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Location: Room 398

P20.33.004

  
**SURREY**  
COUNTY COUNCIL

EIA Reference: Case 010 - 011

Bob Etheridge  
Head of Planning  
Runnymede Borough Council  
Civic Offices  
Station Road  
Addlestone  
Surrey KT15 2AH

Planning and Development Group  
County Hall  
Kingston upon Thames  
Surrey KT1 2DY

REC'D  
- 3 JUN 2011  
TECHNICAL

31<sup>st</sup> May 2011

Dear Mr Etheridge,

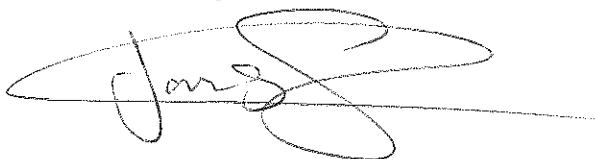
**Adoption of a Scoping Opinion under Regulation 10 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999**

**Proposed variation of Condition 2 of planning permission RU05/0685 for an extension of time for backfilling with inert waste, restoration to agriculture and the variation of Condition 3 of planning permission RU07/0987 to retain the office, weighbridge, wheel wash, switch room and concrete apron until 31<sup>st</sup> December 2012 on the site known as Coldharbour Lane Landfill and North of Norlands Lane, Thorpe, Egham, Surrey.**

Please find enclosed two copies of the scoping request, the associated documents and the decision letter giving the adopted scoping opinion of the County Planning Authority in respect of the above site.

Please ensure that all documentation is held on the planning register as required by the above Regulations.

Yours sincerely



**James Sanders**  
Environmental Assessment Officer





Contact: James Sanders  
Tel: 020 8541 9655  
E-mail: [james.sanders@surreycc.gov.uk](mailto:james.sanders@surreycc.gov.uk)

Location: Room 398

Our Ref: SCC EIA Case 010 - 011

P20.33.004

**SURREY**  
COUNTY COUNCIL

Kirsten Hannaford-Hill  
Eastern Area Development Planner  
Cemex UK Material Limited  
Cemex House  
Evreux Way  
Rugby  
Warwickshire, CV21 2DT

COPY

Planning & Development Group  
County Hall  
Kingston upon Thames  
Surrey KT1 2DN

3<sup>rd</sup> May 2011

Dear Ms Hannaford-Hill,

**The Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 – Adoption of a Scoping Opinion under Regulation 10**

**Proposed variation of Condition 2 of planning permission RU05/0685 for an extension of time for backfilling with inert waste, restoration to agriculture and the variation of Condition 3 of planning permission RU07/0987 to retain the office, weighbridge, wheel wash, switch room and concrete apron until 31<sup>st</sup> December 2012 on the site known as Coldharbour Lane Landfill and North of Norlands Lane, Thorpe, Egham, Surrey.**

1. We refer to your correspondence of the 14<sup>th</sup> March 2011 requesting a Scoping Opinion from Surrey County Council under the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (from here onwards referred to as the EIA Regulations). Our response offers formal guidance on the information to be provided in the Environmental Statement to be submitted in support of the proposed variation of Condition 2 of planning permission RU05/0685 for an extension of time for backfilling with inert waste, restoration to agriculture and the variation of Condition 3 of planning permission RU07/0987 to retain the office, weighbridge, wheel wash, switch room and concrete apron until 31<sup>st</sup> December 2012 on the site known as Coldharbour Lane Landfill and North of Norlands Lane, Thorpe, Egham.
2. Our scoping opinion offers advice on the issues to be covered in the Environmental Statement for the proposed installation in respect of the topics of air quality & dust, hydrology & hydrogeology and flood risk assessment. The Environmental Statement will not require detailed chapters on traffic, noise, ecology, landscape or archaeology, however it is recommended that detailed justification as to the reasons for each of these issues having been scoped out of the impact assessment be included in the Environmental Statement. We have as yet to receive responses from Runnymede Borough Planning Department, Surrey Wildlife Trust and English Heritage however will we forward these responses onto you when we receive them.
3. Our Scoping Opinion takes account, wherever possible, of the responses of key consultees and is produced in accordance with the EIA Regulations and Government guidance set out in Circular 02/99 on environmental impact assessment, and "Environmental Impact Assessment: A Guide to Procedures" (issued by the former Department of the Environment, Transport & the Regions (DETR) in November 2000).
4. The Environmental Statement is expected to address each of the identified topics in accordance with the following checklist, in a level of detail appropriate to the severity of the impacts concerned.



- 4.1 Identify and describe the main impacts that are expected to affect each aspect of the environment under consideration during the lifetime of the proposed scheme, particularly in terms of the severity of the impacts and the reasons why they might arise.
  - 4.2 Those aspects of the environment determined to be at no risk of significant impact must be identified, and reasons given for their exclusion from the impact assessment work, including any advice received from statutory and non-statutory consultees.
  - 4.3 Provide accounts of baseline conditions for each aspect of the environment under consideration and describe how those receptors would be expected to change over time in the absence of the scheme (the 'do nothing' option).
  - 4.4 Describe the methods used to determine the significance of the impacts identified and attributed to the proposed scheme (i.e. give an explanation of what constitutes a 'significant' impact, and the reasons why for each aspect of the environment considered).
  - 4.5 Give details of any consultations undertaken as part of the environmental impact assessment process, and explain what use was made in the assessment of the information gained.
  - 4.6 Describe the ways in which the environmental aspects under consideration are expected to change in the future as a consequence of the proposed scheme. The Environmental Statement must characterise the anticipated impacts in the following terms: adverse or beneficial; direct or indirect; short or long term; reversible or irreversible; permanent or temporary; secondary or cumulative.
5. Describe the mitigation measures that would be used to address the adverse impacts identified as likely to arise from the proposed scheme, and give details of any effects expected to persist after mitigation (residual impacts).

#### **Advice on the proposed scope of the air quality chapter of the Environmental Statement**

6. The County Council's air quality consultant RPS has reviewed the information on Air Quality in the submitted scoping report and provided the following comments:
- 6.1 The submitted documents state that there will be no additional impact on the local environment or local receptors compared to the operations previously permitted. RPS agrees this is likely to be the case, though we would note that the air quality impacts of the previous operations were not quantified or assessed in any EIA. However in RPS's view the baseline to which the air quality impacts of the new application should be compared should be one where the previous operations have stopped: In effect should be a comparison to the without-development baseline.
  - 6.2 The nearest receptors are said to be located on Coldharbour Lane, 10 Acre Lane, and Norlands Lane, though the distances of these sensitive receptors from the application site is not specified by the applicant. Sensitive ecological sites are said to include a SSSI 250 m to the South, which forms part of an SPA and Ramsar site; and three other SSSI's between 700 m and 3.5 km from the site.

#### **Identification of potentially significant effects**

- 6.3 Schedule 4 of the EIA Regulations requires that the ES includes a description of the aspects of the environment likely to be "*significantly affected*" by the proposal and a description of the "*likely significant effects*" of the proposed development on the environment. Paragraph 82 of the Circular 02/99 also stresses that the "*emphasis of Schedule 4 is on the main or significant environmental effects to which a development is likely to give rise. In many cases, only a few of the effects will be significant and will need to be discussed in the Environmental Statement in any great depth*".
- 6.4 The scoping report proposes (para 5.2) covering Air Quality (specifically dust and traffic among the key environmental issues).
- 6.5 Minerals Policy Statement 2 (MPS2) provides the principles to be followed in considering the environmental effects of surface mineral workings. Annex 1 of MPS 2 provides guidance on dust specifically and states that "*if not managed or controlled, dust from surface mineral operations can have a noticeable environmental impact and affect the quality of life of local communities. It*

is a material planning consideration". MPS 2 Annex 1 goes on to recommend that an air quality assessment covering dust (which it terms a Dust Assessment Study) is submitted by the proponent to inform the planning decision for all new and extended mineral workings. The Dust Assessment Study should consider the levels of dust that could be deposited on surfaces potentially leading to a nuisance impact. Additionally if there are residential properties (or other sensitive uses) within 1000 metres of the actual source of the emission (e.g. haul roads, crushers, stockpiles etc) on the mineral workings then an assessment should be made of the levels of dust particles suspended in the air (PM<sub>10</sub>) that can have effects on human health.

