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Our ref : 2007/0526/PS/MO07/1036/



Patrick Carty
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Environment and Regulation
County Hall
Kingston upon Thames
Surrey KT1 2DY

10 March 2008

Dear Sir/Madam

SITE: Land at Reigate Road Quarry, South of Old Reigate Road, known as Common Field

PROPOSAL: An extension to Reigate Road Quarry involving the extraction of sand in two phases from some 3.75 ha and progressive restoration to agriculture by infilling with inert waste on land south of the Old Reigate Road known as Common Field. The construction of a haul route to allow access to the A25 Reigate Road, including the construction of a tunnel under the Old Reigate Road. The continued use of the sand processing plant and processing area. The temporary diversion of public Bridleway 459 (part). The development would take place on a total site area of 7.58 ha over a period of twelve years.

APPLICANT: J & J Franks Ltd

I enclose a copy of the decision of the County Planning Authority in respect of the above application.

Yours faithfully

Mandy Calden
Planning Administration Team Manager







MO07/1036 amended/amplified by Letter dated 13 September 2007 enclosing site noise calculation summary sheets for five receiver locations, letter dated 4 October 2007 enclosing a revised version of the Environmental Statement Chapter 4 – Archaeology and the accompanying draft report on the Post-Excavation Assessment of Telex Field, letter dated 25 October 2007, letter dated 26 October 2007 enclosing a schedule of sand export, infilling rates and traffic movements, an extract from Drawing ES3 – Phased Working Plan entitled Proposed Boundary Revision, Plan entitled 'Reigate Road Quarry Noise Measurement Locations October 2007', letter dated 2 November 2007 relating to the BT Telephone Exchange, letter dated 2 November 2007 enclosing a report on Soils and Agricultural Land Classification dated November 2007, letter dated 7 November 2007 enclosing flood risk assessment, letter dated 4 December 2007.

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY HAVING TAKEN THE ENVIRONMENTAL STATEMENT AND ENVIRONMENTAL INFORMATION AS DEFINED BY THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 INTO CONSIDERATION DO HEREBY **GRANT** PLANNING PERMISSION FOR AN EXTENSION TO REIGATE ROAD QUARRY INVOLVING THE EXTRACTION OF SAND IN TWO PHASES FROM SOME 3.75 HA AND PROGRESSIVE RESTORATION TO AGRICULTURE BY INFILLING WITH INERT WASTE ON LAND SOUTH OF THE OLD REIGATE ROAD KNOWN AS COMMON FIELD. THE CONSTRUCTION OF A HAUL ROUTE TO ALLOW ACCESS TO THE A25 REIGATE ROAD, INCLUDING THE CONSTRUCTION OF A TUNNEL UNDER THE OLD REIGATE ROAD. THE CONTINUED USE OF THE SAND PROCESSING PLANT AND PROCESSING AREA. THE TEMPORARY DIVERSION OF PUBLIC BRIDLEWAY 459 (PART). THE DEVELOPMENT WOULD TAKE PLACE ON A TOTAL SITE AREA OF 7.58 HA OVER A PERIOD OF TWELVE YEARS.

ON LAND SOUTH OF OLD REIGATE ROAD, KNOWN AS COMMON FIELD

SUBJECT TO THE FOLLOWING CONDITIONS:

Approved Documents

- 1 The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the terms of this permission, the submitted documents and plans contained in the application and the amending/amplifying letter dated 13 September 2007 enclosing site noise calculation summary sheets for five receiver locations, letter dated 4 October 2007 enclosing a revised version of the Environmental Statement Chapter 4 – Archaeology and the accompanying draft report on the Post-Excavation Assessment of Telex Field, letter dated 25 October 2007, letter dated 26 October 2007 enclosing a schedule of sand export, infilling rates and traffic movements, an extract from Drawing ES3 – Phased Working Plan entitled Proposed Boundary Revision, Plan entitled 'Reigate Road Quarry Noise Measurement Locations October 2007', letter dated 2 November 2007 relating to the BT Telephone Exchange, letter dated 2 November 2007 enclosing a report on Soils and Agricultural Land Classification dated November 2007, letter dated 7 November 2007 enclosing flood risk assessment and the accompanying plan, letter dated 4 December 2007 and in accordance with such details as are subsequently approved or amended by the County Planning Authority, and no variations or omissions shall take place without the prior approval in writing of the County Planning Authority.

