

UPDATE SHEET 2

MINERALS/WASTE SP/2012/01132

DISTRICT(S) SPELTHORNE BOROUGH COUNCIL

Land at Manor Farm, Ashford Road and Worple Road, Laleham and land at Queen Mary Quarry, west of Queen Mary Reservoir, Ashford Road, Laleham, Staines, Surrey

Extraction of sand and gravel and restoration to landscaped lakes for nature conservation after use at Manor Farm, Laleham and provision of a dedicated area on land at Manor Farm adjacent to Buckland School for nature conservation study; processing of the sand and gravel in the existing Queen Mary Quarry (QMQ) processing plant and retention of the processing plant for the duration of operations; erection of a concrete batching plant and an aggregate bagging plant within the existing QMQ aggregate processing and stockpiling areas; installation of a field conveyor for the transportation of mineral and use for the transportation of mineral from Manor Farm to the QMQ processing plant; and construction of a tunnel beneath the Ashford Road to accommodate a conveyor link between Manor Farm and QMQ for the transportation of mineral.

Please note the Officer report should be amended/corrected as follows:

CONSULTATIONS AND PUBLICITY

Parish/Town Council and Amenity Groups

Paragraph 73 Spelthorne Natural History Society: Views have now been received objecting to the application on the following grounds which were raised in connection with the previous planning application by Shepperton Aggregates that the society still considers relevant:

- i) The application does not accord with the provisions of the development plan. The site is in the Green Belt and in close proximity to two schools, residential properties, sports grounds and recreation grounds and two public footpaths. Whilst accepting minerals can only be worked where they are found, this proposal is unacceptable, premature, will impact adversely on adjacent landuses, and a permanent maintenance compound is proposed.
- ii) The ES Non Technical Summary refers to pre submission consultation with local, regional and wildlife organisations. The Society has never been consulted and requests for copies of the application on CD have been ignored.
- iii) No further planning permissions for mineral extraction in Spelthorne Borough should be permitted until all existing sites are exhausted and the sites fully restored.
- iv) The ES wrongly refers to the agricultural grading of the land as mixtures of Grade 3b and 4 and concludes the loss of the agricultural land would be of low significance. The soils on the site are good and would support arable farming. Brett Aggregates have downgraded the use of the land to grazing and are not realising its full potential. In our opinion the land should be graded 1 and 2 in which case its loss would be significant.
- v) The restoration scheme obviates the need for landfill but involves creation of lakes of which there is a surfeit in Spelthorne.
- vi) Worple Road is unsuitable for use in connection with the proposal, the access is close to traffic calming measures and the road already heavily trafficked. Accessing the site compound off Worple Road will be worse.
- vii) The restoration habitats are all high maintenance and there is no indication of who will be responsible for their ongoing maintenance.

- viii) Object to the site being fenced, particularly the footpath which crosses the site. Removal of trees and a high steel fence will lead to loss of amenity.
- ix) The Society note there is not expected to be an impact on the water environment. However, new groundwater monitoring boreholes are proposed which suggests inadequate attention has been paid to the site's hydrology and there is no mention of what mitigation measures would be put in place if identified as necessary by the monitoring.
- x) The County Council's record with enforcing planning conditions in relation to sand and gravel working is poor.

In addition to the above the society raises issues relating to:

- bats (adequacy of the surveys as additional bat species have been found using land in the vicinity at Shepperton Studios and it is probable they may use the land at Manor Farm. The bat surveys were undertaken in 2011 and a further survey should be carried out before any development commences.
- Shortwood Common and Pond SSSI is closer to the site than Staines Moor SSSI and there is no reference in the report to the Ash Link Local Nature Reserve which is downstream of the processing plant site and could be impacted upon if the River Ash is polluted.
- The concrete batching plant and aggregate bagging plant are inappropriate development in the Green Belt, particularly as the development involves importation of construction and demolition waste.
- No assessment has been undertaken of the impact of the 15 metre stockpile at the processing plant site on underlying soils, mineral and the aquifer.
- There is no reference to the existing water abstraction licence.

