

Neighbour information note

Town and Country Planning Act 1990 - Minerals/Waste application

District/Borough Council references: WA/2021/0003; WA/2021/0004; WA/2021/0005; WA/2021/0006; WA/2021/0007

(Note: If District/Borough Council Reference above is incomplete it means that they haven't advised us of the formal planning application register number when we compiled this note).

The application documents and plans are available to view or download from our website <http://planning.surreycc.gov.uk>.

Planning is a statutory function and any information is held on the lawful basis of public task (in accordance with the Town and Country Planning Act 1990, as amended, related orders and regulations). If you have submitted a planning application to Surrey County Council or made a comment on a planning application, your name, address and contact details will be saved in our files, electronic and paper. We do this so we can notify you of amendments to the proposal, the outcome of the application, if an appeal is lodged against the application, and subsequent applications in respect of the site. This information will be retained indefinitely as part of the background information on which the planning decision has been based. Additionally, all submissions will be sent to the relevant Borough or District Council to be placed on the Planning Register as this is their responsibility. In the event of an appeal or a 'call-in' by the Secretary of State, your submissions may be copied to the Planning Inspectorate or the National Planning Casework Unit.

This neighbour information note covers **five planning applications** for Homefield Sandpit.

Site and proposal

Land at Homefield Sandpit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG

A plan indicating the approximate location of the application site has been provided, and although every effort has been made to reflect the boundary shown on the planning application, you are advised to check the application documents and plans on our website or the planning register held by the District/Borough Council.

Applicant

Chambers Runfold

Site location and background

Homefield Sand Pit (the site) is situated to the south of Seale Lane (C20) and Guildford Road (C119), and west of Blighton Lane, Runfold and extends approximately 12.8 hectares (ha). The site's north western boundary adjoins the former Jolly Farmer Quarry with the site's south western boundary being formed by vegetation surrounding the residential property Dene Way. The site's southern boundary is with residential properties in Furze Hill. The site lies within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty (AONB) and

an Area of Great Landscape Value (AGLV). There are no other environmental designations close to the site, the nearest one being Farnham Golf Course Site of Nature Conservation Importance (SNCI), which lies over 900 metres (m) to the south east. There are residential properties within close proximity of the application site area, along the Guildford Road and Seale lane to the North and Furze Hill and Sands Road to the south. The site is well screened by existing vegetation protecting the visual amenity from nearby residential properties.

Homefield Sandpit is an active mineral working which is due to be restored to agriculture by February 2042. Sand reserves are now exhausted and extraction has ceased. The site has planning permission to operate part of the sandpit as an inert waste recycling facility until December 2020 which form an integral part of the applicant's local waste operation.

Homefield Sandpit can be broadly divided as follows. The eastern part of the sandpit includes the former mineral extraction area that is now undergoing restoration activities. Of this area, the southern part (also known as the 'Tennis Court Field', the 'Western Field and the 'Eastern Field') were restored sometime ago. Infilling has more recently concentrated along the eastern boundary (With Blighton Road). The western part of Homefield Sandpit includes the power screen, washing plant; filter press building, associated tanks and equipment; conveyors and stockpile areas, storage bays, a workshop, site office, staff car park area and lorry parking area alongside weighbridges and access to Guildford Road. In addition to this, the applicant has operated a soil recycling facility in the form of a screener, on the base of the quarry floor.

As part of the infilling operations for restoring the site the Environment agency have imposed a requirement to provide an engineered clay seal around the whole of the main site. The clay barrier has so far been constructed along the whole length of the boundary with Blighton Lane, around Sandbach and part of Seale Lane.

Homefield Sand Pit shares a common floor with the adjoining Jolly Farmer Sandpit to the west. The Jolly Farmer Sandpit has now largely been restored, apart from the site entrance infrastructure and land along the eastern boundary immediately adjoining Homefield Sandpit.

Planning History

Homefield Sandpit has an extensive planning history. The predominate consents for mineral working (sand extraction) were originally granted in the 1950's. For the purpose of this information note relevant planning history is as follows.

In 1997 planning permission (ref: WA/97/1204 and GU97/1106) was granted as part of the Review of Minerals Permissions (ROMP) process introduced under the Environment Act 1995 in order provide modern planning conditions for working of the site. Under the ROMP consent the whole of the site is to be restored by February 2042.

