

To: Planning & Regulatory Committee
By: Planning Development Manager

Date: January 2025

District(s) Runnymede
Elmbridge

Electoral Division(s):
Woodham & New Haw
Mr Lewis
Weybridge
Mr Oliver

Case Officer:
Janine Wright

Purpose: For Decision

Grid Ref: 506254 162741

Title: Minerals/Waste RU.21/0085

Summary Report

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

Continued use of land for the importation of construction, demolition and excavation (C, D & E) waste and the siting of an aggregate recycling facility, involving the placement of mobile crushing and screening plant to enable the recovery of recycled aggregates for sale and export without compliance with Conditions 1, 2 and 9 of planning permission ref: RU.16/1960 dated 16 June 2017 in order to extend the time period of the development and for retention of bund on northern boundary.

This application is for the continued use of an existing aggregate recycling plant site for the siting and operation of an aggregate recycling facility (AFR), for a temporary period until 31 December 2029. The facility recycles construction, demolition and excavation (CD&E) waste and includes the use of mobile crushing and screening plant to enable the recovery of recycled aggregates.

The application site is approximately 1ha and is located within the borough of Runnymede, between the settlements of Addlestone and Byfleet. It is located along the southern boundary of an existing sand and gravel quarry, known as Addlestone Quarry.

The proposal is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and is seeking to substitute planning Conditions 1, 2 and 9 of planning permission RU16/1960 dated 16 June 2017. Applications made under Section 73 of the Act are to consider the conditions subject to which planning permission should be granted. The proposal seeks to substitute planning conditions to allow for an extended timescale to align the permission with the wider restoration works at Addlestone Quarry, extending the operational timescales to 31 December 2029. The amendments also include the submission of a revised site layout plan to retain a soil mount.

Planning conditions not subject to amendments attached to planning permission ref: RU16/1960, with respect to permitted development, vehicle movements and access, dust, hours of operation and noise will continue to apply. If granted the Section 73 application would result in the issuing of a new planning permission incorporating the proposed changes.

The application was publicised by the posting of site notices and an advertisement within the local newspaper. Owner/occupiers and businesses within the surrounding area have been directly notified by letter.

Twenty letters of representation have been received, including seventeen letters of objection. No objections have been received from Runnymede and Elmbridge Borough Councils.

The officer's report is a summary of the assessments which have been made, including the identification of any potential harm arising from the amendments to the conditions. This primarily relates to impacts on residential amenity and the Green Belt development due to the extended timeframe of operations.

Officers are satisfied that the information submitted in support of the application is sufficient to allow amendments to planning Conditions 1, 2 and 9. Subject to the inclusion of existing and revised planning conditions the proposal would not give rise to unacceptable environmental or amenity impacts.

The proposal is considered to comply with National and Local Planning policy (as updated) and officers have made a recommendation to permit the proposal.

The recommendation is PERMIT planning application RU20/0085

Application details

Applicant

Cappagh Public Works Ltd

Date application valid

22 December 2020

Period for Determination

23 March 2021 (EOT – 31 January 2025)

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development	YES	49-53
Operational Phase	YES	54-63
Noise	YES	64-71
Dust	YES	72-78
Highways and Traffic	YES	79-88
Ecology	YES	89-98
Green Belt	YES	99-110

Illustrative material

Site Plan

Plan 1 – Location Plan

Aerial Photographs

Aerial 1 – Surrounding site

Aerial 2 – Application site

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Background

Site Description

1. Addlestone Quarry, also known as Wey Manor Farm, lies to the east of New Haw between the settlements of Addlestone and Byfleet. The full site covers an area of 61 hectares. Prior to the commencement of mineral extraction, the land was mainly agricultural. The application site is located within the Runnymede Borough, close to the boundary with the boroughs of Elmbridge to the east/south-east and Woking to the south-west.
2. The site is within the Metropolitan Green Belt and access is gained via Byfleet Road. A purpose built haulage road, south-east of the quarry, services the National Grid electricity sub-station and the wider quarry site. The M25 is located west of the quarry access road, with the main and branch railway lines situated on the eastern and southern boundaries. Brooklands Industrial Park is located to the south-east and a residential development is situated along Byfleet Road (A318) to the south of the recycling site.
3. The aggregates recycling facility (ARF) covers an area of approximately 1ha. It is situated towards the south-east of the main plant area where the mortar plant was previously located. This area has also previously been used for material stockpiling associated with the mortar plant. Existing facilities such as the welfare office, toilet block and weighbridge are to be retained and shared with the wider site.
4. The ARF site comprises of the following:
 - Material storage area located adjacent to the northern boundary;
 - Mobile crushing plant (4.5m high x 15.81m in length) located centrally on the concrete pad;
 - Mobile screening plant (4.5m high x 14.9m in length) located adjacent to the mobile crusher;
5. The quarry area is approximately 61ha with 53ha already restored to an agriculture or nature conservation end use. Infilling to the north-west of the quarry, approximately 7.44ha, continues with an area of 0.81ha of mineral reserves (sand and gravel) yet to be extracted.
6. The application site is operated by Cappagh who acquired the site in 2014.