- 6.6 On this basis RPS agrees that dust is a key issue and the dust impacts should be scoped in to the EIA. However dust is a loose generic term and our advice is that the scope of the EIA should explicitly consider both the nuisance effects of the deposited fraction of dust (generally assumed to be >10µm diameter); and – if the sensitive human health receptors are within 1000 m of the work activities – the potential health effects of PM<sub>10</sub> fraction of suspended dust. These two fractions will affect sensitive receptors at different distances from the proposed development.
- 6.7 The effects of particulate matter on ecological receptors have not been subject to extensive research; the limited guidance suggests that by ensuring dust deposition levels are kept to levels where there are no perceptible nuisance to humans, levels of dust are expected to be significantly below the suggested level at which ecological receptors would be affected.
- 6.8 Regarding the traffic pollutants from vehicle movements associated with the proposed development Para 5.9 of the scoping request document states that “.. *vehicle numbers shall be consistent with existing operations (approx 139 per day)*”. In para 4.5 the document states that “ *approximately 139 vehicles would visit the site per day in varying sized loads*”. This equates to 278-vehicle movements per day. Guidance in the Environmental Protection UK (EPUK) document “Development Control: Planning for Air Quality (2010) Update” suggests a change in traffic movements of 200 HGV movements per day as an indicative trigger level for when the operational traffic of a development could have a significant effect on air quality. RPS’s advice is that the scope of the Air Quality Chapter of the EIA should therefore consider the locally significant traffic pollutants nitrogen dioxide (NO<sub>2</sub>) and PM<sub>10</sub>.

### **Proposed Methodology**

- 6.9 No methodology for assessing the impact of traffic pollutants is given, RPS would expect as a minimum a screening level assessment of the traffic pollution and its impacts on receptors on the local roads affected by the proposed development.
- 6.10 No methodology for assessing the impacts of dust and PM<sub>10</sub> is given. As requested, further advice is given below on description of baseline conditions, prediction and assessment of impacts and identification of the mitigation measures and assessment of residual effects.

### **Prediction and Assessment of Impacts**

- 6.11 On the choice of the approach used to assess the impacts of dust for minerals application, MPS 2 Annex 1 Dust is not prescriptive: it states that “ *Computer modelling techniques can be used to understand how dust could disperse from a site. Alternatively, a more qualified approach, relying on professional judgement could be used...*”. MPS 2 also states “ The degree of assessment will be influenced by the type and scale of working and the proximity of sensitive land uses in surrounding areas”.
- 6.12 RPS recommends that the air quality chapter of the EIA assess the likely impacts of the nuisance dust and the PM<sub>10</sub> using the following approaches:

### **Prediction of Nuisance Dust Deposition Impacts**

- 6.13 The significance criteria to be adopted are not proposed in the scoping request document. The Institute of Environmental Management & Assessment (IEMA) recommends in its Guidelines for Environmental Impact Assessment (2004) that these are agreed at the scoping stage, noting”

*when assessing significance it is important to know who is making the judgement and the basis on which they are doing so. The approach to assessing significance is likely to be perceived as more balanced if significance criteria are agreed before the results of the assessment are known. This avoids criteria being set or selected according to the likelihood of them showing an impact to be insignificant or of a lower order of significance”.*

- 6.14 Currently no UK statutory standards or limits exist that are appropriate for the assessment of deposited dust and its tendency for causing nuisance. Similarly, no official air quality criterion has been set at a European or World Health Organisation (WHO) level, although a range of yardstick criteria is found in the literature. MPS 2 comments that none of the various guidelines are sufficiently well established to be recommended for the adoption for nuisance dust, therefore RPS recommends a risk based approach, taking into account of metrological data and micro climate conditions (wind speed, dominant wind directions, rainfall and evaporation data), operations (scale of working, duration, phasing and timing) and local topography and proximity to sensitive receptors, in order to assess the number of days per year that receptors could be affected.
- 6.15 Such a semi-quantitative assessment would identify the frequency of winds from those sectors that could disperse dust towards sensitive receptors. The risk is greatest when such conditions coincide with the site activity during the dry days. Consideration of the actual duration of the activity on the site enables an assessment to be made of the number of working days each sensitive receptor is at risk. That can then be combined with a qualitative assessment of the severity of the dust nuisance that each receptor experiences on the dust-risk days, based on the significance of the closest dust source to the receptor and the distance of the receptor from the site. No firm guidance is available on the significance criteria for frequency of nuisance dust episodes, although MPS 2 notes that a community may be prepared to tolerate an incident once per month, but not repeated incidents at frequencies of once or twice a week.
- 6.16 It is expected that the EIA will propose a follow up plan for observing nuisance dust effects of the operation phase of the scheme to validate the assessment and to provide an on-going check on the effectiveness of mitigation and control measures. These observations would be expected to include, as a minimum, regular visual checks, and complaints monitoring. If the dust impact assessment predicted that there was a significant risk of adverse dust impacts then dust monitoring may be required, in which case the results would be expected to be compared with appropriate “complaints likely” dust guidelines for dustfall mass and soiling rates.

### **Prediction of PM<sub>10</sub> Impacts**

- 6.17 If there are residential properties (or other sensitive uses) within 1000 m of the actual source emission (e.g. haul roads, crushers, stockpiles etc) on the mineral workings, then MPS 2 requires an assessment to be made of the levels of dust particle suspended in the air that can potentially have effects on human health, by considering the likelihood of PM<sub>10</sub> exceeding the Air Quality Strategy Objective.
- 6.18 RPS recommends an approach involving the following key elements:
- Establishing the existing background ambient concentration (AC) of PM<sub>10</sub>. MPS 2 advises that this can be based on publicly-available monitoring data, or (where this is not representative) on site-specific monitoring data. Publicly available air quality monitoring data for the area will include the local authority's Air Quality Review and Assessment (R&A) documents and the National Air Quality Information Archive, which provides estimated annual-average background concentrations of PM<sub>10</sub> and other pollutants for each 1 km square grid across the UK.
  - Estimating the expected process contribution (PC) of PM<sub>10</sub> from the site activities, either semi-quantitatively using published estimates of the likely addition from this type of activity, or quantitatively by dispersion modelling (e.g. AERMOD) where there is a high risk of adverse effects. In this case, we would expect a semi-quantitative approach to be adequate.
  - Estimating the total predicted environmental concentrations (PEC) by summing PC and the AC (the background PM<sub>10</sub> concentration).

- Comparing the PEC with the annual-mean Air Quality Strategy for PM<sub>10</sub>.

- 6.19 The predicted PM<sub>10</sub> effects should also be expressed descriptively, as well as numerically. In order to ensure that the significance descriptions of PM<sub>10</sub> effects used within the EOA are clear, consistent and in accordance with recent guidance, it is recommended that those used in the EPUK document 'Development Control: Planning for Air Quality (2010 update)' are applied.

#### Identification of Cumulative Effects

- 6.20 The document from Cemex "*Request for a Scoping Opinion*" makes no reference to whether there are or are not other nearby activities/developments with which cumulative effects might be expected. This should be established and if there are other nearby activities/developments, then cumulative effects should be covered in the Air Quality Chapter of the Environmental Statement.

