

Planning & Regulatory Committee 29 January 2025

Item No 7

## UPDATE SHEET

### MINERALS/WASTE RU.21/0115

DISTRICT(S) RUNNYMEDE

**Land at Addlestone Quarry, National Grid Entrance, Byfleet Road, New Haw, Surrey KT15 3LA**

**Retention of existing plant and continued extraction of sand and gravel and bagshot beds from 61 HA with importation of inert waste and progressive restoration of the site partly to agriculture and partly to reedbed shallows without compliance with Conditions 1, 3, 7, 8 and 16 of planning permission ref: RU09/1103 dated 11 December 2015 in order to extend the time period for mineral extraction and restoration, allow revision to the approved plans and drawings, provide details of amended surface water management scheme and revise timing of submission of aftercare and ecological management scheme.**

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### Officer's report

**Update and substitution of paragraphs 113 and 114 of the officer's report to include the following text:**

113. It is noted that the officer's report for application RU09/1103 concluded that openness would be preserved and as such the proposal did not constitute inappropriate development. However, in assessing the current application it is recognised that the further extended period, until restoration has been completed, would result in limited harm being caused to the openness of the Green Belt. As such, the proposal does not preserve the openness of the Green Belt as would be required under paragraph 154 h) i of the NPPF and constitutes inappropriate development in the Green Belt.
114. Paragraph 153 of the NPPF states that the local authority should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'Very Special Circumstances' (VSC). VSC 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. In this case, harm to the Green Belt and to openness have been identified as resulting from the proposal.

The VSC in relation to this application are considered to comprise:-

- full restoration of the site, in accordance with the Restoration Plan (ref: DOC3 19224 dated 19 February 2024) by 31 December 2029;
- an agricultural after-use with access into open countryside;

- enhanced biodiversity opportunities including hedgerow creation, tree planting and the re-establishment of ancient woodland; and
- extraction of 0.81ha of sand

The applicant has demonstrated that the restoration works would continue to be completed to a high standard, resulting in the land being returned to an appropriate aftercare use at the earliest opportunity (as demonstrated within the programme of works provided within the email dated 17 January 2025).

Officers consider that sufficient VSC exist to outweigh the harm by reason of inappropriateness in respect of the harm to openness as identified.

### **Inclusion of timetable referred to in paragraph 66 of the officer's report**

| Key dates & Extension of Time (Years) | Time Period         | Amount filled & anticipated amount of ARF residual material available for filling. | Material required to complete filling of void space (tonnes) |
|---------------------------------------|---------------------|--|--|
| Date of grant of last PP              | November 2015       | -  | 269,460  |
| End date current PP                   | 31 December 2020    | *58,000  | **211,460  |
| 1 year                                | 1 Jan – 31 Dec 2021 | 22,000   | 189,460  |
| 2 years                               | 1 Jan – 31 Dec 2022 | 23,000   | 166,460  |
| 3 years                               | 1 Jan – 31 Dec 2023 | 25,000   | 141,460  |
| 4 years                               | 1 Jan – 31 Dec 2024 | 25,000   | 116,460  |
| 5 years                               | 1 Jan – 31 Dec 2025 | 25,000   | 91,460   |
| 6 years                               | 1 Jan – 31 Dec 2026 | 25,000   | 66,460   |
| 7 years                               | 1 Jan – 31 Dec 2027 | 25,000   | 41,460   |
| 8 years                               | 1 Jan – 31 Dec 2028 | 25,000   | 16,460   |
| ***9 years                            | 1 Jan – 31 Dec 2029 | 16,460   | 0  |

### **Amendments to Conditions**

Condition 5 has been updated as follows:-

Restoration of the site shall return the land contours to those shown on the revised restoration plan drawing DOC3 19224 dated 19 February 2024.

#### **Amendment to Reasons:**

#### **Reason for condition 8 has been updated as follows:-**

To safeguard and enhance biodiversity and secure restoration to the required standard and assist in absorbing the site back into the local landscape to comply with Schedule 5 Part 2 of the Town and Country Planning Act 1990, as amended, and in accordance with Policies MC14, MC17 and MC18 of the Surrey Minerals Plan 2011 and Policy EE9 of the Runnymede Local Plan 2030.

#### **Reason for condition 11 has been updated as follows:-**

To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation so as to secure restoration to the required standard and assist in absorbing the site back into the local landscape in accordance with Policies MC14, MC17 and MC18 of the Surrey Minerals Plan 2011.

#### **Reason for condition 16 has been updated as follows:-**

To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the operation so as to secure restoration to the required standard and assist in absorbing the site back into the local landscape and to safeguard the environment, protect the amenities of the wider landscape and preserve the openness of the Green Belt in accordance with Policies MC3, MC14, MC17 and MC18 of the Surrey Minerals Plan 2011.

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