

SMP Policies relevant to Objective 1 include:

- Policy MC4: Efficient Use of Mineral Resources.
- Policy MC5: Recycled and Secondary Aggregates.
- Policy AR1: Presumption in Favour of Sustainable Development.
- Policy AR5: High Value Recovery.

Commentary on Objective

47 A key component of reducing the demand for minerals is through recycling to keep materials in the economy as long as possible. Recycled aggregates can be used in construction activities as a replacement for primary materials such as land-won and marine aggregates (particularly sharp sand and gravel). Secondary aggregates are by-products of other processes, such as incinerator bottom ash which is a by-product of energy from waste facilities.

48 The SMP sets a target to supply at least 0.8 mtpa of recycled and secondary aggregates by 2016 and at least 0.9 mtpa by 2026. To help achieve these targets, SCC adopted the ARJDPD in 2013, which allocates three sites for and supports aggregates recycling within certain preferred areas for mineral extraction. The intensification or extension of existing aggregate recycling facilities and new facilities are also supported subject to compliance with policies in both the SMP and SWLP.

49 To encourage sustainable construction and the use of secondary and recycled material, the MWPA cooperates in various ways with LPAs. Presently, all local plans prepared by Surrey LPAs include policies which seek to encourage sustainable waste management in new development.

Monitoring Outcomes

Table 1 - Monitoring Indicators, Outcomes, and Performance for Objective 1

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC4 - Efficient use of mineral resources	Local development frameworks in Surrey to include policies on sustainable construction and seek to encourage the use of recycled aggregates.	100% of adopted plans.	100% of adopted plans.	Target Met
Policy MC5 - Recycled and secondary aggregates	Number of permissions for sites in the Aggregates Recycling Joint DPD.		Zero relevant planning applications determined.	N/A
	Supply of recycled and secondary aggregates.	Steady increase in supply with milestone of at least 0.9mtpa by 2026.	0.99 mt sold.	Target Met
Policy AR1 - Presumption in favour of sustainable development	Proposals for aggregates recycling facilities granted planning permission and the period of time for determination of such proposals.		Zero relevant planning applications determined.	N/A
Policy AR5 – High value recovery	Increasing the proportion of waste recovered from waste stream.	Increasing aggregate recycling production with milestones of at least 0.9mtpa by 2026.	0.99 mt sold.	Target Met

Commentary on Policy Performance

Policy MC4 – Efficient use of mineral resources

50 In addition to the MWDF, all local plans adopted by Surrey LPAs include, to varying degrees, policies relating to sustainable construction and waste management and encourage the use of recycled materials.

Policy MC5 – Recycled and Secondary Aggregates

51 Sales of secondary and recycled aggregates of 0.99 million tonnes (mt) in 2022 reflects an increase on the previous year and an increase on the 3 and 10-year averages. This increase is likely to be a consequence of built-up demand prevented from occurring as a result of the COVID-19 pandemic in 2020. Overall, significant progress has been made with production of recycled aggregates in Surrey from 2013 to 2022 (see table 2), with sales peaking at 1.23 mt in 2019. No sites allocated in the ARJDPD received planning permission between 1 January 2022 and 31 December 2022.

Table 2 – Sales of Recycled Aggregate in Surrey 2013-2022

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Actual Sales	0.49	0.63	0.83	0.76	1.15	0.99	1.23	0.60	0.73	0.99

(Source: LAA 2022)

Policy AR1 – Presumption in favour of sustainable development

52 No consents were issued for new aggregate recycling facilities between 1 January 2022 and 31 December 2022.

Policy AR5 – High value recovery

53 Sales figures for recycled aggregates between 1 January 2022 and 31 December 2022 were above the monitoring indicator targets of 0.8mtpa by 2016 and 0.9mtpa by 2026.

Objective 2 – Safeguarding Minerals

Safeguard the Supply of Minerals by:

- *Conserving important mineral resources for use by future generations.*
- *Ensuring that important mineral resources and sites for mineral development are not sterilized by other development.*
- *Ensuring prior extraction of mineral resources, where possible, if land is to be sterilized by other development.*
- *Conserving scarce and high-quality mineral resources by ensuring that there are not used for purposes where lower grade, secondary, or recycled materials could be used instead.*

SMP Policies relevant to Objective 2 include:

- Policy MC6: Safeguarding Mineral Resources and Development.
- Policy MC16: Rail Aggregate Depots.

Commentary on Objective

- 54 The MWPA defines Minerals Safeguarding Areas (MSA) to prevent mineral resources being sterilised by other development. Existing mineral sites (including rail aggregate depots and aggregate recycling facilities), preferred areas for mineral extraction, and areas of search for mineral extraction are also safeguarded by virtue of SMP Policy MC6.
- 55 SMP Policy MC6 requires LPAs to consult the MWPA about planning applications for development which could sterilise mineral resources within MSAs or prejudice existing minerals sites or the steady and adequate supply of minerals. Working in partnership with LPAs, the MWPA published a [Minerals and Waste Consultation Protocol on SCC's website](#) in 2021, which sets out how the MWPA and LPAs will work together to ensure that mineral safeguarding issues are appropriately considered during the preparation of local plans and in the determination of planning applications.
- 56 [SCC's interactive policy map](#) provides up-to-date geographical information relating to Surrey and its existing minerals infrastructure including MSAs; mineral sites; preferred areas and areas of search for mineral extraction; and mineral consultation areas.

Monitoring Outcomes

Table 3 – Monitoring Indicators, Outcomes, and Performance for Objective 2

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC4 – Efficient use of mineral resources	Number of permissions for borrow pits that meet criteria.	100% of planning applications.	Zero relevant planning applications determined.	N/A
Policy MC6 – Safeguarding mineral resources and development	Number of planning permissions following objection from SCC on the grounds of the need to safeguard land for mineral development.	0% of planning applications.	1 application granted planning permission following an objection on safeguarding grounds	Improvements Required
	Number of LPAs in Surrey that have up to date information about safeguarding.	All LPAs.	All LPAs.	Target Met.
	Number of LPAs in Surrey that have adopted the Minerals and Waste Consultation Protocol.	All LPAs.	All LPAs.	Target Met
Policy MC10 – Other non-aggregate minerals supply	Number of planning applications refused for chalk, fuller's earth and peat on grounds that need for the mineral did not outweigh adverse impacts of the development.	100% of planning applications.	Zero relevant planning applications determined.	N/A

10

Commentary on Policy Performance

Policy MC4 – Efficient use of mineral resources

57 No consents were issued for borrow pits between 1 January 2022 and 31 December 2022.

Policy MC6 - Safeguarding mineral resources and development

58 Outline planning permission for the erection of up to 38 dwellings and associated works at Land at Green Lane Farm Green Lane (Ref: WA/2022/00978) was granted following an objection from the MWPA on safeguarding grounds. The officer report acknowledged the MWPA's comments; however, the applicant submitted a statement from a Minerals Management company to address safeguarding concerns, stating that the land in question did not contain any minerals of commercial interest.

59 All LPAs within Surrey have adopted the Minerals and Waste Consultation Protocol. However, the MWPA will prepare and publish an updated consultation protocol for all LPAs to adopt to ensure that all LPAs have up-to-date information regarding mineral safeguarding.

Policy MC10 - Other non-aggregate minerals supply

60 No planning applications were submitted or determined for chalk, fuller's earth or peat between 1 January 2022 and 31 December 2022. Planning permission was granted for extraction of silica sand from land northwest of Brewerstreet Farm, North Park Farm Quarry (Ref: TA2020/434).

Objective 3 - Meeting the Need for Minerals

Meet the Need for Minerals by:

- *Seeking to ensure that sufficient land is identified to enable the regional requirements for aggregates to be met and to provide appropriate landbanks for silica sand and brick clay.*
- *Establishing criteria that define the circumstances and locations where working of other non-aggregate minerals will be acceptable.*
- *Seeking to ensure that sufficient land is identified for recycling facilities to meet the need for recycled aggregates.*

SMP Policies relevant to Objective 3 include:

- Policy MC5 – Recycled and secondary aggregates.
- Policy MC7 - Aggregate minerals supply.
- Policy MC8 - Silica sand supply.
- Policy MC9 - Brick clay supply.
- Policy MC10 - Other non-aggregate minerals supply.
- Policy MC12 - Oil and gas development.
- Policy MA1 – Aggregate Supply.
- Policy MA2 - Preferred areas for concreting aggregate.
- Policy MA3 - Preferred areas for soft sand.

Commentary on Objective

Aggregates

61 The MWPA publishes a LAA each year which summarises the supply of and demand for aggregate minerals in Surrey. Each LAA must be agreed by SEEAWP and provided to the Government. LAAs are informed by an annual Aggregate Monitoring survey of minerals operators in Surrey.

62 Surrey has two rail aggregate depots at Woking and Salfords which are safeguarded by the SMP. Their rail connections enable Surrey to be supplied with crushed rock from the West Country or crushed rock and marine sand and gravel from wharves on the Thames Estuary. The facility at Woking is the principal rail depot in the county. The depot receives rail-borne imports of crushed rock from Torr Quarry in Somerset (approximately 50% of total imports to the Woking depot) and sharp sand and gravel imports from Greenwich wharves

(approximately 50% of total imports to the Woking depot). Surrey imported at least 450,000 tonnes of crushed rock in 2019 of which over 80% was imported from Somerset with the remainder primarily sourced from Leicestershire and Derbyshire (8%) and Glensanda Quarry, Scotland via the Isle of Grain (12%).

Non-aggregate Minerals

- 63 Several non-aggregate minerals are found in Surrey, including silica sand and brick clay. Surrey has a complex of active silica sand quarries at North Park Quarry, Godstone and Land North East of Pendell Farm, Bletchingley. Surrey hosts two active brick clay quarries at Ewhurst Brickworks, Ewhurst and South Holmwood Brickworks, Beare Green. There are a further two dormant quarries in Capel (Clockhouse Brickworks and Auclaye Brickworks). Other non-aggregate minerals include chalk, fullers earth and building stone.

Oil and Gas

- 64 The North Sea Transition Authority licenses the exploration, appraisal, and production of oil and gas in Surrey. At present twelve Petroleum Exploration and Development Licenses for conventional oil and gas exploration, appraisal, and production apply to land that is located wholly or partly within the county. It also remains the case that paragraph 221 of the NPPF obliges the MWPA to plan positively for all stages of oil and gas development.
- 65 There are five operational (conventional) hydrocarbon well sites in Surrey: Palmers Wood Oilfield, Godstone; Brockham Well Site, Brockham; Land off Horse Hill, Horley; Albury Park Well Site, Albury; and Land at Kings Farm, South Godstone. There is no unconventional oil or gas development (where 'fracking' is employed) in Surrey.

Monitoring Outcomes

Table 4 - Monitoring Indicators, Outcomes, and Performance for Objective 3

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC5 - Recycled and secondary aggregates	Supply of recycled and secondary aggregates.	Steady increase in supply with milestone of at least 0.8mtpa by 2016 and 0.9mtpa by 2026.	0.99 mt sold.	Target Met

Policy MC7 - Aggregate minerals supply & Policy MA1 – Aggregate Supply	Landbank of permitted reserves for primary aggregates.	Maintain at least 7-year landbank.	10.17-year landbank.	Target Met
Policy MC8 - Silica sand supply	Landbank of permitted reserves at silica sand production sites	Maintain at least 10-year landbank for individual sites.	> 10-years.	Target Met
Policy MC9 - Brick clay supply	Landbank of permitted reserves supporting brick clay production.	Maintain at least 25-year landbank.	25-years.	Target Met
Policy MC10 - Other non-aggregate minerals supply	Number and scale of planning permissions for building stone extraction.	To meet local demand for the repair of heritage assets.	Zero relevant planning applications determined.	N/A
Policy MC12 - Oil and gas development	Number of planning permissions for exploration, appraisal or production of oil or gas in accordance with policy.	100% of planning permissions.	1 planning permission granted on appeal, in accordance with policy.	Target Met
Policy MA2 - Preferred areas for concreting aggregate	Number of planning permissions granted for preferred areas.	100% of planning permissions.	Zero relevant planning applications determined.	N/A
	Permitted reserves at year end.	Maintain at least 7-year landbank for total sand and gravel.	Total sand and gravel landbank of 10.17 years.	Target Met
Policy MA3 - Preferred areas for soft sand	Number of planning permissions granted for preferred areas.	100% of planning permissions.	Zero relevant planning applications determined.	N/A

	Permitted reserves at year end.	Maintain at least 7-year landbank for total sand and gravel.	Total sand and gravel landbank of 10.17 years.	Target Met
--	---------------------------------	--	--	------------

Commentary on Policy Performance

Policy MC5 – Recycled and Secondary Aggregates

66 Sales of secondary and recycled aggregates of 0.99 million tonnes (mt) in 2022 reflects an increase on the previous year and an increase on the 3 and 10-year averages. This increase is likely to be a consequence of built-up demand prevented from occurring as a result of the COVID-19 pandemic in 2020. Overall, significant progress has been made with production of recycled aggregates in Surrey from 2013 to 2022 (see table 2), with sales peaking at 1.23 mt in 2019. No sites allocated in the ARJDPD received planning permission between 1 January 2022 and 31 December 2022.

Policy MC7 – Aggregate mineral supply and Policy MA1 – Aggregate supply

67 Based on the LAA 2022 rate of 0.8 mtpa for primary aggregates (0.3 mtpa for sharp sand and gravel and 0.5 mtpa for soft sand) and permitted reserves of 7.4 mt of combined sand and gravel, there was a landbank of 10-years at the end of 2022, above the 7-year landbank required by paragraph 219 of the NPPF. Reserves are expected to be replenished further once other sites allocated in the PADPD come forward. Although the landbank suggests healthy reserves of soft sand, supply is expected to become tighter towards the end of the plan period (2026). Sharp sand and gravel resources are likely to be replenished in the short to medium term based on preferred areas for mineral extraction identified in the SMP that are yet to be worked, totalling some 7.62 mt of mineral resource:

- Preferred Area D - Land at Milton Park Farm, Egham (Ref. RU09/0299).
- Preferred Area E - Land at Whitehall Farm, Egham (Ref. RU.21/0597).
- Preferred Area H - King George VI Reservoir (Ref. SP21/01831/SCC).

68 Planning applications for mineral extraction at the listed sites are being pursued (application reference in brackets) but remain undetermined. Current capacity at aggregate recycling facilities in Surrey is over 1.8 mtpa. However, some 65% of this capacity is provided on sites with temporary planning permission. Hence, there is the likelihood of significant capacity loss

over the next ten years. Nevertheless, sufficient capacity remains to maintain a supply of at least 1.0 mt per annum until 2027, which exceeds the 0.9 mtpa by 2026 SMP target.

Policy MC8 - Silica sand supply

69 The landbank for silica sand is above the monitoring indicator target of 10-years, which is also the landbank figure required by paragraph 220 of the NPPF. The actual landbank figure for silica sand is not provided for reasons of commercial confidentiality. No remaining preferred areas for silica sand extraction are identified in the SMP. One planning consent was granted for new silica sand extraction between 1 January 2022 and 31 December 2022, relating to land north west of Brewerstreet Farm, North Park Farm Quarry (Ref: TA2020/434).

Policy MC9 - Brick clay supply

70 There are extensive permitted reserves sufficient to enable the MWPA to provide the 25-year landbank for brick clay as required by paragraph 220 of the NPPF. These are found at Ewhurst Brickworks, Ewhurst and South Holmwood Brickworks, Beare Green. One planning consent was granted for brick clay extraction between 1 January 2022 and 31 December 2022, relating to Land at Ewhurst Brickworks (Ref. WA/2017/1466).

Policy MC10 - Other non-aggregate minerals supply

71 No planning applications for the extraction of building stone were submitted to the MWPA and no consents were granted for new non-aggregate mineral extraction between 1 January 2022 and 31 December 2022.