#### Identification of Mitigation Measures and Assessment of Residual Effects

- 6.21 Paragraph 5.11 of the scoping request makes reference to existing mitigation measures being retained. RPS would expect the Air Quality Chapter of the Environmental Statement to describe the mitigation measures that are deemed necessary to control adequately the impact that has been predicted in the dust assessment study. MPS 2 and its Annexes reflect current good practice and the measures suggested should be considered when framing applications and proposing conditions to be attached to planning applications.

- 6.22 RPS advises that for deposited dust that the EIA should follow the principle in Annex 1 that dust emissions should as far as possible, be controlled, mitigated or removed at source. In most circumstances, the principal dust concerns can be addressed through:

- Appropriate design and layout of the site (if adequate protection is not provided by the requirements for landscaping works, such as bunds, screening and planting, then the need for separation distances needs to be considered);
- Management of the site (e.g. Dust Action Plans, Environmental Management Systems);
- Use of appropriate equipment; and
- Appropriate control and mitigation measures.

- 6.23 If there are residential properties (or other sensitive uses) within 1000 metres of the actual source of the emission, then RPS advises that for PM<sub>10</sub> the EOA should follow the assessment process shown in MPS 2 Annex 1 Dust Figure 1.1 to determine the type of control measures required, either good practice measures alone, or good practice measures plus control and monitor PM<sub>10</sub>.

7. To obtain further guidance and advice on the comments made by Surrey County Council's Air Quality Consultants RPS please contact Jon Pullen on 01273 546800 or by e-mail at [pullenj@rpsgroup.com](mailto:pullenj@rpsgroup.com).

#### Advice on the proposed scope of the hydrology chapter of the Environmental Statement

8. The Environment Agency (EA) have reviewed the submitted information on hydrology and flood risk at the proposed site and provided the following comments:

- 8.1 We do not envisage any significant impact on fluvial flood risk or surface water flooding. The proximity of the South West London Waterbodies and the impact this extension to time may have on those features may need to be considered though principally Natural England should advise on this matter.

- 8.2 As there is a PPC permit for land filling a lot of the environmental impact assessment will have been carried out at the application stage and the site will have a site monitoring plan which will include groundwater level and quality monitoring. So theoretically there is not a great deal of further information that we need in this Environmental Statement that has not already been provided within the PPC permit.
- 8.3 However, since the grant of the permit there have been some issues on the impact of the dewatering. In 2008 the permit had to be varied to allow the site to discharge some of the abstracted groundwater to the fishing lake to the north in order to maintain water levels in that lake. There has also been a complaint alleging impacts of the dewatering further away in Thorpe village. These impacts might be a consequence of the longer than expected life of the operation or it may be because not all the impacts of dewatering were fully identified at the start of the works. This suggests that the impact of dewatering and adequacy of mitigation measures needs a review. The site has still got to do several periods of quite intensive dewatering during the remainder of its operational life as there is still a substantial amount of sidewall engineering works to be installed so any impacts from dewatering are not going to diminish in the near future and may worsen still.
- 8.4 Thus it would be necessary to see in the Environmental Statement a hydrogeological impact assessment for the dewatering. The main source of information for undertaking this is contained in Science Report – SC040020/SR1 Hydrogeological Impact Appraisal for Dewatering Abstractions.
- 8.5 Sensitive receptors should be identified and any impact quantified. It may be that impact is slight but in particular the oxygen demand of the adjacent fishing lakes should be considered as well as any impact on levels this is having. Any additional monitoring or mitigation required a result of this extension should be identified.
9. To obtain further guidance from the Environment Agency on the matters to be addressed in the Environmental Statement in respect of hydrology, hydrogeology and flood risk please contact the EA's Planning Officer John Woodhouse on 01276 454322 or by e-mail at [John.woodhouse@environment-agency.gov.uk](mailto:John.woodhouse@environment-agency.gov.uk).

### **Advice on the structure and content of the Environmental Statement**

10. The Environmental Statement must provide the following information about the proposed scheme.
- 10.1 The affected site and the surrounding area must be described, with the text supported by maps (of the site and the wider area) and photographs and details of local and national designations.
- 10.2 An accurate planning history of the affected site must be provided, including references, where appropriate, to any planning permissions granted in recent years.
- 10.3 The area of land affected by the proposed scheme must be identified and the proposed works described. The information provided must identify the area directly affected, the boundaries, the location of any screening bunds, and the access routes.
- 10.4 The main activities to be undertaken on the site of the proposed scheme must be described, including the timing and duration of the different stages of the work, the mitigation measures that will be employed, the equipment to be used, the numbers and types of vehicles travelling to and from the site, and the hours of operation.
11. The Environmental Statement must include a clear method statement which identifies the applicant and the members of the environmental impact assessment team, sets out the programme of technical studies to be undertaken (and their timing), and indicates the level of contact planned with statutory consultees, expert bodies and the public. The method statement must also explain how the issues of alternatives and uncertainty were dealt with, describe the methods used to determine the significance of impacts, and specify the guidelines followed and the investigative and analytical techniques used.
12. The Environmental Statement must identify those policies and plans relevant to the proposed scheme and show how they were taken into account in its development and in the course of the environmental impact assessment. In particular the Environmental Statement must demonstrate how the proposed

scheme fits with the Government's objectives for climate change and renewable energy as set out in Planning Policy Statement 1: *Climate Change* and Planning Policy Statement 22 *Renewable Energy*, the relevant regional planning policies set out in the South East Plan, and the relevant policies set out in the Waste Plan for Surrey.

13. The Environmental Statement must contain all the information specified in Part 2 of Schedule 4 of the EIA Regulations and as much of the information specified in Part 1 of the same Schedule as can be reasonably provided. A short summary and conclusion must be provided at the end of each section or chapter, and also incorporated into the non-technical summary.
14. For preference the Environmental Statement should be presented in the form of a loose-leaf binder, to enable cross-referencing and the dissemination of information to individual specialists. The Environmental Statement must be made available to the public at a reasonable price, and the non-technical summary must be made available to the public at no cost.
15. Please note that, under Regulation 19 of the EIA Regulations we may request additional information in connection with the Environmental Statement when the planning application is considered. We strongly advise you to contact us to discuss the adequacy of the draft Environmental Statement and planning application once they have reached a stage at which such feedback would be useful. The planning application will be validated in accordance with the procedures set out in the Government's guidance on validation (Best Practice Guidance on the Validation of Planning Applications, published in March 2005).
16. We recognise that our comments are extensive, but consider them necessary to ensure that all the relevant information is submitted with the application for planning permission submitted for the proposed scheme.
17. If you wish to discuss any of the points raised in this letter, or any other relevant matters, please contact James Sanders (Environmental Assessment Officer) on 020 8541 9655.

