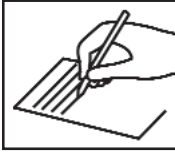


Surrey Minerals and Waste  
Development Framework

Aggregates Recycling  
Joint Development Plan Document  
for the Minerals and Waste Plans

Adopted 12 February 2013

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Surrey Minerals and Waste Development Framework

# **Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans**

The Aggregates Recycling Joint DPD is a development plan document under Regulation 5 (1) of the Town and County Planning (Local Planning) (England) Regulations 2012.

Date of adoption: 12 February 2013

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## Chapter 1: Introduction

1. This document forms part of the Surrey Minerals and Waste Development Framework (see Appendix 1). It sets out proposals with regard to the provision of aggregates recycling facilities across the county for the period to 2026. The document identifies the preferred areas for locating aggregate recycling facilities. It should be read alongside the Surrey Waste Plan 2008 and the Surrey Minerals Plan *Core Strategy DPD* which contains the requirement to prepare this DPD and includes policies to manage mineral development in Surrey.
2. At the heart of the National Planning Policy Framework introduced in March 2012 is a presumption in favour of sustainable development. This requires local planning authorities to positively seek opportunities to meet the development needs in their area. Policy AR1 takes account of the requirement for all plans to be based upon and reflect the presumption in favour of sustainable development.

### **Policy AR1 – Presumption in favour of sustainable development**

**When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in this Plan (and, where relevant, with policies in other plans (such as District, minerals and waste plans)) will be approved without delay, unless material considerations indicate otherwise.**

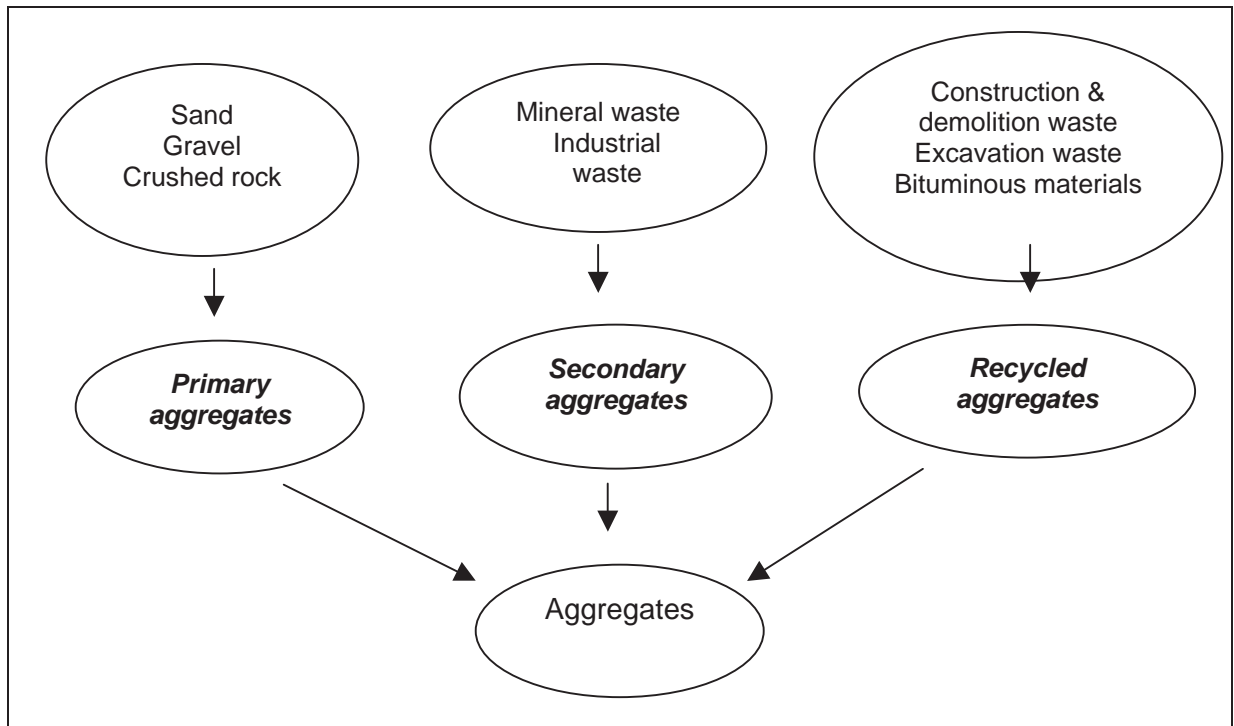
**Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:**

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

## Chapter 2: Recycled and secondary aggregates

### Materials

3. Aggregates are a basic material used in construction and principally consist of primary aggregates – sand, gravel and crushed rock. In addition, some recycled and secondary materials are used for construction purposes. These include construction, demolition and excavation (C, D & E) waste, bituminous materials such as road planings, mineral wastes such as colliery spoil and slate waste, other industrial wastes including pulverised fuel ash and blast furnace slag.



4. C, D & E waste is defined as the range of materials which arise from the construction or demolition of buildings and civil engineering projects. It is sometimes referred to as inert waste<sup>1</sup> due to its inactive properties. Other elements of C, D & E waste such as wood, metals and plastics which also arise on construction and demolition sites have no potential for use as a substitute for primary aggregate. Recycled aggregates include:
  - hard construction and demolition waste (segregated or mixed unprocessed / uncrushed materials which particularly include concrete, masonry, bricks, tiles and ceramics);
  - excavation waste (naturally occurring stone, rock and similar materials which have been excavated as a result of site preparation activities); and
  - bituminous materials (arising from road engineering works).

<sup>1</sup> The landfill directive sets the definition of inert waste, waste is considered as inert if: i) it does not undergo any significant physical, chemical or biological transformation ii) it does not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health

5. In Surrey there is little evidence of the production of secondary aggregates<sup>2</sup>. Accordingly, this Aggregates Recycling DPD is mainly concerned with the potential for recycled aggregates. However, potential for the production of secondary aggregates would arise from the treatment of the bottom ash from a gasification plant if such a facility were to be developed in the county.

#### *Challenge and opportunity*

6. To advance the sustainable management of C, D & E waste presents a *challenge* and an *opportunity*.
7. The *challenge* is to search for suitable locations that will be taken up by waste operators or landowners whilst ensuring that residents' amenity and the environment are not subjected to significant adverse impacts. There are limited locations across Surrey where aggregates recycling activities are likely to be both feasible and acceptable to the local community.
8. The *opportunity* is that by significantly increasing the amounts of C, D & E waste that are recycled, it will make a contribution to making lifestyles more sustainable by conserving the use of natural resources.
9. There is a further benefit for Surrey. Primary aggregates, particularly concreting aggregate, are becoming increasingly scarce and there are significant environmental constraints for working the resources remaining. The provision of recycled aggregates will assist the replacement of land won resources.
10. A better and more sustainable use of our finite natural resources is a matter of general concern across society. The principal policy levers which seek to bring about step changes in the way this waste stream is dealt with operate at European, national, regional<sup>3</sup> and local levels.

#### *Vision and objectives*

11. The Surrey Waste Plan 2008 (SWP) sets out the County Council's vision for the development of waste management facilities. This is:
  - to protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and
  - to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time.

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<sup>2</sup> Secondary aggregates are derived from industrial by-products and mineral waste. There are no records of any sales having taken place in Surrey in recent years. This reflects the fact that the industries from which these materials are a by-product are not generally found in Surrey.

<sup>3</sup> Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.

12. The SWP sets out strategic objectives that will enable the vision to be achieved. The locational strategy for the provision of waste management facilities explains that generally, waste management facilities should be suited to development on industrial sites or other urban sites in urban areas. It recognises however that such opportunities for waste management facilities are limited and land outside the urban areas has to be considered. Accordingly, beyond urban areas, priority is given to the reuse of, or development at:
- previously developed, contaminated, derelict or disturbed land;
  - redundant agricultural and forestry buildings and their curtilages; and
  - mineral workings and land in waste management use, before Greenfield sites.
13. The policies of the SWP direct the types of location where waste management facilities might be provided and identifies specific locations that are considered suitable. The SWP supports the location of temporary facilities for the recycling, transfer and storage of construction and demolition waste on mineral working sites.
14. The Surrey Minerals Plan (SMP) *Core Strategy DPD* sets out the County Council's vision for the minerals plan. This is:
- exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community
15. Objectives which contribute to the realisation of this vision are identified and include:
- increasing the supply of recycled and, where practicable, secondary aggregates;
  - encouraging the sustainable use and recycling of minerals; and
  - encouraging the use of substitute materials in construction.
16. The SMP *Core Strategy DPD* sets a specific aim<sup>4</sup> to increase the rate of recycling to at least 0.8 mtpa by 2016 and thereafter to 0.9 mtpa by 2026.
17. The Strategy sets out objectives to deliver on this vision. These objectives do not directly lie within the scope of this DPD but the successful implementation of this DPD will support some of them.

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<sup>4</sup> Policy MC5: Recycled and secondary aggregates



18. The Surrey Districts and Boroughs in their current and emerging Community Strategies in general look to secure more sustainable ways of managing waste including reducing the amounts generated and increasing the quantities recycled.
  
19. It is the task of the Aggregates Recycling DPD to aid delivery on the visions and aims of these strategies and plans.

## Chapter 3: Provision of aggregates recycling

### *Management of construction, demolition and excavation (C, D & E) waste*

20. In Surrey, the recycled aggregates that can be used to substitute for land won aggregates are primarily recycled materials derived from C, D & E waste. Significant quantities of this waste arise in the county. The waste makes up over one third of the total controlled waste stream annually produced in Surrey. There are also significant amounts of C, D & E waste imported into the area, from London and the South East. Significant amounts are re-used on the site where it arises and therefore does not enter the waste stream.
21. A Babbie report<sup>5</sup> estimated that around 1.94 mt of C, D & E waste would be managed in Surrey in 2009. Of this about 0.82 mt were estimated<sup>6</sup> to be produced within the county and approximately 1.12 mt were thought to have been imported.
22. C, D & E waste is utilized in a number of beneficial ways. It is a resource not just in terms of its potential to be recycled but also as a valuable resource for restoration as inert fill. The four main uses are:
- restoring mineral workings;
  - constructing haul roads / hardstandings on mineral working and landfill sites;
  - replacing primary land won or marine dredged aggregates;
  - agricultural land improvements, farm tracks or other engineering operations.
23. In a typical aggregate recycling facility, the production of recycled aggregate from C, D & E waste involves a number of processes. Pre-screening<sup>7</sup> for the removal of any materials not capable of being processed to produce recycled aggregate such as plastics, soils, wood and metals and the breaking up of over size elements of concrete. Screening can involve manual sorting<sup>8</sup> of the waste. The waste can then be crushed<sup>9</sup> and followed by further removal of other material, such as reinforcing bars and any remnants of the other materials which may again involve hand picking. A final screening then takes place to sort the material into different sized recycled aggregates. In some applications washing takes place to increase recovery by removing fines such

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<sup>5</sup> Assessment of Need for Waste Disposal and Management Facilities in Surrey. Babbie Group Ltd. December 2003

<sup>6</sup> Minerals and Waste Planning in Surrey - Annual monitoring report 2009/10

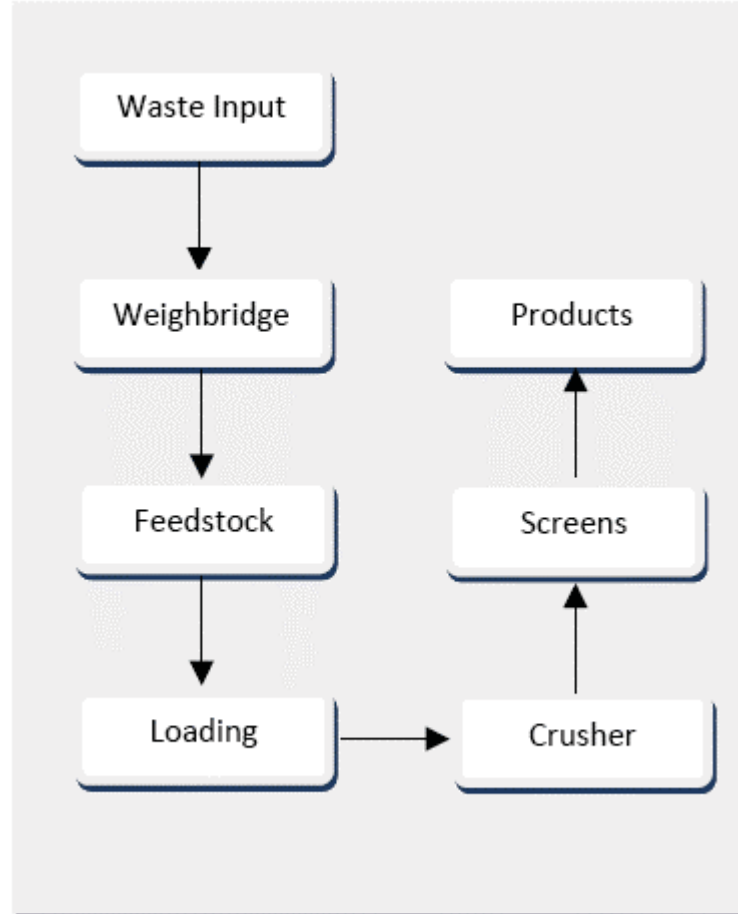
<sup>7</sup> Prescreeners are large, strong screens, located at the start of a screening or crushing operation.