Policy MC12 - Oil and gas development

72 One planning permission was granted on appeal for the construction, operation and decommissioning of a well site for the exploration and appraisal of hydrocarbon minerals at Loxley (Ref: WA/2019/0796). The permission was refused by SCC's Planning and Regulatory Committee against officer recommendation, but subsequently granted on appeal by the Secretary of State (Ref. APP/B3600/W/21/3268579).

Policy MA2 - Preferred Areas for concreting aggregate

73 No planning permissions were issued for the extraction of concreting aggregate in preferred areas between 1 January 2022 and 31 December 2022.

Policy MA3 - Preferred Areas for soft sand

- 74 No consents were issued for extraction of soft sand in preferred areas between 1 January 2022 and 31 December 2022.

Objective 4 - Protecting Communities and the Environment

Protecting Communities and the Environment by:

- *Identifying preferred areas for minerals development.*
- *Establishing planning policies that will ensure potential impacts on local communities and the environment are identified and suitably mitigated by applying appropriate conditions to planning permissions.*
- *Protecting the integrity of internationally designed sites and features designated as having national importance.*
- *Working with communities to ensure local issues are understood and addressed.*

SMP Policies relevant Objective 4 include:

- Policy MC1 – Spatial Strategy.
- Policy MC2 – Spatial Strategy.
- Policy MC3 – Spatial Strategy.
- Policy MC11 – Mineral extraction outside Preferred Areas.
- Policy MC13 – Underground Gas Storage.
- Policy MC14 – Reducing the adverse impacts of minerals development.

Commentary on Objective

75 Preferred areas and areas of search for mineral extraction identified in the SMP provide for locations in Surrey where minerals development (aggregate minerals, silica sand, and brick clay) may be acceptable subject to relevant qualitative and quantitative assessment of associated environmental and amenity impacts. There is a presumption against mineral extraction outside these areas to provide greater certainty for local communities and the minerals industry.

76 The SMP also creates a presumption against minerals development which is likely to have an adverse impact on the integrity Special Areas of Conservation, Special Protection Areas, or sites identified under the Ramsar Convention. Moreover, the SMP only provides for minerals development where it can be demonstrated that it would not have an unacceptable impact relation to number of matters including noise, dust, vehicle emissions, traffic, flood risk, surface water drainage, landscape character, biodiversity, heritage assets, open space, and the risk of birds striking aircraft.

Monitoring Outcomes

Table 5 - Monitoring Indicators, Outcomes, and Performance for Objective 4

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC1 - Spatial Strategy	Number of permissions for new sites for mineral working falling within preferred areas and areas of search.	100% of planning permissions.	1x planning permission granted.	Target Met
	Number of permissions for new sites for aggregates recycling falling within identified sites.	100% of planning permissions.	Zero relevant planning applications determined.	N/A
Policy MC2 - Spatial Strategy	Number of planning applications refused where adverse effect on the integrity of a designated site is identified in appropriate assessment.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Number of planning applications refused where public interest has not been demonstrated and landscape, biodiversity or heritage interests would not be adequately safeguarded.	100% of planning applications.	1x planning permission granted on SSSI, however it is in accordance with policy.	Target Met

Policy MC3 - Spatial Strategy	Number of planning applications for mineral extraction refused where requirements of Green Belt policy associated with working and restoration, have not been met.	100% of planning applications.	Zero relevant planning applications determined.	N/A
	Number of planning applications for other mineral development refused where very special circumstances are not sufficient to outweigh harm to the Green Belt.	100% of planning applications.	1 planning application refused.	Target Met
Policy MC11 - Mineral extraction outside preferred areas	Number of planning permissions outside preferred areas and reasons for approval.		Zero relevant planning applications determined.	N/A
Policy MC13 - Underground gas storage	Number of planning applications for associated development where there would be a significant adverse impact on community or environment.	100% of planning applications refused.	Zero relevant planning applications determined.	N/A

Policy MC14 - Reducing the adverse impacts of mineral development	Number of planning applications where there would be a significant adverse impact on community or environment.	100% of planning applications refused.	1x planning permission granted.	On Track
--	--	--	---------------------------------	----------

Commentary on Policy Performance

Policies MC1 – Spatial Strategy – location of mineral development in Surrey

- 77 Planning permission for the extraction of silica sand from land north west of Brewerstreet Farm and the continued extraction from land known as Pendell Farm Quarry and North Park Farm Quarry was granted (Ref: TA2020/434). The site is located within “Preferred Area S” of the SMP.

Policy MC2 – Spatial Strategy – Protection of Key Environmental Interests in Surrey

- 78 Planning permission for the extraction of clay at Land at Ewhurst Brickworks was granted (Ref: WA/2017/1466) despite the proposal leading to the removal of an area of ancient semi-natural woodland (ASNW). Ewhurst Brickworks is within a Site of Special Scientific Interest (SSSI) for geological interest, and immediately north of the Seven Acres/Twelve Acres (Somersbury Wood) Site of Nature Conservation Importance (SNCI) designated as ASNW, much of which is also with an area of Plantation on Ancient Woodland Site (PAWS). However, there were extant permissions at Ewhurst Brickworks to work much larger areas of the ASNW, and therefore consent Ref: WA/2017/1466 is an improvement on previously permitted schemes. Additionally, the SSSI designated at the application site is for geological purposes, not ecological, therefore Officers were satisfied that the proposal would not have a physical impact upon statutory and non-statutory ecological designations. As such, the policy is considered to be working as intended.

Policy MC3 – Spatial Strategy – Mineral Development in the Green Belt

- 79 Planning application for the installation of two steam methane units for the production of hydrogen at Land at Kings Farm (Ref: TA/2021/1655) was refused on need and Green Belt grounds.

Policy MC11 - Mineral extraction outside preferred areas

80 Planning permission for the extraction of clay at Land at Ewhurst Brickworks was granted (Ref: WA/2017/1466) during the monitoring period. There are no preferred areas for brick clay within the SMP, however the site does lie within “Area of Search U” in Appendix C of the SMP. Officers were satisfied that the proposal met the requirements of Policy MC11 and, as such, the policy is considered to be working as intended.

Policy MC13 - Underground gas storage

81 No relevant planning applications were determined between 1 January 2022 and 31 December 2022.

Policy MC14 - Reducing the Adverse Impacts of Mineral Development

82 Planning permission for the extraction of clay at Land at Ewhurst Brickworks was granted (Ref: WA/2017/1466) despite the proposal leading to the removal of an area of ASNW. Ewhurst Brickworks is within a SSSI for geological interest, and immediately north of the Seven Acres/ Twelve Acres (Somersbury Wood) SNCI designated as ASNW, much of which is also with an area designated as a PAWS. However, there were extant permissions at Ewhurst Brickworks to work much larger areas of the ASNW, and therefore the current permission will lead to less ASNW being removed and Officers were satisfied that the scheme provided a suitable compensation strategy. While the SMP makes no reference to a trigger point for remedial action for Policy MC14, the MWPA will continue to monitor the implementation of this policy.

Objective 5 - Addressing the Adverse Impacts of Transportation

Address Adverse Impacts from the Transportation of Minerals by:

- *Ensuring the potential impacts from transportation are considered when identifying areas for future mineral development.*
- *Establishing planning policies that will ensure that the impacts from transportation of minerals are assessed and suitable mitigation provided where necessary.*
- *Securing measures to ensure that minerals can be transported safely.*
- *Encouraging the use of alternative modes of transportation to road where possible.*
- *Safeguarding existing rail depots and enabling new ones to be provided if need is demonstrated, to facilitate a long-term shift away from the bulk transportation of minerals by road.*

SMP Policies relevant Objective 5 include:

- MC15 – Transport for Minerals.
- MC16 – Rail Aggregate Depots.

Commentary on Objective

83 The SMP requires that the potential highways, traffic, and access impacts of mineral development be considered, and appropriate mitigation provided where necessary to make impacts acceptable. It also ensures that mineral development involving road transport is only permitted where there is no practicable alternative.

84 The nature of the market for minerals in Surrey means that Heavy Goods Vehicles (HGV) are largely used for transportation. As aggregate minerals in Surrey tend to be used near to where they are extracted there is limited scope to transport minerals by rail because this usually requires large volumes to be moved over longer distances. Transportation by water is also problematic because of constraints associated with lock capacity, vessel size, and wharf locations. Opportunities to transport minerals to a mineral processing plant by conveyor are investigated and taken advantage of where appropriate, as well as opportunities to transport minerals (including oil and gas) by pipeline.

85 The MWPA consults the County Highway Authority, and in some cases Highways England, about all planning applications for mineral development in Surrey and their advice is considered in determining whether proposals are acceptable in transportation terms. The MWPA also seeks the advice of LPA Environmental Health Officers and air quality experts in relation to emissions from vehicles and dust arising from construction and operations particularly in relation to Air Quality Management Areas.

86 Rail aggregate depots facilitate the long-distance transportation of land-won and marine minerals (and in some cases recycled aggregate) which are then distributed locally by road. They also play an important role in providing minerals that do not occur in the Surrey or the region. In this regard they provide for the sustainable movement of substantial volumes of minerals across England and the region by reducing dependence on road transport and associated vehicle emissions. This is important in the context of climate change. Long-distance transportation of large volumes of minerals by rail is also more economic than by road. Surrey has two rail aggregate depots. One in Woking town centre, and the other at Salfords between Redhill and Horley. Both facilities are safeguarded by the SMP.

10

Monitoring Outcomes

Table 6 - Monitoring Indicators, Outcomes, and Performance for Objective 5

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC15 - Transport for minerals	Number of planning permissions that provide alternative methods of transporting minerals other than by road.		1x planning permission.	N/A
	Number of planning applications where there is an unresolved objection from the Highways England or Highway Authority.	100% of planning applications refused.	Zero relevant planning permissions granted.	Target Met
Policy MC16 - Rail aggregate depots	Number of planning permissions for rail aggregate depots, new or replacement.		Zero relevant planning applications determined.	N/A

	Number of planning permissions following objection from SCC where there is the need to safeguard land for rail aggregate depots.	0% planning permissions.	Zero relevant planning applications determined.	N/A
--	--	--------------------------	---	-----

Commentary on Policy Performance

Policy MC15 - Transport for minerals

- 87 Planning permission for the extraction of silica sand from land northwest of Brewestreet (Ref: TA2020/434) would use the existing conveyor at North Park Farm Quarry to transport minerals between the two sites and for processing. However, onward transport would be by road.
- 88 No planning permissions were granted, or details approved where there was an unresolved objection from Highways England or the Highways Authority between 1 January 2022 and 31 December 2022.

Policy MC16 - Rail aggregate depots

- 89 Between 1 April 2021 and 31 March 2022 no planning applications were determined by the MWPA which involved or concerned new or replacement rail aggregate depots. Additionally, no planning permissions were granted following objection from SCC on rail aggregate depot safeguarding grounds.

Objective 6 - Restoration and Enhancement

Restore mineral workings to the highest standards by:

- Promoting a holistic approach to mineral working, where progressive restoration is integrated into the management and phasing of the mineral extraction.
- Ensuring that mineral workings are restored in a timely way, consistent with green belt policy and objectives, and to a state that is consistent with – and enhances – local, social and environmental character, incorporating priority habitats and flood alleviation capacity, where appropriate.
- Ensuring that land used for mineral working is restored to an appropriate future use and managed so that it brings value to the environment and local community.

SMP Policies relevant Objective 6 include:

- MC17 – Restoring Mineral Workings
- MC18 - Restoration and Enhancement

Commentary on Objective

90 The 'Surrey Style' of restoration, as set out by the SMP, has previously been recognised as best practice by the Local Government Association and the Planning Officers Society and is advocated by the Nature after Minerals initiative led by the Royal Society for the Protection of Birds and Natural England. It promotes a restoration led approach to the consideration of proposals for mineral working and enables progressive site restoration and enhancements which deliver substantial environmental and community benefits including enhancement of biodiversity and landscape, and recreational and access opportunities.

Monitoring Outcomes

Table 7 - Monitoring Indicators, Outcomes, and Performance for Objective 6

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy MC17 - Restoring mineral workings	Number of planning applications with restoration schemes that	100% of planning applications.	100% of planning applications determined.	Target Met

	reflect advice in the MSRSPD.			
	Number of planning applications to extend time periods for restoration.		x2 planning applications determined.	N/A
Policy MC18 - Restoration and enhancement	Percentage of planning permissions contributing towards the Biodiversity Action Plan, enhancement schemes or other wider benefits.	100% of planning permissions.	100% of planning permissions.	Target Met

Commentary on Policy Performance

Policy MC17 – Restoring Mineral Workings

- 91 Between 1 January 2022 and 31 December 2022, one consent was issued regarding the continued restoration of Runfold South Quarry (Ref: WA/2021/02431).
- 92 A non-material amendment was also granted to extend the date of restoration at Palmers Wood Oil Field (Ref: TA/2022/772).
- 93 Two planning permissions for mineral extraction and restoration were granted, one for land north west of Brewerstreet Farm, North Park Farm Quarry (Ref: TA2020/434) and one for Land at Ewhurst Brickworks (Ref: WA/2017/1466).
- 94 Between 1 January 2022 and 31 December 2022 progress on mineral restoration schemes in Surrey included:
- New sites or phases signed into aftercare, following agreement that restoration is complete, at Sandy Cross and Reigate Road (Common Field Phase 2).
 - Continued compliance monitoring of wholly or partly restored mineral sites in aftercare or long-term management. These include Coldharbour Lane, Runfold Quarry (North and South), Albury Sandpit/ Landfill, Home Farm Quarry, North Park

Farm, Stockstone Quarry, Hithermoor, Patteson Court and Field Common North, as well as an enhancement project (Glebe Lake) at Mercers South Quarry.

- Continued compliance monitoring of operational mineral sites to promote progressive restoration and maintenance and aftercare of any advance planting.
- Completion of the aftercare period at Reigate Road (Common Field Phase 1) and Park Pit at Buckland, meaning the land is fully reclaimed.
- Long Term Management Plan for Molesey Reservoirs Nature Reserve approved following completion of the restoration and aftercare phases of the site. The MWPA continue to work with both the landowner and the mineral operator to ensure effective management of the establishing habitats for a further twenty years.
- Facilitating the ongoing management of Tice's Meadow Nature Reserve (previously Farnham Quarry), following its transfer into SCC ownership, in accordance with the aftercare and management scheme.
- Continuation of a partnership approach to mineral restoration through management and liaison groups at Runfold South Quarry, Queen Mary Quarry, Farnham Quarry, North Park Farm Quarry, and Patteson Court Landfill.
- Collaboration with Surrey Nature Partnership to ensure biodiversity aims and priorities within the county are incorporated into restoration schemes at mineral sites.
- Assisting with the organisation and successful delivery of the third Surrey Biodiversity and Planning Conference.
- Supporting Surrey's Tree Planting Strategy with approximately 21,500 trees planted across Surrey's mineral sites and ongoing review of all mineral sites to identify further areas suitable for additional tree planting.
- Continued advisory role on the joint Surrey County Council and Environment Agency River Thames flood alleviation scheme.
- Continued membership of a national steering group following publication of the new Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Workings.

Policy MC18 – Restoration and Enhancement

95 100% of planning permissions for site restoration secured enhancement schemes or other wider benefits during the monitoring period. As such, the policy is working as intended.

Surrey Waste Local Plan

96 As set out in the SWLP, the vision for waste management development is “to enable sufficient waste management capacity to support Surrey’s nationally important economy; develop the circular economy in Surrey where residents and businesses produce less waste and treat waste as a resource by re-use, recycling, and recovery; and recognise, protect, and enhance Surrey’s environment and maintain the high standards of wellbeing enjoyed by our residents when permitting waste facilities.”