Commencement

- 2 The development hereby permitted shall be begun no later than the expiration of five years beginning with the date of this permission. The applicant shall notify the County Planning Authority in writing within seven working days of the commencement of the implementation of the planning permission.
- 3 No soils shall be stripped or sand extracted before completion of restoration including the final placement of soils on the area of Reigate Road Quarry subject to appeal decision Ref: T/APP/B3600/A/92/205069/P5 dated 3 September 1992 as amended by planning permission Ref: MO01/1001 & MO01/1028 dated 17 October 2001 and planning permission Ref MO03/0068 dated 13 March 2003 other than the existing sand processing area and access route shown on Drawing No ES3 dated June 2007, or before 2012, whichever is the earlier.

Duration

- 4 The development hereby permitted shall cease within or before 12 years of the date of commencement referred to in Condition 2 above, by which time all fixed plant or machinery, internal access roads, tunnel and hardstandings subject to this permission, together with their foundations and bases, shall be removed from the site; and the whole of the site shall have been restored to a condition suitable for agriculture in accordance with the restoration plan Drawing No RRQ-FR-1 dated June 2007 or any subsequent amendments approved in writing by the County Planning Authority.

Hours of Working

- 5 No lights shall be illuminated nor shall any operations or activities authorised or required by this permission be carried out outside the following hours:

0730 and 1800 hours Monday to Friday and
0800 to 1300 hours on a Saturday

Neither shall any servicing, maintenance or testing of plant be carried out between 1800 and 0700 hours nor shall any other operation or activity take place on Sundays, or Bank and National Holidays. This shall not prevent the carrying out of emergency operations, but these should be notified in writing to the County Planning Authority.

Limitations

- 6 Notwithstanding any provision to the contrary under Schedule 2 Part 19 and Part 21 of the Town and Country Planning (General Permitted Development) Order 1995 (or any subsequent Order amending, replacing or re-enacting that Order), no plant, buildings or machinery where fixed or moveable other than that specifically outlined by this decision shall be erected or installed on the application site without the prior written approval of the County Planning Authority in respect of their siting, design, specification and appearance of the installation, such details to include the predicted levels of noise emission and the tonal characteristics of any plant or machinery.
- 7 The fill material shall be limited to inert waste only as defined by the Landfill (England and Wales) 2002 Regulations (as amended) and shall be deposited and graded over the site to follow the final contours shown on Drawing No RRQ-FR-1 dated June 2007. Any non-conforming material shall be removed from the site and disposed of at a suitably licensed landfill.

Working and Restoration

- 8 The site shall be worked progressively and restored to agriculture on completion of each phase of extraction in accordance with the phased working shown on Drawing No ES3 dated June 2007 as amended by Extract from Drawing ES3 'Proposed Boundary Revision'.

Noise

- 9 All plant and machinery shall operate only in the permitted hours, except in emergency, and shall be adequately maintained and silenced at all times in accordance with the manufacturer's recommendations.

- 10 Except for temporary operations the level of noise arising from any operation, plant or machinery on the site, when measured at, or recalculated as at, a height of 1.2 metres above ground level and 3.6 metres from the facade of a residential property or other noise sensitive building that faces the site shall not exceed 50 LAeq for properties to the east of the site or 54 LAeq for properties to the north of the site during any 1 hour period.
- 11 For temporary operations such as site preparation, soil and overburden stripping, bund formation and final restoration, the level of noise arising when measured at, or recalculated as at, a height of 1.2 metres above ground level and 3.6 metres from the facade of a residential property or other noise sensitive building that faces the site shall not exceed 70 LAeq, during any 30 minute period. Such activities shall not take place for a total period greater than eight weeks in any twelve month period.

Ecology

- 12 No development shall take place until a survey to establish the presence, or otherwise, of skylarks and measures for their protection during the course of development, has been submitted to the County Planning Authority for approval in writing. The development hereby permitted shall be implemented strictly in accordance with the protection measures where approved details.
- 13 No development shall take place until a survey to establish the presence, or otherwise, of badger setts and measures for their protection during the course of development, has been submitted to the County Planning Authority for approval in writing. The development hereby permitted shall be implemented strictly in accordance with the protection measures where approved.
- 14 No removal or cutting of hedgerows shall be carried out between 1st March to 31st August inclusive in any year, unless otherwise agreed in writing by the County Planning Authority in advance of such works.
- 15 Within one year of the date of this permission a scheme providing for the creation of skylark plots within the planted crops of the restored field shall be submitted to the County Planning Authority for approval in writing. Such a scheme shall provide for plots at least 25 metres from the field edge, two plots per hectare, each between 4-5m x 4-5m (16m² - 25m²). The scheme as approved shall be implemented and maintained for the five year aftercare period.