Yours sincerely



PP  
Alan Stones  
Development Control Team Manager



P 20.33.004



**COLDHARBOUR LANE  
THORPE**

**REQUEST FOR A SCOPING OPINION**

**Continued backfilling with inert waste and restoration to agriculture of land north of Coldharbour Lane until 31 December 2012 pursuant to planning permission RU95/0165 as amended by RU05/0685 without complying with Condition 2 of planning permission RU05/0685 dated 20/9/2005.**

**Variation of condition 3 of planning permission RU07/0987 to retain office, weighbridge, wheelwash, switch room and concrete apron until 31 December 2012 and use them in connection with the backfilling with inert waste and restoration to agriculture of the land north of Coldharbour Lane, pursuant to planning permission RU05/0685**

**March 2011**

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**6.0 Conclusions**

**APPENDICES - PLANS**

## **2.0 Site Location**

- 2.1 Coldharbour Lane is located in the County of Surrey County Council (See Location Context Plan P4/193/20C). Coldharbour Lane site is located 300m to the North East of Thorpe, 2.2km southwest to the centre of Staines. The site is bound by Coldharbour Lane and Norlands Lane to the south, 10 Acre Lane to the west and restored agricultural land to the north and east. Crabtree Industrial Estate lies 300m north and Thorpe Park lies 250m to the south.
- 2.2 Surrounding environmental features include the Thorpe Park No. Gravel Pit lies 250m to the South and is classified as a SSSI, part of the South West London Waterbodies Special Protection Area (SPA) and a Ramsar Site. Thorpe Hay Meadow SSSI lies within 700m to the north, Staines Moor SSSI lies 3.2km to the northeast, Langham Pond SSSI lies 3km to the northwest and Dumsey Meadow SSSI lies 3.5km to the south east .
- 2.3 The nearest properties to the site are located on Coldharbour Lane, 10 Acre Lane and Norlands Lane.
- 2.4 Access to the site would continue via the existing access crossing Coldharbour Lane down a permitted access onto the A320 (Staines Road). Right of Way No49 is diverted whilst mineral extraction and restoration was completed.

## 1.0 Introduction

- 1.1 Cemex UK Operations Ltd proposes to continue restoration at Coldharbour Lane through inert landfilling using existing infrastructure on site. This document comprises a formal scoping request under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. It is being submitted to Surrey County Council as the Mineral Planning Authority (MPA). This document should provide sufficient information to enable the MPA to adopt a scoping opinion however should additional information be required please don't hesitate to contact me.
- 1.2 The infilling of inert waste is permitted until Dec 2010 the Company proposes to continue infilling until Dec 2012. To assist infilling existing infrastructure (offices, weighbridge etc...) shall be retained until final restoration has been completed. The proposed extension of time will enable operations to continue as previously permitted causing no additional impact on the local environment or local receptors.
- 1.3 This scoping request is accompanied by:-
- A plan identifying the proposed extraction area and context plan
  - A brief description of the method of working and of its possible effects on the environment
  - Details it is considered should be included within an Environmental Statement.
- 1.4 Once the Scoping Opinion has been received the Environmental Statement shall be produced in accordance with the Town and Country Planning (Environmental Impact Assessment (England and Wales) Regulations) 1999 as amended taking into consideration your scoping opinion.

### **3.0. Planning History**

- 3.1. Planning permission was originally granted approval on 23<sup>rd</sup> August 1996 for the extraction of minerals, backfilling with inert waste and restoration to agriculture all on a site of about 15 ha involving a diversion of right of way No.49. This planning permission was subject to 31 planning conditions which included cessation of mineral extraction by 31 December 2004 and restoration by 31 December 2010.
- 3.2. A subsequent application was approved to extend the period in which mineral extraction shall cease (RU05/0685) whilst still retaining the final cessation date.
- 3.3. The delay in mineral extraction and the current recession has led to the request for additional time to complete the approved restoration scheme.
- 3.4. The original planning permission was issued prior to Environmental Impact Regulations being implemented. The second permission was deemed Non-EIA development.

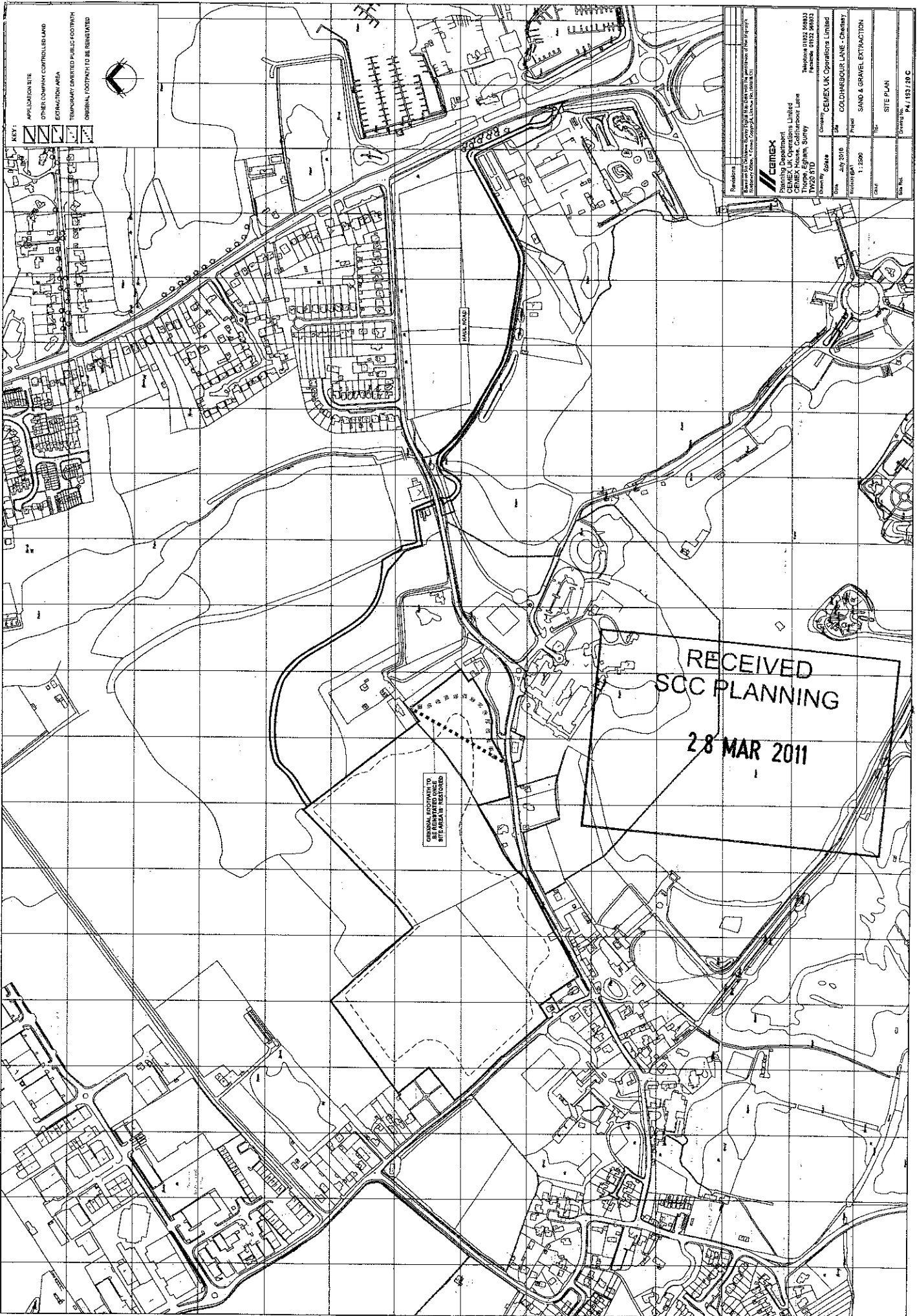
- 5.11 Existing dust mitigation measures shall be implemented, the internal haul road shall be kept damp as would stockpiles. The existing plant / machinery shall continue to be used therefore there is no new sources of dust nuisance.

## **6.0 Conclusions**

- 6.1 The site is not located within a landscape designation or area of ecological protection but could be described as being located within a sensitive location due to the surrounding environment and high profile designations within 5km. However, it should be noted the current inert landfill is clay lined and operating with no impact upon local SSSI.
- 6.2 The infilling should be completed within two years. It is proposed that the permitted restoration scheme shall improve habitat contribute towards the local BAP targets, conservation and habitat creation and corridors.
- 6.3 It is considered that above topic are those that should be included in any Environmental Impact Assessment.

