

UPDATE SHEET

MINERALS/WASTE SP22/01006/SCRVC

DISTRICT(S) SPELTHORNE

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 without compliance with Conditions 2, 11, 13, 25, 26, 27, 29, 33, 44 and 48 of planning permission ref: SP/2012/01132 dated 23 October 2015 so as to allow the site to be restored in accordance with a revised restoration plan.

Human Rights

Replace paragraph 252 with the following text:

In this case, it is recognised the development has the potential to impact on the local environment and local amenity in terms of restoration, landscape and visual amenity and the water environment. Issues and concerns have been raised by objectors on these matters. These issues are acknowledged and have been assessed and discussed in the main body of the report. It is recognised that there would be some short term impact in terms of restoration, landscape and visual impact and potential impacts in terms of noise and groundwater. The scale of the impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1 and, if planning permission were to be granted any impact is capable of being controlled or mitigated by the measures incorporated in the planning application proposal and planning conditions. As such this proposal is not considered to interfere with any Convention right. Officers consider that the proposal would provide a more sustainable means of managing the silt generated from the processing of the mineral from Manor Farm, rather than transporting it off site by lorry, and would benefit biodiversity and improve the ecological value of the site.

Conclusion

Amend 1st sentence of paragraph 259 to read as follows:

“Having had regard to the environmental information contained in the Environmental Statement, national and development plan policy, consultee views and concerns raised by local residents objecting to the proposal, Officers consider that the development would not give rise to unacceptable environmental or amenity impacts and that very special circumstances exist to outweigh the harm to the Green Belt.”

Conditions

Condition 2

Insert the following subheading before Condition 2: “Approved Plans and Drawings”

New Condition

Insert new Condition 3 to read as follows and renumber existing conditions 3, 4, 5, 6 to 4, 5, 6, 7

“The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of extraction.”

Renumbered Condition 7

Delete the wording of renumbered Condition 7 (Condition 6 in the report) and insert the following:

- 7 “The design of the temporary access to Ashford Road as shown on Drawing no. PA17 Rev D Proposed Ashford Road Access dated March 2012, revised 22 July 2015 shall be maintained in accordance with details approved under planning permission ref: SP12/01132/SCD8 dated 7 October 2016. The Ashford Road access shall be used in connection with extraction and restoration operations within Phase 1 as shown on Drawing ST18890-PA5 Rev C Phasing Plan dated 21 February 2023 for transport of plant and equipment and maintenance of the conveyor system only and thereafter during extraction operations on Phases 2 to 4 in connection with maintenance of the conveyor system only. On completion of extraction the access shall be permanently closed and any kerbs, verge, footway fully reinstated by the applicant, and hedgerow replanted in accordance with details to be submitted, for approval by the County Planning Authority, within six months of the completion extraction from Phase 1.”

Condition 7

Delete Condition 7 starting “*The design of the Worple Road agricultural access*” as set out in the report in its entirety as this is not required.

Condition 8

Delete Condition 8 in the report and replace with the following:

- 8 “Prior to commencement of extraction in Phase 2, the construction of the modified Worple Road access shall be completed and provided with visibility splays in accordance with the details approved under planning permission ref: SP12/01132/SCD6 dated 7 October 2016 and shown on Drawing PA16 Rev C Proposed Worple Road Access dated March 2012, revised 12 February 2013 and be retained and maintained thereafter.”

Condition 25

Change reference from Condition 4 to “Condition 5”.

Condition 34 (Clause a)

Insert “approved” before the words ‘*Groundwater and Surface Water Monitoring Plan*’

Condition 38

Amend wording to read as follows:

- 38 “The programme of archaeological investigation shall be implemented and undertaken in accordance with the Written Scheme of Investigation approved under planning permission ref: SP12/01132/SCD2 dated 10 August 2016.”

Condition 43

Amend wording to read as follows:

- 43 “Only mineral extracted at Manor Farm and processed at Queen Mary Quarry, mineral dredged from the breakwater baffle and processed at Queen Mary Quarry, as raised sand and gravel imported to and processed at Queen Mary Quarry and recycled aggregate material produced at Queen Mary Quarry, under planning permissions ref: SP07/1269, SP07/1275 and SP07/1273 dated 16 January 2009 and SP13/01236, SP13/01239 and SP13/01238 dated 6 January 2015 shall be used in the concrete batching plant and aggregate bagging plant hereby permitted.”

Condition 44

Delete current Condition 44 and amend as follows:

- 44 “Within six (6) months of the date of this decision, a Soil Resource Management Plan (SRMP) shall be submitted to the County Planning Authority for approval in writing. The SRMP shall be based on the advice contained in the Good Practice Guide for Handling Soils in Mineral Workings, The Institute of Quarrying, 2021. The SRMP shall be implemented in accordance with the approved details.

Soils shall only be moved when in a dry and friable condition; and handling, movement and replacement of soils shall not be carried out between the months of November to March inclusive, or during the bird breeding season unless the area concerned has been shown to be free of nesting birds, following an inspection by a suitably qualified ecologist, immediately prior to such works commencing.”

Condition 45

Amend numbering of final clause of Condition 45 from e) to “d”).

Condition 48

Amend condition 48 to read as follows:

- 48 The restoration of the Queen Mary Quarry site shall be undertaken in accordance with the restoration and landscaping scheme for the site approved under planning permission ref: SP07/1276 dated 15 January 2009 and SP/11/0491 dated 29 July 2011, as reproduced on Drawing No. PA15 Approved Restoration Plan for QMQ Site dated March 2012, or any amendments to the scheme which are subsequently approved.

Reasons

Reason 3

Insert new Reason 3 to read as follows and renumber existing Reasons 3, 4, 5, 6 to 4, 5, 6, 7

“To enable the County Planning Authority to exercise planning control over the development hereby permitted at a mineral working site in an area of Metropolitan Green Belt and to minimise the impact on local amenity in accordance with the Surrey Minerals Plan 2011 Core Strategy Policy MC3.”

Reason 7

Delete Reason 7 as set out in the report in its entirety as Condition 7 is not required..

Reason 35

Amend wording to:

“To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance paragraphs 187, 196 and 197 of the National Planning Policy Framework 2024 and Policy MC14 of the Surrey Minerals Plan 2011 Core Strategy.”

Informatives

Informative 16

Amend wording to read as follows:

“The applicant’s attention is drawn to the response from Affinity Water dated 30 August 2022, a copy of which has been provided to the applicant or can be obtained from the County Planning Authority, who advise that the proposed development site is located within an Environment Agency defined groundwater Source Protection Zone (SPZ) corresponding to our Pumping Station (CHER). This is a public water supply, comprising a number of abstraction boreholes, operated by Affinity Water Ltd. There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with Affinity Water Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or emailing aw_developerservices@custhelp.com”

Informative 18

Amend wording of final two paragraphs to read as follows:

“It is mentioned in the planning application that water would be needed for concrete production dust suppression (including vehicle washing) and potentially for landscape irrigation. If Brett Aggregates Ltd intend to use their existing abstraction licence for any purpose other than mineral washing, they will need to contact the Environment Agency to discuss the possibility of varying their licence. Brett Aggregates Ltd would also need to contact them if you intend to drill a new borehole or seek to take water from a surface water source (e.g. lake/river).

If Brett Aggregates Ltd have any questions regarding the above points then please email Alastair Wilson at thames.northeast@environment-agency.gov.uk or call on 03708 506 506.”