Planning History

7. RU88/0876 - Extraction of sand and gravel, erection of a processing plant, importation of inert waste material and the restoration of the site to agriculture and a landscaped lake. Granted at appeal (ref: APP/B3600/A89/133939) in October 1990.
8. RU09/1103 - Retention of plant and continued extraction of minerals and progressive restoration of the site until 31 December 2020. Granted in December 2015.

9. RU16/1960 – Use of the land for the importation of construction, demolition and excavation (C, D & E) waste and siting of aggregates recycling facilities (ARF), involving the placement of mobile crushing and screening plant to enable recovery of recycled aggregates for sale and export for a temporary period until 31 December 2020. Granted in June 2017.
10. RU21/0085 – Retention of plant and continued extraction of minerals and progressive restoration of the site until 31 December 2029. A separate application for the variation of Conditions 1, 3, 7,8 and 16 of planning application RU09/1103 has been submitted and is currently under consideration. This application relates to the wider quarry site and covers an area of 61ha.
11. RU.20/0583 – planning permission for a non-material amendment to remove the end dates from the description of development. Granted in May 2021.

The proposal

12. This application, made under Section 73 of the Town and Country Planning Act 1990 (as amended), seeks to substitute planning Conditions 1, 2 and 9 of planning permission RU16/1960 dated 16 June 2017.
13. As approved the Conditions are as follows:-

Current Condition 1

“All importation, deposit, storage and processing of construction, demolition and excavation waste and export of materials arising from this process shall cease by 31 December 2020”

Current Condition 2

“All buildings, plant, conveyor belts, machinery both fixed and otherwise, and any engineering works connected therewith on or related to the application site (including any hard surface constructed for any purpose) shall be removed from the application site by 31 December 2020 and the land where such works stood restored in accordance with the approved restoration plan for Addlestone Quarry, Drawing No. P1/976/16 Revision E dated 22 July 2015.”

Current Condition 9

“Materials shall only be stored in the proposed ‘Material Storage Area’ as marked on the ‘Site Layout Plan’ Drg No.2707/11 dated February 2016, and the northern boundary of the site shall be marked out with a solid line of 1 metre high concrete blocks at all times to contain the limit of the stockpiles”.

14. This application is seeking to amend the wording of the conditions as follows:-

(Proposed) Amendment to Condition 1 & 2

All importation, deposit, storage and processing of construction, demolition and excavation waste and export of materials arising from this process shall cease by 31 December 2029 by which date all buildings, plant, conveyor belts, machinery both fixed and otherwise, and any engineering works connected therewith on or related to the application site (including hard surfaces constructed for any purpose) shall be removed from the land and the site restored in accordance with the approved restoration plan (ref: DOC3-19224 dated 19 February 2024).

(Proposed) Amendment to Condition 9

“Materials shall only be stored in the proposed ‘Material Storage Area’ as marked on the ‘Site Layout Plan’ Drawing No.2707/11 dated February 2016 and the existing bund on the northern boundary of the site shall be retained at all times to contain the limit of the aggregate recycling facility stockpiles”.

15. The effect of these substitutions would be to allow the continued importation of construction, demolition and excavation (C, D & E) waste and the siting of an aggregate recycling facility, involving the placement of mobile crushing and screening plant to enable the recovery of recycled aggregate for sale and export. The ARF also provides materials to infill the extraction void within the wider quarry site, including those areas which have been completed and restored.
16. The effect of these substitutions would be to allow for operations to continue on site until 31 December 2029. It would also allow for the retention of the mound, along the northern boundary the site.
17. The applicant proposes to continue to link the ARF permission to the end date of the quarry permission (pending application ref: RU21/0115), which is stated as 31 December 2029.

Consultations and publicity

District Council

18. Runnymede Borough Council No comments received
19. Elmbridge Borough Council No objection

Consultees (Statutory and Non-Statutory)

20. County Air Quality Consultant No objection
21. County Noise Consultant No objection subject to the retention of existing noise conditions.
22. Lead Local Flood Authority No objection
23. County Highway Consultant No objection, subject to retention of existing highway conditions.
24. Surrey Wildlife Trust No comment received
25. County Ecologist No objection
26. Enhancement Officer No comment received
27. Environment Agency No objection
28. Rights of Way No comment received
29. Network Rail Holding objection, in relation to the provision of water management and impact on their network.