**APPENDICES - PLANS**

Site Plan – P4/193/20C



- KEY:
- [Symbol] APPLICATION SITE
  - [Symbol] OTHER COMPANY CONTROLLED LAND
  - [Symbol] EXTRACTION AREA
  - [Symbol] TEMPORARY GRANTED PUBLIC FOOTPATH
  - [Symbol] ORIGINAL FOOTPRINT TO BE RESTORED



ORIGINAL FOOTPRINT TO  
BE RESTORED  
SITE AREA IS RESTORED

RECEIVED  
SCC PLANNING  
28 MAR 2011

**CEMEX**  
 Planning Department  
 CEMEX UK Operations Limited  
 CEMEX House, Colindale Avenue  
 Uxbridge, Middlesex, U.K.  
 Uxbridge, U.K.

Telephone: 01895 504833  
 Facsimile: 01895 504833  
 Email: [planning@cemex.co.uk](mailto:planning@cemex.co.uk)

Date: July 2010  
 Scale: 1:2500  
 Project: SAND & GRAVEL EXTRACTION  
 Title: SITE PLAN  
 Drawing No: P4/1937/20 C



Contact: James Sanders  
Tel: 020 8541 9655  
E-mail: [james.sanders@surreycc.gov.uk](mailto:james.sanders@surreycc.gov.uk)

Location: Room 398

Our Ref: SCC EIA Case 010 - 011



Kirsten Hannaford-Hill  
Eastern Area Development Planner  
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Evreux Way  
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Warwickshire, CV21 2DT

COPY

Planning & Development Group  
County Hall  
Kingston upon Thames  
Surrey KT1 2DN

3<sup>rd</sup> May 2011

Dear Ms Hannaford-Hill,

**The Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 – Adoption of a Scoping Opinion under Regulation 10**

**Proposed variation of Condition 2 of planning permission RU05/0685 for an extension of time for backfilling with inert waste, restoration to agriculture and the variation of Condition 3 of planning permission RU07/0987 to retain the office, weighbridge, wheel wash, switch room and concrete apron until 31<sup>st</sup> December 2012 on the site known as Coldharbour Lane Landfill and North of Norlands Lane, Thorpe, Egham, Surrey.**

1. We refer to your correspondence of the 14<sup>th</sup> March 2011 requesting a Scoping Opinion from Surrey County Council under the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 (from here onwards referred to as the EIA Regulations). Our response offers formal guidance on the information to be provided in the Environmental Statement to be submitted in support of the proposed variation of Condition 2 of planning permission RU05/0685 for an extension of time for backfilling with inert waste, restoration to agriculture and the variation of Condition 3 of planning permission RU07/0987 to retain the office, weighbridge, wheel wash, switch room and concrete apron until 31<sup>st</sup> December 2012 on the site known as Coldharbour Lane Landfill and North of Norlands Lane, Thorpe, Egham.
2. Our scoping opinion offers advice on the issues to be covered in the Environmental Statement for the proposed installation in respect of the topics of air quality & dust, hydrology & hydrogeology and flood risk assessment. The Environmental Statement will not require detailed chapters on traffic, noise, ecology, landscape or archaeology, however it is recommended that detailed justification as to the reasons for each of these issues having been scoped out of the impact assessment be included in the Environmental Statement. We have as yet to receive responses from Runnymede Borough Planning Department, Surrey Wildlife Trust and English Heritage however will we forward these responses onto you when we receive them.
3. Our Scoping Opinion takes account, wherever possible, of the responses of key consultees and is produced in accordance with the EIA Regulations and Government guidance set out in Circular 02/99 on environmental impact assessment, and "*Environmental Impact Assessment: A Guide to Procedures*" (issued by the former Department of the Environment, Transport & the Regions (DETR) in November 2000).
4. The Environmental Statement is expected to address each of the identified topics in accordance with the following checklist, in a level of detail appropriate to the severity of the impacts concerned.



- 4.1 Identify and describe the main impacts that are expected to affect each aspect of the environment under consideration during the lifetime of the proposed scheme, particularly in terms of the severity of the impacts and the reasons why they might arise.
  - 4.2 Those aspects of the environment determined to be at no risk of significant impact must be identified, and reasons given for their exclusion from the impact assessment work, including any advice received from statutory and non-statutory consultees.
  - 4.3 Provide accounts of baseline conditions for each aspect of the environment under consideration and describe how those receptors would be expected to change over time in the absence of the scheme (the 'do nothing' option).
  - 4.4 Describe the methods used to determine the significance of the impacts identified and attributed to the proposed scheme (i.e. give an explanation of what constitutes a 'significant' impact, and the reasons why for each aspect of the environment considered).
  - 4.5 Give details of any consultations undertaken as part of the environmental impact assessment process, and explain what use was made in the assessment of the information gained.
  - 4.6 Describe the ways in which the environmental aspects under consideration are expected to change in the future as a consequence of the proposed scheme. The Environmental Statement must characterise the anticipated impacts in the following terms: adverse or beneficial; direct or indirect; short or long term; reversible or irreversible; permanent or temporary; secondary or cumulative.
5. Describe the mitigation measures that would be used to address the adverse impacts identified as likely to arise from the proposed scheme, and give details of any effects expected to persist after mitigation (residual impacts).

#### **Advice on the proposed scope of the air quality chapter of the Environmental Statement**

6. The County Council's air quality consultant RPS has reviewed the information on Air Quality in the submitted scoping report and provided the following comments:
- 6.1 The submitted documents state that there will be no additional impact on the local environment or local receptors compared to the operations previously permitted. RPS agrees this is likely to be the case, though we would note that the air quality impacts of the previous operations were not quantified or assessed in any EIA. However in RPS's view the baseline to which the air quality impacts of the new application should be compared should be one where the previous operations have stopped: In effect should be a comparison to the without-development baseline.
  - 6.2 The nearest receptors are said to be located on Coldharbour Lane, 10 Acre Lane, and Norlands Lane, though the distances of these sensitive receptors from the application site is not specified by the applicant. Sensitive ecological sites are said to include a SSSI 250 m to the South, which forms part of an SPA and Ramsar site; and three other SSSI's between 700 m and 3.5 km from the site.

#### **Identification of potentially significant effects**

- 6.3 Schedule 4 of the EIA Regulations requires that the ES includes a description of the aspects of the environment likely to be "*significantly affected*" by the proposal and a description of the "*likely significant effects*" of the proposed development on the environment. Paragraph 82 of the Circular 02/99 also stresses that the "*emphasis of Schedule 4 is on the main or significant environmental effects to which a development is likely to give rise. In many cases, only a few of the effects will be significant and will need to be discussed in the Environmental Statement in any great depth*".
- 6.4 The scoping report proposes (para 5.2) covering Air Quality (specifically dust and traffic among the key environmental issues).
- 6.5 Minerals Policy Statement 2 (MPS2) provides the principles to be followed in considering the environmental effects of surface mineral workings. Annex 1 of MPS 2 provides guidance on dust specifically and states that "*if not managed or controlled, dust from surface mineral operations can have a noticeable environmental impact and affect the quality of life of local communities. It*

is a material planning consideration". MPS 2 Annex 1 goes on to recommend that an air quality assessment covering dust (which it terms a Dust Assessment Study) is submitted by the proponent to inform the planning decision for all new and extended mineral workings. The Dust Assessment Study should consider the levels of dust that could be deposited on surfaces potentially leading to a nuisance impact. Additionally if there are residential properties (or other sensitive uses) within 1000 metres of the actual source of the emission (e.g. haul roads, crushers, stockpiles etc) on the mineral workings then an assessment should be made of the levels of dust particles suspended in the air (PM<sub>10</sub>) that can have effects on human health.