97 The 8 objectives of the SWLP describe the overall approach to achieving this vision, and progress in this regard is monitored through several monitoring indicators for each of the SWLP’s 16 policies. The objectives of the SWLP are to:

- Make sure enough capacity is provided to manage the equivalent amount of waste arising in Surrey.
- Encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery, and composting.
- Manage waste disposal to land as an option of last resort but recognise that it is important for managing residual waste that cannot be treated in any other way.
- Retain and make best use of existing sites for waste management development through safeguarding against other development and supporting improvement of facilities.
- Direct new facilities to locations that are most suitable for waste management development.
- Encourage innovation and best practice which provide opportunities to minimise the impact of waste management development on communities and the environment.
- Keep waste movement by road to minimum practicable levels and support options for sustainable transport.
- Work closely with our partners such as Surrey Waste Partnership, district and borough councils, and other Waste Planning Authorities to deliver the SWLP.

Objective 1 – Net Self Sufficiency

Making sure enough capacity is provided to manage the equivalent amount of waste arising in Surrey.

SWLP Policies relevant to Objective 1 include:

- Policy 1: Need for Waste Development.

How Policies implement Objective 1:

- Policy 1 recognises that there is a need for certain types of waste management facilities in Surrey which the SWLP should seek to deliver. This need may change and should be reviewed considering information obtained through annual monitoring and reporting.
- Policy 1 should be taken into account when considering the need for proposed development. Proposals which meet the needs of the SWLP will be supported where they are compliant with other relevant policies in the plan.

Commentary on Objective

98 The Waste Framework Directive (WFD) is the overarching European legislation with regards to waste and has been transcribed into UK law via the Waste Regulations 2011 (as amended). The 2011 Regulations require SCC to implement Article 16 of the WFD, Principles of Proximity and Self-Sufficiency, which mean that the MWPA should provide for enough facilities to manage the equivalent amount of waste to that arising within the county. The requirement for the MWPA to identify sufficient opportunities to meet the county's identified waste management needs is also set out in the National Planning Policy for Waste 2014 (NPPW).

99 Site capacity refers to the amount of waste that can be managed at a facility. Information regarding site capacity is often provided alongside any planning application and supporting documents. However, this is likely to reflect a theoretical capacity and the actual throughput can vary. Actual throughput is dependent on several factors related to both the facility itself and external factors including:

- Technology in use at the site.
- Site layout.
- Constraints on transport and vehicle movements.

- Waste stream and available feedstock.
- Economic issues.
- Weather.

100 Changes to site layout, access, and improvements to plant and equipment can improve the throughput and capacity of a waste management facility. In certain circumstances such changes may not require a new planning permission.

101 Data regarding the annual throughput of each waste management facility is submitted to the Environment Agency (EA) and displayed through the Waste Data Interrogator (WDI).

102 However, site capacity may be higher than the throughput for any given year. In this regard, the best information relating to capacity is typically obtained from direct contact with the relevant waste operator. Capacity can also be estimated using a combination of WDI data, planning permissions and other relevant information.

Monitoring Outcomes

Table 8 - Monitoring Indicators, Outcomes, and Performance for Objective 1

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy 1 – Need for Waste Development	Additional capacity (tonnes per annum) granted through new waste planning permissions.	Capacity is at least equal to the waste generated (net self-sufficiency).	An additional 34,500 tonnes per annum of capacity was provided through new permissions*. Surrey is technically net self-sufficient in waste management terms.	Target Met

Commentary on Policy Performance

103 Current estimates for available capacity in Surrey, based on the [Waste Capacity Need Assessment \(WCNA\)](#), published November 2023*, and the previous WCNA (January 2019), are set out in Table 9 to Table 12 below. It should be noted that the waste categories and

methodology used in the 2019 and 2023 WCNA were different, so there is some disparity in the categorisation of waste.

- 104 *While the WCNA was published after the monitoring period, the capacity and capacity gap figures were collated using data from 2021. As such, it was considered appropriate to include this data in order to provide more accurate and robust capacity figures with a comprehensive evidence base.

Table 9- Available waste management capacity in Surrey (tonnes per annum) for recycling and other recovery (excluding aggregate recycling and recovery to land)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Recycling (all waste types)	-	-	926,998
Metal recycling	21,000	26,000	27,502
Organic waste treatment	176,000	133,000	166,583
Community Recycling Centres	176,000	151,000	236,938
Other recovery	221,000	323,000	45,000
Transfer	677,000	673,000	171,777
Total	1,562,000	1,550,000	1,574,798

Table 10 - Available waste management capacity in Surrey (tonnes) for deposit of non-inert waste to land

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Disposal of non-inert waste to land	6,740,000	5,567,000	1,747,000*

(*The large drop in capacity from 2019 to 2021 is primarily due to differences in how waste was categorised between the previous and current WCNA, as explained in the commentary above.)

Table 11 - Available waste management capacity in Surrey (tonnes per annum) for C,D&E Recycling (source: WCNA 2023, and WCNA 2019)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
C,D&E Recycling (including soil recycling)	1,190,000	1,620,000	967,189*

(*This figure does not include sites with expired consents for which an extension of time is being sought, namely Hithermoor Quarry and Addlestone Quarry, which have a total joint capacity of 450,200 tonnes.)

Table 12 - Available waste management capacity in Surrey (tonnes) for recovery of inert waste to land (source: WCNA 2023, and WCNA 2019)

Treatment Type	Capacity 2017	Capacity 2019	Capacity 2021
Recovery of Inert Waste to Land	12,896,000	14,656,000	15,468,500

105 With reference to the 2023 WCNA, in 2021 Surrey was technically net self-sufficient in waste management terms. However, there was a shortfall in capacity for 'other recovery', and a shortfall in capacity for both non-inert landfill and aggregate recycling/recovery to land is predicted to arise from 2031, largely due to the expiry of temporary consents and the loss of landfill capacity in the county. Table 13 below details the capacity gap for different waste streams for the period up to 2042.

Table 13: Surrey combined Capacity Assessment & Annual Capacity Gap Analysis Capacity Type (source: WCNA 2023)

Capacity Type	Waste Management Capacity Gap			
	2026	2031	2036	2042
Recycling & Composting	0	0	0	0
Non-inert Landfill	0	-88,201	-51,030	-17,671
Other Recovery	-197,500	-178,000	-171,500	-188,000
Aggregate recycling/ Recovery to Land	0	-469,759	-951,549	-1,212,959

106 To address these capacity gaps the MWPA will need to take a number of actions in preparing the MWLP including providing for recovery capacity for non-inert waste, recovery capacity for inert waste either in the form of recycling facilities or permanent deposit to land, and the possible provision of further non-inert landfill capacity.

107 There were three planning permissions granted by SCC between 1 January 2022 and 31 December 2022 that provided increased waste management capacity. These include Land at Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Surrey GU8 4PB (Ref: WA/2021/0286), Land previously used as part of the Sunnyacres Nursery (retrospective) (Ref: RE20/00893/CON), and Land off Kitsmead Lane, Longcross, Surrey (Ref: RU.22/0236). While

capacity information is not stipulated on the relevant consents, application documents refer to throughputs of at least 500 tonnes (Ref: WA/2021/0286), 8,000 tonnes (Ref: RE20/00893/CON) and 26,000 tonnes (Ref: RU.22/0236) respectively. As site capacity is at least as high as annual throughput, the combined capacity provided is at least 34,500 tonnes.

- 108 (*It is noted that planning permission reference RU.22/0236 is a relocation of an existing green waste management site situated facility at Land at Kitsmead Recycling Centre, Kitsmead Lane, Surrey, KT16 0EF. The existing site processes approximately 36,000 tonnes per annum, resulting in a net loss of 10,000 tonnes per annum when the site closes and planning permission ref: RU.22/0236 is fully implemented. Planning permission was granted for the redevelopment of the existing waste management facility during the previous monitoring period and is therefore accounted in the 2021/2022 AMR. While there is not currently a waste capacity gap with regards to compositing facilities, the MWPA will continue to monitor waste management capacity within the county to ensure the effective implementation of Policy 1 and to achieve net self-sufficiency.)

Objective 2 – Sustainable Waste Management

To encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery, and composting.

SWLP Policies relevant to Objective 2 include:

- Policy 2: Recycling and Recovery (other than inert CD&E and soil recycling facilities)
- Policy 3: Recycling of Inert Construction, Demolition and Excavation Waste
- Policy 4: Sustainable Construction and Waste Management in New Development
- Policy 5: Recovery of Inert Waste to Land

How Policies implement Objective 2:

- By encouraging certain types of development to provide enough waste management facilities to meet relevant targets for sustainable waste management as identified in line with Policy 1 (Need for Waste Development).

Commentary on Objective

109 The WFD (Article 4) includes the requirement for plans to promote sustainable management of waste through the waste hierarchy, and this requirement is also set out in the NPPW. The waste hierarchy promotes the prevention of waste and, where this is not possible, recommends waste materials should be reused, recycled or recovered. Disposal and incineration without energy recovery are the least preferred options for waste management and sit at the bottom of the hierarchy.

110 Targets for recycling, recovery and composting were set by the European Union Circular Economy Package (CEP) (May 2018), which sets out amendments to the WFD as well as the Landfill Directive and the Packaging Waste Directive. Key features of the package include requirements for member states to achieve:

- Municipal waste recycling rates of 55% by 2025, 60% by 2030 and 65% by 2035.
- Packaging materials recycling rates of 65% by 2025 and 70% by 2030.
- A maximum of 35% municipal waste to landfill by 2035.
- Separate collection of textiles and hazardous waste from households by 2025.

111 The UK government has made a commitment to adopting the CEP measures. Additionally, at a national level, the UK [Government published a Resource and Waste Strategy for England](#)

[\(2018\) on its website](#) which sets out how the UK will preserve its stock of material resources by minimising waste, promoting resource efficiency, and moving towards a circular economy.

112 Local targets include those in Surrey's Joint Municipal Waste Management Strategy (JMWMS). This strategy is maintained by the Surrey Waste Partnership, which is made up of the 11 district and borough councils as Waste Collection Authorities (WCA), and SCC as the Waste Disposal Authority (WDA). The JMWMS sets out how the Surrey Waste Partnership will manage Local Authority Collected Waste (LACW) in the most efficient, effective, economical, and sustainable manner. [The most recent JMWMS was published on SCC's website in 2015](#) and contains targets up to 2019/2020, which include:

- Total household waste and recycling per person – target performing in the top quartile of WDAs.
- Recycling and recovery rate - target 70%.
- Municipal waste sent to landfill - target 0%.

113 The JMWMS is due to be updated, but in the interim the [Surrey Environment Partnership \(SEP\) 2025 Strategy document has been prepared and published on the Surrey Environment Partnership website](#). This strategy is currently being considered for adoption by the Surrey Waste Partnership, and it sets targets for the management of municipal waste for 2021-22 to 2025-26, which are reproduced below:

Table 14 – SEP 2025 targets

Measure	Monitoring period			
	2021-22 (unaudited)	2023–24	2024–25	2025–26
Residual waste per household (KG)	471.0	461.0	449.0	446.0
Recycling rate	54.4%	56.0%	57.0%	58.0%
Waste to landfill	15.1%	<6.0%	<3.0%	<3.0%

Monitoring Outcomes

Table 15 - Monitoring Indicators, Outcomes, and Performance for Objective 2

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy 2 - Recycling and Recovery	Waste arisings (tonnes) from households.	70% of LACW prepared for re-use or recycled by 2033.	53% (273,797 tonnes)	On Track
	C&I waste arisings (tonnes).	70% of C&I waste prepared for re-use or recycled by 2033.	76% (369,867 tonnes)	Target Met
Policy 3 - Recycling of Inert Construction, Demolition and Excavation Waste	Amount of waste prepared for reuse or recycled (tonnes, %).	80% of CD&E waste recycled by 2033.	36% (990,789 tonnes)	Improvements Required
Policy 4 - Sustainable Construction and Waste Management in New Development	Consultation Protocol is kept up to date.	Consultation Protocol has been reviewed in the past 12-months.	No relevant consultation protocol.	Improvements Required
	Planning applications for all types of development are accompanied by information setting out how waste will be managed.	100% of planning applications are accompanied by information setting out how waste will be managed.	SCC applications : 17% LPA applications : 25%	Improvements Required
	Site Waste Management Plans are submitted with planning applications for major development.	100% of major planning applications.	SCC applications : 6% LPA applications : 15%	Improvements Required

Policy 5 – Recovery of Inert Waste to Land		5% of CD&E waste sent for disposal by landfill by 2025.	8% (222,688 tonnes)	On Track
		0% of CD&E waste sent for disposal by landfill by 2033.	8% (222,688 tonnes)	On Track

Commentary on Policy Performance

Policy 2 – Recycling and Recovery

Local Authority Collected Waste (LACW)

114 LACW data is calculated from data reported to WasteDataFlow (WDF), a UK web-based system for LACW data reporting by local authorities to Government. The overall arisings between the monitoring period were 517,413 tonnes, which is a reduction from the 556,458 tonnes recorded between in 2021 (figure 5).

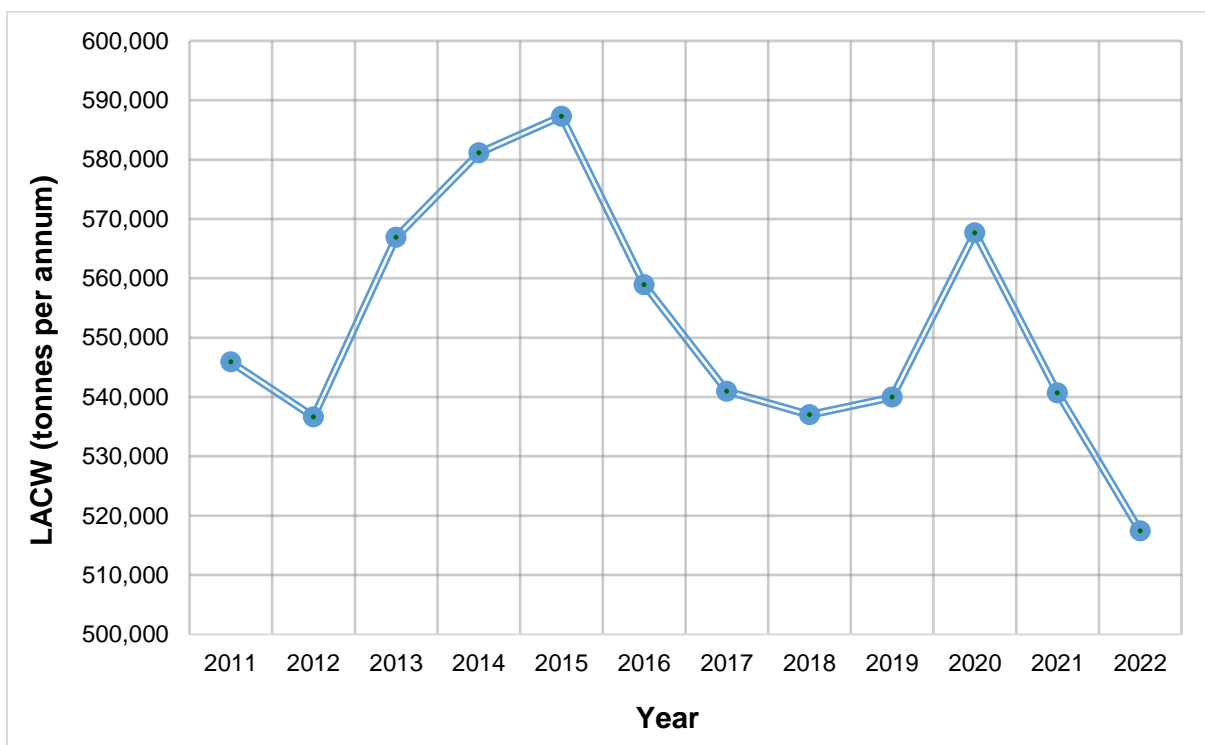


Figure 3 – Estimated LACW arisings for the period 2011 to 2022.

