

Surrey County Council: Environmental Impact Assessment (EIA) Screening Opinion Report

Prepared under Regulation 8 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Site:	Homefield Sand Pit, Guildford Road, Runfold, Farnham, Surrey GU10 1PG
Application A:	Continued use of the land for the recycling, storage & export of soils from imported inert waste & recovery of concrete, hardcore & tarmacadam for export & processing off-site without compliance with conditions 1, 3 & 6 of planning permission ref. WA04/1876 dated 4 April 2005 [SCC Ref. 2020/0173; Ref. WA/2021/00012]
Application B:	Continued use of approximately 1.54 hectares of land for the screening & washing of inert waste, comprising power screen, washing plant, filter press building, associated tanks & equipment, conveyors & stockpile areas, underground ducting, storage bays & associated hardstanding areas without compliance with conditions 1, 2 & 4 of planning permission ref. WA09/0856 dated 16 October 2009 [SCC Ref. 2020/0174; Ref. WA/2021/0003]
Application C:	Continued use of workshop for use in repairing onsite plant, machinery & lorries without compliance with conditions 1 & 2 of planning permission ref. WA11/0009 dated 7 April 2011 (as amended by planning permission ref. WA/2020/1753 dated 11 December 2020) [SCC Ref. 2020/0175; Ref. WA/2021/0004]
Application D:	Continued use of two-storey extension to side of workshop to provide welfare facilities without compliance with conditions 1 & 2 of planning permission ref. WA10/2109 dated 17 February 2011 (as amended by planning application ref. WA/2020/1754 dated 14 December 2020) [SCC Ref. 2020/0176; Ref. WA/2021/0005]
Application E:	Continued temporary use of land for the overnight parking of up to 8 vehicles without compliance with conditions 1 & 2 of planning permission ref. WA10/2108 dated 16 February 2011 (as amended by planning application ref. WA/2020/1755 dated 14 December 2020) [SCC Ref. 2020/0177; Ref. WA/2021/0006]
Application F:	Retention of storage bays for the storage of imported limestone scalplings; & retention of a wheelwash facility & wheel spinner without compliance with conditions 1 & 3 of planning permission ref. WA08/1848 dated 20 February 2009 (as amended by planning application ref. WA/2020/1751 dated 14 December 2020) [SCC Ref. 2020/0178/ Ref. WA/2021/0007]

Proponent/Agent: Carter Jonas on behalf of Chambers Runfold PLC

Local Council: Waverley Borough Council and Guildford Borough Council

A Recommendation & Reasons

A-1 Recommendation on the need for Environmental Impact Assessment (EIA)

1. The proposals set out in the six Section 73 applications that are covered by this Screening Opinion report are all concerned with the continued use of land within the established Homefield Sandpit site for activities associated with the importation and processing of inert waste materials and the ongoing restoration of the former mineral working. The six application sites are all situated within the boundaries of the Surrey Hills Area of Outstanding Natural Beauty (AONB). The wider quarry site is due to be fully restored to an agricultural end use by 22 February 2042.
2. The current applications have been evaluated by the County Planning Authority in line with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (Statutory Instrument 2017 No.571) as amended by the Town & Country Planning & Infrastructure Planning (Environmental Impact Assessment) Regulations 2018 (SI 2018 No.695) (the EIA Regulations), and the advice set out in the national Planning Practice Guidance (nPPG) on EIA. It is recommended that the changes to the permitted developments proposed by the six Section 73 applications do not alter those developments to an extent that would make them ‘EIA development’ alone or in-combination with each other or with the ongoing restoration of the former mineral working.

A-2 Summary of reasons for not requiring EIA

3. The main reasons for recommending that the developments to which the six Section 73 applications relate do not require EIA alone or in-combination are given below.
 - 3.1 The national Planning Practice Guidance (nPPG) on EIA advises that sites seeking only to accept inert wastes (demolition rubble, etc.) are unlikely to require EIA. The wastes handled at the Homefield site soil recycling facility are inert construction, demolition and excavation (C,D&E) wastes, which are subject to processing (excluding crushing) to produce secondary and recycled aggregates and restoration materials. The soil recycling facility and the associated washing and screening plant are established operations and the submitted Section 73 applications do not seek to alter the types or volumes of materials that are received and processed. Residual materials arising from the soil recycling operation are used either in the restoration of the former mineral working or are exported from the site to facilities elsewhere for further processing. No new waste management capacity would be created as a consequence of the six Section 73 applications.
 - 3.2 The total area of land covered by the six Section 73 applications is c.5.5 hectares and does not exceed the 10 hectare size threshold. The current applications seek to provide consistency across all aspects of the aggregate recycling and associated development undertaken at the site in terms of the duration of the works. The

proposed changes to those extant conditions that currently govern the duration of the different activities would ensure that all development would cease and site restoration be completed by the date of 22 February 2042, as currently required by the extant minerals permission for the wider quarry. The extent of the area of land affected by ongoing inert waste management operations would not be increased by the six Section 73 applications.