<sup>8</sup> Manual sorting may be required when unwanted material can not be reliably or effectively removed by other methods, such as magnetic extraction or screening. The sorting takes place in a picking station where operatives remove unwanted items as the waste passes them on a conveyor.

<sup>9</sup> Crushing is the breaking or grinding by mechanical means of rock, stone or recycled materials, to reduce material to a specified size.

as clay and enhance the quality of the final product. Blending of these products with primary aggregates further adds value and the applications to which the material can be put.

### Typical Aggregate Recycling Process



24. Recycled and secondary aggregate can be used as bulk fill but when it is processed to a higher level it can meet higher engineering and environmental standards. The use of recycled aggregate in concrete manufacture has to meet certain set specifications. In order to be acceptable the product has to be virtually free from contaminants (<2%) and graded into various sizes to a high specification. This involves a level of processing that is generally more advanced than that employed in a primary aggregate production plant.

### *Aggregate recycling facilities – future*

25. The sites that will contribute to the future provision of aggregate recycling in the county are derived from five main sources:
- existing permanent sites;
  - existing temporary sites;
  - in-situ temporary recycling at excavation and demolition sites;
  - potential new temporary and permanent sites;
  - windfall capacity including intensification and / or extensions to existing sites.
26. In considering new future facilities, the ARDPD has recognised that it is necessary to acknowledge that there are uncertainties as to the likelihood of sites being brought forward and making it to the production stage.
27. Unlike the *Primary Aggregates DPD*, the likelihood of operators or landowners bringing forward proposals for sites identified in the forthcoming Aggregates recycling DPD is not so certain. Whilst it is the view of the County Council that all of the sites identified have potential for development as aggregate recycling facilities, it is not anticipated that proposals will be brought forward for all of them.
28. The approach of the ARDPD is to recognise this uncertainty by assuming there are High, Mid and Low expectations that sites will come forward and be granted planning permission. High, Mid and Low expectations respectively consider that 75%, 50% and 25% of the identified future production would be realised.

### *Aggregate recycling facilities - existing facilities*

29. Surveying the amounts of C, D & E waste that are managed, and indeed recycled, is widely acknowledged<sup>10</sup> to present difficulties in obtaining reliable data. Survey results are improving and becoming more reliable but must still be viewed with caution.
30. Survey data reported in the Annual Monitoring Report<sup>11</sup> for 2009/10 indicate that around 370,000 tonnes of recycled aggregate were sold in Surrey in 2009. The existing recycling facilities in Surrey are shown in Table 1.
31. An important element in the provision of sufficient aggregate recycling capacity is that provided by these existing facilities and that this will continue. New neighbouring development that might constrain these facilities should be resisted and safeguarding is provided in the *SMP Core Strategy* through Policy MC1: Spatial strategy - location of mineral development in Surrey.

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<sup>10</sup> Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005. Construction, Demolition and Excavation Waste. CLG February 2007. (Annex 1 Para 1.2))

<sup>11</sup> Minerals and Waste Planning in Surrey - Annual Monitoring Report 2009-10

*Aggregate recycling facilities - existing facilities – permanent*

32. There are thirteen permanent aggregate recycling facilities located in Surrey. Four of these each produce more than 20,000 tpa, the remainder have relatively small outputs. For reasons of commercial confidentiality individual outputs cannot be provided. These recycling facilities are shown in Table 1.

Table 1: Permanent aggregate recycling facilities in 2010

<b>Site</b>
Capital House, Woodham
Land off Clay Hall Lane and Copthorne Bank, Copthorne
Hays Bridge Farm, Godstone
Kill Copse Farm, Shamley Green
Little Orchard Farm, Hookwood
Normans Corner, Smallfield
Oak Leaf Farm, Stanwell
1 – 2 Perrylands Lane, Smallfield
Plough Industrial Estate, Leatherhead
Reigate Road MRF, Betchworth
20 – 24 Westfield Road, Slyfield Industrial Estate, Guildford
Sunnyside, Worplesdon
Weylands Treatment Works, Hersham

33. It is assumed that operations will continue at these locations for the foreseeable future. The aim of the County Council in seeking to make increased provision for aggregate recycling is to support production at these existing facilities.

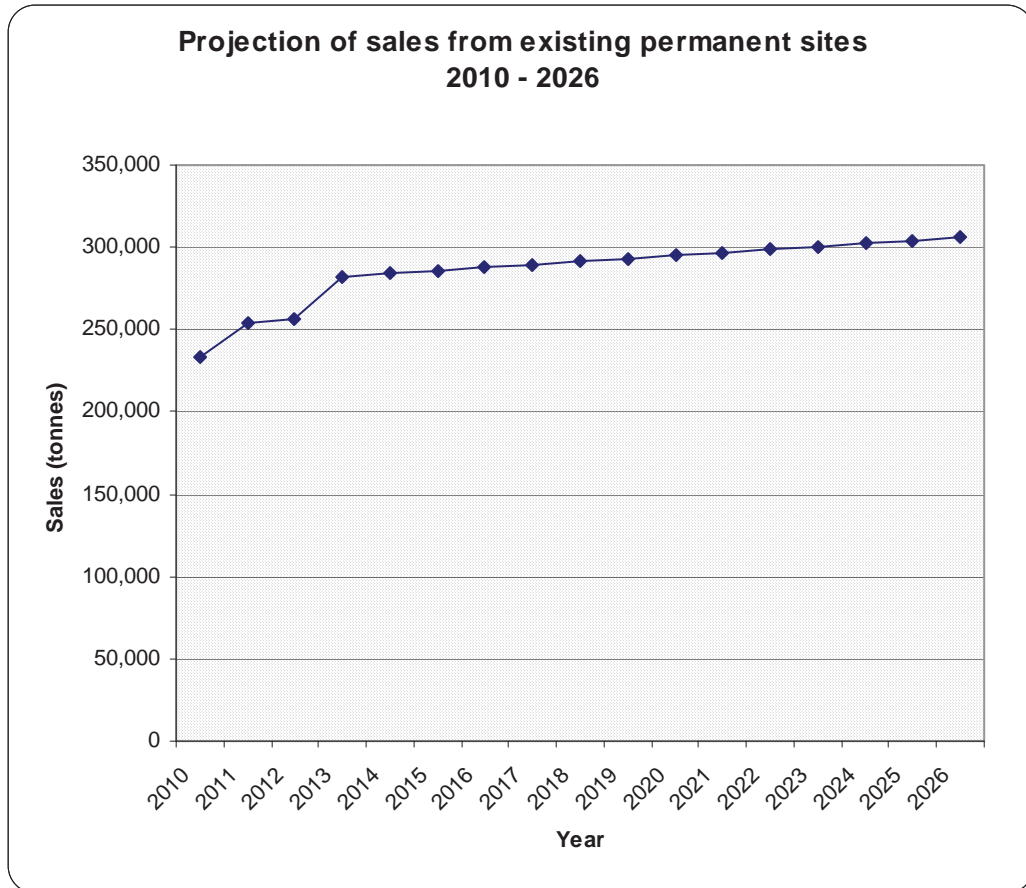
34. It is further assumed that there will be a modest 10% increase in production from these facilities by 2026 from 2010 within the terms of existing planning consents. The anticipated output<sup>12</sup> from these facilities is shown in Chart 1

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<sup>12</sup> The reason for the apparent larger than 10% increase (from 2010 to 2013 as shown in Chart 1) is that two permanent facilities granted planning permission to increase their recycling capacity will not be fully implemented until 2013.

based on 2010 sales set out in the Annual Monitoring Report 2010 / 2011.  
Production increases from around 232,000 tonnes in 2010 to around 306,000 tonnes in 2026.

Chart 1: Projection of sales from existing permanent sites 2010 - 2026



*Aggregate recycling facilities - existing facilities – temporary*

35. There were nine temporary aggregate recycling facilities located in Surrey in 2010. Three of these are each expected to produce more than 50,000 tpa, the remainder have relatively small outputs. For reasons of commercial confidentiality individual outputs cannot be provided. These recycling facilities are shown in Table 2.

Table 2: Temporary aggregate recycling facilities beyond 2010

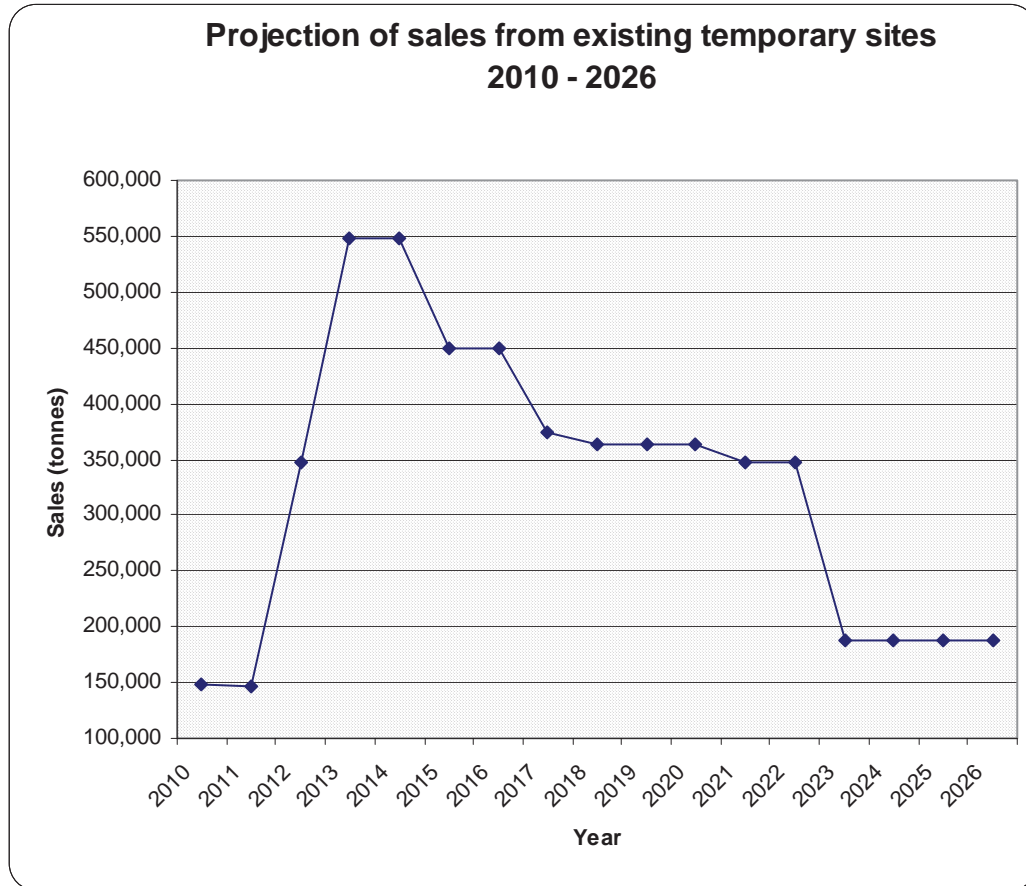
<b>Site</b>	<b>Expiry of Planning Permission</b>
Farnham Quarry, Runfold Farm	31 December 2011
Hithermoor Quarry <sup>13</sup> , Stanwell Moor	Planning permission (SP03 – 1212 – 28 November 2008) granted (until 11 years from commencement)
Homefield Sandpit, Runfold (screening and washing plant)	31 December 2014
Merrow Highway Depot, Merrow	8 August 2014
Land west of Queen Mary Reservoir <sup>14</sup> Laleham	31 December 2033
Runfold South Quarry, Runfold	31 December 2017
Shepperton Quarry, Littleton Lane	21 May 2014
Stanwell Quarry, Stanwell	Planning permission (SP08/0337- 26 October 2011) granted for a temporary period of 5 years

<sup>13</sup> Hithermoor Quarry is anticipated to commence production in 2013. There are two aspects for aggregate recycling at Hithermoor Quarry. It has planning permission for the processing of C, D&E waste and 'as raised' material.

