

UPDATE SHEET - AGENDA ITEM 7

Planning & Regulatory Committee 10 July 2019

Minerals & Waste Application: SP12/01487

Land at Watersplash Farm, Gaston Bridge Road and Fordbridge Road, Shepperton, Surrey, TW16 6AU

Proposed extraction of concreting aggregate from land at Watersplash Farm together with the erection of processing plant and associated mineral infrastructure, the provision of a new access from the Gaston Bridge Road/Green Lane roundabout, restoration involving the importation of inert restoration materials to agriculture, flood meadows, lake and reed beds with public access, on a site of 28 ha, and temporary diversion of public footpath 53 for the duration of operations.

Please note the Committee Report should be amended / corrected as follows:

CONSULTATIONS AND PUBLICITY

Para. 89 *Officer Comment – the total number of representations is now 284, as a further representation was received.*

CONDITIONS

Conditions to be amended as follows:

New Condition 12 (amendments in bold)

Before any operations which involve the movement of materials (aggregate and/or waste) in bulk to or from the site are commenced, details of facilities to be provided to ensure the public highway is kept clean and free of debris shall be submitted to and approved in writing by the County Planning Authority. **The details of the facilities shall include treatment of effluent resulting from such activities and mode of discharge.** The approved facilities shall thereafter be installed prior to the movement of materials, retained and used whenever the said operations are carried out and no vehicles used in connection with the development hereby permitted shall deposit mud, debris, waste or aggregate on the public highway when leaving the site onto the Gaston Bridge Road (A244) / Green Lane (B3366) roundabout.

New Condition 20 (amendments in bold)

Prior to the commencement of extractive operations in working phases (1-4), as shown on Drawings Ref. P3/648/8 Rev 4 8a-8h, 'Method of Working Phases' dated April 2016, the following information, where applicable to the phase, shall be submitted to and approved in writing by the County Planning Authority:

- a) Where infiltration based swales and/or soakaways are proposed, the results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels;
- b) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change for the post-restoration phase) storm, during all stages of the development (pre, post, and during);
- c) Detailed drainage design drawings and calculations (**with due regard to the infiltration rate at the base of the soakaway and ground water levels**) 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.);
- d) 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 is operational;
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system;
- f) 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.

The approved details shall be implemented and maintained for the duration of the development.

BACKGROUND PAPERS

Other Documents

Officer comment – the noise guidance for minerals and waste development in Surrey is not the 1994 guidance as stated, but the updated 2019 guidance: ‘Guidelines for Noise and Vibration Assessment and Control - Minerals, Waste and Other County Development’ March 2019. The 2019 guidance is correctly referred to in the noise section of the report (para. 264).