Officer’s comments: Following discussions with Network Rail, the applicant has installed a silt trap to capture materials entering into the nearby culvert. Network Rail have been provided with additional supporting information to demonstrate that the proposal would not have an impact on their network. No response has been received

from Network Rail following the submission of the additional information. The applicant is advised to contact Network Rail directly.

30. National Grid No objection, subject to confirmation that the proposal would not have an impact on the National Grid assets.

Officer's comments: The applicant has demonstrated that the proposed works would not have an impact on the pylons or assets owned by the National Grid.

31. Heathrow Airport Safeguarding No comment received

Parish/Town Council and Amenity Groups

32. New Haw Residents Association Objection raised

- Vehicle movements
- Inconsistencies with tonnage volumes
- Omission of volumes already imported for infilling
- Breach of conditions
- Oversized loads to and from site
- Gravel and dust on highway

33. Wey Manor Residents Association No comments received.

Summary of publicity undertaken and key issues raised by public

34. The application was publicised by the posting of site notices and an advert placed in the local newspaper. Owner/occupiers of neighbouring properties have been directly notified by letter.
35. A total of twenty letters of representation have been received, with six residents submitting multiple representations. Seventeen objections have been received in relation to this application.
36. The following concerns have been raised within the letters of objection:
- Increase in vehicle movements to and from the site
 - Increase in noise and vibrations
 - Damage to public highways
 - Air pollution from dust and traffic particulate matter
 - Damage to manhole covers and highway
 - Continuous extension to completion timescales
 - Consistent breaches of planning conditions
 - Environmental impacts and risk to human health
 - Risk to safeguarding the community
 - Conflicts with local and national policy
 - Contamination of drinking water due to leaching from stockpiles of waste
37. Officers have considered all the letters of representation which have been submitted.
38. Officers acknowledge the comments received from the New Haw Residents' Association and letters of representation regarding alleged breaches of planning conditions. Any matters relating to enforcement are separate from the consideration of this application. However, any new permission granted under this application would form the basis for addressing any non-compliance with conditions as arising. The comments received

have been considered within the context of the County Planning Authority's Enforcement Policy and paragraph 60 of the NPPF.

Planning considerations

Introduction

39. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
40. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan Part 1 2020 (SWP), Surrey Minerals Plan Core Strategy Development Plan Document 2011 (SMP), Surrey Minerals Plan Primary Aggregates Development Plan Document 2011 (SADPD), Surrey Aggregates Recycling Joint Development Plan Document 2013 (AR), The Runnymede 2030 Local Plan (RLP).
41. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. In this case the main planning considerations are; environmental and amenity issues and residential amenity.

Section 73 Application (S73)

42. This application is submitted under Section 73 of the Town and Country Planning Act 1990 (as amended). Section 73 allows for applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. Permission can be granted unconditionally or subject to different conditions, or the application can be refused if the Planning Authority decides that the original condition(s) should continue.
43. Applications made under Section 73 seek to consider the conditions subject to which planning permission should be granted. Planning conditions not subject to the amendments and attached to planning permission ref: RU16/1960, with respect to hours of operation, vehicle movements, noise and dust have been reviewed (in light of updated development plan policies) and will continue to apply. If granted the Section 73 application would result in the issuing of a new planning permission incorporating the proposed changes. The application must have reference to wider considerations and be determined according to the current development plan and other material considerations. As such, these conditions would be updated to reflect current local plan policies, and any other guidance/policy changes since the original permission was granted.
44. New primary legislation, set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), introduced mandatory provisions for biodiversity net gain (BNG) within new development sites. Section 73 permissions where the original permission was made before 12 February 2024 are exempt from the 10% BNG requirement. The pending application (Section 73) is exempt from BNG provision as the original planning permission was determined before 12th February 2024.
45. Paragraph 56 of the NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other aspects.
46. The application is seeking to amend Conditions 1, 2 and 9 of planning permission RU16/1960 dated 16 June 2017.

Relevant Development Plan Policies

47. Since the determination of the previous application (ref: RU16/1960), The Runnymede Local Plan 2020 and the Surrey Waste Plan 2020 have been adopted. Both Plans introduce policies that reflect the current legislation and are compliant with National and Local planning frameworks and guidance.
48. The Development Plan Policies and guidance considered to be relevant to the proposal:-

Surrey Minerals Plan Core Strategy Development Management Plan 2011 (SMP)

Policy MC1 – Location of mineral development in Surrey
 Policy MC5 – Recycled and Secondary Aggregates
 Policy MC17 – Restoring Mineral Workings

Surrey Waste Local Plan Part 1 (SWP) 2020

Policy 9 – Green Belt
 Policy 3 – Recycling of inert Construction, Demolition and Extraction Waste
 Policy 13 – Sustainable Design
 Policy 14 – Protecting Communities and the Environment
 Policy 15 – Transport and Connectivity