- 3.3 The Homefield site is situated within the boundaries of the Surrey Hills AONB, and is used for a range of activities of a type and scale that are not necessarily in keeping with the character and purpose of the AONB designation. The soil recycling operations and associated infrastructure and facilities would not be altered, in terms of size or design, as a consequence of the six Section 73 applications to an extent that would significantly alter the landscape and visual impacts associated with the continued presence of the wider quarry. The retention and continued operation of the soil recycling facility and associated infrastructure for the duration of the restoration period will help to ensure that the inert materials required to complete the restoration of the former mineral working are available and that restoration is completed by 22 February 2042. For the remainder of the restoration period the presence of the quarry and associated operations will continue to impact on the landscape character and visual amenity of the site and its immediate environs, but over the longer term the impact of the operations will be beneficial with the quarry site restored to a condition and use compatible with the Surrey Hills AONB designation.
- 3.4 The six Section 73 applications do not include any changes to those conditions attached to the extant permissions for the soil recycling operation, the screening and washing plant, the workshop and extension, the overnight vehicle parking area, and the storage bays, that provide for the control of potentially adverse impacts on the environment and local communities. Conditions seeking to control emissions and noise and dust, and other sources of nuisance and disturbance such as traffic, would not be altered as a consequence of the current applications and the proposed changes are therefore not expected to give rise to significant impacts on the environment.

B Description of the development covered by the current applications

B-1 Site history & background

4. The Homefield Sandpit site (NGR 487756 147443) is situated to the south of Seale Lane and Guildford Road, and to the west of Blighton Lane near the village of Runfold. The site lies within the Metropolitan Green Belt, the Surrey Hills AONB and the Surrey Area of Great Landscape Value (AGLV). The site has permission for mineral working and is being progressively restored to agriculture through the importation and deposit of inert waste materials. Ancillary to the restoration operations the site also has permission for the importation and processing of inert construction, demolition and excavation wastes to

produce recycled and secondary aggregate. The site is located in an area that is characterised by land in agricultural, woodland and other countryside uses, interspersed with individual and small groups of residential properties. The site is accessed from the north off Guildford Road (C119), which links to the A31 to the north west.

5. The planning history for the Homefield site with respect to mineral working and site restoration is summarised below. A submission has also been made in respect of a revised set of conditions under the ROMP procedure, determination of which is pending. The development covered by the ROMP submission has been subject to screening for EIA, and was determined to not require EIA.

- Planning permission for the extraction of sand from the Homefield sand pit and the adjoining Jolly Farmer sand pit (to the west and now fully restored), with which Homefield shares a common floor, was originally granted in the 1950s.
- In 1994 planning permission (ref. GU93/0836) was granted for eastern (Area 'E') and western (Area 'W') extensions to the quarry with restoration to woodland.
- In 1997 planning permission (ref. WA97/1204 & GU97/1106) was granted as part of the Review of Minerals Permissions (ROMP) under the Environment Act 1995, which requires that the whole site be restored by 2042.
- In 2001 planning permission (ref. GU01/1114) was granted for the extraction of sand from 0.17 ha of land between the area 'E' and 'W' extensions.
- In 2003 planning permission (ref. GU02/0490 & WA/02/0445) was granted for a detailed drainage scheme, and revised restoration and aftercare scheme.
- In June 2007 planning permission (ref. GU07/0584 and WA07/0821 / GU07/0757) was granted extending the restoration period for the southern extension to the quarry to 31 October 2007.

6. The planning history for the Homefield site with respect to recycled aggregate production and associated development is summarised below.

- In 2005 planning permission (ref. WA04/1876) was granted for the recycling, storage and export of 30,000m³ 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 October 2006 planning permission (ref. WA06/1491) was granted for a washing plant in order to recover the stone fraction from the recycling operation.
- In 2009, planning permission (reference WA09/0856) was granted for the temporary 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.

7. The planning history for the Homefield site with respect to ancillary development associated with the quarrying and aggregate recycling operations is summarised below.

- Planning permission (ref. WA88/0395) was granted in 1988 for the storage of scalplings on-site. A further permission, ref. WA00/0713, was granted in 2000 for the continued use of storage bays for the no more than 150 tonnes of limestone scalplings at any one time. In 2008, planning permission (reference WA08/1866) was granted for the storage of limestone scalplings for a further period of ten years until 31 December 2020 as well as the re-siting of storage bays for the storage of imported limestone scalplings and the installation of a wheelwash facility and re-siting of existing wheel spinner.
- In October 1993 planning permission ref. WA93/1119 was granted in respect of revised details for the siting of storage bays immediately to the south of an existing workshop.
- In 2000 planning permission ref. WA00/0711 was granted for the temporary overnight parking of up to 8 vehicles. In February 2011 planning permission ref. WA10/2108 was granted for the continued overnight parking of up to eight vehicles until 31 December 2020.
- In 2002 planning permission ref. WA02/1329 and GU02/0490 was granted for the construction of a replacement workshop capable of accommodating the larger machinery being used on site.
- In 2006 planning permission ref. WA06/1894 was granted for the addition of a two-storey extension to the side of the workshop to provide welfare facilities. In February 2011 planning permission ref. WA10/2109 was granted for the continued use of the two-storey extension to the workshop until 31 December 2020.
- Planning permission WA08/1848 was granted in February 2009 for the re-siting of the three bays, and the removal of the three existing bays south of the workshop once the new bays had been constructed. The three new bays were constructed but the three existing bays south of the workshop remained in use. Planning permission WA09/0856 was then granted in October 2009 for a further five storage bays along the southern boundary, instead of the three already permitted.