- 6.6 On this basis RPS agrees that dust is a key issue and the dust impacts should be scoped in to the EIA. However dust is a loose generic term and our advice is that the scope of the EIA should explicitly consider both the nuisance effects of the deposited fraction of dust (generally assumed to be >10µm diameter); and – if the sensitive human health receptors are within 1000 m of the work activities – the potential health effects of PM<sub>10</sub> fraction of suspended dust. These two fractions will affect sensitive receptors at different distances from the proposed development.
- 6.7 The effects of particulate matter on ecological receptors have not been subject to extensive research; the limited guidance suggests that by ensuring dust deposition levels are kept to levels where there are no perceptible nuisance to humans, levels of dust are expected to be significantly below the suggested level at which ecological receptors would be affected.
- 6.8 Regarding the traffic pollutants from vehicle movements associated with the proposed development Para 5.9 of the scoping request document states that “.. *vehicle numbers shall be consistent with existing operations (approx 139 per day)*”. In para 4.5 the document states that “ *approximately 139 vehicles would visit the site per day in varying sized loads*”. This equates to 278-vehicle movements per day. Guidance in the Environmental Protection UK (EPUK) document “Development Control: Planning for Air Quality (2010) Update” suggests a change in traffic movements of 200 HGV movements per day as an indicative trigger level for when the operational traffic of a development could have a significant effect on air quality. RPS’s advice is that the scope of the Air Quality Chapter of the EIA should therefore consider the locally significant traffic pollutants nitrogen dioxide (NO<sub>2</sub>) and PM<sub>10</sub>.

### **Proposed Methodology**

- 6.9 No methodology for assessing the impact of traffic pollutants is given, RPS would expect as a minimum a screening level assessment of the traffic pollution and its impacts on receptors on the local roads affected by the proposed development.
- 6.10 No methodology for assessing the impacts of dust and PM<sub>10</sub> is given. As requested, further advice is given below on description of baseline conditions, prediction and assessment of impacts and identification of the mitigation measures and assessment of residual effects.

### **Prediction and Assessment of Impacts**

- 6.11 On the choice of the approach used to assess the impacts of dust for minerals application, MPS 2 Annex 1 Dust is not prescriptive: it states that “ *Computer modelling techniques can be used to understand how dust could disperse from a site. Alternatively, a more qualified approach, relying on professional judgement could be used...*”. MPS 2 also states “ The degree of assessment will be influenced by the type and scale of working and the proximity of sensitive land uses in surrounding areas”.
- 6.12 RPS recommends that the air quality chapter of the EIA assess the likely impacts of the nuisance dust and the PM<sub>10</sub> using the following approaches:

### **Prediction of Nuisance Dust Deposition Impacts**

- 6.13 The significance criteria to be adopted are not proposed in the scoping request document. The Institute of Environmental Management & Assessment (IEMA) recommends in its Guidelines for Environmental Impact Assessment (2004) that these are agreed at the scoping stage, noting”

*when assessing significance it is important to know who is making the judgement and the basis on which they are doing so. The approach to assessing significance is likely to be perceived as more balanced if significance criteria are agreed before the results of the assessment are known. This avoids criteria being set or selected according to the likelihood of them showing an impact to be insignificant or of a lower order of significance”.*

- 6.14 Currently no UK statutory standards or limits exist that are appropriate for the assessment of deposited dust and its tendency for causing nuisance. Similarly, no official air quality criterion has been set at a European or World Health Organisation (WHO) level, although a range of yardstick criteria is found in the literature. MPS 2 comments that none of the various guidelines are sufficiently well established to be recommended for the adoption for nuisance dust, therefore RPS recommends a risk based approach, taking into account of metrological data and micro climate conditions (wind speed, dominant wind directions, rainfall and evaporation data), operations (scale of working, duration, phasing and timing) and local topography and proximity to sensitive receptors, in order to assess the number of days per year that receptors could be affected.
- 6.15 Such a semi-quantitative assessment would identify the frequency of winds from those sectors that could disperse dust towards sensitive receptors. The risk is greatest when such conditions coincide with the site activity during the dry days. Consideration of the actual duration of the activity on the site enables an assessment to be made of the number of working days each sensitive receptor is at risk. That can then be combined with a qualitative assessment of the severity of the dust nuisance that each receptor experiences on the dust-risk days, based on the significance of the closest dust source to the receptor and the distance of the receptor from the site. No firm guidance is available on the significance criteria for frequency of nuisance dust episodes, although MPS 2 notes that a community may be prepared to tolerate an incident once per month, but not repeated incidents at frequencies of once or twice a week.
- 6.16 It is expected that the EIA will propose a follow up plan for observing nuisance dust effects of the operation phase of the scheme to validate the assessment and to provide an on-going check on the effectiveness of mitigation and control measures. These observations would be expected to include, as a minimum, regular visual checks, and complaints monitoring. If the dust impact assessment predicted that there was a significant risk of adverse dust impacts then dust monitoring may be required, in which case the results would be expected to be compared with appropriate “complaints likely” dust guidelines for dustfall mass and soiling rates.

### **Prediction of PM<sub>10</sub> Impacts**

- 6.17 If there are residential properties (or other sensitive uses) within 1000 m of the actual source emission (e.g. haul roads, crushers, stockpiles etc) on the mineral workings, then MPS 2 requires an assessment to be made of the levels of dust particle suspended in the air that can potentially have effects on human health, by considering the likelihood of PM<sub>10</sub> exceeding the Air Quality Strategy Objective.
- 6.18 RPS recommends an approach involving the following key elements:
- Establishing the existing background ambient concentration (AC) of PM<sub>10</sub>. MPS 2 advises that this can be based on publicly-available monitoring data, or (where this is not representative) on site-specific monitoring data. Publicly available air quality monitoring data for the area will include the local authority’s Air Quality Review and Assessment (R&A) documents and the National Air Quality Information Archive, which provides estimated annual-average background concentrations of PM<sub>10</sub> and other pollutants for each 1 km square grid across the UK.
  - Estimating the expected process contribution (PC) of PM<sub>10</sub> from the site activities, either semi-quantitatively using published estimates of the likely addition from this type of activity, or quantitatively by dispersion modelling (e.g. AERMOD) where there is a high risk of adverse effects. In this case, we would expect a semi-quantitative approach to be adequate.
  - Estimating the total predicted environmental concentrations (PEC) by summing PC and the AC (the background PM<sub>10</sub> concentration).

- Comparing the PEC with the annual-mean Air Quality Strategy for PM<sub>10</sub>.

- 6.19 The predicted PM<sub>10</sub> effects should also be expressed descriptively, as well as numerically. In order to ensure that the significance descriptions of PM<sub>10</sub> effects used within the EOA are clear, consistent and in accordance with recent guidance, it is recommended that those used in the EPUK document 'Development Control: Planning for Air Quality (2010 update)' are applied.

#### Identification of Cumulative Effects

- 6.20 The document from Cemex "*Request for a Scoping Opinion*" makes no reference to whether there are or are not other nearby activities/developments with which cumulative effects might be expected. This should be established and if there are other nearby activities/developments, then cumulative effects should be covered in the Air Quality Chapter of the Environmental Statement.

#### Identification of Mitigation Measures and Assessment of Residual Effects

- 6.21 Paragraph 5.11 of the scoping request makes reference to existing mitigation measures being retained. RPS would expect the Air Quality Chapter of the Environmental Statement to describe the mitigation measures that are deemed necessary to control adequately the impact that has been predicted in the dust assessment study. MPS 2 and its Annexes reflect current good practice and the measures suggested should be considered when framing applications and proposing conditions to be attached to planning applications.