Officer comment:

The matters raised by the Spelthorne Natural History Society about location of the site and potential impact on adjoining land uses and amenity, the water environment, traffic, restoration and post restoration management, protection of the Green Belt and assessment of the extraction and processing operations and the concrete batching plant and aggregate bagging plant against Green Belt policy have been raised by others and are addressed in the report. The references relating to the agricultural grade of the land are referring to the ES for the previous application ref SP10/0738. The ES accompanying this application identifies the land as being grades 3a, 3b and 2 (though the grade 2 land would not be worked). The impact on agricultural land and soils is assessed in the report at paragraphs 388 to 394.

In relation to the points made about the potential impact on the Shortwood Common and Pond SSSI and Ash Link Local Nature Reserve, no objection has been raised by Natural England, the Surrey Wildlife Trust or the County Ecologist and Biodiversity Manager. The Environment Agency, the body responsible for pollution control matters has raised no objection on water pollution grounds. The Ash Link Local Nature Reserve was established in 2012 and is situated some 2km downstream of the site. Although not referred to in the officer report, or ecological assessment undertaken by the applicant, Officers conclude the pollution control measures to be taken by the applicant would be sufficient to minimise potential impact on the reserve.

Assessment of the potential impact on bats is considered in the officer report between paragraphs 336 to 352. The County Ecologist and Biodiversity Manager has advised that there is sufficient survey information to assess the use of the application site by foraging bats. Whilst bat surveys should usually be no older than 2 years for bat licence applications, and where proposals are likely to have a high impact on bats, in this case he considers sufficient information has been provided on bats to determine the application.

Further bat survey work is required prior to work commencing and a mitigation plan produced and implemented as a result. This should cover checking of trees prior to removal to check for bat roosts, maintaining the foraging lines Page 18 as hedgerows and provision of bat boxes. The further survey work would confirm the bat species using the site and inform the mitigation and

provision of species specific bat boxes and can be secured by planning condition. The conclusion on biodiversity matters remains as set out in paragraph 352.

Summary of publicity undertaken and key issues raised by the public

Update to paragraph 78 - Since the agenda was published further comments on the application have been received from 12 residents who had already made representations. Four new representations have been received. Written representations have now been received from 300 members of the public, organisations and groups.

RECOMMENDATION

Replace condition 38 and reason 38 with the following.

New Condition 38: Prior to the commencement of development an updated bat survey shall be undertaken to assess the use of the site by foraging and roosting bats, and the survey results together with a biodiversity mitigation scheme submitted to and approved in writing by the County Planning Authority. The biodiversity mitigation scheme shall include the checking of trees prior to removal to check for bat roosts, the type and number of bat and bird boxes proposed and measures for maintaining foraging lines along hedgerows to be retained within and adjoining the application site. The biodiversity mitigation scheme shall be implemented as approved.

New Reason 38: To comply with the terms of the application and in the interests of biodiversity and wildlife conservation to comply with Policy EN8 of the 'Spelthorne Borough Core Strategy and Policies Development Plan Document' February 2009, and Policy MC14 of the Surrey Minerals Plan 2011.

Add new heading and new condition 39 and reason 39.

Lighting

New Condition 39: Prior to installation of any external lighting at the site compound details of the design and appearance of the lighting, its brightness, direction and methods of shielding shall be submitted to and approved by the County Planning Authority.

New Reason 39: To enable the County Planning Authority to adequately control the development and minimise its impact on the amenities of the local area in accordance with Policy MC14 of the Surrey Minerals Plan 2011 Strategic Policy SP6 and Policy EN8 of the 'Spelthorne Borough Core Strategy and Policies Development Plan Document' February 2009.

Add new heading and new condition 40 and reason

Concrete batching plant and aggregate bagging plant

New Condition 40: Only mineral extracted at Manor Farm and processed at Queen Mary Quarry and as raised sand and gravel imported to and processed at the Queen Mary Quarry, and recycled aggregate material produced at Queen Mary Quarry, under planning permissions SP07/1273 and SP13/01238 and SP07/1275 and SP13/01239 shall be used in the concrete batching plant and aggregate bagging plant hereby permitted.

New Reason 40 reason: To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development hereby permitted at the site which is situated in an area of Metropolitan Green Belt and to minimise the impact on local amenity in accordance with Policies MC3 and MC17 of the Surrey Minerals Plan 2011 Core Strategy.

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