B-2 Development covered by the current applications

8. Section 5 (pp.12-21) of the combined planning statement submitted in support of the six Section 73 applications (dated December 2020) provides descriptions of the application sites, the established developments and the changes proposed under the current applications.
9. **Application A (SCC Ref. 2020/0173):** This Section 73 application relates to the established soils recycling operation situated on land at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans), 3 (Duration) and 6 (Limitations) of planning permission ref. WA04/1876. No changes are proposed to any of the other conditions attached to the extant permission (ref. WA04/1876), including those controlling noise, dust and the volume of material exported per year.
10. The established soils recycling operation extracts soil forming materials from imported construction, demolition and excavation (C,D&E) wastes. Those components of the

imported C,D&E wastes that are not suitable for use in the formation of soils, e.g. concrete, hardcore and tarmacadam, are collected and exported off-site for processing elsewhere, as crushing operations are not permitted at the Homefield site. The soil recycling operation is currently permitted to export up to 30,000 m³ of soils and up to 15,000 m³ of recovered concrete, hardcore and tarmacadam per year, which limitations would not be altered by the current Section 73 application.

11. The current Section 73 application proposes the following changes to conditions 1, 3 and 6 of planning permission ref. WA04/1876.
 - Condition 1 (Approved Plans) – Two of the approved plans currently listed under condition 1 do not meet the requirements of Article 7(2)(c) of the Development Management Procedure Order 2015 and the nPPG. Updated plans have been prepared in respect of the location of the site and the current and future location of recycling operations within the site. The Section 73 application seeks to amend condition 1 so that the amended plans are referenced. No changes would be made to the extent of the application area.
 - Condition 3 (Duration) – The text of the condition would be amended as follows: *“This permission shall be for a temporary period ~~ending on completion of the infilling of phase 8 in accordance with the approved landfill phasing as outlined in drawing SLC/RECYC/1 Rev A. At that time the use of the site for the recycling activities hereby permitted shall cease and the machinery, equipment, bunds and materials stored in connection with the recycling activity shall be removed from the site, and the land restored in accordance with the approved restoration scheme for the site (ref. GU02/0490 & WA/02/0445).~~”*
 - Condition 6 (Limitations) – The text of the condition would be amended as follows: *“All waste and materials stockpiled in connection with the recycling operations at the site, shall be stored within the storage bays or the compound areas delineated on drawing ref. SLC/RECYC/1 Rev A ~~dated 25 March 2004, such storage mounds shall not exceed the surrounding bunds in height, which is 5 metres in Area 1 phase 8 and 6 metres in phase 9 Area 2.~~”*
12. **Application B (SCC Ref. 2020/0174):** This Section 73 application relates to the established C,D&E waste washing and screening plant situated on land at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans), 2 (Duration) and 4 (Limitations) of planning permission ref. WA09/0856. No changes are proposed to any of the other conditions attached to the extant permission (ref. WA09/0856), including those controlling noise and dust.
13. The established C,D&E washing and screening plant is composed of a screening plant (which separates out materials of >80mm diameter which are then transported off-site for crushing), a washing plant (which cleans the screened materials and removes silt from the 10mm to 80mm fraction), a filter press (which removes moisture from the silt slurry producing a cake that can be used for restoration purposes), a water recycling facility, and storage bays (used to store different sizes of recycled aggregate and soil forming materials).

14. The current Section 73 application proposes the following changes to conditions 1, 2 and 4 of planning permission ref. WA09/0856.
- Condition 1 (Approved Plans) – Two of the approved plans currently listed under condition 1 do not meet the requirements of Article 7(2)(c) of the Development Management Procedure Order 2015 and the nPPG. Updated plans have been prepared in respect of the location of the site and the current and future location of washing and screening operations within the site. The Section 73 application seeks to amend condition 1 so that the amended plans are referenced. No changes would be made to the extent of the application area.
 - Condition 2 (Duration) – The text of the condition would be amended as follows: *“This permission shall be for a temporary period until 31 December 2020 30 or until the washing / recycling compound (~~phase 9~~) is no longer required in association with the restoration of the site, whichever is the sooner. ~~All landfilling should be in accordance with the approved landfill phasing as outlined in drawing SLC/RECYC/1 approved under WA04/1876. At the requisite time the use of the site for the recycling activities hereby permitted shall cease and the machinery, equipment, bunds and materials stored in connection with the washing / recycling activity shall be removed from the site, and the land reinstated in accordance with the approved restoration scheme for the site (ref. GU02/0490 & WA02/0445).~~”*
 - Condition 4 (Limitations) – The text of the condition would be amended as follows: *“The screening of waste materials for export shall not take place when a screener is operational in ~~Phase 8 in accordance with planning permission WA04/1876~~ Area 1 shown on Plan SLC/RECYC/1 Rev A. All screened/washed waste recovered from the screening and washing facility, shall be stockpiled within Area 1 Phase 8, the site area or stored within the designated storage bays as delineated on Drawing No. HMFLDWP/2 – Washing Plant Layout Plan dated Dec 08.”*
15. **Application C (SCC Ref. 2020/0175):** This Section 73 application relates to the existing workshop situated on land at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans) and 2 (Duration) of planning permission ref. WA11/0009. The workshop measures 25 metres by 16 metres, providing 400 m² of floorspace, with a ridge height of 8.46 m, and is composed of plastisol coated galvanised steel in goosewing grey. The workshop is currently permitted to remain in place until 31 December 2020.
16. The current Section 73 application proposes the following changes to conditions 1 and 2 of planning permission ref. WA11/009.
- Condition 1 (Approved Plans) – Two of the approved plans currently listed under condition 1 do not meet the requirements of Article 7(2)(c) of the Development Management Procedure Order 2015 and the nPPG. Updated plans have been prepared in respect of the location of the site and development within the site. The Section 73 application seeks to amend condition 1 so that the amended plans are referenced. No changes would be made to the extent of the application area.