- 115 The total amount of LACW recorded as being reused, recycled or composted between 1 January 2022 and 31 December 2022 was 273,797 tonnes, equating to 53% of total LACW arisings. Of the remaining 240,616 tonnes of residual waste, 204,934 was sent for recovery and 38,682 was sent to landfill for disposal.
- 116 Recovered material was principally sent to energy from waste (EfW) facilities and facilities for processing of Refuse Derived Fuel (RDF) outside of the county at:
- Allington Quarry, Laverstoke Road, Maidstone, Kent (32%).
 - Lakeside Energy from Waste Facility, Lakeside Road, Colnbrook, Berkshire (3%).
 - Stobart Biomass Tilbury (8%).
 - Facility outside the UK but within Europe (57%).

Table 16 - LACW management profile (2022)

Route	Tonnes	%
Disposal	38,682	7
Recovery	204,934	40
Treatment, Transfer, Unallocated	0	0
Recycling, Reuse, Compost	273,797	53
Total	517,413	100

- 117 Figure 4 shows the annual change in the LACW waste management profile over the last decade. 53% of LACW arisings were recorded as being reused, recycled or composted between 1 January 2021 and 31 December 2022, which is the same proportion of LACW managed in the same way in the previous reporting year. The recycling rates for LACW in the Surrey districts and boroughs continues to be high and will continue to be monitored to ensure that the target of 70% of LACW prepared for re-use or recycled by 2033 is achieved.

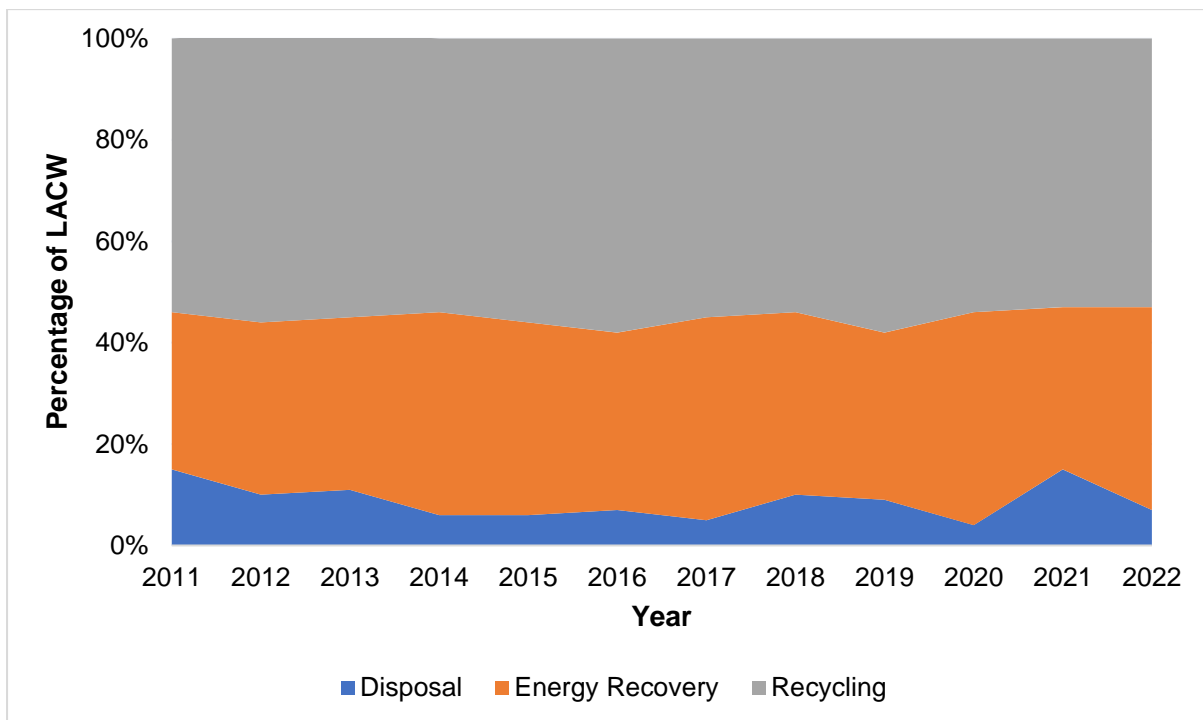


Figure 4 - Local Authority Collected Waste (LACW) fate 2011 to 2022.

Commercial and Industrial (C&I) Waste

- 118 There is currently no formal requirement for all businesses to report material flows or waste arisings. Existing data sources that incorporate elements of this information, such as waste transfer notes and waste permit returns, provide insufficient data to estimate C&I waste arisings.
- 119 A calculation for C&I waste was undertaken using a modified version of the Department for Environment, Food and Rural Affairs (DEFRA) national methodology for Commercial and Industrial Waste (2014). C&I waste arising in Surrey was calculated using the following equation:

$$\begin{aligned}
 \text{C \& I waste} = & (\text{Inputs to permitted facilities} + \text{inputs to energy from waste} \\
 & + \text{exemptions} + \text{exports}) - (\text{household waste} + \text{C, D\&E waste} \\
 & + \text{mining, agricultural \& wastewater wastes,} + \text{imports})
 \end{aligned}$$

- 120 The result of this work was an estimate that 486,353 tonnes of C&I waste was generated in Surrey in 2022.
- 121 To be able to report on changes in C&I waste arisings and management profile year on year, the EA's WDI has been used as a source for C&I waste information before 2015. The WDI

provides an indication of the volume of waste managed by facilities regulated by the EA through Environmental Permits. It does not include those facilities which manage waste under Environmental Exemptions.

Sensitivity Analysis

- 122 In monitoring periods since the introduction of the modified DEFRA methodology, a 15% addition has been applied to the overall arisings figure to address any potential underestimate of C&I waste arisings through not including Environmental Exemptions. Applying this 15% uplift would provide a revised estimate of 559,305 tonnes. This revised estimate has been utilised when drawing comparisons with total arisings over the previous monitoring periods.

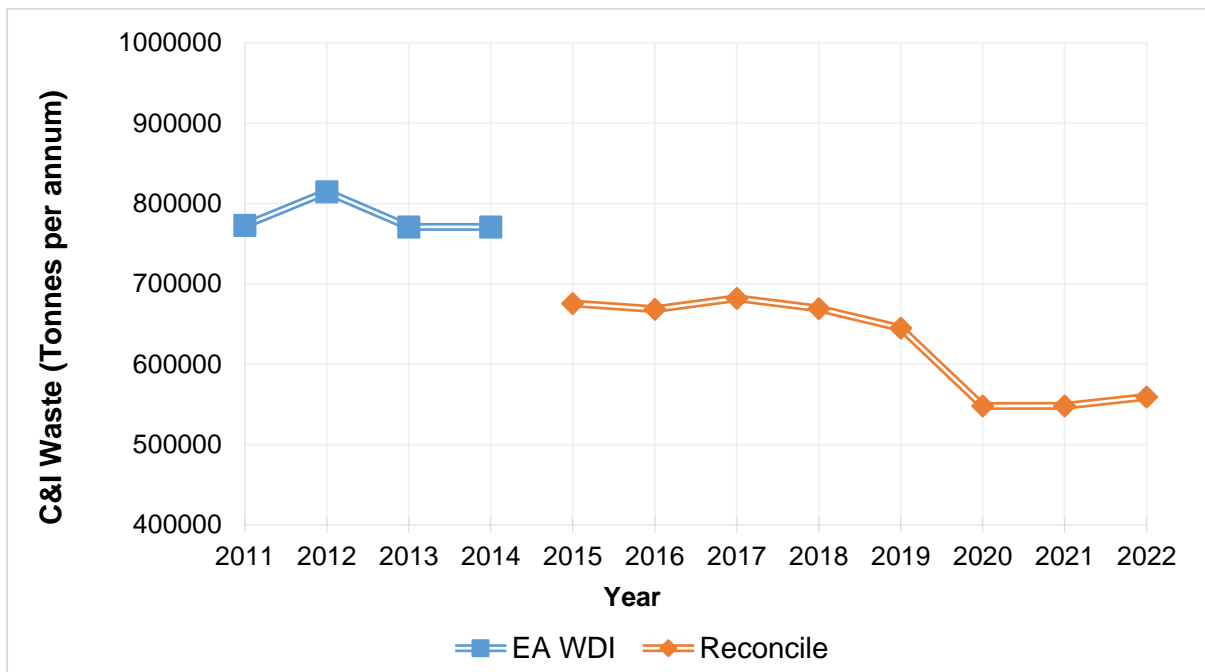


Figure 5 - Estimated C&I waste arisings in Surrey for the period 2011 to 2022.

- 123 76% of C&I arisings are recorded as being prepared for reuse and recycling (this includes composting and anaerobic digestion (AD)). This meets and exceeds the target of 70% of C&I waste prepared for re-use or recycled by 2033.

Table 17 – C&I waste management profile (2022)

Route	Tonnes	%
Disposal	44,577	9

Recovery	71,909	15
Recycling and Reuse (including Composting and AD)	369,867	76
Total	486,353	100

Policy 3 - Recycling of Inert Construction, Demolition and Excavation Waste

Construction, Demolition and Excavation (CD&E) Waste

- 124 Construction waste is defined as “waste materials, which arise from the construction or demolition of buildings and/or civil engineering infrastructure, including hard construction and demolition waste and excavation waste, whether segregated or mixed (Department for Communities and Local Government (DCLG): Survey of Arisings & Use of Construction & Demolition Waste as Aggregate in England: 2005).
- 125 The WDI provides a summary of types and quantities of waste that were managed by facilities regulated by the EA through Environmental Permits. The WDI does not include those facilities which manage waste under Environmental Exemptions and therefore does not present a complete picture. However, it is important in identifying general trends in CD&E waste arisings.
- 126 The methodology Surrey uses to calculate CD&E waste is named the ‘Reconcile’ methodology, and is based on the DEFRA methodology, which is used for Waste Statistics and WFD reporting purposes (DEFRA (2012) ‘Methodology for estimating annual waste generation from the Construction, Demolition & Excavation Sectors in England’). The amount of CD&E waste arising in Surrey is calculated using the following equation:

$$\begin{aligned} \text{CD\&E waste} = & \text{Inputs to permitted facilities} + \text{outputs from permitted facilities} \\ & + \text{recycled aggregates} + \text{exemptions} \end{aligned}$$

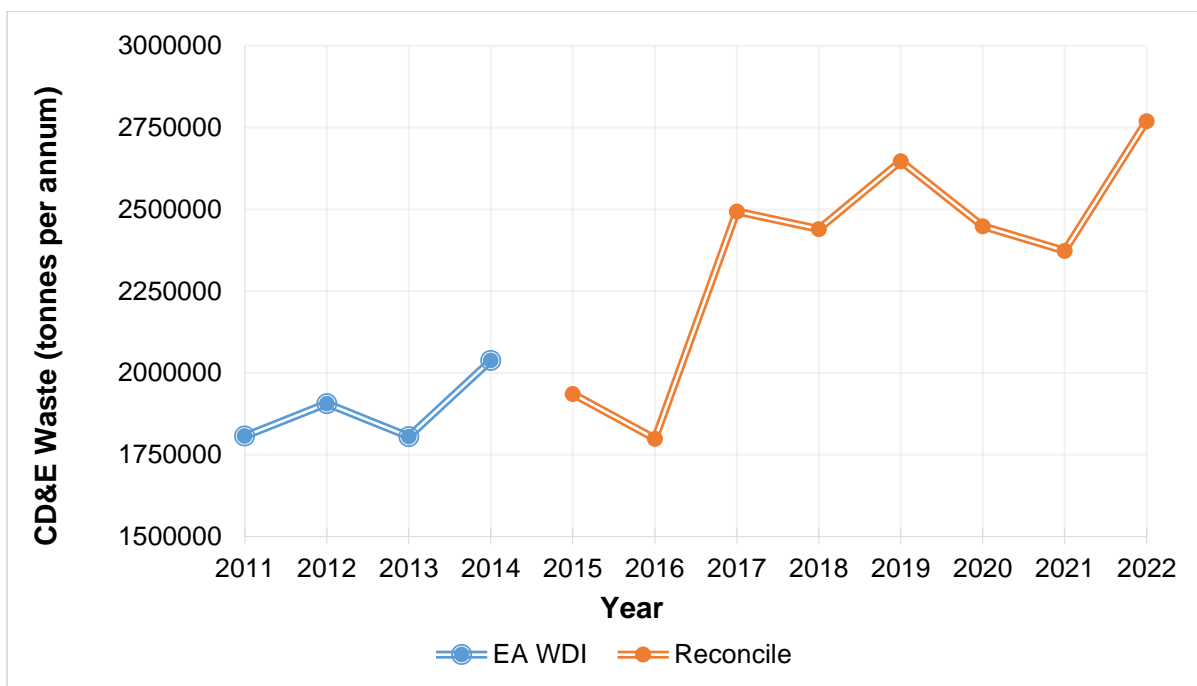


Figure 6 – Estimated CD&E waste arisings in Surrey for the period 2011 to 2022.

- 127 An estimated 2,770,124 tonnes of CD&E waste arose in Surrey in 2022. Of this, 990,789 tonnes were categorised as being recycled. This equates to 36% of the total CD&E arisings, which is markedly below the monitoring indicator target of 80%. Therefore, improvements are required to achieve the policy target.

Table 16 – CD&E waste management profile (2022)

Route	Tonnes	%
Disposal	222,688	8
Recovery (all types)	1,187,933	43
Direct Recycling	990,789	36
Unknown (Treatment/Transfer)	368,714	13
Total	2,770,124	100

- 128 To improve performance towards monitoring indicator targets set out in Table 15, the MWPA will need to place increasing emphasis on sustainable waste management in new development particularly at District and Borough level where most new development is

consented. This will include preparation and publication of new policy guidance to supplement Policy 4 of the SWLP and provide further information about Waste Management Plans and the importance of sustainable construction, conducting workshops with LPAs to ensure application of Policy 4 of the SWLP in determining appropriate planning applications, updating MWPA's Consultation Protocol with Surrey's LPAs to ensure that the MWPA is consulted about development that will generate CD&E waste, and improving the quality of consultation responses provided by the MWPA to LPAs particularly in respect of CD&E waste management and sustainable construction.

Policy 4 - Sustainable Construction and Waste Management in New Development

- 129 17% of all SCC applications and 25% of LPA applications were accompanied by information setting out how waste will be managed. This is below the target of 100%, and therefore improvements are required to achieve the policy target.
- 130 Similarly, 6% of SCC applications and 15% of LPA application for major development were accompanied by a Site Waste Management Plan. This is significantly below the target of 100%, and therefore improvements are required to achieve the policy target.
- 131 A monitoring indicator for Policy 4 refers to a "consultation protocol", which principally relates to minerals and waste safeguarding and makes no reference to Policy 4. The MWPA will also update the MWPA's Consultation Protocol with Surrey's LPAs to improve the efficacy of Policy 4. In addition, the MWPA will prepare and publish a new guidance note on sustainable construction, and will deliver training on the updated guidance to LPAs in Surrey.

Policy 5 – Recovery of Inert Waste to Land

- 132 Of the 2,770,124 tonnes of CD&E waste generated in 2022, 279,344 tonnes of CD&E waste is recorded as being recovered to land for beneficial purposes within the monitoring period. However, all Chapter 17 waste received at non-inert landfill was inert material, which indicates that the majority of this waste was likely to be used as restoration material. This would bring the total tonnage of CD&E waste being recovered to land to approximately 1,187,933 tonnes for the 2022 monitoring period.
- 133 Additionally, 222,688 tonnes of CD&E waste was recorded as being disposed to landfill in 2021, which accounted for 8% of total arisings. While this is an increase over the previous reporting year, the general trend of CD&E waste being disposed to landfill is in line with the

target of achieving 5% of CD&E waste being sent for disposal at landfill by 2025, and therefore this policy is on track to meet the monitoring indicator targets.