Surrey Minerals Plan Primary Aggregates Development Plan Document 2011 (SADPD)

Policy MA1 – Aggregate Supply

Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans (AR) 2013

Policy AR3 - Aggregates recycling at mineral sites

Runnymede Borough Local Plan 2020 (RLP)

Policy EE1 – Townscape and Landscape Quality
 Policy EE2 – Environmental Protection
 Policy EE9 – Biodiversity, Geodiversity and Nature Conservation
 Policy EE11 – Green Infrastructure
 Policy EE12 – Blue Infrastructure
 Policy EE13 – Managing Flood Risk
 Policy SD4 – Highway Design and Considerations

Other relevant policies or document

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPG) and non-statutory guidance:

Surrey Minerals Plan 2011 Site Restoration Supplementary Planning Document (Restoration SPD)

National Planning Policy and Guidance

National Planning Policy Framework (NPPF) (December 2024)
 Planning Practice Guidance (PPG)

Principle of Development – Operational

49. This application relates to an existing aggregate recycling facility (ARF) at Addlestone Quarry. Planning permission was granted in June 2017 (ref: RU16/1960) for the change of use of the land for the importation of construction, demolition and excavation (C,D &E)

waste and the siting of an aggregate recycling facility (ARF), involving the placement of mobile crushing and screening plant to enable recovery of recycled aggregates for sale and export. This permission has been fully implemented; under Condition 1 of that permission all operations were required to have ceased and the land restored by 31 December 2020.

50. The ARF is located within an established sand and gravel quarry, safeguarded by Policy MC6 of the SMP. This policy seeks to protect strategically important mineral sites, such as soft sand and aggregate to prevent sterilisation of these resources. The ARF is currently operational and has proven to be successful in attracting materials to be recycled.
51. The ratio at which materials are recycled at the facility equates to 90%. The recycled materials are distributed to local and national construction sites and also used to fill the extraction void at Addlestone quarry. The wider quarry site has been partially restored to an agricultural aftercare use, with full restoration expected to take place before 31 December 2029 (pending approval of planning application RU21/0115).
52. The principle of development has already been considered within planning permission ref: RU16/1960 dated 16 June 2017 for the use of the land for the importation of construction, demolition and excavation waste and the siting of an aggregate recycling facility, involving the placement of mobile crushing and screening plant to enable the recovery of recycled aggregates for sale and export. The Policies, as set out in paragraph 47 above, are considered to be relevant and material to the determination of the this application.
53. As such, the principle of development, in relation to the recycling facility, has not been revisited as part of this application, apart from ensuring its continued general compliance with Policy in relation to waste and aggregate recycling.

Operational Phase

54. As set out above, the principle of development has previously been established through the granting and implementation of planning permission RU16/1960.
55. The proposed Section 73 application is seeking to alter the time limits for the importation, deposit, storage and processing of construction, demolition and excavation waste and export of materials arising from this process. The applicant has requested that the time limit be extended to 31 December 2029. This would allow for the ARF to continue for an extended period. The permission would expire on 31 December 2029 and would align with the pending application, reference RU21/0115, to restore the wider quarry site.
56. The NPPF, does not contain policies relating to waste management. National waste management policies are contained within the Waste Management Plan for England (WMP) and the National Planning Policy for Waste (NPPW). The WMP advocates the recovery or recycling of inert waste wherever possible and recognises that the disposal of inert waste in or on land remains a valid way of restoring quarries and mineral workings where there is a planning requirement. The NPPW sets out the Government's ambition of working towards more sustainable and efficient approaches to waste management by driving the management of waste up the waste hierarchy.
57. Policy MC1 of the SMP states that priority for locating ARF will be given to urban areas particularly in north west Surrey and to temporary use of mineral sites to be restored with inert fill. Policy MC5 states that local development frameworks should encourage the re-use of construction and demolition waste at source.
58. Policy MC17 of the SMP 2011 states that restoration of mineral workings should be completed at the earliest opportunity and progressive restoration will be required where appropriate.