- Condition 2 (Duration) – The text of the condition would be amended as follows: *“This permission shall be for a limited period expiring on ~~31 December 2020~~ 22 February 2042, or until the permitted extraction, landfilling and restoration operations cease whichever is the sooner. At that time the use of the building as a workshop shall cease and the building shall be removed from the site, and the land restored in accordance with the approved restoration scheme for the site.”.*

17. **Application D (SCC Ref. 2020/0176):** This Section 73 application relates to the existing two-storey extension to the workshop situated on land at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans) and 2 (Duration) of planning permission ref. WA10/2109. The workshop extension attaches to the eastern side of the workshop and measures 11 metres by 3 metres with a maximum height of 5.7 metres, providing 66 m² of floorspace, and is composed of plastisol coated galvanised steel in goosewing grey. The workshop is currently permitted to remain in place until 31 December 2020.
18. The current Section 73 application proposes the following changes to conditions 1 and 2 of planning permission ref. WA10/2109.
- Condition 1 (Approved Plans) – Two of the approved plans currently listed under condition 1 do not meet the requirements of Article 7(2)(c) of the Development Management Procedure Order 2015 and the nPPG. Updated plans have been prepared in respect of the location of the site and development within the site. The Section 73 application seeks to amend condition 1 so that the amended plans are referenced. No changes would be made to the extent of the application area.
 - Condition 2 (Duration) – The text of the condition would be amended as follows: *“This permission shall be for a limited period expiring on ~~31 December 2020~~ 22 February 2042, or until the permitted extraction, landfilling and restoration operations cease whichever is the sooner. At that time the use of the building as a workshop shall cease and the building shall be removed from the site, and the land restored in accordance with the approved restoration scheme for the site.”.*
19. **Application E (SCC Ref. 2020/0177):** This Section 73 application relates to the established use of land for overnight parking of vehicles at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans) and 2 (Duration) of planning permission ref. WA10/2108. The area of land used for the overnight parking of vehicles extends to some 0.02 hectares and is situated to the east of the site access and the south of the property named ‘Whiteways Cottage’.
20. The current Section 73 application proposes the following changes to conditions 1 and 2 of planning permission ref. WA10/2108.
- Condition 1 (Approved Plans) – Two of the approved plans currently listed under condition 1 do not meet the requirements of Article 7(2)(c) of the Development Management Procedure Order 2015 and the nPPG. Updated plans have been prepared in respect of the location of the site and the use of land within the site. The Section 73

application seeks to amend condition 1 so that the amended plans are referenced. No changes would be made to the extent of the application area.

- Condition 2 (Duration) – The text of the condition would be amended as follows: *“The use of land hereby permitted shall cease on ~~31 December 2020~~ 22 February 2042, or upon the substantial completion of the permitted extraction, landfilling and restoration operations on the surrounding land, whichever is the sooner, and the land restored in accordance with the approved restoration scheme.”.*

21. **Application F (SCC Ref. 2020/0178):** This Section 73 application relates to the existing storage bays situated on land at Homefield Sandpit, and seeks to amend conditions 1 (Approved Plans) and 3 (Duration) of planning permission ref. WA08/1848. The area of land occupied by the storage bays extends to some 1.5 hectares, and is situated to the east of the site access road and the south of the weighbridge, office and workshop area. The three storage bays each measure 10 metres by 6.4 metres and are constructed from concrete. The bays are used for the storage of imported limestone scalplings.

22. The current Section 73 application proposes the following changes to conditions 1 and 3 of planning permission ref. WA08/1848.

- Condition 1 (Approved Plans) – The Section 73 application notes that no changes are required to the mineral planning authority does not require any substitute plans for the storage bays.
- Condition 3 (Duration) – The text of the condition would be amended as follows: *“The storage bays hereby permitted shall be removed and the storage of imported limestone scalplings hereby permitted shall cease no later than ~~31 December 2020~~ 22 February 2042, or upon cessation of mineral working and the restoration of the site whichever is the sooner.”.*

C Need for screening under the EIA Regulations

C-1 Consideration against Schedule 1 of the EIA Regulations

23. The six Section 73 applications do not relate to any of the forms of development listed in Schedule 1 of the EIA Regulations. The Homefield Sandpit site extends to some 12.8 hectares in total, below the 25 hectare threshold defined in paragraph 19 of Schedule 1 for quarries and open cast mines as the scale above which EIA is mandatory.

C-2 Consideration against Schedule 2 of the EIA Regulations & the nPPG guidance on EIA

24. The developments to which the six Section 73 applications relate fall within, or are related to, one or more of the categories listed in Schedule 2 of the EIA Regulations (see below). As the site Homefield Sandpit site is located within the Surrey Hills AONB designation, a ‘sensitive area’ as defined in Regulation 2 of the EIA Regulations, screening is required for

all six Section 73 applications irrespective of the screening thresholds / criteria specified in Schedule 2 of the EIA Regulations for quarries or waste disposal facilities.