Objective 3 – Disposal of Waste

To manage waste disposal to land as an option of last resort but recognise that it is important for managing residual waste that cannot be treated in any other way.

SWLP Policies relevant to Objective 3 include:

- Policy 6: Disposal of Non-inert Waste to Land

How Policies implement Objective 3:

- Waste which cannot be practicably reused, recycled, or recovered is sent for disposal. Extensions of time to landfill facilities may be needed as inputs of material change subject to requirements for restoration and aftercare.

Commentary on Objective

- 134 As set out in the WFD, the waste hierarchy places disposal as the least preferred approach to waste management and an option of last resort. However, it remains a necessary option for certain types of waste that cannot be practically managed in any other way.

Monitoring Outcomes

Table 18 - Monitoring Indicators, Outcomes, and Performance for Objective 3

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy 6 – Disposal of Non-Inert Waste to Land	Amount of non-inert waste by waste stream diverted from disposal to landfill (tonnes, %).	<5% of waste from households sent for disposal to landfill by 2025.	7% (38,682 tonnes)	On Track
		<1% of waste from households sent for disposal to landfill by 2035.	7% (38,682 tonnes)	On Track
		<10% of C&I waste sent for disposal to landfill by 2025.	9% (44,577 tonnes)	Target Met

		<5% of C&I waste sent for disposal to landfill by 2035.	9% (44,577 tonnes)	On Track
--	--	---	--------------------	----------

Commentary on Policy Performance

Policy 6 – Disposal of Non-Inert Waste to Land

- 135 The amount of LACW being sent to disposal by landfill has steadily decreased from 76% to 7% between 2004 and 2022. The decrease in the levels of waste sent for disposal in landfill has dropped since the previous reporting period (15% in 2021), corresponding with an increase in the amount of waste being sent to EfW facilities.
- 136 Accordingly, the MWPA remains on track to meet 2025 and 2035 policy targets. Decreasing amounts of waste sent to landfill demonstrates that the MWPA continues to promote waste management priorities further up the hierarchy. For LACW sent to landfill, 75% was disposed of at Patteson Court Landfill, Redhill.
- 137 Turning to C&I waste, 44,577 tonnes was sent for disposal to landfill in the 2022 monitoring period, which equates to 9% of total arisings. Accordingly, Surrey has met the 2025 policy target and remains on track to achieve the 2035 target.

Objective 4 – Safeguarding Existing Waste Infrastructure

To retain and make best use of existing sites for waste management development through safeguarding against other development and supporting improvement of facilities.

SWLP Policies relevant to Objective 4 include:

- Policy 7: Safeguarding
- Policy 8: Improvement or Extension of Existing Facilities

How Policies implement Objective 4:

- Land to be used in the most efficient and effective way to deliver waste management capacity and ensure that land used or planned to be used for waste management is not lost to alternative forms of development.
- Waste management facilities to be managed efficiently to achieve maximum capacity without compromising amenity, community wellbeing, or the environment.

Commentary on Objective

138 In Surrey there is strong competition for available land for housing, employment and other uses including waste management development. To address this challenge the SWLP needs to make best use of available land and existing facilities to meet the need for waste management capacity. Safeguarding land for waste management uses and encouraging greater efficiency in the use of existing waste facilities will contribute to meeting capacity requirements.

Monitoring Outcomes

Table 19 - Monitoring Indicators, Outcomes, and Performance for Objective 4

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy 7 - Safeguarding	Number of safeguarded waste sites redeveloped for other uses contrary to advice from the MWPA.	No existing suitable waste sites or planned facilities lost contrary to advice from the MWPA.	Zero sites lost contrary to SCC advice.	Target Met

	Number of safeguarded waste sites where permission is granted for neighbouring development contrary to advice from the MWPA.	No existing suitable waste sites or planned facilities lost contrary to advice from the MWPA.	Zero sites lost contrary to SCC advice.	Target Met
Policy 8 - Improvement or extension of existing facilities	Number of planning permissions granted for redevelopment, extension or enhancement of existing sites.	No net loss of suitable capacity (tonnes).	No planning permissions granted for redevelopment of existing sites.	Target Met

Commentary on Policy Performance

Policy 7 – Safeguarding

- 139 Between 1 January 2022 and 31 December 2022 no existing waste management facilities on land allocated by the SWLP were lost to alternative uses following an objection from the MWPA on grounds of safeguarding. Similarly, no planning permissions were granted for neighbouring development contrary to advice from the MWPA during the same period.

Policy 8 – Improvement or extension of existing facilities

- 140 No planning permissions were granted for the redevelopment of existing waste management facilities to non-waste uses were recorded during the monitoring period. Of the 13 planning consents granted between 1 January 2022 and 31 December 2022, 11 related to existing waste management facilities. The three planning permissions for new waste management facilities / extensions to existing sites resulted in an additional waste management capacity of 34,500 tonnes per annum* (Ref: WA/2021/0286, RE20/00893/CON, and RU.22/0236).
- 141 (*It is noted that planning permission reference RU.22/0236 is a relocation of an existing green waste management facility at Land at Kitsmead Recycling Centre, Kitsmead Lane, Surrey, KT16 0EF. The existing site processes approximately 36,000 tonnes per annum, resulting in a net loss of 10,000 tonnes per annum when the site closes and planning permission ref: RU.22/0236 is fully implemented. Planning permission was granted for the redevelopment of the existing waste management facility during the previous monitoring period and is therefore accounted in the 2021/2022 AMR. While there is not currently a waste capacity gap with

regards to compositing facilities, the MWPA will continue to monitor waste management capacity within the county to ensure the effective implementation of Policy 8 and to achieve net self-sufficiency.)

10

Objective 5 – Location of New Waste Development

To direct new facilities to locations that are most suitable for waste management development.

SWLP Policies relevant to Objective 5 include:

- Policy 9: Green Belt
- Policy 10: Areas Suitable for Development of Waste Management Facilities
- Policy 11a: Strategic Waste Site Allocations
- Policy 11b: Allocation of a Site for a Household Waste Materials Recycling Facility
- Policy 12: Wastewater Treatment Works

How Policies implement Objective 5:

- Identification of sufficient supply of potentially suitable land to enable the development of waste management infrastructure required to support planned future physical and economic growth in Surrey.

Commentary on Objective

- 142 By making sure that new waste management facilities are situated in the most suitable locations around the county the MWPA aims to minimise unacceptable impacts on communities and the environment.
- 143 In identifying suitable locations and new sites for waste management facilities, the SWLP provides certainty that the additional capacity needed to manage waste in Surrey can be developed and that the National requirement to identify sites has been met.

Monitoring Outcomes

Table 20 - Monitoring Indicators, Outcomes, and Performance for Objective 5

Policy Number and Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
-------------------------	----------------------	-----------------------------	--------------	-------------

Policy 9 – Green Belt	Number of planning permissions granted for new waste management facilities in the Green Belt.	There are no planning permissions granted for new waste management facilities in the Green Belt where these are not justified by very special circumstances (VSC).	Zero permissions granted where VSC not established.	Target Met
Policy 10 - Areas suitable for development of waste management facilities	Number of new facilities delivered on unallocated sites in locations specified by Policy 10.	100% of new development is developed in suitable locations.	100% of new facilities delivered on suitable locations.	Target Met
Policy 11a - Strategic Waste Site Allocations	Number of new waste facilities delivered on allocated sites.	100% of new development is developed in suitable locations.	1 planning permission granted.	Target Met
Policy 11b - Allocation of a site for a Household Waste Materials Recycling Facility	Number of new facilities for processing mixed dry recyclable wastes collected from households in Surrey delivered on unallocated sites.	100% of new development is developed in suitable locations.	Zero relevant applications determined.	N/A
Policy 12 – Wastewater Treatment Works	Number of planning permissions granted for new wastewater treatment works.	Sufficient capacity for wastewater treatment as identified by the sewerage undertaker.	1 planning permission granted.	Target Met

Commentary on Policy Performance

Policy 9 – Green Belt

- 144 Of the 13 planning permissions for waste management development granted between 1 January 2021 and 31 December 2022, 8 were located on land designated as Metropolitan Green Belt. Of these 8 planning permissions, SCC was satisfied that very special

circumstances existed such that exceptions to Green Belt policy were made, and planning permissions were granted subject to conditions. As such, the policy is working as intended.

Policy 10 – Areas suitable for development of waste management facilities

- 145 Of the 13 planning consents issued for waste management development between 1 January 2021 and 31 December 2022, one was for a new waste management facility at Sunnyacres Nursery, Hookwood (Ref: RE20/00893/CON). This land is not allocated by the SWLP, but SCC was satisfied that it met the requirements of Policy 10 and that it was a suitable location for waste management development. As such, the policy is working as intended.

Policy 11a – Strategic Waste Site Allocations

- 146 Of the 13 planning consents issued for waste management development between 1 January 2021 and 31 December 2022, one was for the construction and operation of a new Wastewater Treatment Works at Land to the north east of Slyfield Industrial Estate, Guildford. This Land is allocated by the SWLP. An allocated site being developed, and SCC being satisfied that it met the requirements of Policy 11a indicate that the policy is working as intended.

Policy 11b – Allocation of a site for a Household Waste Materials Recycling Facility

- 147 Zero planning applications were submitted for facilities to manage mixed dry recyclable waste collected from households in Surrey. One planning consent was granted on a site allocated by the SWLP, Land adjacent to Trumps Farm, Longcross. This was for a new Green Waste Bulking and Transfer Facility at Land off Kitsmead Lane (Ref: RU.22/0236). Despite this allocation, Officers did not consider the application to prejudice the implementation of SWLP Policy 11b due to the temporary nature of the permission. As such, the policy is working as intended.

Policy 12 – Wastewater Treatment Works

- 148 Of the 13 planning consents issued for waste management development between 1 January 2021 and 31 December 2022, one was for the construction and operation of a new Wastewater Treatment Works at Land to the north east of Slyfield Industrial Estate, Guildford. This

development sought to replace an existing WWTW and provide additional capacity for 1500 new homes. As such, the policy is working as intended.

10

Objective 6 – Protecting Communities and the Environment

To encourage innovation and best practice which provide opportunities to minimise the impact of waste management development on communities and the environment.

SWLP Policies relevant to Objective 6 include:

- Policy 13: Sustainable Design
- Policy 14: Protecting Communities and the Environment

How Policies implement Objective 6:

- Development of waste management facilities in Surrey should not result in unacceptable impacts on communities and the environment.
- Sustainable design principles to be embedded into developments where appropriate and feasible.

Commentary on Objective

149 The protection, and where feasible enhancement, of communities and the environment will be achieved through the development of waste management facilities in suitable locations with an emphasis on design that protects and enhances the local community and environment (e.g. by providing green infrastructure that contributes to a net gain in biodiversity). Developments which include measures to limit the potential for pollution from waste treatment or transportation are encouraged.

150 The NPPW recognises that the siting of waste management facilities will be influenced by physical and environmental factors. In Surrey, there are valued landscapes and wildlife habitats which require particular consideration when new waste management development is designed and considered.

Monitoring Outcomes

Table 21 - Monitoring Indicators, Outcomes, and Performance for Objective 6

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
------------------------	----------------------	-----------------------------	--------------	-------------

<p>Policy 13 – Sustainable Design</p>	<p>Number of planning applications which are permitted for new or enhanced waste management facilities is contrary to Policy 13.</p>	<p>No planning applications permitted where design of new or enhanced waste management facilities is contrary to Policy 13.</p>	<p>Zero applications permitted contrary to Policy 13.</p>	<p>Target Met</p>
<p>Policy 14 – Communities and the Environment Part A: Key Environmental Assets</p>	<p>All applications for waste management development determined during the monitoring year where the proposal has the potential to affect one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14.</p>	<p>100% applications granted permission include conditions to manage identified impacts.</p>	<p>100% of permissions.</p>	<p>Target Met</p>
<p>Part B: Impacts on the Wider Environment</p>	<p>All applications for waste management development determined during the monitoring year where the proposal would give rise to impacts on one or more of the environmental receptors referred to in Part B of Policy 14.</p>	<p>100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14.</p>	<p>100% of permissions.</p>	<p>Target Met</p>
<p>Part B: Impacts on Local Communities</p>	<p>All applications for waste management development determined during the monitoring year where the proposal would give rise to impacts on one or more of the community receptors referred to in Part B of Policy 14</p>	<p>100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of community receptors referred to in</p>	<p>100% of permissions.</p>	<p>Target Met</p>

		Part B of Policy 14.		
--	--	----------------------	--	--

Commentary on Policy Performance

Policy 13 – Sustainable Design

- 151 No planning permissions were granted by SCC contrary to Policy 13 between 1 January 2022 and 31 December 2022. The policy is considered to be working as intended.

Policy 14 – Communities and the Environment

- 152 Parts A and B of this policy seek to ensure that any new permission granted for waste management facilities would not result in significant adverse effects on people, land, infrastructure, and resources.
- 153 Between 1 January 2022 and 31 December 2022 SCC did not grant any permissions contrary to an objection from the EA or SCC technical officers / consultants. Similarly, no permissions were granted for waste management development in Air Quality Management Areas (AQMA).
- 154 By assessing planning applications against SWLP policies SCC continues to demonstrate its commitment to protecting its communities and environment. By ensuring appropriate conditions are imposed on all consents issued for waste management development, SCC seeks to negotiate the best possible outcomes from development where it may have an adverse impact in areas designated for their special environmental, landscape or heritage features.

Objective 7 – Transport and Connectivity

To keep waste movement by road to minimum practicable levels and support options for sustainable transport.

SWLP Policies relevant to Objective 7 include:

- Policy 15: Transport and Connectivity

How Policies implement Objective 7:

- Investigation and use of sustainable transport options minimising the movement of waste by road.

Commentary on Objective

- 155 Strategic Objective 7 seeks to encourage the use of sustainable transport options where feasible but recognises that this may not always be practicable. In Surrey there are limited possibilities for transport by means other than road.

Monitoring Outcomes

Table 22 - Monitoring Indicators, Outcomes, and Performance for Objective 7

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance
Policy 15 – Transport and Connectivity	New or existing waste sites in relation to waste sources.	100% of proposals include assessment of ability to transport waste via sustainable modes.	0% of proposals determined.	Improvements Required
	Average waste miles.	Main waste sources well connected to facilities.	100% of permissions.	Target Met

Commentary on Policy Performance

Policy 15 – Transport and Connectivity

- 156 Between 1 January 2022 and 31 December 2022 zero proposals for waste management development included an assessment of transporting waste via sustainable modes (such as

low or zero carbon emission vehicles) within their transport statements. However, 100% of planning permissions for new waste management facilities or which regularised unauthorised waste management development were well connected to waste sources, minimising waste miles and in turn the impact of that development in the context of air quality and vehicular traffic. Additionally, planning conditions were imposed on consents issued limiting HGV movements and requiring the installation of electric vehicle charging points for a minimum of 10% of parking spaces on site. The MWPA will prepare a guidance note about sustainable transport and waste management development to improve the effectiveness of Policy 15.

Objective 8 – Engagement

To work closely with our partners such as Surrey Waste Partnership, district and borough councils, and other Waste Planning Authorities to deliver the SWLP.

SWLP Policies relevant to Objective 8 include:

- Policy 16: Community Engagement.

How Policies implement Objective 8:

- Developers to engage with communities before an application for planning permission is submitted.
- Ensure that communities are engaged in the planning process.