- 6.22 RPS advises that for deposited dust that the EIA should follow the principle in Annex 1 that dust emissions should as far as possible, be controlled, mitigated or removed at source. In most circumstances, the principal dust concerns can be addressed through:

- Appropriate design and layout of the site (if adequate protection is not provided by the requirements for landscaping works, such as bunds, screening and planting, then the need for separation distances needs to be considered);
- Management of the site (e.g. Dust Action Plans, Environmental Management Systems);
- Use of appropriate equipment; and
- Appropriate control and mitigation measures.

- 6.23 If there are residential properties (or other sensitive uses) within 1000 metres of the actual source of the emission, then RPS advises that for PM<sub>10</sub> the EOA should follow the assessment process shown in MPS 2 Annex 1 Dust Figure 1.1 to determine the type of control measures required, either good practice measures alone, or good practice measures plus control and monitor PM<sub>10</sub>.

7. To obtain further guidance and advice on the comments made by Surrey County Council's Air Quality Consultants RPS please contact Jon Pullen on 01273 546800 or by e-mail at [pullenj@rpsgroup.com](mailto:pullenj@rpsgroup.com).

#### Advice on the proposed scope of the hydrology chapter of the Environmental Statement

8. The Environment Agency (EA) have reviewed the submitted information on hydrology and flood risk at the proposed site and provided the following comments:

- 8.1 We do not envisage any significant impact on fluvial flood risk or surface water flooding. The proximity of the South West London Waterbodies and the impact this extension to time may have on those features may need to be considered though principally Natural England should advise on this matter.

- 8.2 As there is a PPC permit for land filling a lot of the environmental impact assessment will have been carried out at the application stage and the site will have a site monitoring plan which will include groundwater level and quality monitoring. So theoretically there is not a great deal of further information that we need in this Environmental Statement that has not already been provided within the PPC permit.
- 8.3 However, since the grant of the permit there have been some issues on the impact of the dewatering. In 2008 the permit had to be varied to allow the site to discharge some of the abstracted groundwater to the fishing lake to the north in order to maintain water levels in that lake. There has also been a complaint alleging impacts of the dewatering further away in Thorpe village. These impacts might be a consequence of the longer than expected life of the operation or it may be because not all the impacts of dewatering were fully identified at the start of the works. This suggests that the impact of dewatering and adequacy of mitigation measures needs a review. The site has still got to do several periods of quite intensive dewatering during the remainder of its operational life as there is still a substantial amount of sidewall engineering works to be installed so any impacts from dewatering are not going to diminish in the near future and may worsen still.
- 8.4 Thus it would be necessary to see in the Environmental Statement a hydrogeological impact assessment for the dewatering. The main source of information for undertaking this is contained in Science Report – SC040020/SR1 Hydrogeological Impact Appraisal for Dewatering Abstractions.
- 8.5 Sensitive receptors should be identified and any impact quantified. It may be that impact is slight but in particular the oxygen demand of the adjacent fishing lakes should be considered as well as any impact on levels this is having. Any additional monitoring or mitigation required a result of this extension should be identified.
9. To obtain further guidance from the Environment Agency on the matters to be addressed in the Environmental Statement in respect of hydrology, hydrogeology and flood risk please contact the EA's Planning Officer John Woodhouse on 01276 454322 or by e-mail at [John.woodhouse@environment-agency.gov.uk](mailto:John.woodhouse@environment-agency.gov.uk).

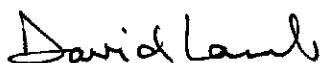
### **Advice on the structure and content of the Environmental Statement**

10. The Environmental Statement must provide the following information about the proposed scheme.
- 10.1 The affected site and the surrounding area must be described, with the text supported by maps (of the site and the wider area) and photographs and details of local and national designations.
- 10.2 An accurate planning history of the affected site must be provided, including references, where appropriate, to any planning permissions granted in recent years.
- 10.3 The area of land affected by the proposed scheme must be identified and the proposed works described. The information provided must identify the area directly affected, the boundaries, the location of any screening bunds, and the access routes.
- 10.4 The main activities to be undertaken on the site of the proposed scheme must be described, including the timing and duration of the different stages of the work, the mitigation measures that will be employed, the equipment to be used, the numbers and types of vehicles travelling to and from the site, and the hours of operation.
11. The Environmental Statement must include a clear method statement which identifies the applicant and the members of the environmental impact assessment team, sets out the programme of technical studies to be undertaken (and their timing), and indicates the level of contact planned with statutory consultees, expert bodies and the public. The method statement must also explain how the issues of alternatives and uncertainty were dealt with, describe the methods used to determine the significance of impacts, and specify the guidelines followed and the investigative and analytical techniques used.
12. The Environmental Statement must identify those policies and plans relevant to the proposed scheme and show how they were taken into account in its development and in the course of the environmental impact assessment. In particular the Environmental Statement must demonstrate how the proposed

scheme fits with the Government's objectives for climate change and renewable energy as set out in Planning Policy Statement 1: *Climate Change* and Planning Policy Statement 22 *Renewable Energy*, the relevant regional planning policies set out in the South East Plan, and the relevant policies set out in the Waste Plan for Surrey.

13. The Environmental Statement must contain all the information specified in Part 2 of Schedule 4 of the EIA Regulations and as much of the information specified in Part 1 of the same Schedule as can be reasonably provided. A short summary and conclusion must be provided at the end of each section or chapter, and also incorporated into the non-technical summary.
14. For preference the Environmental Statement should be presented in the form of a loose-leaf binder, to enable cross-referencing and the dissemination of information to individual specialists. The Environmental Statement must be made available to the public at a reasonable price, and the non-technical summary must be made available to the public at no cost.
15. Please note that, under Regulation 19 of the EIA Regulations we may request additional information in connection with the Environmental Statement when the planning application is considered. We strongly advise you to contact us to discuss the adequacy of the draft Environmental Statement and planning application once they have reached a stage at which such feedback would be useful. The planning application will be validated in accordance with the procedures set out in the Government's guidance on validation (Best Practice Guidance on the Validation of Planning Applications, published in March 2005).
16. We recognise that our comments are extensive, but consider them necessary to ensure that all the relevant information is submitted with the application for planning permission submitted for the proposed scheme.
17. If you wish to discuss any of the points raised in this letter, or any other relevant matters, please contact James Sanders (Environmental Assessment Officer) on 020 8541 9655.

Yours sincerely



PP Alan Stones  
Development Control Team Manager





**COLDHARBOUR LANE  
THORPE**

**REQUEST FOR A SCOPING OPINION**

**Continued backfilling with inert waste and restoration to agriculture of land north of Coldharbour Lane until 31 December 2012 pursuant to planning permission RU95/0165 as amended by RU05/0685 without complying with Condition 2 of planning permission RU05/0685 dated 20/9/2005.**

**Variation of condition 3 of planning permission RU07/0987 to retain office, weighbridge, wheelwash, switch room and concrete apron until 31 December 2012 and use them in connection with the backfilling with inert waste and restoration to agriculture of the land north of Coldharbour Lane, pursuant to planning permission RU05/0685**

**March 2011**

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**6.0 Conclusions**

**APPENDICES - PLANS**

## 2.0 Site Location

- 2.1 Coldharbour Lane is located in the County of Surrey County Council (See Location Context Plan P4/193/20C). Coldharbour Lane site is located 300m to the North East of Thorpe, 2.2km southwest to the centre of Staines. The site is bound by Coldharbour Lane and Norlands Lane to the south, 10 Acre Lane to the west and restored agricultural land to the north and east. Crabtree Industrial Estate lies 300m north and Thorpe Park lies 250m to the south.
- 2.2 Surrounding environmental features include the Thorpe Park No. Gravel Pit lies 250m to the South and is classified as a SSSI, part of the South West London Waterbodies Special Protection Area (SPA) and a Ramsar Site. Thorpe Hay Meadow SSSI lies within 700m to the north, Staines Moor SSSI lies 3.2km to the northeast, Langham Pond SSSI lies 3km to the northwest and Dumsey Meadow SSSI lies 3.5km to the south east .
- 2.3 The nearest properties to the site are located on Coldharbour Lane, 10 Acre Lane and Norlands Lane.
- 2.4 Access to the site would continue via the existing access crossing Coldharbour Lane down a permitted access onto the A320 (Staines Road). Right of Way No49 is diverted whilst mineral extraction and restoration was completed.

