EXECUTIVE SUMMARY

In November 2009, Surrey County Council (SCC) issued four documents relating to the Surrey Minerals Plan for consultation. This paper outlines the specific issues for Elmbridge that arise from these documents and recommends a Borough response to each of these documents which include;

1. The Core Strategy Development Plan Document (DPD);
2. The Primary Aggregates DPD;
3. The Aggregates Recycling Joint DPD for the Minerals and Waste Plans;

The only site within Elmbridge allocated for mineral extraction is at Addlestone Quarry. This site is also being considered for aggregates recycling. Due to its location, it is not considered that either recycling or extraction raises any significant issues for the Borough.

There are several sites across the Borough where there is potential for minerals extraction that have been safeguarded by SCC. Development should not take place that could sterilise the future extraction of mineral reserves in these areas. These all lie within the Green Belt where the Council is committed to resisting inappropriate development and therefore there is no conflict of aims.

The Minerals Site Restoration SPD is considered to provide an appropriate response to the restoration of minerals workings across the County.

Due to the timing of this consultation it was not possible for these documents to be considered by the Local Development Framework Working Group prior to being considered through Individual Cabinet Member Decision Making process.

RECOMMENDATION

THAT ELMBRIDGE BOROUGH COUNCIL RESPOND TO THE SURREY MINERALS PLAN CONSULTATION AS FOLLOWS;

ELMBRIDGE BOROUGH COUNCIL;

1. DOES NOT WISH TO CHALLENGE THE SOUNDNESS OF EITHER THE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT OR THE PRIMARY
AGGREGATES DEVELOPMENT PLAN DOCUMENT;

2. RECOMMEND THAT SURREY COUNTY COUNCIL GIVE CONSIDERATION TO REMOVING THE SAFEGUARDING DESIGNATION OF LAND TO THE SOUTH OF ISLAND BARN RESERVOIR, EAST MOLESEY, STRETCHING SOUTH TO LOWER GREEN DUE TO THE UNDERSTANDING THAT THIS LAND HAD ALREADY BEEN WORKED AND BACKFILLED;

3. BROADLY SUPPORTS THE AGGREGATES RECYCLING JOINT DEVELOPMENT PLAN DOCUMENT AS IT SUPPORTS THE DELIVERY OF THE COUNCIL’S POLICY ON SUSTAINABLE BUILDING, AND PROMOTES A MORE SUSTAINABLE APPROACH TO CONSTRUCTION WASTE ACROSS SURREY;

4. SUPPORTS THE MINERALS SITE RESTORATION SUPPLEMENTARY PLANNING DOCUMENT AS IT PROVIDES AN APPROPRIATE RESPONSE TO THE RESTORATION OF MINERALS WORKINGS ACROSS THE COUNTY.

REPORT

Background

1. In November 2009 SCC published a number of consultation documents relating to the Surrey Minerals and Waste Development Framework. These documents included:
   - The Surrey Minerals Plan Core Strategy DPD - Proposed document for submission to the Secretary of State;
   - The Surrey Minerals Plan Primary Aggregates DPD - Proposed document for submission to the Secretary of State;
   - The Aggregates Recycling Joint DPD for the Minerals and Waste Plans (Draft document including site options); and
   - The Surrey Minerals Plan, Minerals Site Restoration Final Draft SPD.

2. The consultation on the first two documents is the final statutory consultation prior to submission to the Secretary of State.

3. The consultation on the Aggregates Recycling Joint DPD for the minerals and waste plans is at an earlier stage of production with the document setting out SCC’s vision with regard to aggregates recycling prior to the final document being prepared and submitted to the Secretary of State in February 2011.

4. The Mineral Site Restoration SPD consultation is the final consultation prior to it being adopted by SCC. SPDs do not need to be approved by the Secretary of State or be subject to public examination. However, SCC must consider representations and prepare a statement summarising the main issues raised, and how these have been addressed in the SPD prior to adoption.

5. This paper briefly sets out the key issues for each of these documents and recommends the response to be made by the Borough.
The Core Strategy DPD and Primary Aggregates DPD

6. These two documents set out how SCC intend to meet the needs of the economy for natural resources whilst being prudent in the management of them and ensuring that the impact of development on the local community is minimised.