Commentary on Objective

- 157 The vision and strategic objectives of the SWLP can only be realised through collaborative working between a range of partners including: the WDA, the Surrey Waste Partnership, LPAs, the waste management industry, regulators such as the EA, elected members, and residents.
- 158 To implement the SWLP, SCC and partners will support initiatives that seek to meet local targets for waste prevention and re-use and the recycling and recovery of waste and will prioritise the development of waste management facilities which manage waste towards the top of the waste hierarchy.
- 159 The MWPA will also work collaboratively with other WPAs, particularly those in in the South East of England and adjoining Surrey (e.g. in London), to ensure that provision of strategic waste management capacity is co-ordinated as far as possible.

Monitoring Outcomes

Table 23 - Monitoring Indicators, Outcomes, and Performance for Objective 8

Policy Reference/Title	Monitoring Indicator	Monitoring Indicator Target	Outcome 2022	Performance

Policy 16 – Community Engagement	Number of relevant applications which are supported by a Statement of Community Involvement produced by the applicant.	100% of relevant applications are supported by a Statement of Community Involvement produced by the applicant.	100% of relevant applications.	Target Met
---	--	--	--------------------------------	------------

Commentary on Policy Performance

Policy 16 – Community Engagement

- 160 One relevant planning application (planning applications where there was substantial community interest, as set out in SCC's [Local Validation List published on SCC's website](#)) for waste management development was submitted to SCC between 1 January 2022 and 31 December 2022, which was required to be supported by a Statement of Community Involvement prepared by the applicant. This application (Ref: RU.22/0236, Land off Kitsmead Lane) was supported by a Statement of Community Involvement and, as such, the policy is working as intended.
- 161 In this regard, a 'relevant' planning application refers to any proposal where this is a requirement under Section 61 (w) of the Localism Act 2011 when enacted and required by the Town and County Planning (Development Management Procedure) (England) Order 2015 subsequent regulations, or any proposal with substantial community interest.

Compliance and Enforcement

- 162 SCC is responsible for monitoring compliance with planning consents it has issued in relation to minerals and waste management development. It is also responsible for addressing minerals and waste management development which does not benefit from planning permission (unauthorised development). SCC also monitors the implementation of planning consents it has issued in respect of county council development, but its enforcement powers are limited in this regard. Responsibility for considering and taking enforcement action in respect of such development falls to one of Surrey's eleven LPAs (depending on which plan-area the development is in).
- 163 [SCC's Planning Enforcement Protocol \(2022\) published on its website](#) provides more information about the planning compliance and enforcement functions of SCC and sets out the principles and standards it seeks to apply in pursuance of its responsibilities.
- 164 Between 1st January 2022 and 31st December 2022 SCC's Planning Enforcement Team undertook a total of 163 scheduled visits to authorised minerals sites or waste management facilities
- 165 Between 1st April 2022 and 31st December 2022, the Planning Enforcement Team received 37 complaints (not including data for January to March 2022, reported in the previous AMR).
- 166 For further information, please see the relevant [Enforcement and Monitoring Update report for the period 1 April 2022 to 31 March 2023 which has been published on SCC's website](#).

Spatial Planning

- 167 SCC has a shared interest with LPAs in supporting economic prosperity, meeting housing needs, and conserving and enhancing the environment. In this regard SCC has a key role in the provision of infrastructure including for transport, education, and flood risk management.
- 168 In July 2014, Surrey Leaders' Group agreed to establish a Strategic Planning and Infrastructure Partnership to facilitate joint working across the county to address strategic issues and deliver strategic priorities. The Partnership agreed an interim Local Strategic Statement for Surrey 2016-2031 (LSS) in February 2018 following consultation with stakeholders. This was superseded by Surrey's 2050 Place Ambition (Version 1) published in 2019 to reflect changes to national planning policy and provide a long-term spatial strategy for the county (and sub-county areas) identifying key strategic opportunities, including infrastructure and economic priorities. A refresh has since been undertaken to reflect the impact of the pandemic, the urgency of the climate crisis, and actions needed to support a zero-carbon future and updated work on local and county wide strategies and plans. A draft document and supporting Implementation Framework were consulted on in early 2022 and a final [Version 2](#) published in Autumn 2023.
- 169 SPOA and PWG worked with consultant AECOM during 2015/16 to prepare an infrastructure study for the county on behalf of the Surrey local authorities as part of the evidence base for the LSS. This provided a 'snap-shot' in time as of July 2015, reflecting the position in terms of anticipated growth patterns to 2030 and the infrastructure needed to support such growth including transport, schools, health and social care, community facilities green infrastructure, flood defences, waste, utilities and emergency services. The Surrey Infrastructure Study (2017) published on SCC's website provided an updated position as of June 2017 based on revised growth projections over the period 2016/17 to 2030/31. In 2020/21 Surrey's local authorities worked with consultant ARUP to produce a [Surrey Infrastructure Plan](#). This includes a prioritisation framework and a [programme](#) for regular review of infrastructure projects.
- 170 As part of the engagement with the Mayor of London on the full review of the London Plan, the Wider South East Officer Working Group considered key strategic issues including the minerals and waste management issues in London and the southeast of England. There is ongoing low-level engagement, which is not expected to increase until preparation of a new version of the London Plan is commenced.

- 171 In 2020, HSPG produced a non-statutory Joint Spatial Planning Framework (JSPF) published on the Heathrow Strategic Planning Group's website to respond to growth at Heathrow Airport. This was supported by a Joint Evidence Base and Infrastructure Study published on the Heathrow Strategic Planning Group's website which includes waste management infrastructure in the sub-region. A review of the JSPF is currently being considered.

Appendices

Appendix I

Consultations Received and Responded To 2022

Aviation	
	-
Total	0

Conservation Areas	
Draft Limpsfield Village Conservation Area Appraisal and Management Plan	
Potential New Conservation Area Designation: Caxton Avenue, Addlestone	
Total	2

Duty to Cooperate	
East Hampshire District Council Duty to Cooperate Framework 2022	
Epsom and Ewell Borough Council Duty to Cooperate Framework	
Hertfordshire County Council Duty to Co-operate (DtC) Strategic Waste Movements	
Richmond Draft Local Plan Duty to Cooperate	
Royal Borough of Kensington and Chelsea Duty to Cooperate: Waste Movements	
Spelthorne Borough Council Local Plan Site Selection Methodology Update 2022 - Duty to Cooperate	
Wandsworth Borough Council Duty to Cooperate: Cross Boundary Movements of Waste	
Waverley Borough Council Review of Local Plan Part 1 (Duty to Cooperate)	
Total	8

LPA Local Plans	
Croydon Local Plan 2019-2039 Regulation 19 Consultation	
East Hampshire New Local Plan	
Elmbridge Borough Council Local Plan 2022-2037 Regulation 19 Consultation	
Guildford Borough Council Local Plan Development Management - Main Modifications 2022	
Guildford Borough Council Local Plan Proposed Submission: Development Management Policies	
Mayor of London Monitoring the London Plan 2021 Consultation	
Mid Sussex District Plan 2021-2039 Draft District Plan (Regulation 18)	

Spelthorne Borough Council Pre-submission Spelthorne Local Plan and Staines Development Framework Consultation	
Surrey Heath Local Plan 2019-2038 Draft Preferred Options (Regulation 18) Consultation	
The Royal Borough of Kingston upon Thames First draft of Kingston Local Plan	
Wandsworth New Local Plan Regulation 19 Consultation	
Waverley Borough Council Local Plan (Part 2) Schedule of Main Modifications	
Total	12

Minerals and Waste Local Plans	
Central and Eastern Berkshire Joint Minerals and Waste Plan Proposed Main Modifications	
Hampshire County Council Minerals and Waste Plan Partial Update - Draft Plan Consultation	
Hertfordshire County Council Minerals and Waste Local Plan	
Kent County Council - Minerals and Waste Local Plan 2013-2030 Review Regulation 18 Public Consultation	
Norfolk County Council Minerals and Waste Local Plan: Pre-submission	
South London Waste Plan 2022 to 2037 Proposed Main Modifications Consultation	
Total	6

National	
DEFRA - Nature Recovery Green Paper: Protected Sites - Species and Environmental Act 2021: Environmental Targets	
DEFRA Consultation on the proposed changes to the way waste is managed, transported and tracked	
DEFRA Consultation on Landscapes review (National Parks and AONBs): implementing the review	
DEFRA Consultation on Biodiversity Net Gain Regulations and Implementation	
Historic England Advice Note on Planning and Archaeology	
Total	5

Neighbourhood Plans	
Alfold Parish Council Neighbourhood Plan Regulation 14 Consultation	
Bracknell Forest Council Winkfield Parish Neighbourhood Plan	

Draft Englefield Green Village Neighbourhood Plan Regulation 14 Consultation	
Dunsfold Neighbourhood Plan Regulation 14 Consultation	
Total	4

Rail	
-	
Total	0

Regional	
SEEAWP Assessment of secondary and recycled aggregates	
SEWPAG Comments on Possible Changes to NPPW	
SEWPAG Draft Response to DEFRA Consultation on Mandatory Electronic Waste Tracking	
Total	3

Statement of Community Involvement	
Epsom and Ewell Borough Council Draft Statement of Community Involvement 2022	
Total	1

Statement of Common Ground	
Hertfordshire County Council Draft Statement of Common Ground (SoCG)	
Wandsworth Borough Council Statement of Common Ground	
Total	2

Supplementary Planning Documents	
Buckinghamshire Council SPD Consultation for Aylesbury Garden Town 1 SPD, Aylesbury Vale Affordable Housing SPD and Aylesbury Vale Design SPD	
Croydon Council South Norwood Conservation Area Appraisal and Management Plan SPD	
London Borough of Richmond upon Thames Draft Local Views Supplementary Planning Documents Draft Refuse & Recycling Storage Requirements Supplementary Planning Documents	
Waverley Borough Council Climate Change and Sustainability SPD	
Woking Borough Council Town Centre Masterplan Consultation - Supplementary Planning Document	
Total	5

Transport Plans	
Hampshire County Council New Local Transport Plan	
Total	1

Other	
City of London - Whole Lifecycle Carbon Consultation Draft Whole Lifecycle Carbon Planning Advice Note (WLC PAN)	
Department for Business, Energy and Industrial Strategy Proposals for hydrogen transport and storage business models	
Elmbridge Borough Council Design Code (Initial Consultation)	
Elmbridge Borough Council Weylands Old Treatment Works site - Scoping Opinion - 2022/1444	
Gloucestershire City Council Local Aggregates Assessment	
Lambeth Council Draft Site Allocations Development Plan Document	
North Kingston Neighbourhood Forum Regulation 9 of the Neighbourhood Planning (General) Regulations 2012 (as amended)	
Royal Borough of Kensington & Chelsea Neighbourhood CIL 2022	
Royal Borough of Kensington and Chelsea Application to designate the Lots Road Neighbourhood Area and Forum	
Rushmoor Borough Council Local Cycling and Walking Infrastructure Plan	
South Downs National Park Shoreham Cement Works Area Action Plan (AAP) - Issues and Options	
Surrey 2050 Place Ambition Consultation	
West Berkshire Council 2022 Local Aggregates Assessment (LAA) consultation draft	
Total	13

Appendix II

Decisions 2022

Decisions – Minerals (Applications resulting in the grant or refusal of planning permission)

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
GU22/CON/00022	Land adjacent to Albury Landfill site, Shere Road, Albury, Surrey GU5 9BW	MIN/GU/4/1	Extension of the existing landfill gas generating compound to accommodate a second landfill gas engine and ancillary equipment to recover and utilise landfill gas from Albury Landfill for the generation of electricity; and the erection of perimeter fencing and new gate.	Granted	30/11/2022
RE22/00283/CON	Land at Patteson Court, Cormongers Lane, Redhill RH1 4ER	MIN/TA/25/15/5	Retention and extension of a landfill gas compound to utilise landfill gas to generate electricity installation of gas clean up infrastructure, layering of new hardstanding, erection of palisade fence and construction of a retaining wall along the southern perimeter of the compound; and retention of welfare facilities and associated pipework and infrastructure.	Granted	17/06/2022
WA/2021/03074	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	Installation of container units for use as office and storage space in connection with the restoration of Runfold South Quarry for a temporary period (Retrospective).	Granted	25/05/2022
WA/2021/02955	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey, GU10 1PB	MIN/WA/6	The temporary installation of portable offices, welfare facilities and storage containers without compliance with conditions 1 and 2 of planning permission ref: WA/2020/1463 dated	Granted	13/07/2022

			18 December 2020 to change the plans and to extend the time period of the development.		
TA/2021/2111	Land at Palmers Wood Oilfield, Godstone, Surrey, RH9 8BY	MIN/TA/32/3	The drilling of four water monitoring boreholes for the purposes of ground water monitoring at Palmers Wood Oilfield.	Granted	31/03/2022
MO/2021/2103	Brockham Wellsite, Land at Felton's Farm, Old School Lane, Brockham, Betchworth, Surrey RH3 7AU	MIN/MO/25	The retention of the BRX4 well for reperforation to allow for appraisal and production of hydrocarbons for a temporary period.	Granted	17/11/2022
WA/2021/02432	Land at Runfold South Quarry (Area C), Guildford Road Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued use of temporary haul road to access Area C without compliance with Condition 3 of planning permission ref: WA/2019/1681 dated 7 February 2020 as amended by ref: WA/2021/0353 dated 23 March 2021, to allow additional time for use of the haul road until Area C is restored.	Granted	02/02/2022
WA/2021/02431	Land at Runfold South Quarry (Area C), Guildford Road Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	The continued restoration of the land to agriculture by infilling with non-hazardous waste materials and temporary diversion of public footpath 121, without compliance with Condition 3 of planning permission ref: WA/2019/1678 dated 7 February 2020 as amended by ref: WA/2021/0346 dated 24 March 2021, to allow additional time for restoration of the site.	Granted	02/02/2022
TA/2021/1655	Land at Kings Farm, Tilburstow Hill Road, South Godstone, Surrey RH9 8LB	MIN/TA/39	Installation of two steam methane reformation (SMR) units for the production of hydrogen from methane extracted from Bletchingley Wellsite and layout alterations including: a compressor package, surge tank, nitrogen supply tank, the laying of pipelines adjacent to the access track, two pre-reformer units, a Distribution Network Operator switch room, one 2MW generator, a tanker loading area for three transportation trailers, and a pressure reducing separation package on some 1.78 hectares and use of the access track for export	Refused	02/11/2022

			of hydrogen for a temporary period with restoration to agriculture.		
MO/2021/2003	Land at Buckland Park Lake, Park Lake Drive, Buckland, Surrey RH3 7FE	MIN/MO/4	Replacement of lifeguard facility building.	Granted	12/01/2022
MO/2022/0491	Land at South Holmwood Brickworks, Newdigate Road, Surrey RH5 4QE	MIN/MO/13	Construction and retention of a temporary two-storey showcase structure.	Granted	28/06/2022
SP22/00396/SCC	Land at Stanwell Quarry, Stanwell Moor Road, Stanwell, Surrey TW19 6AD	MIN/SP/7	Erection of Security and Deerproof Fencing on the Southern and Western Boundaries (Part Retrospective)	Granted	11/08/2022
TA2020/434	North Park Farm Quarry, North Park Lane, Bletchingley, Surrey RH9 8ND; land north east of Pendell Farm, Pendell Road, Bletchingley, RH1 4QH, Mercers East Quarry, Bletchingley Road, Merstham, Redhill; and land north west of Brewerstreet Farm, Brewer Street, Bletchingley, Redhill RH1 4QP	MIN/TA/11	Extraction of silica sand from land north west of Brewerstreet Farm; the continued extraction from land known as Pendell Farm Quarry and North Park Farm Quarry; retention of a silica sand processing plant and ancillary structures at North Park Farm Quarry including stockpiling and storage areas, water and tailings pipelines, water treatment and holding lagoons and the haul road; retention of the conveyor and access tracks; continued temporary diversions of public footpaths 160, 161, 162 and 163 (parts) and public bridleways 142 and 148 (parts) and the continued stopping up of footpath 121 and 143 (parts); diversion of an unnamed brook along the boundary of land known as Pendell Farm Quarry and land north east of Brewerstreet Farm; with associated landscaping and woodland planting; and restoration and aftercare to agriculture and nature conservation.	Granted	28/06/2022
WA/2019/0796	Loxley Well Site - Land South of Dunsfold Road and East of High Loxley Road, Dunsfold, Surrey	MIN/WA/51	The construction, operation and decommissioning of a well site for the exploration and appraisal of hydrocarbon minerals from one exploratory borehole (Loxley-1) and one side-track borehole (Loxley - 1z) for a temporary period of three years involving the siting of plant and	Granted	07/06/2022

			equipment, the construction of a new access track, a new highway junction with High Loxley Road, highway improvements at the junction of High Loxley Road and Dunsfold Road and the erection of a boundary fence and entrance gates with restoration to agriculture.		
WA/2017/1466	Land at Ewhurst Brickworks, Horsham Road, Walliswood, Surrey RH5 5QH	MIN/MO/16	Extraction of clay from an area of 43.2 hectares (ha) with restoration to agricultural grassland, lakes, woodland and grassland; together with the construction of a tile factory with a chimney, and the permanent diversion of footpath 89; and on a site of 113ha.	Granted	27/09/2022
TOTAL					15