<sup>14</sup> Land west of Queen Mary Reservoir is anticipated to commence production in 2012. There are two aspects for aggregate recycling at Queen Mary Reservoir. It has planning permission for the processing of C, D&E waste and 'as raised' material.

36. It is assumed that these facilities will operate for the duration of their extant planning permissions. The anticipated output from these facilities is shown in Chart 2.

Chart 2: Projection of sales from existing temporary sites 2010 – 2026



*Aggregate recycling facilities - existing facilities – temporary – in-situ*

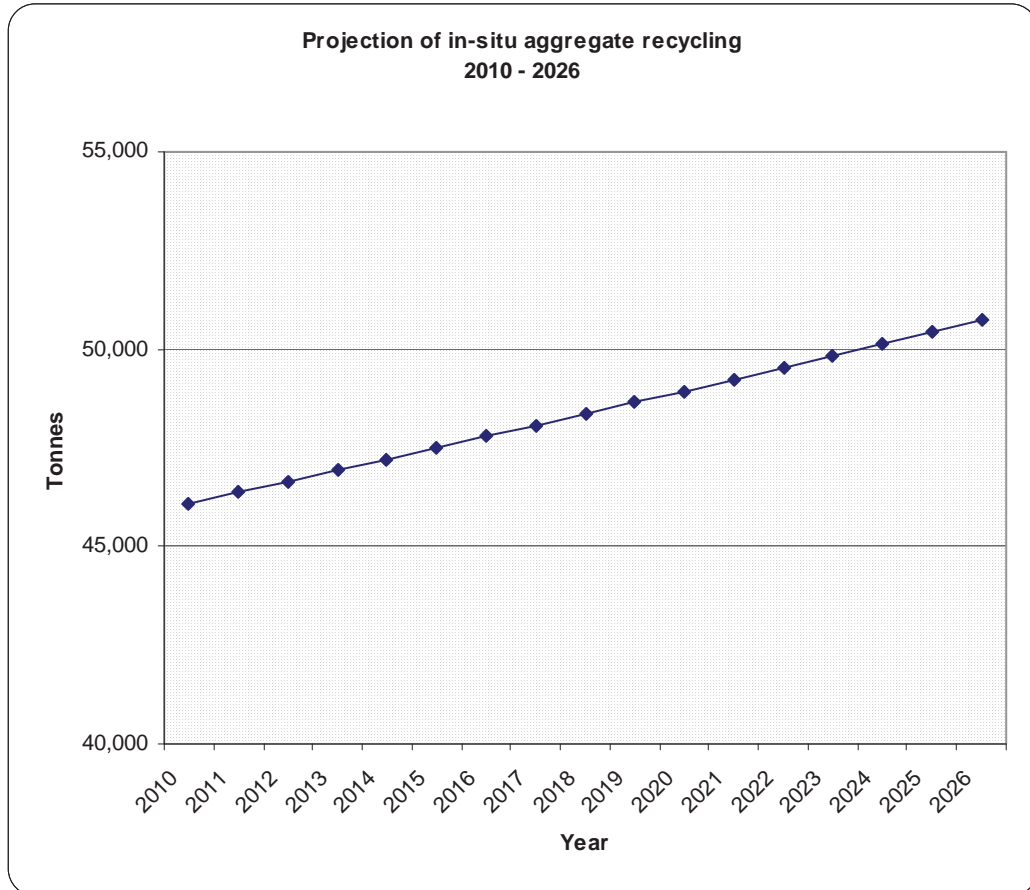
37. The temporary recycling and reuse of waste material at a construction or engineering site is a common activity. Site operators or landowners are likely to be well aware of the potential gains and savings that can be had by recycling material on site. Mobile equipment can be brought onto a site for processing the material. This can range from basic screening of waste to crushing and screening waste. Mobile units are also available for the washing of material to maximise the recovery of the waste.

38. The recycling of aggregates on construction sites is not well monitored. To make a realistic estimate of how much this type of activity takes place advice can be found in a survey<sup>10</sup> carried out for Communities and Local Government. The survey found that nationally 19.8% of recycled aggregate was carried out at the demolition site.



39. For the purposes of the ARDPD it is assumed that a similar percentage of temporary aggregate recycling takes place on sites in Surrey. As for the existing permanent recycling facilities, it is assumed that the total amount that is recycled will increase by 10% to 2026. Chart 3 shows that in 2010 in-situ recycling is estimated to have taken place in the order of 46,100 tonnes rising to 51,000 tonnes in 2026.

Chart 3: In-situ temporary aggregate recycling at demolition projects 2010– 2026



*Aggregate recycling facilities - potential new sites*

*Site requirements*

40. A technical report<sup>15</sup> prepared in connection with the SWP included an outline of the main physical features of a waste facility including C, D & E waste processing. It provided a broad indication of the planning considerations and mitigations which would typically arise. Whilst the report indicates the average land take for a facility with a throughput of 50,000 tpa – 150,000 tpa would be in the order of about 2 – 5 hectares, the County Council’s experience of two aggregate recycling proposals that were permitted at Hithermoor and land west of Queen Mary Reservoir is that the overall landtake for a 100,000 tpa

<sup>15</sup><http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/WebLookupFileResourcesByUNID/docid/80285FF49D14C7EA8025712B003B6A88?openDocument>

facility can be up to about 10 hectares. It has been estimated that the sourcing of waste for treatment is 'little more than 20 miles'<sup>16</sup>.

*Aggregate recycling facilities – potential new sites – site search*

41. The search for suitable sites has been driven by the spatial strategy in the *SMP Core Strategy DPD* and the spatial policies set out in the SWP.
42. Identification of suitable locations was informed by these documents and can be summarised as:
  - allocated sites identified in the SWP Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding thermal treatment);
  - unallocated sites guided by the locational preference as set out in the SWP Policy CW5: Location of Waste Facilities;
  - potential urban sites and industrial estates identified for accommodating waste management facilities in SWP Table 3.1;
  - preferred areas for concreting aggregate and soft sand identified in the SMP where significant amounts of suitable waste material will be required for site restoration.
43. The search for locations that may be suitable to be identified as potential sites for aggregates recycling facilities commenced in 2004 prior to the adoption of the SWP.
44. The sites that were short listed in 2004 (in no specific order) for assessment were divided into the following categories:
  - existing waste transfer stations;
  - existing aggregate quarries with an outstanding restoration requirement involving inert filling;
  - brownfield sites;
  - industrial and commercial land with development potential;
  - highway depots;
  - sewage treatment works;
  - sites whose potential was assessed<sup>17</sup> in connection with the review of the Surrey Waste Local Plan 1997;
  - existing aggregate quarries with no outstanding restoration requirement involving inert filling;
  - former quarries.

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<sup>16</sup> Survey of Arisings and Use of Alternatives to Primary Aggregates in England, 2005. Construction, Demolition and Excavation Waste. CLG February 2007(Para 4.5)

<sup>17</sup> See: Surrey Waste Plan - Site assessments reports

45. The assessment then applied the following sequential test to recommend preferred site options for consultation:
- sites lying within the urban area;
  - existing transfer stations in the countryside;
  - brownfield sites in the countryside;
  - extensions to existing transfer stations in the countryside;
  - quarries;
  - former quarries in the countryside.
46. This work was reviewed and an assessment made of the sites considered to have potential for the provision of an aggregate recycling facility in the light of the adopted SWP. A short list of 16 sites for more detailed consideration was prepared and a desk top study carried out prior to undertaking site visits. Those 8 preferred areas identified<sup>18</sup> in the SMP where significant infilling with inert waste for restoration is anticipated were also short-listed for detailed assessment. The short list of sites was also extended to include all existing recycling facilities, whether temporary or permanent, and make an assessment of any potential to intensify or expand the use of these facilities.
47. The assessment of the short listed sites was based on the criteria:
- South East Plan, SWP, SMP;
  - AONB, Green Belt;
  - proximity to urban area, arisings and existing facilities;
  - flood risk;
  - noise/amenity;
  - feasibility;
  - access.
48. It should be noted that the assessment of the sites identified in the SWP was in respect of the suitability of these sites for locating aggregates recycling facilities. Those sites not considered as being suitable for aggregates recycling have potential for other forms of waste related development.
49. The SWP highlighted the acute shortfall of waste management capacity in Surrey. In circumstances where suitable non Green Belt sites cannot be found, the SWP advised that it was likely to be necessary to locate some waste management facilities in the Green Belt, provided very special circumstances can be demonstrated in accordance with the requirements of SWP Policy CW6: Development in the Green Belt. As a consequence, any proposals for aggregate recycling facilities in the Green Belt will need to demonstrate that the proposal is in accordance with the provisions of SWP Policy CW6.

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<sup>18</sup> Draft Surrey Minerals Plan Preferred Option April 2006

50. The SWP allocates sites in Policy WD2 where recycling, storage, transfer, materials recovery and processing facilities (excluding thermal treatment) will be granted planning permission. The potential for waste development on these sites is therefore established. However, compared with other forms of waste treatment, a standalone aggregates recycling facility may not be a feasible option at all of these locations due to the cost of site preparation works. An assessment of the sites has therefore been carried out to consider their suitability as locations for an aggregates recycling facility. The preferred sites that are considered to have potential for the development of aggregate recycling facilities and where planning permissions for development involving the recycling of construction, demolition and excavation waste will be granted are:

Copyhold Works, Redhill

Lyne Lane, Chertsey

Martyrs Lane, Woking

Land adjacent to Trumps Farm, Longcross

Land at former airfield, Wisley<sup>19</sup>

51. Specific plans and considerations which apply to each are given in the Surrey Waste Plan 2008.

52. The assessment also identified a number of preferred sites which have potential but are not included in the SWP 2008.

## **Policy AR2 – Aggregates recycling facilities**

**Planning permissions for development involving the recycling of construction, demolition and excavation waste will be granted provided the proposed development is at one of the following sites:**

**Salfords Depot, Redhill**

**and temporary facilities at:**

**Alton Road, Farnham**

**Penton Hook Marina, Chertsey**

**and**

**the development proposed meets the key development criteria set out in the Surrey Waste Plan 2008 and the Aggregates Recycling Joint Development Plan Document.**

53. The Salfords Depot is safeguarded for a Rail Aggregate Depot (RAD) in the *SMP Core Strategy DPD*. Any new development will be conditional on the provision of an alternative access to the site. A new RAD could be supported by 'value added' development such as an aggregate recycling facility which could provide a blended product with the primary aggregates brought into the site by rail.