Planning permission refs: GU93/0836 and GU01/1114 granted an extension to the south east of the sand pit for the extraction of sand (the Tennis Court area, the Eastern Field and the Western Field). These areas have now been worked and restored to final levels with the exception of the supporting batter and planted with trees.

In 2003 planning permission (ref. GU02/0490 & WA02/0445) was granted for a detailed drainage scheme and revised restoration and aftercare scheme, which included the long-term objectives and management responsibilities of the site.

In connection to waste recycling and associated operational activities this involves:

In 2005 planning permission (Ref: WA04/1876) was granted for the recycling, storage and export of 30,000 cubic metres (m³) of waste soils per year and also for the recovery of 15,000m³ of concrete, hardcore and tarmacadam for export and processing off-site.

In February 2009, planning permission (Ref: WA08/1866) was granted for the resiting of storage bays for the storage of imported limestone scalplings and their retention on site; and the installation of a wheelwash facility and resiting of existing wheel spinner, until 31 December 2020.

On 16 October 2009, planning permission (Ref: WA09/0856) was granted for the temporary use of approximately 1.54ha of land for the screening and washing of inert waste, comprising: power screen; washing plant; filter press building, associated tanks and equipment; conveyors and stockpile areas; underground ducting; storage bays and associated hardstanding areas.

On 16 February 2011, planning permission (Ref: WA10/2108) was granted for continued temporary use of land for the overnight parking of up to eight vehicles until 31 December 2020.

On 17 February 2011, planning permission (Ref: WA10/2109) was granted for continued temporary use of two storey extension to side of workshop to provide welfare facilities until 31 December 2020.

On 7 April 2011, planning permission (Ref: WA11/0009) was granted for continued use of workshop for use in repairing on site plant, machinery and lorries until 31 December 2020.

Description of proposals

The following five applications (A to E) have been submitted under Section 73 of the Town and Country Planning Act 1990 (as amended). Section 73 allows for planning permission to be given for development of the same description as development is already permitted but subject to different Conditions. As such, the development which these Section 73 applications seek to amend will have been judged to be acceptable in principle at an earlier date at the time that the planning permission was granted.

PLEASE NOTE that if you wish to make a representation on an application you will need to reference the relevant application reference (these are underlined A to E). If you wish to make the same comment on all five applications, please submit these individually with the relevant application reference noted.

A) Application ref: WA/2021/0003 (SCC Ref 2020/0174)

Continued use of approximately 1.54 hectares of land for the screening and washing of inert waste, comprising power screen, washing plant, filter press building, associated tanks and equipment, conveyors and stockpile areas, underground ducting, storage bays and associated hardstanding areas without compliance with Conditions 1, 2 and 4 of planning permission ref: WA09/0856 dated 16 October 2009 to extend the time period of the development.

The applicant has submitted planning application WA/2021/0003 in order to extend the time period for the continued use of land for the screening and washing of inert waste, comprising power screen, washing plant, filter press building, associated tanks and equipment, conveyors and stockpile areas, underground ducting, storage bays and associated hardstanding areas until 31 December 2030.

They state the proposal is being made to align the recycling activities to the ongoing progressive restoration of the site. The proposed retention of the plant and equipment would result in no changes in the way it currently operates or the number of lorry movements it currently generates.

B) Application ref: WA/2021/0004 (SCC Ref 2020/0175)

Continued use of workshop for use in repairing onsite plant, machinery and lorries without compliance with Conditions 1 and 2 of planning permission ref: WA11/0009 dated 7 April 2011 (as amended by planning application ref: WA/2020/1753 dated 11 December 2020) to extend the period of development.

The applicant has submitted planning application WA/2021/0004 to extend the time period for the retention of the existing workshop to allow for repairing of on-site plant machinery and lorries associated with the operation of the quarry. The existing workshop lies in the western part of the site, to the north west of the quarry area. The existing workshop measures 25m x 16m (400 square metres of floor space) and 8.46m to the ridge and is made of external plastisol and coated galvanised steel sheets in goosewing grey. No alterations are proposed to the building.