7. The Core Strategy outlines a spatial strategy with regards to where the key mineral deposits are located, and then proceeds to outline:

- Which sites will be prioritised for working;
- Which areas will need to be safeguarded for future development; and
- How development will occur to ensure that it has minimal environmental and social impact on the local community.

8. The Surrey Minerals Plan Core Strategy aims to reduce the adverse impacts of minerals development with regard to amenity, character, landscape, flooding, environment and transport. The policy on transport, for example, will expect applicants to make an assessment of potential transport impacts and to examine alternatives to road based methods of transport. Applications will only be permitted where the traffic generated by the development would not have a significant adverse impact on highway safety, residential amenity, the environment or the effective operation of the highway network.

Safeguarded Areas

9. The purpose of minerals safeguarding areas is to define areas where there are potentially viable mineral resources and to protect these areas from sterilisation from other development. The areas to be safeguarded are indicated on the Proposals Map and include:

- Sites and associated facilities currently in mineral use;
- Sites with planning permission for mineral development;
- Preferred areas identified for future mineral development;
- Areas of search identified for possible mineral development; and
- Land likely to contain economically viable mineral resources.

10. In Elmbridge there are 6 safeguarded areas all of which are within the Green Belt. These areas are outlined below and the numbers correspond to the numbers on the map attached as Appendix C:

1. Land to the south of Cobham and Stoke D’Abermon and to the north west of Downside;
2. Land to the west of Esher Common between Walton and Cobham;
3. Land to the south of Island Barn Reservoir in East Molesey stretching south to Lower Green in Esher;
4. Molesey Reservoir, Bessborough Reservoir and Knight Reservoir;
5. A small site adjoining the east side of the Queen Elizabeth II Reservoir;
6. The Broad Water area between Weybridge and the River Thames.
11. Areas 1, 2, 5 and 6 above are classified as land likely to contain economically viable mineral resources. Area 3 and 4 are classified as land associated with facilities currently in mineral use.

12. The Replacement Elmbridge Borough Local Plan and the Core Strategy, expected to be approved by the Council for submission on December 9 2009, aims to continue to protect the Green Belt from inappropriate development. As such there is no conflict with the safeguarding proposals in the Surrey Minerals Plan Core Strategy. However, this Council’s records indicate that the northern portion of site 3 has already been worked and back-filled yet the entirety of the area has been safeguarded. It is recommended that this be investigated further by SCC and the Proposals Map amended as necessary.

13. The Primary Aggregates DPD sets out the approach taken to selecting the preferred areas for sand and gravel extraction in Surrey and identifies the locations of these preferred areas. Across Surrey a total of 106 potential mineral zones were examined and assessed to compare the alternatives and choices. The final sites selected following this assessment are set out in Policy MA2 of the Primary Aggregates DPD as well as on the Proposals Map and includes the Addlestone Quarry Extension, part of which falls in Elmbridge (see appendix A).

14. The Addlestone Quarry extension sits astride the Borough boundary with Runnymede Borough Council. Access to the site is through Addlestone and Heavy Goods Vehicle movements will be restricted to the levels currently permitted as part of the permission for the existing quarry. Also there is a railway line between the Elmbridge portion of the proposed mineral working extension and the rest of the Borough. It is considered that any future workings will therefore have little impact on the amenities of Elmbridge residents. Key development requirements include:
   - Workings will need to safeguard the nature conservation aspects of the River Wey which runs through the site;
   - Restoring the land to agricultural use and some nature conservation wetland habitat after workings are completed.

15. The only other preferred area for primary aggregate extraction that is in close proximity to the Borough boundary is area C Hamm Court Farm (see appendix B), but it is not expected to have a significant impact on Elmbridge. Access to the site will be through Addlestone on the A317 and a new access will need to be provided if the site is worked. Any minerals workings will also be required to safeguard the nature conservation and water quality of the Rivers Wey and Thames which run close to the site.

16. It is therefore recommended that the Council does not challenge the soundness of either the Core Strategy DPD or the Primary Aggregates DPD.