59. It is stated that since operations began, the ARF has reached a recycling ratio of 90%. Paragraph 3.19 of the Planning Statement (PS) further states that the ARF is on target to receive up to 250,000 tonnes of waste material per year, in line with the Environment Agency Permit. This produced 225,000 tonnes per annum of recycled materials and a residual of 25,000 tonnes per annum for landfilling and restoration.
60. The applicant has stated that the retention of the ARF is critical to securing and sourcing materials (inert waste) for the infilling of the quarry void. Officers acknowledge that the ARF has played a key role in ensuring that the void, within the wider quarry, is being filled and the site restored. It is also acknowledged that the proposal would continue to make an important contribution towards aggregate recycling targets, albeit for a temporary period (to 31 December 2029).
61. If this application is approved, activities at the quarry would cease and the ARF operations would be discontinued, with the restoration of the site undertaken in accordance with the restoration plan (ref: RPP-19224 dated 19 February 2024). Full restoration of the site would be completed within the amended timeframe i.e. 31 December 2029.
62. Officers consider that the applicant has demonstrated that there is a need for the temporary facility at Addlestone Quarry. The proposal is therefore considered to accord with the relevant Development Plan Policies, and NPPF and NPPG guidance, subject to an amended conditions.
63. It is necessary to assess other potential impacts of extending the timeframe for the ARF and these are discussed below.

Noise

64. Policy 14 (b) of the SWP supports proposals where it can be demonstrated that it would not result in unacceptable impacts on communities and the environment. Policy EE2 of the RLP states that proposals which have or would be subject to unacceptable adverse effects will not be supported.
65. The nearest residential properties are situated at Byfleet Road approximately 600m to the south and south west of the ARF. The main impacts on residential amenities arising from this proposal are considered to be noise generated from plant equipment and machinery.
66. The Noise impacts, resulting from the ARF, were assessed as part of the original application. A supplementary noise assessment (NA) (ref: WBM Noise Assessment Report dated November 2020) has been submitted in support of the application.
67. The applicant is not proposing to change the functional operation of the ARF and no additional plant and/or machinery would be brought onto the site. The NA concluded that there would be no increase in the noise levels and existing planning conditions should be retained to protect the amenities of nearby residents and businesses.
68. The applicant has advised that the ARF would continue to operate within the hours previously approved under application RU16/1960, which is consistent with the wider quarry site. The operating hours for the ARF are:

07:00-17:30 Monday to Friday
08:00 – 13:00 Saturdays

No works are to be undertaken on a Sunday, Bank, Public and National Holidays.

- 69. Officers consider that the existing hours, as set out above, are acceptable within the current policies' requirements and would continue to mitigate the harm on nearby receptors. Officers propose to carry the hours of operation condition forward to the revised permission.
- 70. The County Noise Consultant has reviewed the NA and raised no objections to the proposal, subject to the inclusion of planning conditions.
- 71. Officers acknowledge the temporary harm, resulting from the extended period, however this would cease by 31 December 2029. Furthermore, the use of existing conditions, carried forward from the previous permission (ref: RU16/1960), would ensure that noise generated from the site would continue to be controlled.

Dust

- 72. Policy EE2 of the RLP seeks to protect the environment and states that planning permission will only be granted where mitigation measures to reduce impacts can be secured and implemented.
- 73. The nearest residential receptors are located along Byfleet Road, approximately 600m to the south and south-west of the application site.
- 74. The air quality (dust) impacts, resulting from the ARF, have been assessed as part of the original application. A supplementary Dust Impact Assessment (DA) (ref: Ramboll ref: 1620011272 dated December 2020) has been submitted in support of the application.
- 75. The applicant has stated that dust suppression measures such as damping down the roadways during the dry weather and suppression sprays on plant equipment would remain in place to accord with planning Conditions 6 and 7 of planning permission RU16/1960. The established procedures ensure that the dust emissions are appropriately managed and do not cause harm to the nearby receptors, along Byfleet Road.
- 76. The DA has concluded that the existing mitigation measures together with good practice management would be sufficient to ensure that any impacts would be negligible. Existing planning conditions should be retained to protect the amenities of nearby receptors.
- 77. The County Air Quality Officer has reviewed the DA and raised no objections to the proposal subject to the inclusion of existing planning conditions.
- 78. Officers consider that aside from continuing over a longer time period (i.e. to 2029) the proposal would not result in any additional harm to nearby receptors and as such the proposal is considered to accord with the development plan policies, subject to the inclusion of existing planning conditions relating to dust management and HGV vehicle movements.

Highways, Traffic and Access

- 79. Policy SD4 of the RLP refers to highway design considerations and states that proposals which maintain or enhance the efficient and safe operation of the highway network and take account of the needs of all highway users for safe access, egress and servicing arrangements will be supported.
- 80. Policy 15 of the SWP refers to transport and connectivity. Part A(ii) states planning permission will be granted where it can be demonstrated that transport links are adequate to serve the development.
- 81. Paragraph 116 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway

safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

82. The impacts of the ARF on the local highway network, traffic generation and access were assessed as part of the original application. It was concluded that the proposal would not give rise to high levels of traffic, subject to the inclusion of planning conditions.
83. The applicant has provided updated information in respect of traffic generation. It is stated that the HGV movements associated with both sites (wider quarry and ARF) would not exceed 200 movements per day. The HGV movements to and from the site are controlled through existing planning conditions on both the wider quarry and the ARF sites.
84. The applicant has stated that the ARF would continue to operate at the same capacity and there would be no increase in overall traffic movements to and from the site. No changes are proposed to condition 5 of planning permission ref: RU16/1960 which states that:
- “in combination with planning permission for the quarry site (ref: RU09/1103) dated 11 December 2015), the average accumulative number of HGV movements to and from the site shall not exceed 200 per day (on a 5 day average). Records of HGV movements to and from the site shall be maintained for up to 1 year at any one time and shall be submitted to the County Planning Authority on a quarterly basis, on the following months; May, August, November, February”.*
85. Officers have noted that there have been no material changes to the highway conditions since the previous application was determined in 2017. No changes are proposed to the access of the site and vehicle movements generated from the proposed activities (both the quarry and ARF) would continue to be restricted to no more than 200 per day.
86. The County Highway Officer has reviewed the updated information and has concluded that the proposed amendments would not have an impact on highway safety and/or highway users, subject to the inclusion of the original planning condition.
87. Officers are satisfied that the proposed amendments would not have an impact on highway safety and any harm, previously identified in application RU16/1960, would continue to be mitigated through planning conditions.
88. The proposal is considered to accord with the Development Plan Policies, NPPF and NPPG, subject to the inclusion of existing planning conditions.

Ecology

89. Policy EE1 of the RLP states that all development proposals will be expected to achieve attractive and resilient places which make a positive contribution to the Borough's townscape.
90. Section 15 of the NPPF refers to “Conserving and enhancing the natural environment” and seeks to ensure that that the natural environment and habitats are protected. Paragraph 192(b) of the NPPF seeks to protect and enhance biodiversity, seeking to promote the conservation, restoration and enhancement of priority habitats, ecological networks and protection of species.
91. The impacts of the ARF on the ecological habitats and adjacent ancient woodland were assessed as part of the original application. It was concluded that the proposal would not cause any significant impacts to the ecological features within or adjacent to the application site. The imposed planning conditions ensure that the ancient woodland and ecological features remain protected.

92. The applicant has submitted an updated ecological appraisal (EA) (ref: Ecology Appraisal update dated 8 December 2020 prepared by GPM Ecology) as part the application. The EA has concluded that the proposal would not have an impact on the adjacent ancient woodland. Additional hedgerow planting is proposed adjacent to the works area to enhance ecological habitats.
93. The application site is an existing ARF and protection measures have been put in place to ensure that the adjacent woodland and ecological habitats are suitably protected. The applicant has also proposed biodiversity enhancement and improvements within an updated restoration scheme submitted for the wider quarry site (pending approval of application RU21/0115).
94. The applicant is seeking to amend Condition 9 of planning permission RU16/1960 to retain an existing bund and remove reference to the 1 metre high concrete blocks along the northern boundary. Condition 9 states that:
- “Materials shall only be stored in the proposed ‘Material Storage Area’ as marked on the ‘Site Layout Plan’ Drg. No. 2707/11 dated February 16, and the northern boundary of the site shall be marked out with a solid line of 1 metre high concrete blocks at all times to contain the limit of stockpiles”.*
95. The bund is an established feature along the northern boundary of the application site. The retention of this feature would provide ecological opportunities for new and existing habitats and would contribute positively to the wider area.
96. The County Ecologist has reviewed the updated EA and noted that there would be no additional impacts to the ecological habitats within the application site and surrounding area. Existing planning conditions would continue to mitigate any harm. No objections to the proposal were raised subject to the inclusion of existing planning conditions.
97. Officers are satisfied that the proposed amendments would not have an impact on the ancient woodland and ecological habitats within the site and surrounding area. Planning conditions previously imposed on application ref: RU16/1960, would continue to mitigate the harm previously identified. Officers are satisfied that Condition 9 can be amended to remove reference to the concrete blocks, provided that the bund is retained. An amendment to Condition 9 is therefore considered to be acceptable.
98. The proposal is considered to accord with the Development Plan Policies, NPPF and NPPG, subject to the inclusion of existing planning conditions.