C) Application ref: WA/2021/0005 (SCC Ref 2020/0176)

Continued use of two storey extension to side of workshop to provide welfare facilities without compliance with Conditions 1 and 2 of planning permission ref: WA10/2109 dated 17 February 2011 (as amended by planning application ref: WA/2020/1754 dated 14 December 2020) to extend the period of development.

The applicant has submitted planning application WA/2021/0005 to extend the time period for the retention of the existing two storey extension to the eastern side of the workshop (detailed above) to continue to provide essential welfare facilities for site employees. The extension is positioned to the rear end of the eastern side of the existing workshop and measures 11m x 3m x 5.7m in height and is built from external plastisol and coated galvanised steel sheets in goosewing grey. No alterations are proposed.

D) Application ref: WA/2021/0006 (SCC Ref 2020/0177)

Continued temporary use of land for overnight parking for up to 8 vehicles without compliance with Conditions 1 and 2 of planning permission ref: WA10/2108 dated 16 February 2011 (as amended by planning application ref: WA/2020/1755 dated 14 December 2020) to extend the period of development.

The applicant has submitted planning application WA/2021/006 to extend the time period for the temporary use of land for overnight for up to 8 vehicles to continue to provide parking provisions for vehicles associated with the site for ongoing landfilling and restoration. The overnight parking area lies within the northern part of the site, approximately 38m from the access into the site from Guildford Road.

The applicant states the application does not seek to generate new capacity for HGV parking. It is proposed the overnight parking assist with removing additional traffic from local roads.

E) Application ref: WA/2021/0007 (SCC Ref 2020/0178)

Retention of storage bays for the storage of imported limestone scalplings; and retention of a wheelwash facility and wheel spinner without compliance with Conditions 1 and 3 of planning permission ref: WA08/1848 dated 20 February 2009 (as amended by planning application ref: WA/2020/1751 dated 14 December 2020) to extend the period of development.

The applicant has submitted planning application WA/2021/007 to extend the time period for the retention of 3 storage bays (measuring 10m by 6.4m each, constructed of concrete) and a wheelwash facility which lies within the central western part of site. Access to the bays is directly off the 'In' internal haul road so that vehicles can drive up to the bays, deliver and/or collect material and then continue southwards, turn and travel over the wheel-wash and exit via the 'Out' internal haul road. The wheelwash is 12m in length and 6m wide and comprises of metal bars over which the vehicles travel, with spray jets on the site. The wheel wash is located to the south of the storage bays.

Limestone scalplings are imported to and exported from the site on a small scale to serve a local need for the supply of highway engineering and fill material, for example utility companies. The limestone provides an alternative product for customers if the recycling washing plant is not operational for any reason. The existing planning condition (WA08/1848 dated 20 February 2009) limits the quantity of scalplings stored on site at any one time to be no more than 150 tonnes.

Reason for the applications listed above

The applicant states they have submitted these five applications in order to extend the end date of the planning permissions for the existing workshop/workshop extension, overnight lorry parking, storage bays for limestone scalplings, and the 1.54 ha recycling plant, and to amend associated planning conditions.

With the exception of Application A, the applicant states the extensions of time are sought to align with the permission of the final restoration of the site until the 22 February 2042, or until the permitted extraction, landfilling and restoration operations cease whichever is sooner, with the land restored in accordance with the approved restoration scheme for the site. In respect of the Application A (Recycling Plant) the applicant states they seek permission for a temporary period until 31 December 2030 or until the washing / recycling compound is no longer required in association with the restoration of the site, whichever is the sooner

The applicant states that reason for these applications are to allow for the existing inert waste recycling activities to be maintained at Homefield Sandpit to support operational activities and for the ongoing support for the restoration of the site.

The applicant states they do not seek to generate new capacity or development at the site, but to sustain existing capacity for an extended period, connected with the life of the minerals permission and outstanding restoration conditions at Homefield Sandpit. There is no proposed increase in vehicle movements or changes in the way the site would operate.

This note gives only the broadest indication of what the application involves. For full details, or if you are uncertain about the location or possible effect of the proposals on you, you should inspect the complete application documents held on the planning register at your District/ Borough Council or on our website.

Case Officers: Duncan Evans (DE) and Jessica Darvill (JD)

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