Groundwater

- 16 Within one year of the date of this permission a scheme to enable the establishment of groundwater baseline conditions shall be submitted to the County Planning Authority for approval in writing. Such a scheme shall provide for the monitoring of groundwater levels and quality and include the location of monitoring points and parameters to be analysed. The scheme shall be implemented as approved.

Drainage

- 17 Throughout the period of development hereby permitted including the period of restoration and aftercare, all reasonable steps shall be taken to ensure that drainage from areas adjoining the application site is not impaired or rendered less efficient by the permitted development. The operator shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the site during the permitted development.
- 18 Any oil, fuel, lubricant, paint or solvent within the site shall be so stored as to prevent such material from contaminating topsoil, subsoil, soil forming material, or reaching any watercourse

Dust

- 19 No activity hereby permitted shall emit dust which causes a nuisance beyond the boundaries of the site, due to either inappropriate working or adverse weather conditions. If such an emission should occur appropriate measures shall be taken to abate the problem, but if unsuccessful the activity shall be suspended until it can be resumed without causing emission as a result of different methods of working, the addition of additional dust suppression measures or changed weather conditions.

20 Prior to the commencement of the development hereby permitted, a dust management scheme shall be submitted to the County Planning Authority for approval in writing. Such a scheme shall include measures for the control and management of any dust creating activity within the site so as to prevent nuisance or any significant adverse impact on dust sensitive receptors, such a scheme shall cover the:

- movement and storage of soils and materials
- operation of plant and machinery
- suppression of dust on haul roads
- provision where necessary for dust collection and storage facilities
- provision for monitoring and review of the scheme

The approved scheme shall be implemented and complied with at all times.

Rights of Way

21 The development hereby permitted shall not commence until a Temporary Diversion Order for part of Bridleway 459 has been confirmed and the bridleway diverted in accordance with the alignment shown on Drawing TA1 dated June 2007 which should be set back at least 4 metres from the toe of the soil bund. Thereafter the diverted bridleway shall be retained to an available width of a minimum of 3.6 metres and a maximum width of 4.5 metres of which 3 metres of that width should be level surfaced to a 300 mm minimum depth of compacted material. Prior to the diversion works commencing, the material to be used and specification is to be agreed with the County Planning Authority and the bridleway diversion built and retained as agreed until reinstated in accordance with Condition 23 below.

22 Adequate safeguards including a sheep netting fence and plain wire to protect persons using the existing footpath No 460 shall be put in place and maintained for the duration of the development, the route of footpath No 460 shall not be obstructed or its surface damaged in any way and the protected width of the public footpath must not be less than 2.5 metres.

23 Within 3 months of the completion of the approved restoration scheme on the land known as Common Field, Bridleway 459 shall be reinstated to its original line as shown on Drawing No TA/1 dated June 2007 to a specification to be approved by the County Planning Authority.

Traffic

24 Before any other operations are commenced, with the exception Condition 21 above the tunnel under Old Reigate Road shall be constructed in accordance with the approved plans all to be permanently maintained to a specification to be agreed in writing with the County Planning Authority.

25 The means of access to the development shall be from Reigate Road (A25) only.

- (a) There shall be no means of access, wither vehicular or pedestrian/cycle from Old Reigate Road.
- (b) The site, the subject of the application, shall not be worked until a permanently maintained physical barrier fronting Old Reigate Road and the surrounding public rights of way, as may be agreed in writing with the County Planning Authority, has been erected to prevent the formation of unauthorised access to that road.

26 The average number of HGV movements shall not exceed 200 per day (on a 5 day average). Records of HGV movements to and from the site shall be maintained for up to 1 year at any one time and shall be made available to the County Planning Authority on request.

27 In order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of dangerous surfaces on the public highway the wheel cleaning facilities approved under consent Ref: MO/06/0577 dated 10 July 2006 and any subsequently approved wheel cleaning facility shall be used at all times unless otherwise agreed by the County Planning Authority in writing.

Archaeology

- 28 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the County Planning Authority.

Birdstrike

- 29 Prior to the commencement of the development hereby permitted details of bird hazard management plan shall be submitted to the County Planning Authority for approval in writing. Such a plan shall include detailed measures of the monitoring of any standing water within the site until the site is fully restored to agriculture and include suitable measures to ensure:
- a. Zero tolerance of nesting/breeding feral geese and waterfowl
 - b. Zero tolerance of roosting gulls
 - c. No more than 10 feral geese utilise the site on any occasion.