- 24.1 **Application A [SCC Ref. 2020/0173] – Soil Recycling Facility:** The development falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’ as it provides for the processing of inert C,D& E wastes, and is ancillary development to ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’ as it provides inert materials that are used in the ongoing restoration of the former mineral working. The application site extends to some 5.1 hectares and overlaps with the majority of the area (1.54 hectares) covered by application SCC ref. 2020/0174.
- 24.2 **Application B [SCC Ref. 2020/0174] – Screening & Washing Plant:** The facility is ancillary to development (soil recycling facility) that falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’ as it contributes to the processing of the imported inert C,D& E wastes, and is ancillary development to ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’ as it provides inert materials that are used in the ongoing restoration of the former mineral working. The application site extends to some 1.54 hectares and overlaps with the majority of the area (5.1 hectares) covered by application SCC ref. 2020/0173.
- 24.3 **Application C [SCC Ref. 2020/0175] – Workshop:** The workshop is ancillary to development that falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’, and is also ancillary to development that falls within ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’. The workshop is used to maintain and repair machinery, plant, equipment and vehicles used in the soil recycling and restoration operations. The application site extends to 0.04 hectares, and the workshop provides 400 m² of floorspace.
- 24.4 **Application D [SCC Ref. 2020/0176] – Workshop Extension:** The workshop extension is ancillary to development that falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’, and is also ancillary to development that falls within ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’. The workshop extension provides welfare facilities for all staff working at the Homefield site. The application site extends to 0.0035 hectares, and the workshop extension provides 66 m² of floorspace.
- 24.5 **Application E [SCC Ref. 2020/0177] – Use of land for the overnight parking of up to 8 vehicles:** The overnight parking area is ancillary to development that falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’, and is also ancillary to development that falls within ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’. The parking area is used for the HGV vehicles that are used to import inert C,D&E wastes to the site and to export recycled and secondary aggregates for sale or

residual CD&E wastes for processing elsewhere. The application site extends to some 0.022 hectares.

- 24.6 **Application F [SCC Ref. 2020/0178] – Storage Bays:** The storage bays are ancillary to development that falls within ‘Paragraph 11(b) – Installations for the disposal of waste (unless included in Schedule 1)’, and are also ancillary to development that falls within ‘Paragraph 2(a) – Quarries, open cast mining and peat extraction (unless included in Schedule 1)’. The storage bays are used to hold a variety of materials, including secondary and recycled aggregates and imported limestone scalplings. The application site extends to some 0.15 hectares.
25. The Annex (paragraph 058, Reference ID: 4-058-20150326) to the nPPG on EIA advises that the following indicative criteria and thresholds should be taken into account when considering whether EIA is required in respect of developments of the types listed in Schedule 2, paragraph 2(a) or paragraph 11(b):
- Paragraph 2(a): *“All new open cast mines and underground mines. Clay, sand and gravel workings, quarries covering more than 15 hectares or involve the extraction of more than 30,000 tonnes of mineral per year”.*
- Paragraph 11(b): *“Installations (including landfill sites) for the deposit, recovery &/or disposal of household, industrial &/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking smaller quantities of these wastes, **sites seeking only to accept inert wastes (demolition rubble, etc.)** or Civic Amenity sites, are unlikely to require EIA.”*
26. With reference to the guidance for paragraph 2(a) development the extraction of mineral resources has ceased at the Homefield Sandpit site and activities at the quarry are now mainly concerned with its restoration. The site is subject to periodic review of the conditions attached to the extant minerals permission, for which a submission was made to the CPA in 2018. The most recent EIA screening opinion for the ROMP submission was adopted in March 2019, and concluded that the development covered by that submission, which is concerned with the restoration and aftercare of the former quarry, did not constitute ‘EIA development’. As the six current Section 73 applications do not involve any proposals for the extraction of mineral resources from within the Homefield site or from adjoining land EIA is not required in the context of paragraph 2(a) of Schedule 2 of the EIA Regulations.
27. With reference to the guidance for paragraph 11(b) development, of the six current Section 73 applications, two (SCC ref. 2020/0173 and SCC ref. 2020/0174) are mainly concerned with the production of secondary and recycled aggregates and restoration materials from imported inert C,D&E wastes. The other four applications relate to existing facilities or established land uses that are ancillary to both the aggregate recycling operations and the mineral site restoration operations. The maximum annual rate of importation of inert CD&E waste allowed under the Environmental Permits for the Homefield site is 450,000 tonnes per year, which material is to be used for the production or recycled and secondary

aggregate or for the infilling of the former quarry. The combined planning statement (paragraph 2.11, p.5) for the current Section 73 applications reports that the actual annual rate of importation of inert C,D&E wastes would typically be in the order of 180,000 tonnes per year. The soil recycling operation is currently permitted to export up to 30,000 m³ of soils per year and up to 15,000 m³ of recovered concrete, hardcore and tarmac, which rates would not be altered by the current Section 73 application (SCC ref. 2020/0173). The materials handled by the various facilities are inert in nature and the current Section 73 applications would not increase the amount of C.D&E waste that could be imported to the site from that currently permitted under all relevant planning permissions and Environmental Permits.

28. The extent of the land area covered by the established aggregate recycling facilities and associated ancillary development (c.5.5 hectares in total) would not be altered as a consequence of the current Section 73 applications. All of the land covered by the current Section 73 applications is situated within the boundaries of the wider quarry site, which extends to some 12.8 hectares and has extant planning permission and Environmental Permits that provide for restoration through the importation and deposit of inert waste materials derived from construction, demolition and excavation sources.