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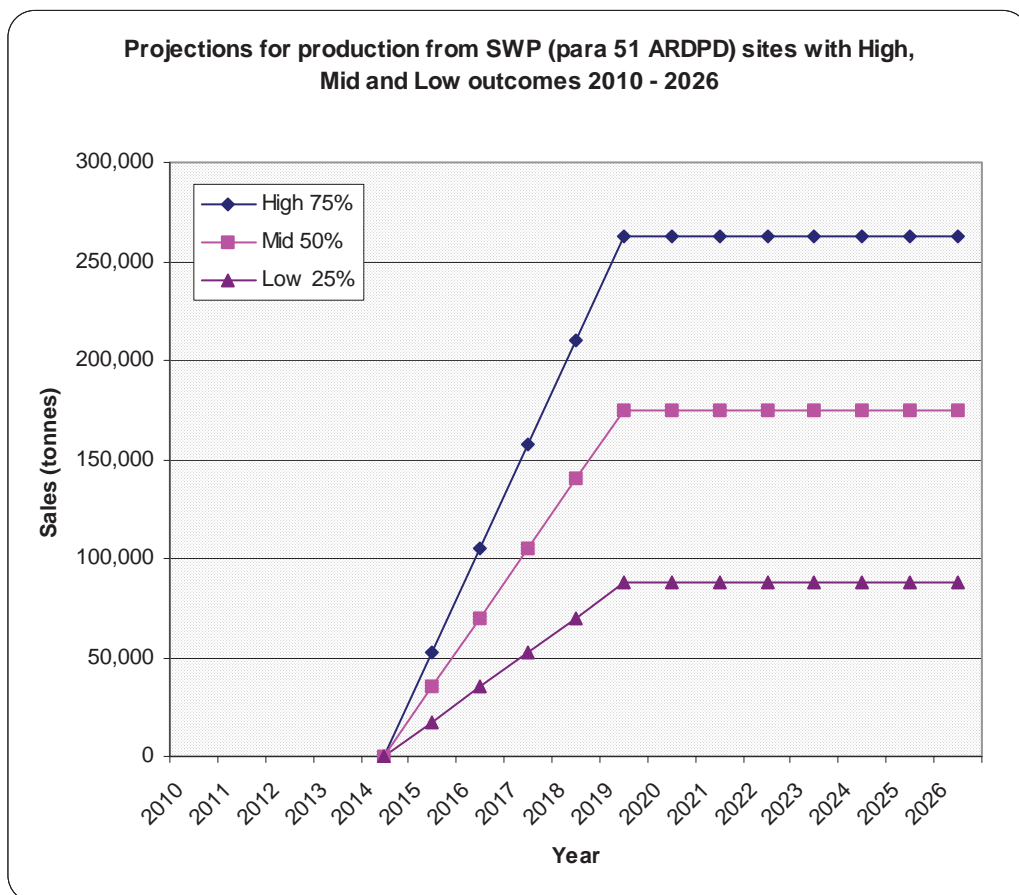
<sup>19</sup> Planning permission was granted on appeal (APP/B3600/A/09/2098568) on 8 March 2010 for an in vessel composting facility on land at former airfield, Wisley. The implementation of this permission would likely reduce the available suitable land for an aggregate recycling facility.

54. The proposed recycling in connection with the Penton Hook Marina site is expected to involve the processing of in-situ material already present on the site together with a small amount of river dredgings imported by barge.
55. It will be important that preferred sites are safeguarded. Proposals for other forms of development affecting these areas should be subject to consultation with the mineral planning authority. Safeguarding is provided in the SWP through Policy DC1: Safeguarding Sites and through SMP *Core Strategy* Policy MC6: Safeguarding Minerals Resources and Development.

*Aggregate recycling facilities - potential new sites – production - Surrey Waste Plan sites*

56. It is assumed that the typical output of new permanent aggregate recycling facilities would be a maximum of 70,000 tpa. It cannot be assumed that all of the production would come forward. High, Mid and Low scenarios are considered where 75%, 50% or 25% of the production may come forward. This is shown in Chart 4.

Chart 4: Projections for production from SWP (para 51 ARDPD) sites with High, Mid and Low outcomes 2010 – 2026

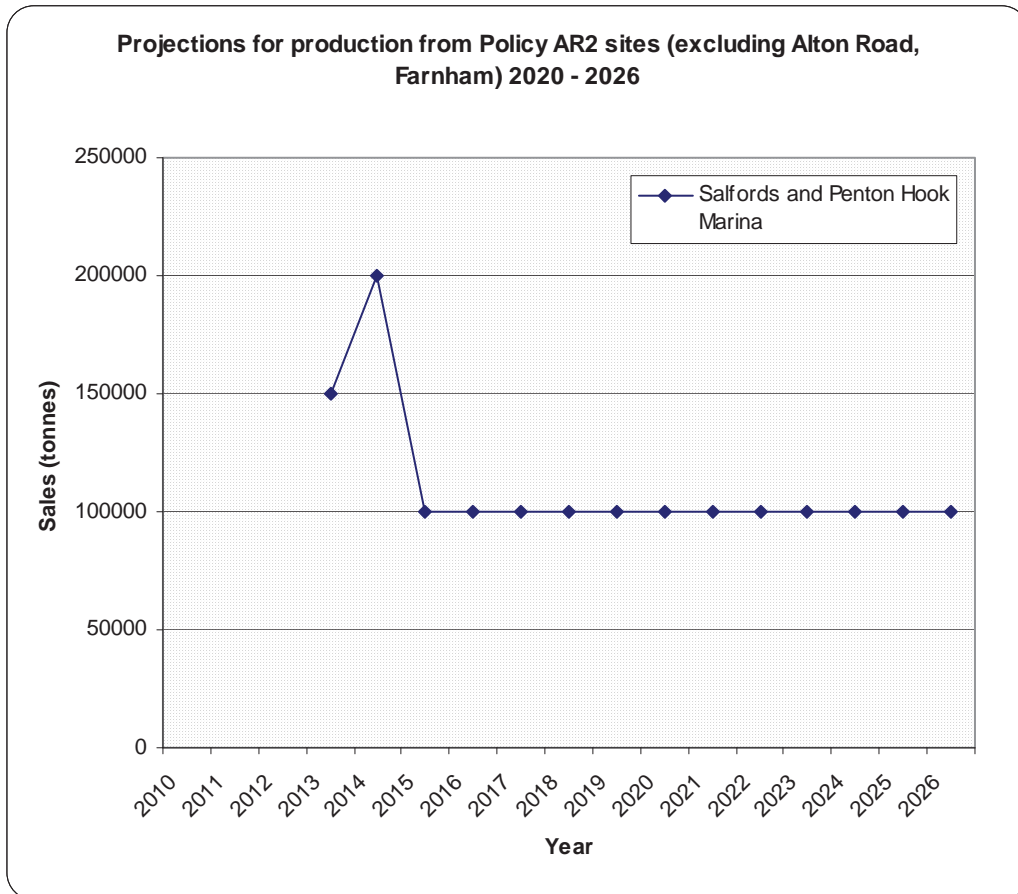


*Aggregate recycling facilities - potential new sites – production -  
Policy AR2 sites*

57. The contribution from aggregate recycling facilities from the sites identified in Policy AR2 would make a significant contribution over the period of the plan.

58. Output from Alton Road is assumed to be a maximum 50,000 tpa in line with the production assumption for recycling at mineral workings and would continue beyond the end of the plan period. Salfords is assumed to produce 100,000 tonnes. Penton Hook is assumed to produce 150,000 tpa with a maximum of up to 220,000 tpa for two years based on information provided by the proposed applicants. The operators of two of the sites have indicated their firm intentions to bring forward proposals. The sites are Salfords Depot, Redhill, and Penton Hook Marina, Chertsey. The following Chart 5 shows the anticipated production from these two sites.

Chart 5: Projections for production from Policy AR2 sites (excluding Alton Road, Farnham) 2010 – 2026



### *Aggregate recycling facilities - potential new sites – mineral sites*

59. The SWP outlines the advantages of co-locating/siting C, D & E waste management facilities at mineral sites. In particular Policy WD3 sets the planning context for the development of aggregate recycling facilities at mineral workings. The policy indicates that proposals for development will be granted provided any facilities introduced at a mineral working are for a temporary period commensurate with the operational life of the site. This section examines this matter in more detail and identifies those potential mineral workings where it is considered aggregate recycling could take place.

### *Mineral sites – landfill and restoration*

60. Surrey County Council regards the restoration of mineral sites and the future use of restored land as a primary consideration in the planning for minerals. Restoration of mineral sites is expected to take place at the earliest opportunity in accordance with Policy MC17 of the Surrey Minerals Plan Core Strategy.
61. Mineral sites in Surrey have traditionally been restored by filling with waste and returned to agriculture or a water-based after use. The introduction of the landfill tax<sup>20</sup> has reduced the quantity of inert waste available for restoration because waste that would have otherwise been landfilled has been deposited at what is known as 'exempt sites'<sup>21</sup>. This has led to a change of approach to the restoration of mineral sites and to 'no-fill' or 'partial fill' schemes becoming more common. Potential future changes regarding exempt sites and a requirement to secure environmental permits could lead to less material being deposited at such sites.
62. The *Surrey Minerals Site Restoration Supplementary Planning Document (SPD)* has been prepared in parallel with the SMP to provide operators or land owners and other interested parties with guidance on the matter. The SPD also examines the amount of suitable C, D & E waste material likely to be available over the period of the SMP. It compares this quantity with the void space that would be created as a result of the working of the primary aggregate preferred areas identified for working in the *SMP Core Strategy* and *Primary Aggregates DPDs*.
63. The SPD identifies a likely shortfall in the amount of suitable waste material required to enable all of the preferred areas to be completely filled as part of their restoration. Accordingly the SPD identifies those preferred areas which will be restored by complete filling and those that will be only partly filled (known as low level restoration).
64. Mineral workings are normally restored by infilling with C, D & E waste prior to soils replacement and aftercare. As has been discussed above the main source of this inert waste is from construction, demolition and excavation operations.

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<sup>20</sup> HM Revenue & Customs – Landfill Tax  
([http://customs.hmrc.gov.uk/channelsPortalWebApp/channelsPortalWebApp.portal?\\_nfpb=true&\\_pageLabel=pageExcise\\_ShowContent&id=HMCE\\_CL\\_001206&propertyType=document](http://customs.hmrc.gov.uk/channelsPortalWebApp/channelsPortalWebApp.portal?_nfpb=true&_pageLabel=pageExcise_ShowContent&id=HMCE_CL_001206&propertyType=document))

<sup>21</sup> WRAP – Licensing and Exemptions.  
([http://aggregain.wrap.org.uk/waste\\_management\\_regulations/waste\\_management\\_regulations\\_ni/licensing\\_exemptions/](http://aggregain.wrap.org.uk/waste_management_regulations/waste_management_regulations_ni/licensing_exemptions/))

65. Normally the C, D & E waste sent to a landfill site represents the best option for the waste disposer as any significant value of the waste has already been recovered or there is little value that can be obtained from it. Valuable materials such as concrete, brick, wood, metal and plastics etc would have been largely recovered for recycling. It might typically consist of subsoils, clay and rubble.
66. Significantly, an aggregate recycling facility would act as a catalyst for attracting a greater volume of higher quality C, D & E waste for recycling. Residual waste from the recycling operation could then be landfilled into the former mineral working rather than be sent off site, hence lessening the impact of double handling and reducing lorry traffic/ movements. The presence of an aggregate recycling facility may therefore assist in securing earlier restoration of the mineral working as more C, D & E waste would be attracted to the site.
67. The location of an aggregate recycling facility at a landfill would enable the recovery of any residual value from waste that might otherwise be disposed of into the landfill. The recycling operation could be integrated into the C, D & E infill operation scheme by re-directing from the landfill a proportion of the waste, suitable for recycling, and which would otherwise be landfilled.
68. As stated above, an assessment of the potential for locating a recycling facility has been carried out for the primary aggregate preferred areas in the SMP *Primary Aggregates DPD* where significant infill is anticipated in the SPD.

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**Policy AR3 – Aggregates recycling at mineral sites**

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**Temporary planning permission will be granted in accordance with the requirements of Surrey Waste Plan 2008 Policy WD3 for development involving the recycling, storage and transfer of construction, demolition and excavation waste where there is a need demonstrated and provided:**