## 1.0 Introduction

- 1.1 Cemex UK Operations Ltd proposes to continue restoration at Coldharbour Lane through inert landfilling using existing infrastructure on site. This document comprises a formal scoping request under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. It is being submitted to Surrey County Council as the Mineral Planning Authority (MPA). This document should provide sufficient information to enable the MPA to adopt a scoping opinion however should additional information be required please don't hesitate to contact me.
- 1.2 The infilling of inert waste is permitted until Dec 2010 the Company proposes to continue infilling until Dec 2012. To assist infilling existing infrastructure (offices, weighbridge etc...) shall be retained until final restoration has been completed. The proposed extension of time will enable operations to continue as previously permitted causing no additional impact on the local environment or local receptors.
- 1.3 This scoping request is accompanied by:-
- A plan identifying the proposed extraction area and context plan
  - A brief description of the method of working and of its possible effects on the environment
  - Details it is considered should be included within an Environmental Statement.
- 1.4 Once the Scoping Opinion has been received the Environmental Statement shall be produced in accordance with the Town and County Planning (Environmental Impact Assessment (England and Wales) Regulations) 1999 as amended taking into consideration your scoping opinion.

### **3.0. Planning History**

- 3.1. Planning permission was originally granted approval on 23<sup>rd</sup> August 1996 for the extraction of minerals, backfilling with inert waste and restoration to agriculture all on a site of about 15 ha involving a diversion of right of way No.49. This planning permission was subject to 31 planning conditions which included cessation of mineral extraction by 31 December 2004 and restoration by 31 December 2010.
- 3.2. A subsequent application was approved to extend the period in which mineral extraction shall cease (RU05/0685) whilst still retaining the final cessation date.
- 3.3. The delay in mineral extraction and the current recession has led to the request for additional time to complete the approved restoration scheme.
- 3.4. The original planning permission was issued prior to Environmental Impact Regulations being implemented. The second permission was deemed Non-EIA development.

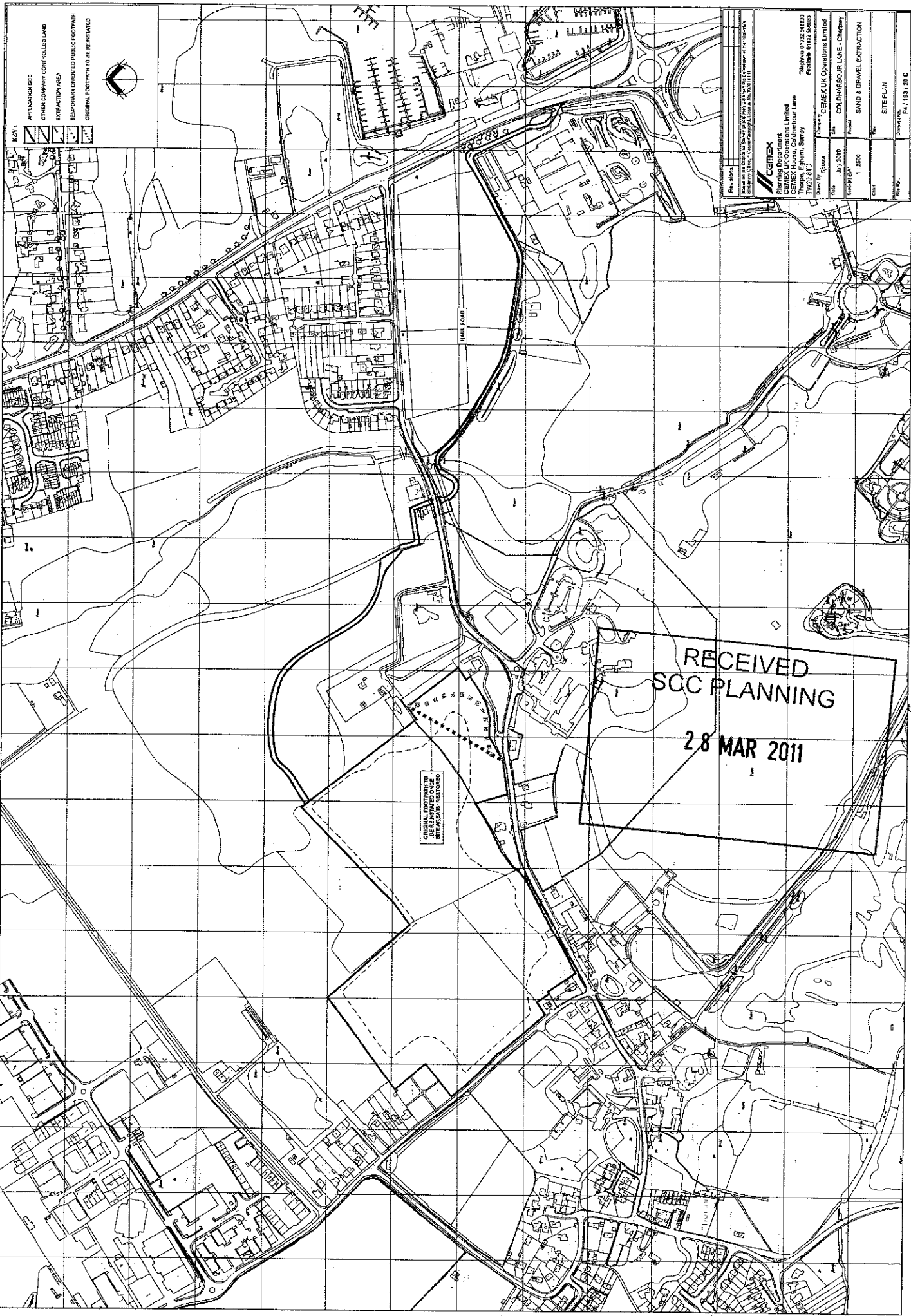
- 5.11 Existing dust mitigation measures shall be implemented, the internal haul road shall be kept damp as would stockpiles. The existing plant / machinery shall continue to be used therefore there is no new sources of dust nuisance.

## **6.0 Conclusions**

- 6.1 The site is not located within a landscape designation or area of ecological protection but could be described as being located within a sensitive location due to the surrounding environment and high profile designations within 5km. However, it should be noted the current inert landfill is clay lined and operating with no impact upon local SSSI.
- 6.2 The infilling should be completed within two years. It is proposed that the permitted restoration scheme shall improve habitat contribute towards the local BAP targets, conservation and habitat creation and corridors.
- 6.3 It is considered that above topic are those that should be included in any Environmental Impact Assessment.

**APPENDICES - PLANS**

Site Plan – P4/193/20C



KEY:

- APPROXIMATE SITE
- OTHER COMPANY CONTROLLED LAND
- EXTRACTION AREA
- TEMPORARY EXTRACTED PUBLIC FOOTPRINT
- ORIGINAL FOOTPRINT TO BE RESTORED



ORIGINAL FOOTPRINT TO BE RESTORED

RECEIVED  
 SCC PLANNING  
 28 MAR 2011

**CEMEX**  
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Project: COIL HARBOUR LANE - CHEMISTRY  
 Paper: SAND & GRAVEL EXTRACTION  
 Date: July 2010  
 Scale: 1:2500  
 Drawing No: PA / 193 / 20 C