C-3 Relationship of the site to the categories of 'sensitive areas' listed under Regulation 2 of the EIA Regulations

29. Sites of Special Scientific Interest (Regulation 2, "sensitive area" (a)): The Moor Park SSSI lies some 1.6 kilometres to the south west of the Homefield site, the Puttenham & Crooksbury Common SSSI is some 2.0 kilometres to the south east, and the Seale Chalk Pit lies some 2.0 kilometres to the north east. Given the distance that separates the Homefield site from those SSSIs and taking account of the nature of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the SSSIs as a consequence of the current applications is negligible.
30. National Parks (Regulation 2, "sensitive area" (b)): The South Downs National Park is located some 6.9 kilometres to the south west of the Homefield site. Given the distance that separates the Homefield site from the National Park, and taking account of the nature of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the National Park as a consequence of the current applications is negligible.
31. The [Norfolk] Broads (Regulation 2, "sensitive area" (c)): The Homefield site is situated in the county of Surrey, and is therefore located more than 50 kilometres from the Norfolk Broads. Given the distance that separates the site from the Norfolk Broads, and taking account of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the Broads as a consequence of the current applications is negligible.

32. World Heritage Sites (Regulation 2, “sensitive area” (d)): The ‘Royal Botanic Gardens, Kew’ World Heritage Site (Historic England List ID 1000102) is some 41.3 kilometres to the north east of the Homefield site. Given the distance that separates the Homefield site from the Royal Botanic Gardens at Kew, and taking account of the nature of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the World Heritage Site as a consequence of the current applications is negligible.
33. Scheduled Monuments (Regulation 2, “sensitive area” (e)): The closest Scheduled Monument is the ‘Earthwork on Botany Hill’ (Historic England List ID 1013869) some 1.1 kilometres to the south of the Homefield site. Given the distance that separates the Homefield site from the closest Scheduled Monument, and taking account of the nature of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the heritage asset as a consequence of the current applications is negligible.
34. Areas of Outstanding Natural Beauty (Regulation 2, “sensitive area” (f)): The Homefield site is located within the boundaries of the Surrey Hills AONB, and is used for industrial activities of a type and scale that are not necessarily in keeping with the character and purpose of the AONB designation. The site is occupied by a historic sand quarry and an established inert landfilling operation. Planning permission for the mineral working dates back to the early 1950s, predating the designation of the AONB in 1958. The continued importation and processing of inert waste materials is necessary to the ongoing restoration of the former quarry to a condition and use (agriculture) consistent with the character and qualities of the AONB. Restoration is to be completed by 22 February 2042, as required by the currently extant minerals permission (ref. WA97/1204 and GU97/1106). The presence of the Homefield Site within the AONB means that all development proposals that fall within the scope of Schedule 2 of the EIA Regulations will require screening.
35. Special Areas of Conservation & Special Protection Areas (Regulation 2, “sensitive area” (g)): A component part of the Thames Basin SPA (the Bourley & Long Valley SSSI) lies some 3.8 kilometres to the north west of the Homefield site. Given the distance that separates the Homefield site from the SPA component and taking account of the nature of the changes proposed to the established permitted developments by the current applications, the scope for significant impacts on the SPA as a consequence of the current applications is negligible.

D Consideration against Schedule 3 of the EIA Regulations

D-1 Characteristics of development

Would the size & design of the whole development be in keeping with the context in which it would be located? [Schedule 3, paragraph 1(a)]; Would the development be compatible with existing & approved land use? [Schedule 3, paragraph 2(a)]

Would the development cumulate with other existing development &/or approved development? [Schedule 3, paragraph 1(b)]

Would the development involve the use of natural resources, in particular land, soil, water & biodiversity? [Schedule 3, paragraph 1(c)]; Would the proposed development have implications for the relative abundance, availability, quality & regenerative capacity of the area's natural resources (including soil, land, water & biodiversity)? [Schedule 3, paragraph 2(b)]

Would the development produce wastes? [Schedule 3, paragraph 1(d)]

Would the development give rise to pollution or nuisances? [Schedule 3, paragraph 1(e)]

Would the development present risks of major accidents &/or disasters (including from climate change)? [Schedule 3, paragraph 1(f)];

Would the development present risks to human health? [Schedule 3, paragraph 1(g)]

36. Baseline & Context: The Homefield site measures some 12.8 hectares and is occupied by an established sand quarry and inert landfilling operation, and an established soil recycling operation which involves the processing of imported C,D&E wastes. Planning permission for mineral working dates back to the 1950s. The current minerals permission requires that the site be fully restored by 22 February 2042, after which time the land would be placed in agricultural use. The site is situated within the boundaries of the Surrey Hills AONB (designated in 1958), and hosts activities of a type and scale that are not necessarily in keeping with the character and purpose of the AONB designation. The ongoing infilling of the void left by past mineral working with inert waste is essential to the restoration of the site and its reinstatement within the wider landscape.
37. The site is situated in relatively close proximity to the Runfold South Quarry, located some 1.1 kilometres to the west, adjoins the former Jolly Farmer sand quarry which lies to the west and has been fully restored, and is some 1.0 kilometre to the west of the fully restored Seale Lodge landfill. Traffic arising from both the Homefield Sand Pit and the Runfold South Quarry makes use of Guildford Road (C119) which provides access to the A31 to the west.
38. Permitted activities at the site could be reasonably expected to give rise to noise disturbance, to dust, and to emissions from plant, machinery and vehicles. The site currently operates under conditions attached to the numerous extant planning permissions.
39. Activities at the Homefield site are subject to control through the Environmental Permit regime, and would also be subject to all relevant health and safety legislation. The on-site soil recycling operations are currently permitted to export up to 30,000 m³ of soils per year and up to 15,000 m³ of recovered concrete, hardcore and tarmacadam, with the latter taken elsewhere for processing as crushing operations are not permitted at Homefield.
40. Analysis: The current six Section 73 applications seek to ensure conformity of end dates across all aspects of the operations undertaken within the Homefield site, to ensure that all development has ceased and restoration is completed by 22 February 2042 as required by