Decisions – Minerals (Details pursuant to planning conditions approved or refused)

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
TA2022/1246	North Park Quarry, North Park Lane, Bletchingley, Surrey RH9 8ND; land north east of Pendell Farm, Pendell Road, Bletchingley, RH1 4QH, Mercers East Quarry, Bletchingley Road, Merstham, Redhill; and land north west of Brewerstreet Farm, Brewer Street, Bletchingley, Redhill RH1 4QP	MIN/TA/11	Details of an Archaeological Written Scheme of Investigation pursuant to Condition 44 of planning permission ref: TA2020/434 and RE20/00463/CON dated 28 June 2022	Approved	13/10/2022
EL2022/2528	Land at Molesey Reservoirs, Hurst Road, West Molesey, Surrey KT8 1QT	MIN/EL/14	Details of Outline Aftercare and Management Plan submitted pursuant to Condition 16 of planning permission ref: EL10/0646 dated 3 June 2010.	Approved	26/10/2022

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
RE22/01635/CON	Horse Hill Well Site, Horse Hill, Hookwood, Horley, Surrey, RH6 0HN	MIN/RE/18	Details of a Construction Environment Management Plan (CEMP) submitted pursuant to Condition 19 of planning permission ref: RE18/02667/CON dated 27 September 2019 (as amended by non-material amendment ref: RE20/00778/CON dated 24 September 2020).	Approved	15/11/2022
SP12/01487/SCD5	Land at Watersplash Farm, Gaston Bridge Road and Fordbridge Road, Shepperton, Surrey TW16 6AU	MIN/SP/29	Details of a Watercourse Buffer Scheme pursuant to Condition 29 of planning permission ref: SP12/01487 dated 12 March 2020.	Approved	05/10/2022
SP12/01487/SCD4	Land at Watersplash Farm, Gaston Bridge Road and Fordbridge Road, Shepperton, Surrey TW16 6AU	MIN/SP/29	Details of a Construction Scheme pursuant to Condition 10 of planning permission ref: SP12/01487 dated 12 March 2020.	Approved	19/05/2022
SP12/01487/SCD3	Land at Watersplash Farm, Gaston Bridge Road and Fordbridge Road, Shepperton, Surrey TW16 6AU	MIN/SP/29	Details of a Dust Management Plan pursuant to Condition 15 and details of an Archaeological Written Scheme of Investigation pursuant to Condition 30 of planning permission ref: SP12/01487 dated 12 March 2020.	Approved	26/05/2022
SP12/01487/SCD2	Land at Watersplash Farm, Gaston Bridge Road and Fordbridge Road, Shepperton, Surrey TW16 6AU	MIN/SP/29	Details of a Parking, Wheel-washer and Lighting Plan pursuant to Conditions 11, 12 and 19 of planning permission ref: SP12/01487 dated 12 March 2020.	Approved	26/04/2022
MO/2021/2197	Land at Ewhurst Brickworks, Horsham Road, Walliswood, Surrey RH5 5QH	MIN/MO/16	Details of a second scrubber unit to the existing brickmaking factory chimney on the western façade submitted pursuant to Condition 3 of planning permission ref: MO98/0539 dated 6 August 1998.	Approved	22/02/2022
SP12/01487/SCD1	Watersplash Farm, Fordbridge Road, Shepperton, Surrey TW16 6AU	MIN/SP/29	Details of Outline Landscape and Ecology Management Plan pursuant to Condition 45 of planning application ref: SP12/01487 dated 12 March 2020.	Approved	20/07/2022
TOTAL					9

Decisions – Minerals (Non-material amendments following the grant of planning permission)

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
TA/2022/772	Palmers Wood Oil Field, Godstone, Surrey RH9 8BY	MIN/TA/32/3	Non-material amendment to planning permission ref: TA10/0060 dated 8 August 2011 to extend the date for the submission of the detailed Woodland Restoration Plan.	Approved	18/07/2022
TOTAL					1

Decisions – Waste Management (Applications resulting in the grant or refusal of planning permission)

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
SP22/00900/SCC	Charlton Lane Community Recycling Centre, Charlton Lane, Shepperton, Surrey TW17 8QA	MIN/SP/25	The siting of a storage container and shelters for use in connection with the re-use shop use at the Charlton Lane Community Recycling Centre.	Granted	14/09/2022
EL2022/1648	Silvermere Haven Pet Cemetery, Byfleet Road, Cobham, Surrey KT11 1DZ	TIP/EL/17	Retrospective application to retain office building and cold store unit building for a temporary period.	Granted	08/11/2022
WA/2022/02114	Land at Dunsfold Park, Anaerobic Digestion Plant, Stovolds Hill, Cranleigh, Surrey, GU6 8TB	TIP/WA/81	The siting of a static caravan in association with the approved waste management facility (retrospective).	Granted	25/10/2022
WA/2022/01084	Witley Community Recycling Centre, Petworth Road, Witley, Godalming, Surrey GU8 5QW	TIP/WA/17	The retention of the re-use area and perimeter weldmesh fencing; and installation of a new roof shelter over the existing external storage area at the Witley Community Recycling Centre.	Granted	12/07/2022
GU22/CON/00006	Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford GU1 1RR	TIP/GU/60/1	Construction and operation of a new sewage treatment works and associated above and below ground	Granted	10/11/2022

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
			infrastructure, including new final effluent and storm water outfall, and new transfer tunnel.		
RE22/00579/CON	Earlswood Community Recycling Centre, Horley Road, Redhill, Surrey, RH1 6PN	TIP/RE/11	The retention of the re-use area at the Earlswood Community Recycling Centre including perimeter weldmesh fencing and railings	Granted	12/07/2022
WO/2022/0213	Martyrs Lane Community Recycling Centre, Martyrs Lane, Woodham, Woking, Surrey GU21 5NJ	TIP/WO/2	The retention of the re-use area at the Martyrs Lane Community Recycling Centre including perimeter weldmesh fencing and railings.	Granted	11/07/2022
RU.22/0236	Land off Kitsmead Lane, Longcross, Surrey KT16 0EF	TIP/RU/38	Construction of a Green Waste Bulking and Transfer Facility	Granted	24/05/2022
GU/21/CON/00044	21-23 (Rear Part) Westfield Road, Slyfield Industrial Estate, Guildford, Surrey GU1 1RR	TIP/GU/43	Erection of an open fronted storage building, the installation of wood shredding plant and the storage of aggregated wood product as part of a wood shredding operation, together with the storage of skips and vehicle parking.	Granted	08/06/2022
TA/2021/1848	Land adjoining Willetts Cottage, Croydon Barn Lane, South Godstone, Surrey RH9 8JP	TIP/TA/109	Retention of container for use as a welfare unit in connection with waste management facility (retrospective).	Granted	12/01/2022
WO/PLAN/2021/1030	Downside Goods Yard, Guildford Road, Woking, Surrey GU22 7QE	MIN/WO/1	Retrospective application for the retention of aggregate storage bay walls and drainage system.	Granted	04/10/2022
WA/2021/0286	Land at Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold, Surrey GU8 4PB	TIP/WA/82	Change of use of north-western end of Building A from document storage (Class B8) to storage of automotive parts, processing of catalytic converters and clutches and the creation of extended hardstanding area and erection of retaining wall (part retrospective).	Granted	29/03/2022
RE20/00893/CON	Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey RH6 0HJ	TIP/RE/33	Operation of a soil, sand and timber recovery processing facility involving mobile plant and retention of screening bund and access gate on land previously used as part of the Sunnyacres Nursery (retrospective).	Granted	27/01/2022
TOTAL					13

Decisions – Waste Management (Details pursuant to planning conditions approved or refused)

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
GU22/CON/00033	Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford GU1 1RR	TIP/GU/60/1	Details of a paleoenvironmental assessment and dating report submitted pursuant to Condition 11 of planning permission ref: GU22/CON/00006 dated 10 November 2022.	Approved	20/12/2022
RU.22/1084	Land off Kitsmead Lane, Longcross, Surrey KT16 0EF	TIP/RU/28	Details of a scheme of written and photographic documentary evidence of tree felling and tree protective fencing submitted pursuant to Condition 16 of planning permission ref: RU.22/0236 dated 24 May 2022.	Approved	05/08/2022
GU/22/CON/00019	Sunnyside, Aldershot Road, Worplesdon, Surrey GU3 3HF	TIP/GU/72	Details of verification report submitted pursuant to Condition 12 of planning permission ref: GU19/CON/00028 dated 10 December 2019.	Approved	14/07/2022
EL2022/1408	Units 11 and 12 Wintersells Road, Byfleet, West Byfleet, Surrey, KT14 7LF.	TIP/EL/30	Details of cycle parking, highway maintenance, fast charge socket, water suppression scheme for the management of dust, dust curtain, soft landscaping, external building materials, boundary fencing, hard surfacing and the weighbridge submitted pursuant to Conditions 7, 9, 11, 28, 29, 34, 37, 38, 39 and 40 of planning permission Ref: EL18/3802 dated 17 July 2020.	Approved	16/11/2022
WA/2022/00408	Land adjacent to Wetwood Cottage, Chiddingfold Road, Dunsfold, Godalming, Surrey GU8 4PB	TIP/WA/15	Details of a Drainage Verification Report and a Scheme of Arrangements for deliveries to and removals from site submitted pursuant to Conditions 6 and 8 of planning permission ref: WA/2018/1613 dated 4 April 2019.	Approved	19/05/2022
GU/21/CON/00049	The Drift Golf Club, The Drift, East Horsley, Surrey KT24 5HD	TIP/GU/2	Details of SuDS Assessment submitted pursuant to Condition 21 of planning permission ref: GU14/P/01718 dated 23 February 2018.	Approved	09/02/2022
EL/2020/2471	Units 11 and 12 Wintersells Road, Byfleet, West Byfleet, Surrey KT14 7LF	TIP/EL/30	Details of Construction Management Plan, Surface Water Drainage Scheme and Contamination Risk Assessment submitted pursuant to Conditions 5, 35	Approved	23/02/2022

Consent Ref.	Location	SCC Site Ref.	Description	Decision	Decision Date
			and 41 of planning permission ref: EL18/3802 dated 17 July 2020.		
TOTAL					7

Decisions – Waste Management (Non-material amendments following the grant of planning permission)

Consent ref.	Location	SCC site ref.	Description	Decision	Decision date
WA2022/01606	Land at Runfold South Quarry, Guildford Road, Runfold, Farnham, Surrey GU10 1PB	MIN/WA/6	Non-material amendment to planning permission ref: WA/2020/1463 dated 18 December 2020 to remove the number of units from the description of development	Approved	29/06/2022
TA2022/684	Land at Crowhurst Landfill Site, Pikes Lane, Crowhurst, Surrey	MIN/TA/19	Non-material amendment to planning permission ref: TA94/0906 dated 14 December 1994 to add conditions requiring the removal of redundant infrastructure associated with the leachate control systems.	Approved	11/08/2022
TOTAL					2

Decisions – Reg 3 (Applications resulting in the grant or refusal of planning permission)

Consent Ref.	Location	Description	Decision	Decision Date
EL/2022/3452	Land at the West Molesey Centre (Matthew Arnold School), Hurst Road, West Molesey, KT8 1QW	Erection of security fencing along part of the eastern site boundary (retrospective).	Granted	14/12/2022
WO/2022/0335	Land at Quadrant Court, 35 Guildford Road, Woking, Surrey GU22 7QQ	The erection of solar carport, cabinet and associated infrastructure.	Granted	24/05/2022

Consent Ref.	Location	Description	Decision	Decision Date
EL/2022/0838	Long Ditton County Infant School, Ditton Hill Road, Long Ditton, Surbiton, KT6 5JB	Replacement of clay tiled pitched roof to main school building including an increase in the height of the roof to allow for additional insulation.	Granted	04/05/2022
RE22/00775/CON	Reigate Parish School, 91 Blackborough Road, Reigate, Surrey RH2 7DB	Construction of a new artificial grass surfaced Multi-Use Games Area (MUGA), macadam-paved access route, provision of new perimeter gates and fencing and associated works without compliance with Condition 3 of Planning Permission ref: RE15/01766/CON dated 16 October 2015 to extend the hours of use of the MUGA to allow use by the community.	Granted	14/12/2022
SU22/0074/PCM	Land at Bagshot Highways Depot, 2 London Road, Bagshot, Surrey GU19 5HW	Temporary change of use of existing office and store building to a body storage facility and office space, with associated external alterations, parking, hoarding and associated infrastructure.	Granted	20/04/2022
RE22/00067/CON	Woodhatch Place, 11 Cockshot Hill, Woodhatch, Reigate, Surrey RH28 8EF	The construction of solar carports and associated works including LV cable route, self-contained building and associated infrastructure.	Granted	11/05/2022
RU.22/0067	Land at the former Runnymede Centre (also known as The Meads), Chertsey Road, Addlestone, Surrey KT15 2EP	Landscaping works; construction of car parking spaces; and additional works to be used in connection with the existing building.	Granted	06/10/2022
RE21/03138/CON	Woodfield School, Sunstone Grove, Merstham, Surrey RH1 3PR	Retrospective installation of four double modular classroom buildings for a temporary period serving as decant accommodation to facilitate the development associated with planning application ref. RE21/01463/CON	Granted	19/12/2022
RE21/02914/CON	Land at Surrey Fire & Rescue Service Training Centre, Wray Park Road, Reigate, Surrey RH2 0EJ	Temporary change of use of part of existing building to mixed use, for ancillary storage and body storage facility, and erection of temporary hoarding and gate and associated infrastructure.	Granted	03/02/2022
RE21/02345/CON	Land at Earlswood Junior School, Brambletye Park Road, Redhill, Surrey RH1 6JX	Development of school classroom block and associated works permitted under reference RE14/00806/CON dated 17 May 2019 without compliance with Conditions 1 (List of Approved Plans), 3 (Revised Landscaping Plan) and 4 (Replacement Pond Details) to enable material changes to the details.	Granted	16/03/2022