The Aggregates Recycling Joint DPD

17. The Aggregates Recycling Joint DPD for the minerals and waste plans, sets out Surrey County Council’s vision of how aggregates recycling should be planned for in Surrey up to 2026. This document will support national policy that aims to increase the use of secondary and recycled material as substitutes for primary...
aggregates. The South East Plan has set a target of 60% for the recycling of construction and demolition waste by 2026.

18. The challenge for Surrey is to find suitable locations for waste operators to recycle aggregates whilst ensuring that residential amenity and the environment are not subject to significant adverse impacts. SCC already has a number of sites for aggregate recycling, including one in Elmbridge at the Weylands Sewage Treatment Works in Walton. However, in order to increase the amount of aggregates recycling, new facilities are needed, capable of producing at least 800,000 tonnes per annum (tpa) of recycled waste, by 2016 and 900,000 tpa between 2016 and 2026. Three new facilities have already been agreed, none of which are located within Elmbridge, and SCC believes a further 3 or 4 permanent recycling facilities will need to be developed by 2016.

19. With regard to Elmbridge the plan indicates in Policy AR2 that the Addlestone Quarry extension is a potential preferred site for aggregates recycling. As outlined above (see paragraph 14) this site is only partly in Elmbridge and isolated from the rest of the Borough by a railway line across which there are no bridges. The DPD outlines that a comprehensive transport assessment would need to accompany any proposal. The site is also located within flood zone 3 and is therefore highly vulnerable to flooding. PPS25 recognises that aggregates recycling facilities are a ‘less vulnerable’ form of development but a sequential approach will be required as an integral part of site selection.

20. Priority should be given to sites that will provide for the most sustainable transport options and will reduce the impact of Heavy Goods Vehicles on local residential areas and on roads that are already congested. Where sites will have a major impact on transport infrastructure these sites should not be included in the submission document as having potential for Aggregates Recycling.

21. It is recommended that the Council supports the Aggregates Recycling Joint DPD as it supports the delivery of the Council’s policy on sustainable building, and promotes a more sustainable approach to construction waste across Surrey. In relation to the location of new aggregates recycling facilities, the Council supports the approach being taken to deciding the location of sites and the consideration of the impacts from both transport and flooding.

Minerals Site Restoration SPD

22. This document will replace the SCC Good Practice Guide for Mineral Site Restoration and Enhancement. It has taken much of the guidance in that document and updated it where necessary. This document sets out how, after use, existing and proposed mineral workings should be restored in Surrey up to 2026. It not only sets out general best practice, but also presents indicative restoration schemes for all preferred areas for the working of primary aggregates and silica sand identified in the Surrey Minerals Plan.

23. It is recommended that the Council support the Minerals Site Restoration SPD as it provides an appropriate response to the restoration of minerals workings across the County. It also supports Elmbridge Borough polices aimed at improving biodiversity.
Financial implications:
There are no financial implications from this report

Environmental implications:
There are environmental implications from the workings of mineral sites. All the documents recognise these impacts and look to mitigate these. A Sustainability Appraisal has also been undertaken as part of the process of developing each of the documents being consulted on.

Legal implications:
There are no legal implications as a result of this report.

Equality Implications:
None for the purpose of this report.

Risk Management Implications:
None for the purpose of this report.

Community Safety Implications:
None for the purpose of this report.

Background papers:
Proposed Submission copy of the Elmbridge Core Strategy as considered at the Council Meeting on December 9 2009.
Replacement Elmbridge Borough Local Plan

Enclosures/Appendices:
Appendix A: Preferred Area A - Addlestone Quarry Extension, Addlestone
Appendix B: Preferred Area C - Hamm Court Farm, Chertsey
Appendix C: Proposals Map - Safeguarded sites in Elmbridge

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Appendix A

Preferred Area A: Addlestone Quarry Extension, Addlestone
The boundary shown on the map is indicative of the area of any future mineral development and will be refined at the planning application stage. The key development requirements described below will need to be addressed as part of any future proposal for mineral extraction. Other requirements may be identified at the time of a planning application. All relevant criteria in the core strategy policies should, nevertheless, be considered when preparing planning applications to assess appropriate mitigation of any impacts, and the EIA process used, where relevant.