Green Belt

99. This application is situated within the Metropolitan Green Belt.
100. Paragraph 142 of the NPPF states that great importance is attached to Green Belts and the fundamental aim of the policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
101. Paragraph 153 of the NPPF states that local authorities 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. Very special circumstances 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. Policy 9 of SWP accords with the NPPF.
102. A Green Belt assessment was undertaken as part of the consideration of the original application and this concluded that Very Special Circumstances (VSC) existed and

temporary planning permission was granted for the development. The officer's report (dated 14 June 2017) stated that the "*the proposed aggregate recycling facility and processing are temporary uses of the land, commensurate with the life of the operational quarry site, and once the land is restored, this would preserve the openness of the Green Belt in the long term.*"

103. Section 8 of the submitted Planning Statement (PS) provides an updated assessment of the Green Belt and has regard to policy changes and key development requirements in relation to the proposal.
104. The proposal is to amend Condition 1 to allow for the ARF to continue operating until 31 December 2029. The proposed extension would be in line with the requirements to fully restore the wider quarry site (subject to approval of planning permission RU21/0115) by 31 December 2029. Thereafter, all operational works would cease and the site would be restored in accordance with the amended and approved restoration plan (ref: RPP-19224 Restoration Plan dated 19 February 2024).
105. The VSC put forward by the applicant include the demand for recycled aggregate, assistance with the preservation and demand on primary aggregates as well as the provision of up to 25,000 tonnes p/a of infilling materials for the quarry restoration.
106. The applicant has continued to demonstrate that the application site is necessary and meets the key policy requirements for temporary sites. The PS concludes that the retention of the ARF for a temporary period would not give rise to any unacceptable impacts on the surrounding environment, including local amenities or the Green Belt.
107. Officers accept that the longer time period over which the ARF would operate would result in harm to the openness of the Green Belt, however, it is considered that the harm would be outweighed by the VSC put forward by the applicant as well as those previously identified.
108. The ARF would continue to be a temporary use of the land, facilitating full restoration of the wider quarry. The activities on the site would continue to be linked to the quarry (subject to approval of planning application RU21/0115) and following full restoration, all plant, machinery and buildings etc would be removed from the land in accordance with the restoration plan and preserve the openness of the Green Belt.
109. Officers have concluded that the proposal would be acceptable and the VSC put forward by the applicant outweigh the harm to the Green Belt and any other harm identified.
110. The proposal is considered to accord with the Development Plan Policies, NPPF and NPPG, subject to the inclusion of existing planning conditions.

Human Rights and Equalities Implications

111. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
112. In this case, it is the Officer's view that the scale of such impact is not considered sufficient to engage Article 6 or Article A of Protocol 1 and any impacts can be mitigated by conditions, taking into account representations made in relation to the impact of the development on their residential amenities. The proposal is not considered to interfere with any Convention rights.
113. The Council is required by section 149 of the Equality Act 2010 to have due regard to the need to eliminate conduct prohibited by the act, advance equality of opportunity and

foster good relations between people with protected characteristics and people who do not. The level of “due regard” considered sufficient in any particular context depends on the facts.

114. In this instance, the Council has considered its duty under the Equality Act 2010 and has concluded that this application does not give rise to any equalities considerations.
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Conclusion

115. The application is seeking permission to amend Conditions 1,2, and 9 of planning permission ref: RU16/1960 dated 16 June 2017 under Section 73A of the Town and Country Planning Act 1990 (as amended), to allow for changes to the approved plans and documents.
116. Since the previous permission (granted in 2017), the development plan policy has changed as a result of the adoption of the Surrey Waste Plan 2020 and the Runnymede Local Plan 2030 (adopted in 2020). A new version of the National Planning Policy Framework (NPPF) has also been published (December 2024). The application has been considered in relation to current guidance and development plan policy.
117. Officers conclude that the temporary retention of the ARF, subject to amended conditions, would not give rise to any unacceptable impacts on the surrounding environment or amenities of local residents.
118. Overall, officers are satisfied that the information submitted in support of the application is sufficient to allow for Conditions 1, 2 and 9 to be amended. The applicant has also demonstrated that the amendments are necessary and as such planning permission should be granted, subject to revised planning conditions.

Recommendation

The recommendation is to PERMIT application RU21/0085 subject to the following conditions:

Conditions:

1. Time Limits

All importation, deposit, storage and processing of construction, demolition and excavation waste and export of materials arising from this process shall cease by 31 December 2029 by which date all buildings, plant, conveyor belts, machinery both fixed plant and otherwise, and any engineering works connected therewith on or related to the application site (including hard surfaces constructed for any purpose) shall be removed from the land and the site restored in accordance with the approved restoration plan (ref: DOC3-19224 dated 19 February 2024).

Reason: To enable the County Planning Authority to exercise planning control hereby permitted and comply with Section 91 of the Town and Country Planning Act 1990.

2. Permitted Development

Notwithstanding any provision to the contrary under Parts 4 or 17 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent order revoking and re-enacting that Order with or without modification),

- (a) no buildings, fixed plant or machinery shall be located on the site of the development hereby permitted without the prior submission to and approved in writing by the County Planning Authority of details of their siting, detailed design, specifications and

appearance. Such details shall include details of noise emission levels (including tonal characteristics) of any plant or machinery;

- (b) no fencing or external lighting other than that hereby permitted shall be erected or installed at the site of the development hereby permitted unless details of them have been submitted to and approved in writing by the County Planning Authority.