Consent Ref.	Location	Description	Decision	Decision Date
RE21/01758/CON	Langshott Infant School, Smallfield Road, Horley, Surrey RH6 9AU	Construction of a two storey building; single storey kitchen and hall extension; and associated car parking and landscaping works in order to increase the school from a 2 form entry (2FE) Infant School to a 2 form entry (2FE) Primary School without compliance with Conditions 10, 11, 12 and 15 of planning permission ref: RE/P/13/01527/CON dated 18 October 2013 to allow for the retrospective submission of footpath details (Condition 10), retrospective approval of biodiversity mitigation measures (Condition 15) and removal of Conditions 11 (relating to additional planting along western boundary) and 12 (details of lighting along western boundary).	Granted	17/02/2022
EL/2021/2553	Fox Grove School, 357 Hurst Road, West Molesey, Surrey KT8 1QW	Installation of five single storey double classroom Portakabins, one single storey shower/WC Portakabin block and associated play areas and fencing for use by Fox Grove Academy School for a temporary period of 8 months.	Granted	17/03/2022
RE21/01463/CON	Woodfield School, Sunstone Grove, Merstham, RH1 3PR	Demolition of existing main school entrance lobby; Demolition of double demountable classroom unit permitted under ref. RE08/1708 dated 29 October 2008; Permanent retention of double modular unit permitted under ref. RE17/01156/CON dated 4 July 2017 and permanent retention of single modular classroom permitted under ref. RE19/00953/CON dated 10 July 2019; Single storey extension to existing main school building to provide secure entrance lobby; Single storey extension to South of existing main school building to provide additional teaching and support accommodation; Construction of new single storey Post-16 Block to the South West of the main school building; Construction of 15 car parking spaces; and associated works.	Granted	26/05/2022
SP21/00258/SCC	Bishop Wand Church of England Secondary School, Laytons Lane, Sunbury on Thames, Surrey TW16 6LT	Construction of a new two storey dining hall and classroom block; single storey extension to science lab; and associated works.	Granted	17/03/2022

Consent Ref.	Location	Description	Decision	Decision Date
GU21/CON/00005	Land at Newlands Corner, Guildford, Surrey GU4 8SE	Refurbishment of visitor centre and toilet block, including the installation of new mains water to the toilet block and café, and new foul water drainage system to the toilet block, and the demolition and decommissioning of the existing pumping station.	Granted	18/05/2022
TOTAL				15

Decisions – Reg 3 (Details pursuant to planning conditions approved or refused)

Consent Ref.	Location	Description	Decision	Decision Date
WA/2022/02589	Glebelands School, Parsonage Road, Cranleigh, Surrey, GU6 7AN	Details of soft landscaping scheme submitted pursuant to condition 5 of planning permission ref: WA/2020/0226 dated 25 February 2021	Approved	10/11/2022
WA/2022/01787	Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey, GU6 8AR	Details of a noise report submitted pursuant to Condition 9 of planning permission ref: WA/2021/0516 dated 28 October 2021.	Approved	04/10/2022
WA/2022/01607	Cranleigh Infant School, Church Lane, High Street, Cranleigh, Surrey, GU6 8 AR	Details of a hard and soft landscaping scheme; scheme of ecological enhancements; and proposed external lighting scheme pursuant to Conditions 14, 15 and 16 of planning permission ref: WA/2021/0516 dated 28 October 2021.	Approved	16/08/2022
WA/2022/01563	Glebelands School, Parsonage Road, Cranleigh, Surrey GU6 7AN	Details of Construction Traffic Management Plan and Community Use Agreement submitted pursuant to conditions 4 and 6 of planning permission ref: WA/2020/0226 dated 25 February 2021.	Approved	23/08/2022
WA/2022/01549	The Abbey School, Menin Way, Farnham, Surrey, GU9 8DY	Details of a Remediation Strategy submitted pursuant to Condition 16 of planning permission ref: WA/2021/02235 dated 17 February 2022.	Approved	30/06/2022

Consent Ref.	Location	Description	Decision	Decision Date
SP21/00258/SCD1	Bishop Wand Church of England Secondary School, Laytons Lane, Sunbury-on-Thames, Surrey, TW16 6LT	Details of drainage system submitted pursuant to Condition 5 of planning permission ref: SP21/00258/SCC dated 17 March 2022.	Approved	11/07/2022
WA/2022/01548	Glebelands School, Parsonage Road, Cranleigh, Surrey GU6 7AN	Details of programme of archaeological work submitted pursuant to Condition 8 of planning permission ref: WA/2020/0226 dated 25 February 2021.	Approved	10/08/2022
WA/2022/01335	The Abbey School, Menin Way, Farnham, Surrey GU9 8DY.	Details of a Surface Water Drainage Scheme (SuDS) submitted pursuant to condition 18 of planning permission ref: WA/2021/02235, dated 17 February 2022.	Approved	07/06/2022
MO/2022/0525/SCC	St Andrews RC School, Grange Road, Leatherhead, Surrey KT22 7JP	Details of a Construction Management Plan (CMP) pursuant to Condition 4 of planning permission ref: MO/2021/1087 dated 23 September 2021.	Approved	10/05/2022
WA/2022/00990	The Abbey School Menin Way, Farnham, Surrey GU9 8DY.	Details of Construction Environmental Management Plan submitted pursuant to Condition 9 of planning permission ref: WA/2021/02235 dated 17 February 2022.	Approved	17/06/2022
EL2022/0232	Chandlers Field Primary School, High Street, West Molesey, Surrey KT8 2LX	Details of a drainage verification report pursuant to Condition 2 of planning permission ref: EL/2021/0991 dated 22 July 2021.	Approved	23/02/2022
RE22/00095/CON	The Oakwood School, Balcombe Road, Horley Surrey RH6 9AE	Details of a surface water drainage scheme; and method statement for carpark resurfacing, bicycle store and footpath submitted pursuant to Conditions 8 and 10 of planning permission RE21/02101/CON dated 16 December 2021	Approved	01/09/2022
EL/2022/0095	10 Former Ashley Road, Ashley Road, Walton-On-Thames KT12 1HU	Details of Geotechnical and Geoenvironmental Site Investigations pursuant to Condition 12 and 13 of planning permission ref: EL/2020/3112 dated 19 April 2021.	Approved	08/03/2022
EL/2021/4348	10 Former Ashley Road, Ashley Road, Walton-On-Thames, Surrey KT12 1HU	Details of a Construction and Environment Management Plan pursuant to Condition 4 of planning permission ref: EL/2020/3112 dated 19 April 2021.	Approved	15/03/2022
EP22/00045/COND	Land at The Sycamore Centre, 14 West Hill, Epsom, Surrey, KT19 8HR	Details submitted pursuant to Conditions 4 (Construction Environmental Management Plan) and 10 (Surface Water Drainage Scheme) of Planning	Approved	17/03/2022

Consent Ref.	Location	Description	Decision	Decision Date
		Permission Ref: EP20/01815/CMA dated 8 June 2021.		
WO/2021/1343	Shaw Family Centre, Chobham Road, Woking, Surrey GU21 4AS	Details submitted pursuant to condition 3 (material), 16 (Construction Environmental Management Plan) and 18 (Drainage Scheme) of planning permission ref: WO/2020/1090 dated 15 April 2021 for demolition of existing family contact centre and redevelopment of new family contact centre with associated car parking, access, and landscaping.	Approved	24/02/2022
MO2021/2118	St Andrews RC School, Grange Road, Leatherhead, Surrey KT22 7JP	Details of a Surface Water Drainage Scheme (SuDS) pursuant to Condition 8 of planning permission ref: MO/2021/1087 dated 23 September 2021	Approved	09/02/2022
WA/2021/02695	Broadwater County Secondary School, Summers Road, Farncombe, Godalming, GU7 3BW	Details of arboricultural protection measures pursuant to Condition 9 and details of ecological enhancements pursuant to Condition 13 of planning permission ref: WA/2020/1319 dated 5 July 2021.	Approved	12/01/2022
RE21/02846/CON	Brooklands School, Alexander Road, Reigate, Surrey RH2 8ED	Details of drainage submitted pursuant to Condition 5 of planning permission ref: RE21/00189/CON dated 2 September 2021.	Approved	12/01/2022
WA/2019/0764	Linden Farm, Rosemary Lane, Alfold	Details of drainage verification report submitted pursuant to Condition 11 of planning permission ref: WA/2018/1044 dated 28 November 2018.	Approved	15/03/2022
TOTAL				20

Decisions – Reg 3 (Non-material amendments following the grant of planning permission)

Consent Ref.	Location	Proposal	Decision	Date Decision
RE22/01357/CON	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE	Non-material amendment to planning permission ref: RE21/02101/CON dated 16 December 2021 to allow alterations to the parking layout and cycle storage, the	Approved	01/07/2022

Consent Ref.	Location	Proposal	Decision	Date Decision
		addition of raised kerbs, planting areas and a revised location for the electric vehicle charging point.		
WO/2022/0586	Shaw Family Centre, Chobham Road, Woking, Surrey GU21 4AS	Non material amendment to planning approval WO/2020/1090 dated 15 April 2021 for the demolition of existing family contact centre and redevelopment of new family contact centre with associated car parking, access, and landscaping to enable minor design changes to the external elevations of the proposed building	Approved	13/10/2022
EP22/00237/NMA	Land at The Sycamore Centre, 14 West Hill, Epsom, Surrey, KT19 8HR	Non-material amendment to planning permission ref: EP20/01815/CMA dated 8 June 2021, to allow alterations to the internal layout of the ground floor of the Children's Home.	Approved	02/03/2022
EL/2022/0154	10 Former Ashley Road, Ashley Road, Walton-On-Thames, Surrey KT12 1HU	Non-material amendment to planning permission ref: EL/2020/3112 dated 19 April 2021 to allow for a revised internal layout.	Approved	22/02/2022
TOTAL				4

Appendix III

CPS1 and CPS2 returns.

Number of Planning and Related Applications:

Period	On hand at beginning	Applications received during quarter	Withdrawn, called in or turned away during quarter
Q1 2022	48	11	2
Q2 2022	50	3	1
Q3 2022	46	6	0
Q4 2022	50	2	1

Number of Planning and Related Decisions:

Period	Number of decisions made during quarter	Of those decisions, the number delegated	The application was accompanied by a statutory Environmental Statement	The application was subject to a Planning Performance Agreement	An extension of time agreement was made
Q1 2022	7	6	0	0	6
Q2 2022	6	5	1	0	5
Q3 2022	7	6	1	0	6
Q4 2022	7	3	1	0	5

Number of decisions where:

Period	The application was accompanied by a statutory Environmental Statement	The application was subject to a Planning Performance Agreement	An extension of time agreement was made
Q1 2022	0	0	6
Q2 2022	1	0	5
Q3 2022	1	0	6
Q4 2022	1	0	5

Reg 3 and 4 Decisions:

Period	Number of decisions made under regulation 3 of the Town and Country Planning General Regulations 1992.	Number of decisions made under regulation 4 of the Town and Country Planning General Regulations 1992.
Q1 2022	5	0
Q2 2022	6	0
Q3 2022	1	0
Q4 2022	4	0

Number of decisions on applications for prior approval for permitted development rights:

Period	Prior approval not required	Granted	Refused
Q1 2022	0	0	0
Q2 2022	0	1	0
Q3 2022	0	0	0
Q4 2022	0	0	0

County Matters - Number of decisions on:

Period	Notifications	Certificates of lawful development	Certificates of appropriate alternative development
Q1 2022	0	0	0
Q2 2022	0	0	0
Q3 2022	0	0	0
Q4 2022	0	1	0

Number of determinations under ROMPs:

Period	Number of determinations under the review of mineral planning permissions (ROMPs) and period review of mineral planning permissions, as defined by Schedules 13 and 14 of the Environment Act 1995.
Q1 2022	0
Q2 2022	1
Q3 2022	0
Q4 2022	0

Enforcement Action:

Period	Number of enforcement notices issued	Number of stop notices issued (excluding temporary stop notices)	Number of temporary stop notices issued	Number of planning contravention notices issued	Number of breaches of condition notices issued	Number of injunctive applications approved by High Court or County Court	Number of injunctive applications refused by High Court or County Court
Q1 2022	1	0	0	1	0	0	0
Q2 2022	1	0	0	0	0	0	0
Q3 2022	1	0	0	0	0	0	0
Q4 2022	0	0	0	6	0	0	0

Q1 2022 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
TA/2021/2111	Oil/gas development	Onsite manufacturing or ancillary operations	Granted	29/11/2021	31/03/2022	Yes	No
WA/2021/02432	Sand and gravel	Extension to life of existing site	Granted	28/09/2021	02/02/2022	Yes	No
WA/2021/02431	Sand and gravel	Extension to life of existing site	Granted	28/09/2021	02/02/2022	Yes	No
MO/2021/2003	Sand (excluding silica sand)	Replacement of lifeguard facility	Granted	18/10/2021	12/01/2022	Yes	Yes
TA/2021/1848	Materials recovery/recycling	Retention of welfare unit	Granted	14/10/2021	12/01/2022	No	n/a
WA/2021/0286	Materials recovery/recycling	Extension to area of site	Granted	23/02/2021	29/03/2022	Yes	Yes
RE20/00893/CON	Treatment	New mineral working, exploration	Granted	24/04/2020	27/01/2022	Yes	No

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
		or appraisal/waste disposal					
							Total: 7

Q2 2022 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
RE22/00283/CON	Landfill	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	09/02/2022	17/06/2022	Yes	Yes
WA/2021/03074	Sand and gravel	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	09/12/2021	25/05/2022	Yes	Yes
RU.22/0236	Transfer station	New mineral-working, exploration or appraisal/waste disposal	Granted	31/01/2022	24/05/2022	Yes	Yes
GU/21/CON/00044	Treatment	Extension to area of existing site	Granted	29/10/2021	08/06/2022	Yes	Yes

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
MO/2022/0491	Clay/shale	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	15/03/2022	28/06/2022	No	n/a
TA2020/434 & RE20/00463/CON	Silica sand	Extension to area of existing site	Granted	26/02/2020	28/06/2022	Yes	Yes
							Total: 6

Q3 2022 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
SP22/00900/SCC	Civic amenity	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	22/06/2022	14/09/2022	No	n/a
WA/2022/01084	Civic amenity	Extension to life of existing site	Granted	17/03/2022	12/07/2022	Yes	Yes
RE22/00579/CON	Civic amenity	Extension to life of existing site	Granted	04/03/2022	12/07/2022	Yes	Yes
WO/2022/0213	Civic amenity	Extension to life of existing site	Granted	02/03/2022	11/07/2022	Yes	Yes
WA/2021/02955	Sand (excluding silica sand)	Extension to life of existing site	Granted	30/11/2021	13/07/2022	Yes	Yes

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
SP22/00396/SCC	Sand and gravel	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	09/02/2022	11/08/2022	Yes	Yes
WA/2017/1466 & MO/2017/1432	Clay/shale	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	20/07/2017	27/09/2022	Yes	Yes
							Total: 7

Q4 2022 – Decisions

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
GU22/CON/00022	Other county matters	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	14/07/2022	30/11/2022	Yes	Yes
EL2022/1648	Other county matters	On-site manufacturing or ancillary operations/uses (eg	Granted	04/05/2022	08/11/2022	Yes	Yes

Application Ref	Type of scheme	Nature of application	Decision	Received date	Decision date	Subject to Planning Performance Agreement, Extension of Time or Environmental Impact Assessment?	If yes, was the decision made within 16 weeks or agreed time limit?
		storage of skips on a waste site					
WA/2022/02114	Anaerobic digestion	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	22/03/2022	25/10/2022	No	n/a
GU22/CON/00006	Treatment	New mineral-working, exploration or appraisal/waste disposal	Granted	20/12/2021	10/11/2022	Yes	Yes
MO/2021/2103	Oil/gas - development	Extension to life of existing site	Granted	14/10/2021	17/11/2022	Yes	No
TA/2021/1655	Oil/gas - development	Deepening of working or other changes within existing site	Refused	27/08/2021	02/11/2022	Yes	Yes
WO/PLAN/2021/1030	Storage	On-site manufacturing or ancillary operations/uses (eg storage of skips on a waste site)	Granted	05/07/2021	04/10/2022	Yes	Yes
							Total: 7

This page is intentionally left blank