**Preferred area A: Addlestone Quarry Extension, Addlestone**

**Location**
The preferred area lies between Weybridge and New Haw. The River Wey divides the land into two parcels.

**Area:**
14 ha

**Estimated yield:**
0.4 million tonnes of concreting aggregate

**Key development requirements**

- **Access:** use existing access to Addlestone Quarry with number of HGV movements controlled to current permitted levels
- **Local amenity:** processing should take place within the existing quarry; assess and mitigate potential environmental impacts of noise and dust, and visual impact, on adjoining residents; retain suitable unworked margins to public footpaths (FP11 and FP12)
- **Biodiversity:** safeguard River Wey site of nature conservation importance running through site; assess baseline ecology and record of protected species and species of principal importance; identify and mitigate potential impacts
- **Heritage:** area of high archaeological potential; prior archaeological assessment, and if necessary evaluation, required
- **Hydrology:** within major aquifer so hydrogeological assessment required to ensure that groundwater is not contaminated; leave suitable unworked margins to protect integrity of River Wey; flood risk assessment required covering all sources of flood risk and a surface water drainage strategy
- **Infrastructure:** leave suitable unworked margins to protect Network Rail and National Grid infrastructure
- **Aerodrome safeguarding:** preferred area lies within 13km of Heathrow Airport; assess potential hazard to aircraft from birds attracted by the development during operations, restoration and from proposed after-use.
- **Restoration:** restore to agricultural use with some nature conservation wetland habitat
Appendix B
The boundary shown on the map is indicative of the area of any future mineral development and will be refined at the planning application stage. The key development requirements described below will need to be addressed as part of any future proposal for mineral extraction. Other requirements may be identified at the time of a planning application. All relevant criteria in the core strategy policies should, nevertheless, be considered when preparing planning applications to assess appropriate mitigation of any impacts, and the EIA process used, where relevant.

**Preferred area C: Hamm Court Farm, Weybridge**

**Location**
The preferred area lies north-east of Addlestone and west of Weybridge; Weybridge Road (A317), which links the two, is to the north.

**Area:**
26ha

**Estimated yield**
0.78 million tonnes of concreting aggregate (this includes 150,000t of variable silty sand and gravel)

**Key development requirements**

- **Access:** a suitable new traffic signal junction from the site with the A317 is required
- **Local amenity:** assess and mitigate potential impact of noise and dust, and visual intrusion, on Meadowlands Park and Hamm Court; phase working and locate processing plant so as to mitigate the impact on nearby residents; divert footpaths FP9 and FP10 and provide suitable unworked margins to these
- **Biodiversity:** Chertsey Meads Local Nature Reserve (LNR), part of a larger site of nature conservation interest (SNCI) abuts the site and should be safeguarded; the Rivers Thames, Bourne and Wey in the vicinity are also SNCI; assess baseline ecology and record of protected species and species of principal importance; identity and mitigate potential impacts; assess quality of the wet woodland in the south of the site and safeguard this BAP priority habitat
- **Heritage:** safeguard setting of Hamm Court Farm which includes a grade II listed pigeon house and moat of archaeological interest, and Woburn Park to the west which is a Registered Park and Garden of Historic Interest; landscape survey required to aid restoration of historic features; prior archaeological assessment and, if necessary, evaluation required
- **Hydrology:** within source protection zone 3 for public water supply (Chertsey) so hydrogeological assessment required to ensure that groundwater is not contaminated and assess impact of inert infill on groundwater flow; area at risk from River Thames, the Bourne and River Wey so flood risk assessment required covering all sources of flood risk and a surface water drainage strategy
- **Infrastructure:** leave suitable margins from the oil pipeline and electricity pylons to protect Pipeline and National Grid infrastructure
- **Aerodrome safeguarding:** preferred area lies within 13km of Heathrow Airport; assess potential hazard to aircraft from birds attracted by the development during operations, restoration and from proposed after-use.
Appendix C Proposals Map – Elmbridge