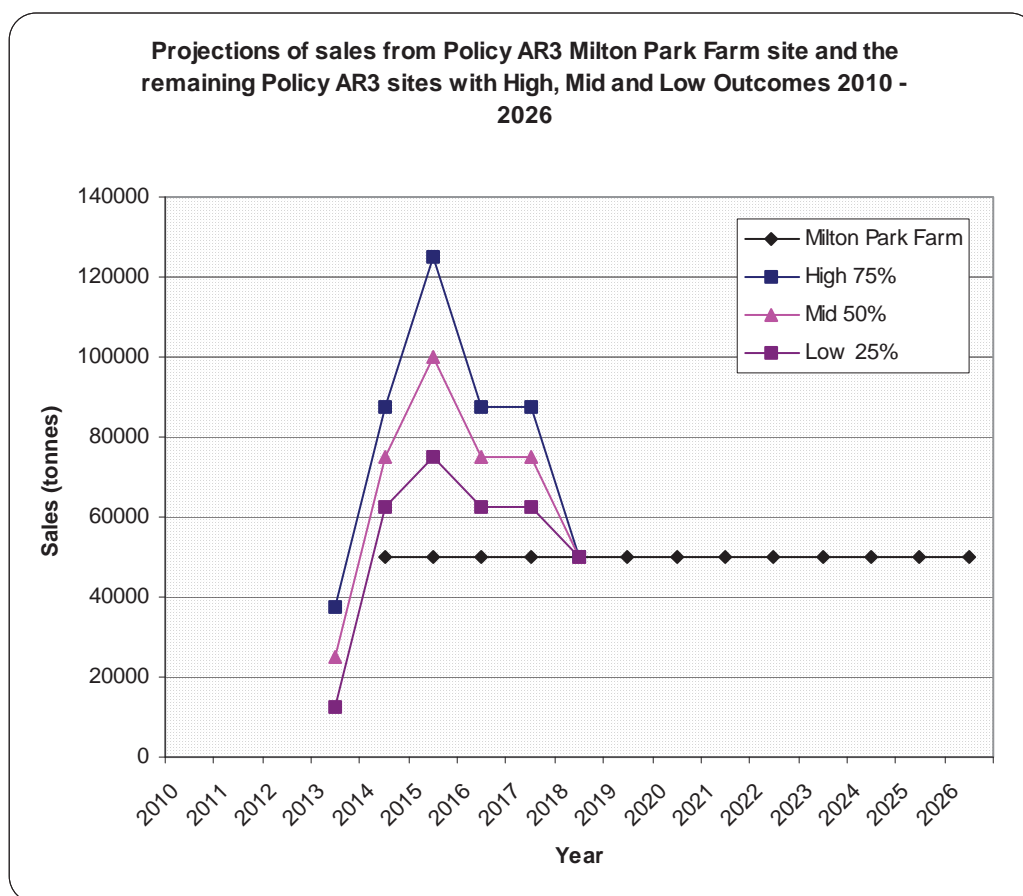
- (i) **the proposed development is at one of the following preferred areas for primary aggregates as shown on the specific plans in the Surrey Minerals Plan Primary Aggregates DPD:**
- A Addlestone Quarry Extension, (Wey Manor Farm), Addlestone**  
**C Hamm Court Farm, Weybridge**  
**D Milton Park Farm, Egham**
- and**
- (ii) **the development proposed meets the key development requirements set out in the Primary Aggregates DPD.**

(note: the above lettering for the mineral sites is that assigned in the SMP *Primary Aggregates DPD*)



69. The development of an aggregate recycling facility would only be considered where mineral extraction has been permitted as indicated in Policy WD3 in the Surrey Waste Plan.
70. The provision of an aggregate recycling facility in conjunction with the Addlestone Quarry Extension is anticipated to be located within the existing plant and processing area for the Addlestone Quarry mineral working.
71. The extraction of sand and gravel from the Whitehall Farm preferred area is anticipated to follow the working of Milton Park Farm. If a recycling facility were introduced at Milton Park Farm it should be located in the northern part of the site. The retention of the facility in connection with the infilling of Whitehall Farm would be supported.
72. Any proposal would need to be accompanied by a comprehensive Transportation Assessment which will need to demonstrate that access is suitable for both mineral working and aggregate recycling and that the cumulative traffic impact of extraction and recycling can be accommodated in the vicinity of the site, both technically and environmentally.
73. It will be important that these preferred areas are safeguarded. Safeguarding is a broad term relating to the method of protecting needed facilities and of preventing inappropriate development from affecting it. Usually, where sites are threatened, the course of action would be to object to the proposal or negotiate an acceptable resolution. Proposals for other forms of development affecting these areas should be subject to consultation with the mineral planning authority. Safeguarding is provided in the *SMP Core Strategy DPD* through Policy MC6: Safeguarding Mineral Resources and Development.
74. It is assumed that the typical output of a temporary aggregate recycling facility at a mineral working would be 50,000 tpa (see background document Assessment of recycling 800,000 tpa by 2016 and 900,000 tpa by 2026). The operator has stated their interest in undertaking aggregate recycling in connection with the Milton Park Farm site. For the remaining sites, as before, it cannot be assumed that all of the remaining sites will come forward as proposals and be granted planning permission. Again it is assumed that 75%, 50% or 25% of the production may come forward. This is shown in Chart 6:

Chart 6: Projections of sales from Policy AR3 Milton Park Farm site and the remaining Policy AR3 sites with High, Mid and Low Outcomes 2010 – 2026



*Windfall capacity*

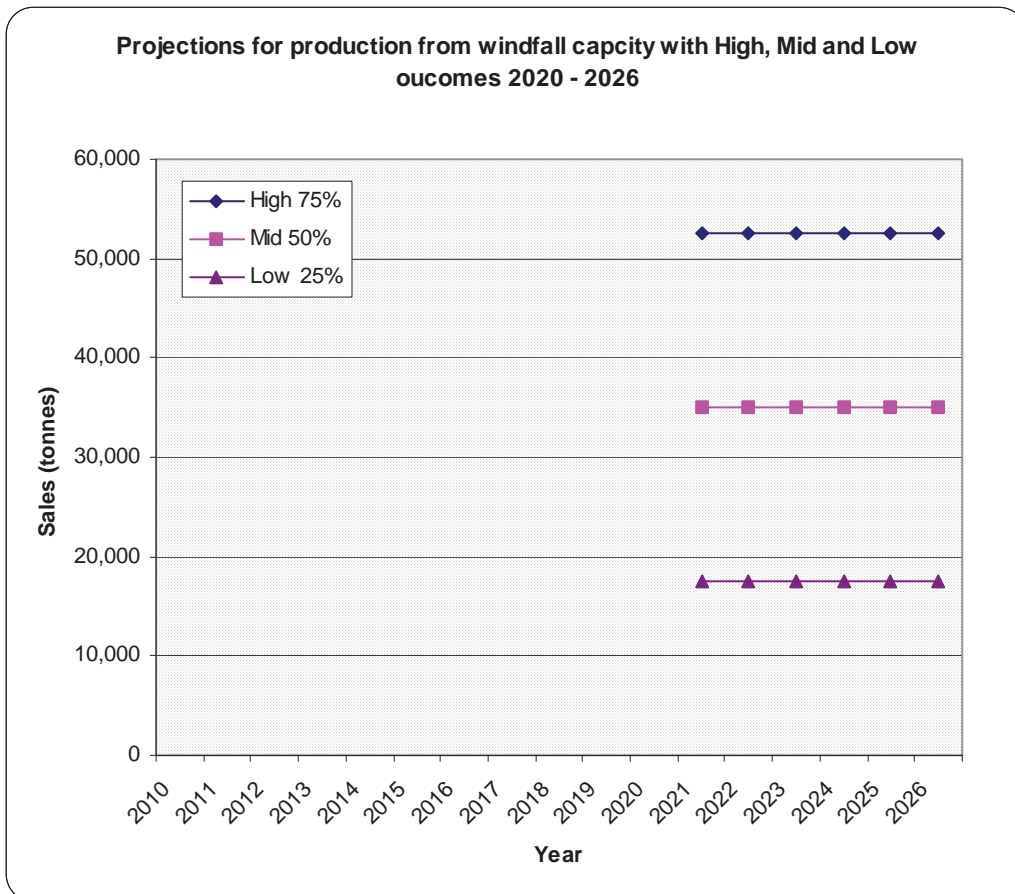
- 75. The search for suitable potential locations for aggregate recycling facilities has been extensive and thorough. However, there remains a possibility that sites not investigated may be brought forward by operators or landowners and which have potential for this form of mineral development.
- 76. Windfall capacity can come from two sources and may be temporary or permanent. One could be a new standalone site where there is currently no aggregate recycling activity, the other could be the intensification or expansion of an existing recycling facility.
- 77. The County Council will support proposals for additional aggregate recycling where the proposal would not compromise existing planning designations and where impacts on communities and environment can be satisfactorily controlled in accordance with the policies contained in the SWP and the SMP *DPD*. As indicated in the *SMP Core Strategy DPD*, where proposals that could lead to production which significantly exceeded the recycling targets, the county council would require to be satisfied that such proposals were needed and would not lead to over provision. In the case of mineral sites, the requirements of SWP Policy WD3 regarding the development of temporary recycling facilities being commensurate with the operational life of the site will apply.

## Policy AR4 – Aggregates recycling outside preferred areas

Applications for the intensification or extension of existing aggregate recycling facilities or new aggregate recycling facilities outside the preferred areas identified in the plan will be supported where it can be demonstrated that the development would result in an increase in the recovery of C, D & E waste material suitable for the production of recycled aggregates and comply with the locational and development management policies contained within the Surrey Minerals Plan Core Strategy and the Surrey Waste Plan.

78. It is assumed that the windfall capacity may total around 70,000 tpa (see background document Assessment of recycling 800,000 tpa by 2016 and 900,000 tpa by 2016). As before, it cannot be assumed that all of the windfall capacity would come forward. Again it is assumed that 75%, 50% or 25% of the production capacity may come forward. This is shown in Chart 7:

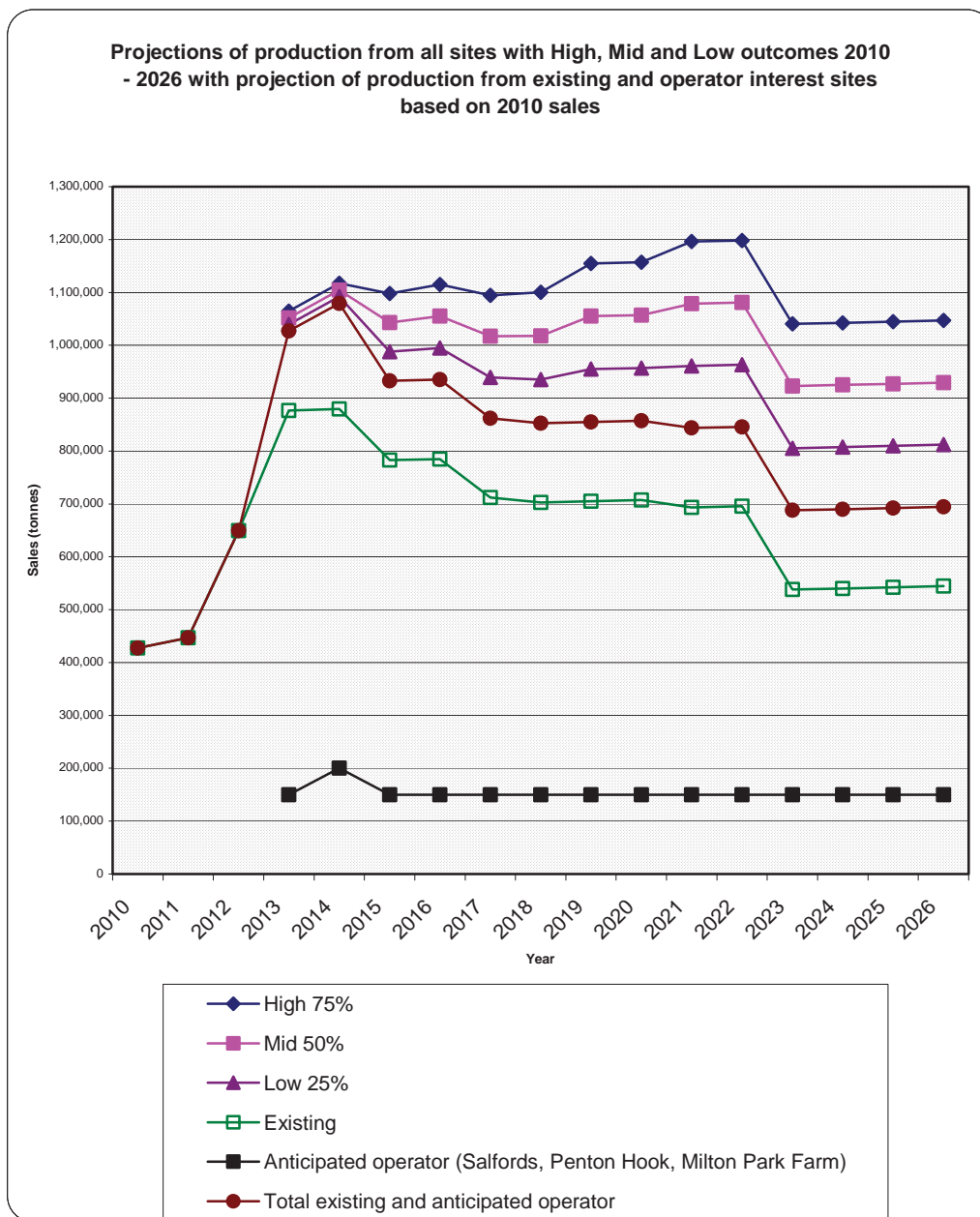
Chart 7: Projections for sales from windfall capacity with High, Mid and Low outcomes 2010 - 2026



*Facilities - overall provision*

79. The foregoing has shown the sites that contribute to the future provision of aggregate recycling in the county are derived from seven specific sources:
- existing permanent sites;
  - existing temporary sites;
  - in-situ temporary recycling at excavation and demolition sites;
  - potential sites identified in Policy AR2;
  - Surrey Waste Plan sites (para 51 in the ARDPD);
  - potential sites on mineral workings identified in Policy AR3;
  - potential windfall capacity through Policy AR4.
80. Discussion above has highlighted the uncertainties as to the likelihood of some allocated sites being brought forward to the production stage. As has been referred to, there are three sites where the operators have indicated their firm intentions to bring forward proposals. The sites are Salfords Depot, Redhill, Penton Hook Marina, Chertsey and Milton Park Farm, Egham (referred to as anticipated operator sites). High, Mid and Low outcomes for all the remaining allocated sites have been considered.
81. Taking the same approach as previously for the remainder of the allocated sites where there is uncertainty that sites will come forward and considering the same High, Mid and Low outcomes for these, Chart 8 (see over page) shows the projected production from the existing permanent and temporary sites and that from in situ recycling. Projected production from the anticipated operator sites is shown. The combined projected production from existing sites and the anticipated operator sites is also shown. The chart shows that production can be reasonably anticipated to be in excess of the 800,000 tpa target until 2022. Sustaining the 800,000 tpa rate beyond 2022 and increasing it to the 2026 rate of 900,000 tpa through development at existing, allocated and / or windfall sites is challenging and will depend partly on the economic conditions towards the end of the plan period.
82. This outcome reflects the findings of the work carried out to provide a sub-regional apportionment for the provision of recycled and secondary aggregates in the South East. This recognised that authorities with a significant proportion of land designated Green Belt might not be able to implement their full apportionment through site allocations in the development plan documents. Having tested the extent to which this applies in Surrey, it is apparent that this may be the case depending on the number of allocated and windfall sites that come forward.