Reason: To safeguard the environment, protect the amenities of the wider landscape and preserve the openness of the Green Belt in accordance with Policy 9 of the Surrey Waste Local Plan 2020

3. Hours of Operation

The development hereby permitted shall only take place during the following hours:-

07:00 – 17:30 hours Monday to Friday

08:00 – 13:00 Saturday

There shall be no working on Sunday, Bank, Public and National Holidays.

The only exception to these hours shall be during operational emergencies to maintain safe on site activities, or where essential maintenance services are required.

The County Planning Authority shall be notified, in writing, as soon as reasonably practicable when testing of mobile plant and other essential maintenance works are to be carried out, outside of the above hours.

Reason: To protect the amenities of the local residents and in accordance Policy EE2 of the Runnymede Local Plan 2030 and Policy 14 of the Surrey Waste Local Plan 2020.

4. Highways and Access

In combination with planning permission for the quarry site (ref. RU21/0115 dated [\(to be completed before the decision notice is issued should permission be granted for that proposal\)](#)), the average accumulative number of HGV movements to and from the site shall not exceed 200 per day (on a 5 day average). Records of HGV movements to and from the site shall be maintained for up to 1 year at any one time and shall be submitted to the County Planning Authority on a quarterly basis, on the following months:

May, August, November, February.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy SD4 of the Runnymede Local Plan 2030 and Policy 15 of Surrey Waste Local Plan 2020.

5. Dust

At all times during the carrying out of operations authorised or required by this permission, water bowsers, sprayers, whether mobile or fixed, or other similar equipment, shall be used to minimise the emission of dust from the site. Loaded vehicles importing inert material shall be sheeted or covered to minimise dust. Best working practice shall be utilised to minimise the emission of dust during the loading and deposition of materials.

Reason: To protect the amenities of the locality in accordance with Policy EE2 of the Runnymede Local Plan 2030 and Policy 14 of the Surrey Waste Local Plan 2020.

6. Dust

No operation authorised or required by this permission shall cause visible dust beyond the site. Should visible dust be caused beyond the site, work shall be suspended until it can be resumed without causing visible dust as a result of different methods of working, the addition of further dust suppression measures or changed weather conditions.

Reason: To protect the amenities of the locality in accordance with Policy EE2 of the Runnymede Local Plan 2030 and Policy 14 of the Surrey Waste Local Plan 2020.

7. Noise

Noise levels from the development hereby permitted, at specified noise sensitive properties (see below) shall not exceed the existing/pre-works representative background noise level (LA90,1h, freefield) by more than 10 dB(A), or as near this level as practicable, up to a maximum noise level of 55 dB LAeq, 1h (free field).

The existing representative, daytime LA90 background noise level shall be determined by measurement that shall be sufficient to characterise the environment and the recommended level should be justified following guidance contained within British Standard BS4142:2014.

Noise Sensitive Properties

Coxes Mill, Bourneside Road, Addlestone, KT15 2JX
14 Wey Meadows, Weybridge, KT13 8XY
Westfield Court, Byfleet Road, New Haw, KT15 3LG
20 Birch Close, New Haw, KT15 3JT
1 Kashmir Close, New Haw, KT15 3JD

Reason: To protect the amenities of the locality and avoid noise nuisance in accordance with Policy EE2 of the Runnymede Local Plan 2030 and Policy 14 of the Surrey Waste Local Plan 2020

8. Ecology

Materials shall only be stored in the proposed 'Material Storage Area' as marked on the 'Site Layout Plan' Drg No.2707/11 dated February 2016 and the existing bund on the northern boundary of the site shall be retained at all times to contain the limit of the aggregate recycling facility stockpiles.

Reason: To protect the visual amenity and biodiversity within the locality in accordance with Policy EE1 of the Runnymede Local Plan 2020 and Policy 14 of the Surrey Waste Local Plan 2020.

Contact Janine Wright

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Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Runnymede Borough Council planning register entry for this application can be found under application reference RU.21/0085.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)
[Planning Practice Guidance](#)

The Development Plan

[Surrey Waste Local Plan 2020](#)
[Surrey Minerals Plan Core Strategy Development Plan Document \(DPD\) 2011](#)
[Surrey Minerals Plan Primary Aggregates Development Plan Document \(DPD\) 2011](#)
[Surrey Minerals Plan Site Restoration Supplementary Planning Document \(SPD\) 2011](#)
<https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste/minerals-core-strategy-development-plan/aggregates-recycling-joint-development-plan>

District/borough council development plan documents

Runnymede Local Plan 2030

Other Documents