the extant minerals permission. No changes are proposed to the type or scale of operations currently undertaken on-site in respect of soils recycling, screening and washing of inert wastes, use of the workshop and extension, use of the overnight vehicle parking area, and use of the storage bays. There would be no change in the types and volumes of materials imported to or exported from the site, and the six Section 73 applications do not include any proposals to alter those conditions that control matters including noise, dust and traffic. The extent of the areas of land currently occupied by the developments or land uses covered by the six Section 73 applications would not be altered by the proposed variations to conditions, and the size and appearance of existing buildings and built structures would also be unaltered.

D-2 Environmental sensitivity of the location of the development

D-2.1 Would the development have implications for wetlands, riparian areas, river mouths? [Schedule 3, paragraph 2(c)(i)]

41. Baseline & Context: The Homefield site is not located in close proximity to any established areas of wetland or river habitat. A surface waterbody is situated within the Homefield site, part of the surface water management system providing for the drainage of the site.
42. Analysis: The on-site surface waterbody does not coincide with any of the areas of land covered by the six Section 73 applications, but is located instead within the wider quarry site. The waterbody would not be directly affected by the changes proposed to the duration of the operations and facilities covered by the current applications, and would ultimately be infilled as part of the restoration of the wider site.

D-2.2 Would the development have implications for coastal zones & the marine environment? [Schedule 3, paragraph 2(c)(i)]

43. Baseline & Context: Surrey is a land-locked non-coastal county and is therefore not host to any examples of coastal or marine habitat.
44. Analysis: No impacts on coastal zones or the marine environment will have occurred as a consequence of the mineral working, restoration or aggregate recycling operations and ancillary activities undertaken at the Homefield site due to the absence of those habitat types within the county of Surrey. The changes to the permitted proposed developments under the six Section 73 applications would not give rise to any additional impacts on coastal or marine environments.

D-2.3 Would the development have implications for forest areas? [Schedule 3, paragraph 2(c)(iii)]

45. Baseline & Context: The Homefield site is a former mineral working and does not include any established areas of woodland. Established woodlands classified as priority woodland habitat border the quarry site to the south.

46. Analysis: The continued use of the areas of land covered by the six Section 73 applications for their established land uses would not be expected to give rise to discernible impacts on the adjoining areas of woodland. The land covered by the soil recycling planning permission (ref. WA04/1876) adjoins an area of established woodland to the south, but the current Section 73 application for that aspect of the development does not seek to extend the area of land subject to that use, nor to alter the scale or type of operations carried out on the land.

D-2.4 Would the development have implications for nature reserves & parks? [Schedule 3, paragraph 2(c)(iv)]

Would the development have implications for European sites & other areas classified or protected under national legislation? [Schedule 3, paragraph 2(c)(v)]

47. Baseline & Context: The closest national or higher-level nature conservation designation to the Homefield site is the Moor Park SSSI, some 1.6 kilometres to the south west. The Thames Basin Heaths SPA is the closest such designation to the site, some 3.8 kilometres to the north west. There are no Sites of Nature Conservation Importance (SNCI), a local non-statutory nature conservation designation, or areas of Ancient Woodland within or within 500 metres of the Homefield site.

48. Analysis: The Moor Park SSSI and the Thames Basin Heaths SPA are situated too distant from the Homefield site to be subject to significant direct or indirect impacts as a consequence of the continuation of the permitted aggregate recycling, site restoration and associated ancillary operations. The proposed changes to the duration of the soil recycling and screening and washing operations, and to the end date for the use of the workshop, overnight vehicle parking area and storage bays would not alter the established development in any way that would give rise to discernible impacts on the SSSI or the SPA.

D-2.6 Would the development have implications for areas where EU environmental quality standards are already exceeded? [Schedule 3, paragraph 2(c)(vi)]

Would the development have implications for densely populated areas? [Schedule 3, paragraph 2(c)(vii)]

49. Baseline & Context: The Homefield site is located within the borough of Waverley, within which the Borough Council has designated a number of Air Quality Management Areas (AQMAs). The closest such area to the application site is the Farnham AQMA which commences some 2.9 kilometres to the west, and covers roads within the centre of the settlement of Farnham. The Homefield site is situated in a rural area characterised by dispersed residential and other properties with a relatively low population density (cf. for example the settlement of Farnham).