Chart 8: Projections of production from all sites with High, Mid and Low outcomes 2010 – 2026 with projection of production from existing and operator interest sites

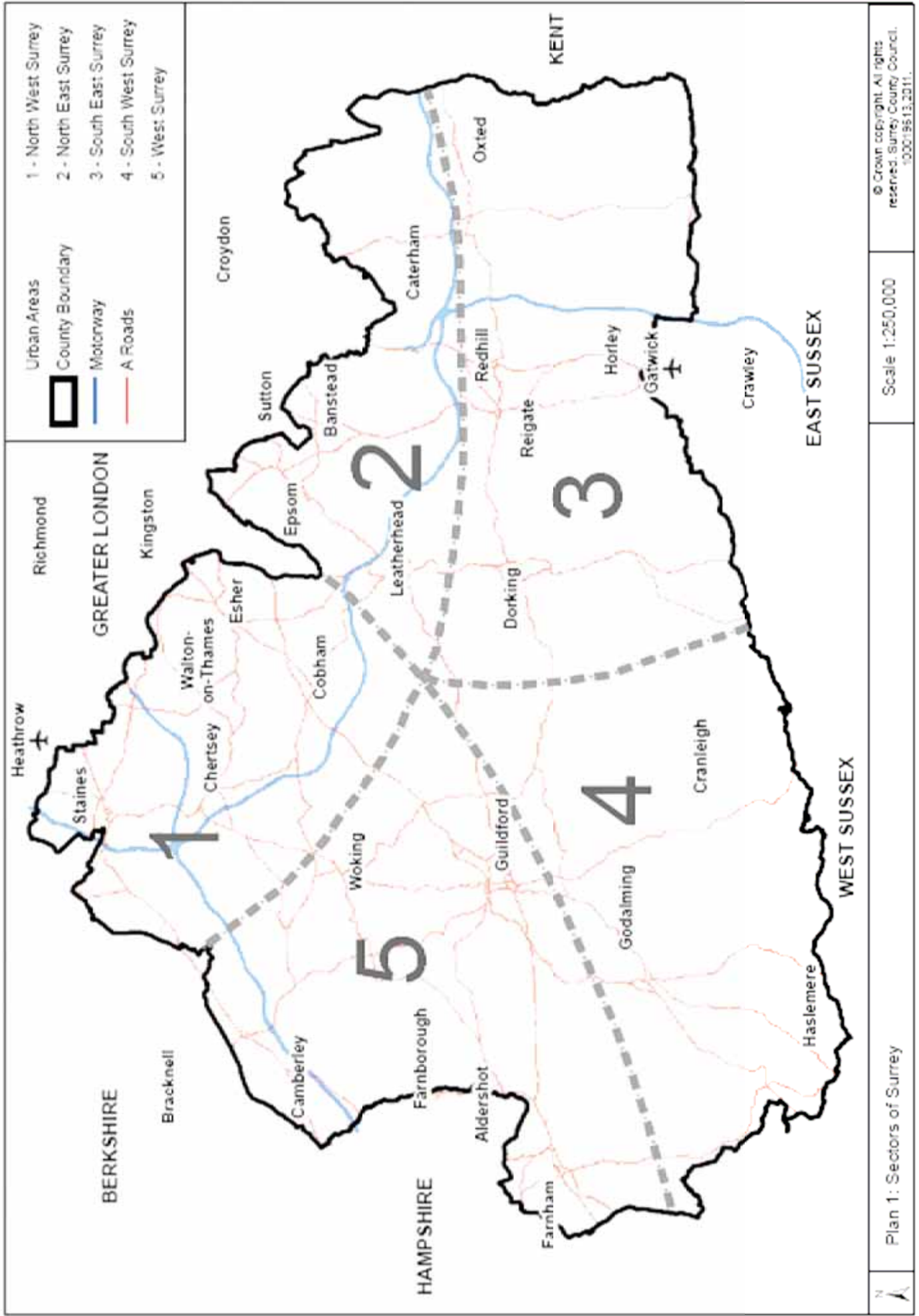


*Facilities – spatial analysis.*

83. The spatial strategy for the location of aggregates recycling facilities is set out in the SMP *Core Strategy DPD*. The principal focus for aggregate recycling is the urban area, in particular North West Surrey, Guildford, Woking and Reigate/Redhill.

84. Surrey can be considered to comprise five sectors for the purposes of the ARDPD, as shown in Plan 1: Sectors of Surrey. These are:

- 1 North West Surrey
- 2 North East Surrey
- 3 South East Surrey
- 4 South West Surrey
- 5 West Surrey



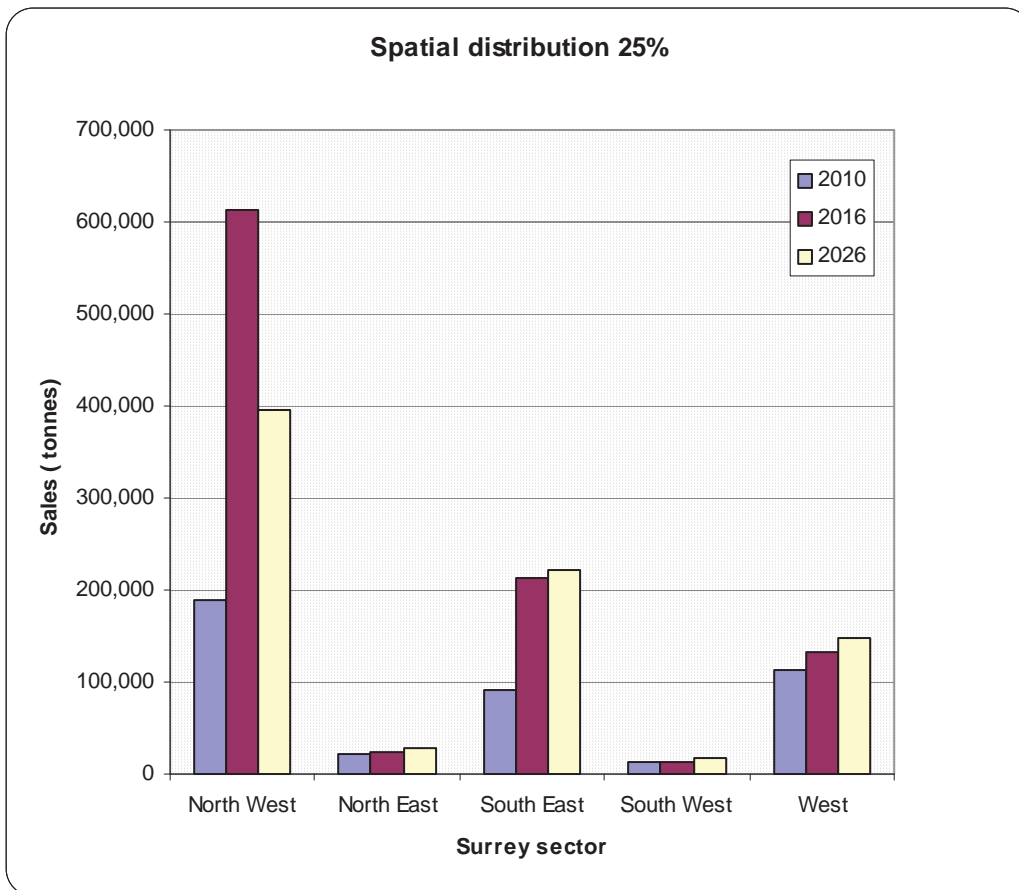
Plan 1: Sectors of Surrey



85. Identifying the urban areas that all of the foregoing existing and potential sites would serve provides an overview of a spatial distribution of production of recycled aggregate.

86. Chart 10 relates to the 25% scenario, that is the worst case where it is considered that only 25% of the identified capacity will come forward. Chart 11 relates to the 75% scenario that is the best case where it is considered that 75% of the identified capacity will come forward.

Chart 10: Spatial distribution of production for 2011/2016/2026 based on 25% outcome

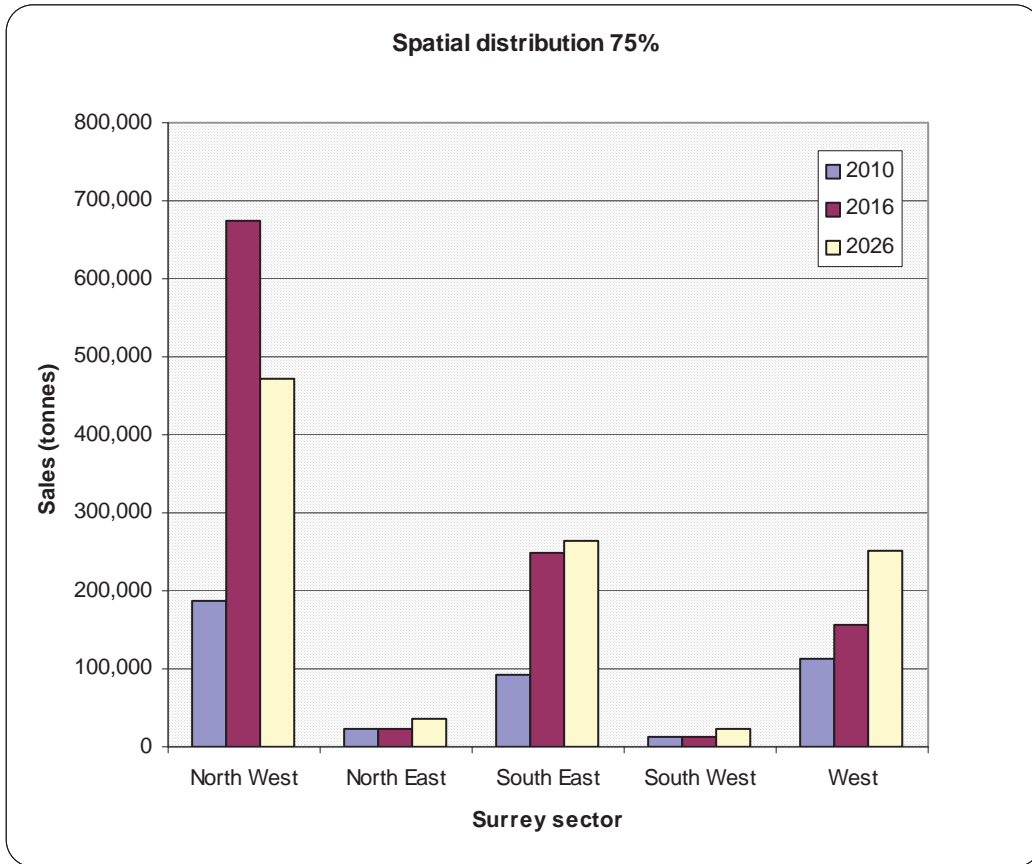


#### Observations

- The north west sector of Surrey remains a significant contributor to the provision of recycled aggregate throughout the DPD period but this is less marked if more sites in the west sector come on stream circa 2016 onwards.
- There is a significant increase in the amounts recycled in the north west sector if temporary facilities at mineral workings come on stream from circa 2014 onwards.
- The west sector contributes more proportionately over time as some of the permitted temporary facilities at mineral workings in the north west sector reach completion circa 2018 onwards.
- The south east sector makes a significant contribution from circa 2014 onwards as operator interest sites come on stream.

