

Planning and Regulatory Committee

27 November 2024

PROCEDURAL MATTERS – MEMBER QUESTIONS**1. Question submitted by Cllr Helyn Clack**

On behalf of the Norwood Hill Resident's Association in Sidlow and Charlwood, Surrey, which represents the community of Norwood Hill and Horsehills, across both my own division of Dorking Rural as well as my colleague C.Cllr Andy Lynch, Horley West, Salfords and Sidlow Division, I would like to ask the Planning Officers and Committee questions relating to the activity at Crosswinds on Collendean Lane in Norwood Hill, Surrey which has seen hundreds of lorries, offloading tonnes of soils and materials on this site since 1st October 2024. During this time residents tell me that the level of land on this site has been raised by over one metre on this multi acre field in the greenbelt.

Can I please ask Officers:

Does this site have planning permission from the planning and environmental authorities to accept waste in this manner, if so when was this granted and what are the terms and conditions. If no permission or licence has been granted, what enforcement action has Surrey County Council taken to stop this activity?

If there is no permission or licence, why did Surrey County Council not extend the temporary Stop notice of 56 days.

Residents are also concerned about the impact of this activity on road safety on the public highway in accordance with Section 161 of the Highway Act.

Are Officers working with Surrey Police and Surrey Highways to address the dangerous road conditions, caused by lorries exiting the site after off-loading, as they are covered in mud and this is then driven over the local road network.

What is the status of the application of the EIA Screening Opinion Request for Unauthorised waste development on land known as 'Crosswinds' situated to the north-west of the junction of Ironsbottom and Collendean Lane near Hookwood in the borough of Reigate and Banstead. Land Parcel At Junction Of Ironsbottom And Collendean Lane Horley Surrey which was validated on 16th September 2021 (21 /02475/SCREEN).

Reply:

The site does not have planning permission for the importation or deposit of waste. The current activity at the site is unlawful and Enforcement action has been undertaken at this site. In recognition of the ongoing harm Surrey County Council has served a Temporary Stop Notice and a Stop Notice together with an Enforcement Notice, which remains extant.

Whilst a Temporary Stop Notice can temporarily seek the cessation of the activity it is clear that in order to achieve full compliance with the enforcement notice to both cease the activity and remediate the site, further action is required. As a consequence, Officers are actively progressing this case to apprehend the unauthorised waste activity occurring at the Site whilst also working to ensure that any action the County Planning Authority take will be sufficiently robust to ensure an immediate remedy of the most harmful aspects of the unlawful development. Once authorisation and documentation regarding proposed formal action has been agreed, a further update will be provided to all interested parties.

Planning Officers have liaised with both the Highway Authority and the Police in relation to the highway issues and are aware of the severity of the harm this is causing.

The reference given above relates to an Environmental Impact Assessment Screening Report that was carried out in relation to previous enforcement action regarding unlawful development at the site. The conclusion was that the unauthorised development did not meet the threshold to be considered as EIA development. A similar exercise will be carried out to inform any further formal action.

Edward Hawkins
Chairman of the Planning and Regulatory Committee
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