50. The Homefield site is underlain by a groundwater Source Protection Zone designation (SPZ3 – Total Catchment), and by the Godalming Lower Greensand (Environment Agency Waterbody ID GB40601G601900) aquifer which exhibited ‘good’ quantitative quality and ‘poor’ chemical quality during the 2019 reporting cycle for the Water Framework Directive. The site is also located within the catchment of the ‘Blackwater (Aldershot to Cove Brook confluence at Hawley)’ (Environment Agency Waterbody ID GB106039017180), a surface watercourse which exhibited ‘moderate’ ecological status and ‘fail’ chemical quality during the 2019 reporting cycle for the Water Framework Directive. The Blackwater river is some 1.0 kilometres to the north of the site, from which it is separated by intervening land and the A31 main road.
51. Analysis: The areas of land covered by the six Section 73 applications are located too distant from the nearest AQMA for the continued operation or use of the established developments to give rise to discernible impacts on air quality within Farnham. Paragraph 8.19 (p.42) in the submitted combined planning statement of the Section 73 applications reports that HGVs travelling from or to the Homefield site do not pass through the Farnham AQMA.
52. The areas of land covered by the six Section 73 applications are located too distant from the Blackwater river for the continued operation or use of the established developments to give rise to discernible impacts on the quality or condition of the watercourse. The underlying groundwater body is protected by conditions attached to the Environmental Permits that cover operations at the Homefield site, which would continue to apply to the developments covered by the Section 73 applications irrespective of any changes made to the planning permissions.

D-2.7 Would the development have implications for landscapes & sites of historic, cultural or archaeological significance? [Schedule 3, paragraph 2(c)(viii)]

53. Baseline & Context: The Homefield site is situated within the boundaries of the Surrey Hills AONB and the Surrey Area of Great Landscape Value (AGLV). The application site lies within National Character Area 120 (Wealden Greensand) and within local character area ‘GO1 – Shackleford Open Greensand Hills’, as defined in the 2015 Landscape Character Assessment for Surrey. The closest Registered Park & Garden to the application site is the Grade II ‘Moor Park’ (Historic England List ID 1001173), some 1.5 kilometres to the south.
54. The closest Scheduled Monument is the ‘Earthwork on Botany Hill’ (Historic England List ID 1013869), located 1.1 kilometres to the south, which is also covered by a County Site of Archaeological Importance (CSAI) designation (‘WA004 – Univallate hillfort, Earthwork on Botany Hill, Farnham’). The ‘WA206 – Bronze Age, Iron Age & Early Roman occupation, adjacent A31, Runfold’ Area of High Archaeological Potential (AHAP) located some 0.5 kilometres to the north of the Homefield site is the closest such designation.

55. The closest Listed Buildings to the Homefield site are the Grade II* 'Hewetts Farmhouse' (Historic England List ID 1259919) some 0.6 kilometres to the north west, the Grade II 'West Farmhouse' (Historic England List ID 1242674) located some 0.6 kilometres to the north, the 'Barns to the south of West Farmhouse' (Historic England List ID 1242834) also 0.6 kilometres to the north, and the 'Hewetts Kilns' (Historic England List ID 1242707) some 0.6 kilometres to the north west. The 'Seale' Conservation Area is located some 1.5 kilometres to the east of the site.
56. Analysis: The Homefield site is a former sand quarry situated within the boundaries of the Surrey Hills AONB, and is used for a range of industrial activities of a type and scale that are not necessarily in keeping with the character and purpose of the AONB designation. The presence of the mineral working pre-dated the designation of the AONB. The wider quarry is being restored in line with the approved restoration plan (planning permission ref. WA97/1204 and GU97/1106), which process is due to be completed by 22 February 2042. The approved restoration plan covers all of the land also covered by the current Section 73 applications.
57. The soil recycling operations and associated infrastructure and facilities covered by the current Section 73 applications are situated on land within the boundaries of the permitted quarry. The screening and washing equipment used for the purposes of soil recycling is situated on the floor of the former quarry, some 20 metres below surrounding ground level and would not be widely visible beyond the boundaries of the quarry. The presence of hedgerows, mature trees and bunds limits the opportunity for views into the quarry site.
58. No changes would be made to the extent of land occupied, to the type and scale of plant, machinery and equipment used, or to the existing buildings or built structure as a consequence of the current Section 73 applications. The main change effected by the current Section 73 applications would be the retention and continued use of the soil recycling facility, the screening and washing plant, the workshop and extension, the overnight vehicle parking area and the storage bays for a further period of 20 years, ending on 22 February 2042 with the completion of restoration of the quarry. The continued presence of those operations, land uses and structures would not give rise to additional impacts on landscape character or visual amenity, and would not give rise to in-combination effects that would alter the impacts already associated with the presence of the former quarry and the ongoing restoration operations.
59. The retention and continued operation of the soil recycling and associated facilities and infrastructure will help to ensure that the inert materials required to complete the restoration of the former mineral working are available for the duration of the restoration period. The continued infilling of the void left by past quarrying operations with inert waste is necessary to the ongoing restoration of the former quarry to a condition and use (agriculture) consistent with the character and qualities of the AONB. For the remainder of the restoration period the presence of the quarry and associated operations will continue to impact on the landscape character and visual amenity of the site and its immediate environs, but over the longer term the impact of the operations will be beneficial with the

quarry site restored to a condition and use compatible with the Surrey Hills AONB designation.

60. With reference to heritage assets, given the distances that separate the Homefield site from the closest Scheduled Monument, CSAI, AHAP, Listed Buildings, Conservation Area and Registered Park & Garden, and taking account of the changes proposed to the established developments under the six Section 73 applications, the scope for discernible impacts on those heritage assets or their contexts or settings would be negligible.