- The contribution from the south west sector remains constant and low throughout the period.

Chart 11: Spatial distribution of sales for 2011/2016/2026 based on 75% outcome



#### Observations

- The 75% and 25% provision scenarios for 2010 are identical as these reflect the activity that is currently taking place.
- The north west sector remains a significant contributor to the provision of recycled aggregate throughout the DPD period more so than under the 25% scenario.
- There is a small increase in the amounts recycled in the north east.
- The west sector contributes more proportionately over time as some of the temporary facilities at mineral workings in the north west sector reach completion circa 2018 onwards.
- The south east sector makes a significant contribution from circa 2014 onwards as operator interest sites come on stream.
- The contribution from the south west sector remains constant and low throughout the period.



## Chapter 4: High value recovery

87. The quality and range of C, D & E waste arriving at aggregate recycling facilities and landfill sites can vary significantly. As has been described above, the waste might comprise of concrete, bituminous, excavation and other materials such as metal, wood, plastic and clay or a mixture of all of these. The waste could include the presence of fine grains less than a millimetre across, large stony materials several centimetres in diameter or large concrete blocks.
88. It is the challenge for operators or landowners to determine how much to recover of these valuable and useful materials. Experience in Surrey indicates that some operators are prepared to make significant investments in processing plant to recover as much value from the waste arriving at a recycling facility.
89. Some of the material such as large pieces of concrete waste can be readily screened out from the waste stream, crushed, screened and made available for construction projects as a Type 1 and Type 2<sup>22</sup> material which are of a higher quality. Other lower quality material can be recovered and used as fill for making up ground level for example.
90. As has been described above it is feasible to recover more valuable material by intensifying the treatment process and by subsequent blending with primary aggregates. Though the process becomes increasingly expensive the more material is recovered from the waste, the maximum possible value of waste is recovered. Some of the residual waste has little value and can be disposed to landfill, in effect minimizing the volume of residual waste material and as a consequence maximizing value of the input material.
91. The County Council wishes to see where practicable and feasible the maximum value extracted from the C, D & E waste stream. It is recognised that increasing the value recovered from the waste stream involves increasingly more investment by operators or landowners in equipment and infrastructure. Such investment is less likely to be made at locations with a short-term planning permission. However, where recycling facilities are at locations that have the benefit of permanent consent, such investment is likely to be appropriate and should be encouraged.

### Policy AR5 – High value recovery

**Planning applications for aggregate recycling facilities will be expected to demonstrate that the development will maximize the amount and range of recyclable materials that can be recovered from the construction, demolition and excavation waste stream delivered for treatment at the site.**

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<sup>22</sup> Type 1 and 2 is a specification for granular materials used as a sub base.

## Chapter 5: Implementation and monitoring

92. It will be necessary to monitor and review this DPD and its policies to determine the extent to which it is being successfully implemented. Where the policies are not being implemented effectively, reasons will be included in an annual monitoring report that must assess:

- the implementation of the local development scheme (timetable for preparing the minerals and waste development framework); and
- the extent to which policies in the development plan documents are being implemented successfully.

93. The mineral planning authority is required to monitor any significant environmental effects of implementing the minerals plan, to identify any adverse effects and appropriate remedial action. The combined Sustainability Appraisal and Strategic Environmental Assessment includes recommendations for monitoring the social, economic and environmental effects of the minerals plan. Any monitoring requirements arising from this process will be incorporated within the minerals plan, and may include working in partnership with other bodies that collect or hold relevant monitoring data.

94. The Environment Agency advises to twin track the planning and environmental permit application processes to ensure applications are dealt with within planned timescales. The mineral planning authority supports this approach and will expect applicants to follow this advice.

### *Monitoring effectiveness of the aggregate recycling policies*

95. Table 3 sets out a framework for monitoring the Aggregates Recycling DPD, the targets and the relevant indicators identified for each policy.

Table 3: Monitoring aggregate recycling policies

**Implementation of Policy AR1**

Relevant SMP Core Strategy objectives	O1.1, O1.2, O1.3
National Planning Policy Framework	Paragraphs 14, 15, 17, 143, 151
Regional policies <sup>23</sup>	W5, W6, W17, M2
Key outcomes	Grant of planning permission on preferred and windfall sites for aggregate recycling facilities
Key agencies	Mineral/Waste planning authority, mineral and waste operators, land owners

**Implementation of Policy AR2**

Relevant SMP Core Strategy objectives	O1.1, O1.2
Regional policies <sup>23</sup>	W5, W6, W17, M2
Key outcomes	Grant of planning permission on preferred sites for aggregate recycling facilities
Key agencies	Mineral/Waste planning authority, mineral and waste operators, land owners

**Implementation of Policy AR3**

Relevant SMP Core Strategy objectives	O1.1, O1.
Regional policies <sup>23</sup>	W5, W6, W17, M2
Key outcomes	Grant of temporary planning permission on preferred sites for aggregate recycling facilities
Key agencies	Mineral/Waste planning authority, mineral and waste operators, land owners

<sup>23</sup> Regional Strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act.

#### **Implementation of Policy AR4**

Relevant SMP Core Strategy objectives	O1.1, O1.2
Regional policies <sup>23</sup>	W5, W6, W17, M2
Key outcomes	Grant of planning permission for additional capacity on sites not identified as preferred areas for aggregate recycling facilities.
Key agencies	Mineral/Waste planning authority, mineral and waste operators, land owners

#### **Implementation of Policy AR5**

Relevant SMP Core Strategy objectives	O1.1, O1.2, O1.3
Regional policies <sup>23</sup>	W5, W6, M2
Key outcomes	Amounts and range of materials recovered for the production of recycled aggregate
Key agencies	Mineral/Waste planning authority, mineral and waste operators, land owners

Table 4<sup>24</sup> sets out a framework for monitoring this DPD, the relevant indicators identified for each policy and the key agencies responsible.

Policy Reference	Nature of Target	Typed of Indicator	Indicator	Data Source	Prompts for Consideration of Remedial Action
AR1 Presumption in favour of sustainable development	Approving proposals for aggregates recycling that are sustainable and without delay	Process	Preparation of <i>Aggregates Recycling DPD</i> in accordance with adopted MWDS.	Surrey CC	Failure to approve proposals for aggregates recycling that are sustainable.  Failure to determine without delay proposals for aggregates recycling facilities that accord with the policies of the Plan.
		Contextual	Approval of proposals for aggregates recycling facilities that are sustainable and which increase aggregate recycling production with milestones of 0.8mtpa by 2016 and 0.9 mtpa by 2026.		
		Output	Proposals for aggregates recycling facilities granted planning permission and the period of time for determination of such proposals.		Approval of proposals for aggregates recycling facilities where there are no policies relevant or relevant policies are out of date and where material considerations indicate otherwise.
AR2 Aggregate recycling facilities	Identifying potential locations for future aggregate recycling facilities	Process	Preparation of <i>Aggregates Recycling DPD</i> in accordance with adopted MWDS.	Surrey CC	In combination with policies AR1, AR3 & AR4 failure to achieve aggregates recycling of 800,000 tpa by 2016 and/or 900,000 tpa by 2026.
		Contextual	Increasing aggregate recycling production with milestones of 0.8mtpa by 2016 and 0.9 mtpa by 2026.		
		Output	Number of planning permissions granted and production from aggregate recycling facilities.		

<sup>24</sup> Table 4 is concerned only with monitoring effectiveness of policies. There are separate mechanisms for monitoring sites once they are in operation, to ensure that development is being carried out in line with the planning permissions. The County Council and relevant technical bodies, such as the Environment Agency, carry out this monitoring.

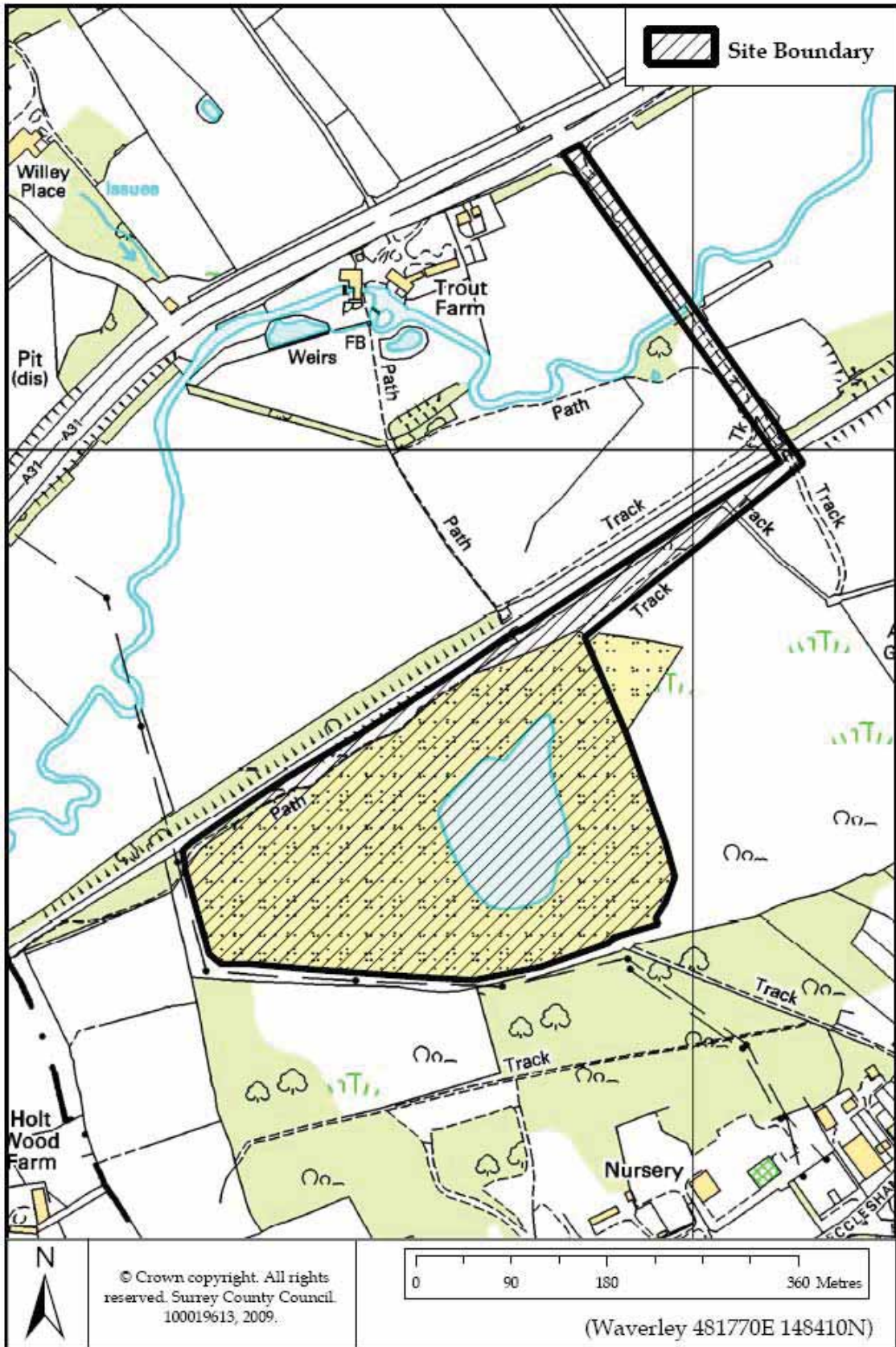
AR3 Aggregate recycling at mineral workings	Identifying potential mineral sites for future aggregate recycling facilities	Process  Contextual  Output	Preparation of <i>Aggregates Recycling DPD</i> in accordance with adopted MWDS.  Increasing aggregate recycling capacity with milestone of 0.8 mtpa by 2016.  Number of planning permissions granted and capacity for aggregate recycling facilities.	Surrey CC	In combination with Policies AR1, AR2 & AR4 failure to achieve aggregates recycling of 800,000 tpa by 2016 and/or 900,000 tpa by 2026.
AR4 Aggregate recycling outside preferred areas	Making provision for dealing with potential locations outside preferred areas	Process  Contextual  Output	Preparation of <i>Aggregates Recycling DPD</i> in accordance with adopted MWDS.  Increasing aggregate recycling production with milestones of 0.8 mtpa by 2016 and 0.9 mtpa by 2026.  Number of planning permissions granted outside preferred areas and production from aggregate recycling facilities.	Surrey CC	In combination with Policies AR1, AR2 & AR3 failure to achieve aggregates recycling of 800,000 tpa by 2016 and/or 900,000 tpa by 2026.
AR5 High value recovery	Increasing the proportion of waste recovered from waste stream	Process  Contextual  Output	Preparation of <i>Aggregates Recycling DPD</i> in accordance with adopted MWDS.  Increasing aggregate recycling production with milestones of 0.8mtpa by 2016 and 0.9 mtpa by 2026.  Quantities of finished product by type	Surrey CC	Failure to increase the amount and range of waste recovered from the waste stream.