The approved bird hazard management plan is to be implemented and maintained in its entirety as approved.

Vibration

- 30 Prior to the commencement of the development hereby permitted vibration monitoring measures shall be implemented in accordance with a scheme to be submitted to the County Planning Authority for approval in writing. The scheme shall provide for:-
- a. monitoring vibration levels due to demolition/construction/mining works;
 - b. alerting the site operator/contractors which vibration levels exceed predetermined vibration alarm limit levels;
 - c. the correlation of vibration exceedances with any interruptions to the operation of telecommunications equipment.

The development hereby permitted shall take place strictly in accordance with any scheme approved pursuant to this condition or subsequently approved.

Quarry Design

- 31 Prior to the commencement of the development hereby permitted a scheme shall be submitted to the County Planning Authority for approval in writing providing details of:
- a. design criteria and final face profile of the excavation;
 - b. access tunnel gradients and batters;
 - c. drainage within the access tunnel.

The development hereby permitted shall take place strictly in accordance with any scheme approved pursuant to this condition or subsequently approved.

Soil Handling

- 32 Within 3 months of the formation of storage bunds the operator shall submit a plan to the County Planning Authority for approval in writing, showing the location, contours and volumes of the bunds, and identifying the soil types.
- 33 Soil handling and movement shall not be carried out between the months of October and March inclusive, unless otherwise agreed in writing by the County Planning Authority. All soils and soil making materials shall only be stripped, handled, stockpiled or used for purposes of restoration when they are in such a dry and friable condition so as to prevent compaction. For soils containing more than 18% clay the criteria for determining dry and friable may be based on a field assessment of the soils wetness in relation to its lower plastic limit according to the following test. 'An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3 mm diameter can be formed, the soils is wetter than the lower plastic limit and

soil moving should not take place until the soils have dried out. If the soil crumbles before a long thread of 3mm diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples on each major soil type'. For all soil types (including sandy loams, loamy sands and sands) no soil handling should proceed during and shortly after significant rainfall, and/or when there are any puddles on the soil surface.

- 34 Plant or vehicles movements shall be confined to clearly defined haul routes or to the infill surface and shall not cross areas of topsoil or subsoil except for the express purposes of soil stripping or replacement operations.

Soil Stripping and Storage

- 35 The operator shall give five clear working days written notice to the County Planning Authority of the intention to commence stripping soils.
- 36 All topsoil and subsoil and subsoil forming material shall be permanently retained on the site for subsequent use in restoration.
- 37 Soils identified for use as a subsoil substitute shall be stripped separately and, wherever possible, be immediately re-spread over the replaced overburden. If this re-spreading is not practicable, the subsoil substitute shall be stored separately for subsequent replacement.
- 38 Bunds for the storage of agricultural soils shall conform to the following criteria:
- a) Topsoils, subsoils and subsoil substitutes shall be stored separately.
 - b) Where continuous bunds are used, dissimilar soils shall be separated by a third material, previously agreed in writing with the County Planning Authority.
 - c) The bund on the eastern boundary of the site shall not exceed 3 metres in height, all other bunds shall not exceed 2 metres in height.
 - d) Material shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.
- 39 In the first available season following their formation, all mounds of topsoil and subsoil shall be seeded to grass and the sward shall be managed throughout the period of storage until the soils are required for use in the restoration of the site, except as may otherwise be agreed in writing by the County Planning Authority.
- 40 Pockets of suitable soil forming material shall be recovered, wherever practicable and necessary during the stripping or excavations operations, for use in the restoration.

Soil Replacement

- 41 Prior to the commencement of the placement of the restoration soils, profile boards shall be placed on the formation level at 50 metre centres indicating the finished levels of the restoration soil profile. In any part of the site where settlement occurs during the restoration and aftercare period, the applicant shall fill any depression to the final settled contours specified in the restoration plan Drawing No RRQ-FR-1 dated June 2007 with suitable soils to a specification to be agreed in writing with the County Planning Authority.
- 42 All stones and other materials in excess of 15 cm in any dimension which are likely to obstruct cultivation in the agricultural afteruse, shall be picked and removed from the site.
- 43 The applicant shall notify the County Planning Authority at least five working days in advance of the commencement of the final subsoil placement on each phase, or part phase to allow a site inspection to take place.
- 44 The restoration soils shall be spread over the site at a even depth to a minimum settled depth of not less than 120 cm and shall not exceed the final levels shown on Drawing No RRQ-FR-1 dated June 2007.