

UPDATE SHEET TO AGENDA ITEM 7

Planning and Regulatory Committee 10 December 2014

Site: Homers Farm, London Road (A30), Staines

MINERALS AND WASTE APPLICATION SP/13/00141/SCC: Proposed extraction of sand and gravel from land at Homers Farm together with associated wheelwash, site office, cabin for generator and car parking, the provision of a new access from Short Lane, restoration involving the importation of inert restoration materials to agriculture, on a site of 10.5 hectares.

Amending documents

Addition of: Email dated 4th December 2014 regarding site office dimensions
Human Health and Controlled Waters Risk Assessment Rev 2 dated August 2014 should be replaced by Human Health and Controlled Waters Risk Assessment Rev 3 dated September 2014

Paragraph 54 should read as follows:

The application was originally publicised by the posting of five site notices and an advert was placed in the local newspaper. A total of 736 of owner/ occupiers of neighbouring properties were directly notified by letter. 29 letters of representation were received on this proposal raising the following concerns below with one of these letters raising no objection to the proposal. The applicant subsequently submitted further amending and amplifying information on the planning application and the Environmental Statement in June 2013 and a further consultation was carried out. Further amending and amplifying information was submitted in April 2014, and a third consultation carried out. A fourth consultation was carried out in October 2014 when the revised traffic information was received, to which we received two responses from people who had responded previously. The information submitted in support of the Environmental Statement is known as Regulation 22 information (information required under Regulation 22 of the Environmental Impact Assessment Regulations), so it was a joint Regulation 22 and planning consultation. The comments received can be summarised as follows, and the relevant issues raised are discussed within the report:

Conditions

Condition 5 should read as follows:

- 5 Notwithstanding any provision to the contrary under Parts 19 or 22 of the Town and Country Planning (General Permitted Development Order) 1995 or any subsequent Order,
 - (a) no plant, building or machinery whether fixed or moveable other than those

permitted by this application (which are the single site office, generator cabin and wheelwash, to be removed on cessation of permitted operations), shall be located on the site of the development hereby permitted;

- (b) no fencing other than that hereby permitted (1.5m high green chain link fencing along southern and eastern boundaries) shall be erected.

Condition 42 should read as follows:

42 No development shall commence, other than Phase 1 items A-D, and Phase 1 items E and F in Working Area 1S only (as shown on Method of Working Plan 1732-4F revision F dated 12 Feb 14) until the following has been undertaken, submitted to and approved by the County Planning Authority:

- the establishment of groundwater baseline conditions, by the collection of a minimum of 12 monitoring datasets taken at monthly intervals from all existing and proposed monitoring boreholes in accordance with the approved groundwater monitoring plan;
- on completion of the baseline monitoring, a review and if necessary the revision of the Operational Management Plan, Groundwater Monitoring Plan, Human Health and Controlled Waters Risk Assessment and the Flow Model within the Groundwater Flood Risk Assessment, in light of the baseline conditions established, and including any mitigation or remediation measures required to mitigate any adverse impacts not previously envisaged;

Gravel extraction shall only take place in accordance with the latest versions of the Operational Management Plan, Groundwater Monitoring Plan, Human Health and Controlled Waters Risk Assessment and the Groundwater Flood Risk Assessment, and any mitigation or remediation measures since the establishment of the groundwater baseline conditions, and these shall be implemented in full.

Condition 43 is no longer required as the consultant has advised that it is adequately covered by Condition 45 from the Environment Agency. So the remaining conditions 44-47 will now be 43-46.

Condition 44 (original numbering) should read as follows:

44 On completion of the restoration of the site, groundwater monitoring shall continue in accordance with the protocols set out in the current Groundwater Monitoring Plan. A Verification Report shall accompany any application to the planning authority to discharge this condition, prepared in accordance with current Environment Agency guidance on verification of remediation of land contamination, which shall include:

- All results of sampling and monitoring;
- Details of all interventions, emergency responses (if any) and remediation works carried out (if any); and

- A risk assessment which demonstrates that the site and any contaminants therein pose no future risk to groundwater or surface water or human health.

The report shall clearly demonstrate to the satisfaction of the planning authority that any elevated concentrations of contaminants that have arisen or been detected during the works have returned to near baseline levels and have been maintained at those levels for a minimum period of 6 months.

Reasons

The reason for Condition 43 will be removed along with the condition 43 as above, so the remaining reasons 44-47 should be numbered 43-46.

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