## Chapter 6: Key development criteria and maps

### Alton Road, Farnham

<b>Identified for policy</b>	AR2: Aggregates Recycling Facilities
<b>Site area</b>	7.8 ha.
<b>Key development criteria</b>	Area of Great Landscape Value
	Residential amenity: assess and identify mitigation for potential environmental impacts of noise, dust and visual impact on nearby residents.
	Landscape improvements: the site forms part of a wider area that is to be restored and restoration should be integral to the wider scheme.
	Residential amenity: depending on location within the existing landfill site protection for dwellings lying to the west may be necessary.
	Access: existing access acceptable but further improvements may be required. Access road crosses river Wey which is Site of Nature Conservation Importance: an Environmental Impact Assessment would be expected to demonstrate how any significant impact would be mitigated.
	Hydrology: a flood risk assessment will be required where the area of the site is 1 ha or more. The site access road crosses a flood risk area.
	Woodland: an area of Ancient Woodland lies to the south west and adjacent to the existing site and any planning application should demonstrate that there would not be any significant adverse impacts on the woodland.
<b>Airport Safeguarding Zone</b>	The site falls within the 13km airport safeguarding zone of Farnborough Aerodrome. The site also falls within the safeguarding zone of Odiham airport.

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. These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development management policies in the SWP and SMP Core Strategy DPD remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.



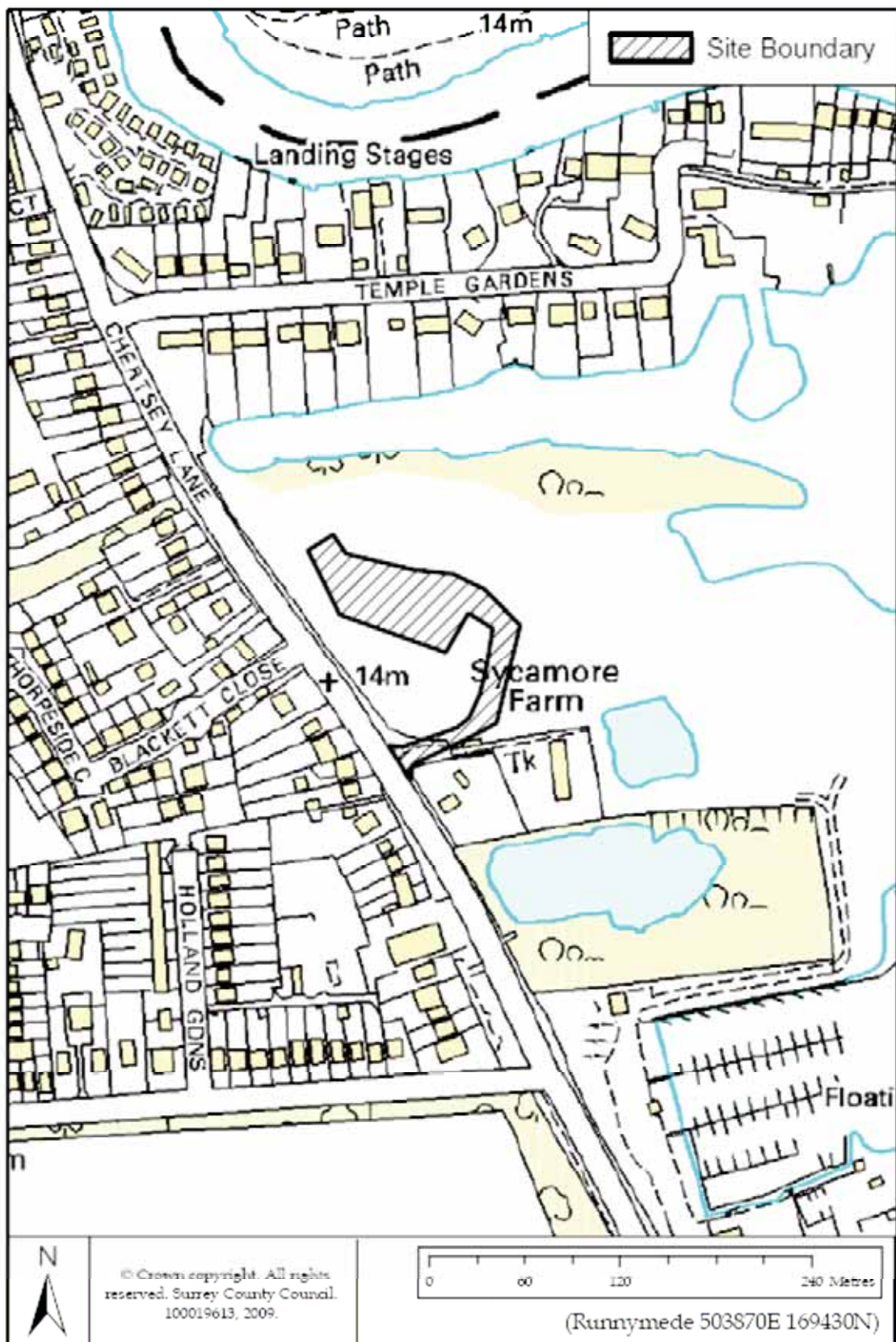


## Penton Hook Marina, Chertsey

<b>Identified for policy</b>	AR2: Aggregates Recycling Facilities
<b>Site Area</b>	1.6 ha.
<b>Key development criteria</b>	Green Belt: development should be located to minimise any impact on the openness of the Green Belt.
	Residential amenity: assess and identify mitigation for potential environmental impacts of noise, dust and visual impact on nearby residents.
	Landscape improvements: the site forms part of a wider area that is to be restored and restoration should be integral to the wider scheme.
	Access: access onto the A320 is directly opposite residential properties. A restriction on the number of HGV movements may be sought by the Highway Authority.
	Runnymede Local Plan Policy NE 7 restoration requires the land to be restored to a low-key recreational use.
	Hydrology: a flood risk assessment will be required where the area of the site is 1 ha or more.
	Environment: any planning application would need to demonstrate that there would be no significant adverse impact on the nearby Site of Nature Conservation Importance.
<b>Airport Safeguarding Zone</b>	The site falls within the 13 km airport safeguarding zone of Heathrow Airport.

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. These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development management policies in the SWP and SMP Core Strategy DPD remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.

Penton Hook Marine, Chertsey

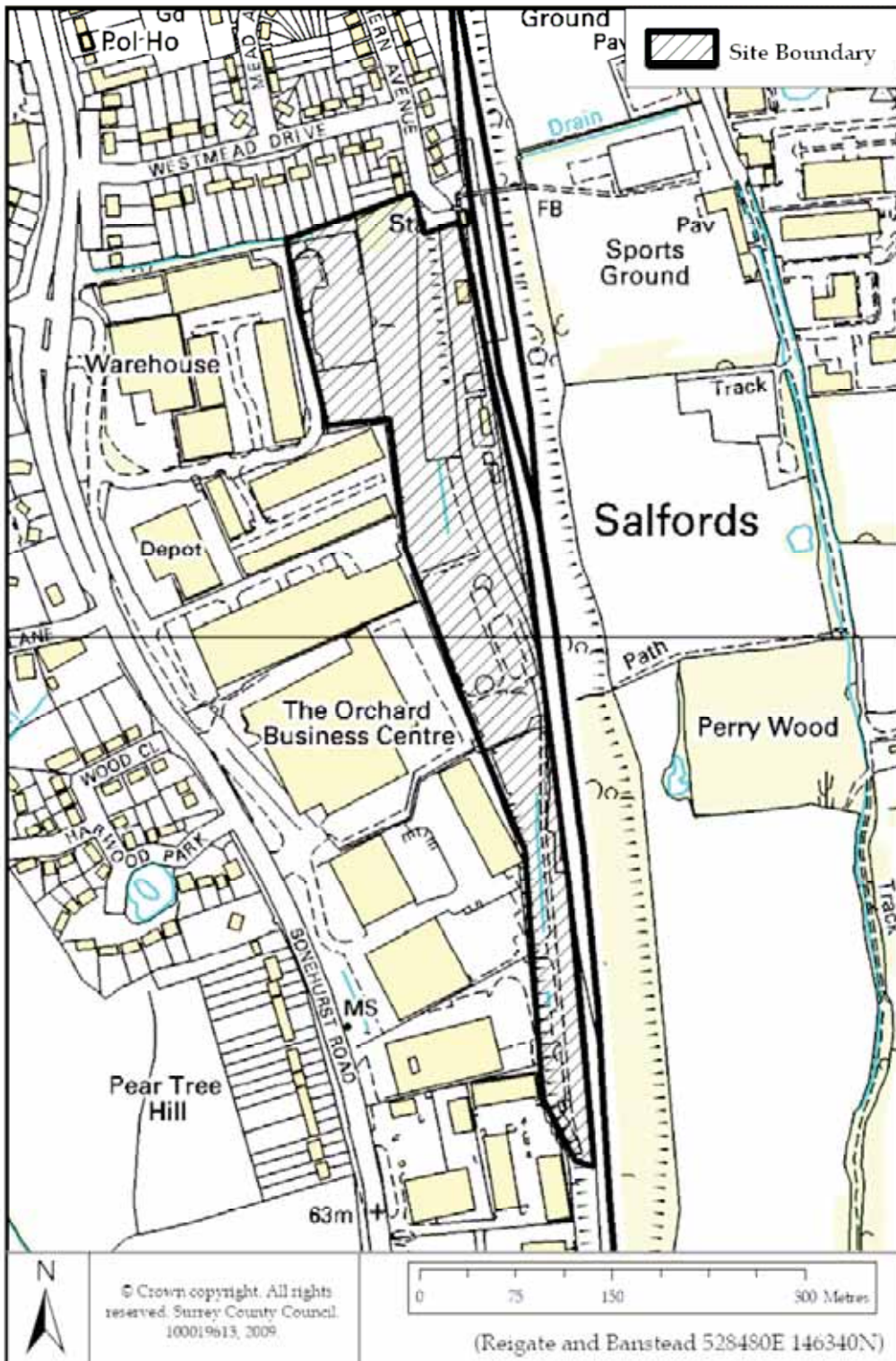


## Salfords Depot, Redhill

<b>Identified for policy</b>	AR2: Aggregates Recycling Facilities
<b>Site Area</b>	5.2 ha
<b>Key development criteria</b>	Identified in Policy 28 of the Surrey Minerals Local Plan 1993 and Policy MC16 in the SMP Primary Aggregates DPD for safeguarding as a rail aggregate depot.
	Amenity: assess and identify mitigation for potential environmental impacts of noise, dust and visual impact on nearby residents and proximate employment areas.
	The configuration of the site and other potential future development including a replacement rail aggregate depot and new access site may constrain the scale of activity that could take place.
	Access: the existing access onto Southern Avenue is unacceptable and should be closed. Access would only be acceptable if provided through adjacent industrial estate / business park.
	Hydrology: a flood risk assessment will be required where the area of the site is 1 ha or more.
	Archaeology: if the laying of the railway sidings did not involve significant groundwork the site may still have the potential to contain archaeology.
<b>Airport Safeguarding Zone</b>	The site falls within the 15 km airport safeguarding zone of Gatwick Airport. The site also falls within the safeguarding zone of Redhill Aerodrome.

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. These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development management policies in the SWP and SMP Core Strategy DPD remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.

Salfords Rail Aggregates Depot, Salford



# Appendix 1: Surrey minerals and waste development framework

