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Your Ref: 2023/2889

Ms. Suzanne Parks
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By email only: tplan@elmbridge.gov.uk

21 December 2023

Dear Ms. Suzanne Parks,

**TOWN AND COUNTRY PLANNING ACT 1990
LAND OFF ANYARDS ROAD AND COPSE ROAD, COBHAM, SURREY, KT11 2LH**

Outline Application for 26 residential dwellings following demolition of existing buildings (for layout, scale, access and appearance).

Thank you for consulting Surrey County Council (SCC) as the Minerals and Waste Planning Authority (MWPA) on the above outline planning application.

The application site is approximately 0.45 hectares (ha) in size, and currently comprises of a retail unit, two residential units and disused garages with associated hardstanding and is allocated in the Elmbridge Local Plan for 35 residential units (gross).

The application site is not near any active mineral workings or waste management facilities, Mineral Safeguarding Areas (MSA), or preferred areas for mineral extraction. Therefore the issue of prejudice does not arise.

However, having regard to the nature and scale of the proposal, the development will generate a substantial amount of construction, demolition and excavation waste (CD&E waste) and local authority collected waste (LACW) once it is occupied.

The National Planning Policy for Waste 2014 (NPPW) explains at paragraph 8 that in determining planning applications for non-waste development Elmbridge Borough Council should ensure that new development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development. This includes providing adequate storage facilities at residential premises (e.g. ensuring that there is sufficient and discrete provision for bins) to facilitate a high quality, comprehensive and frequent household collection service; and the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities and minimises off-site disposal.

Similarly, Policy 4 of the Surrey Waste Local Plan 2020 (SWLP) seeks to ensure that all new development makes appropriate provision for the sustainable management of waste arising from that development. It states that planning permission for new development will be granted

only where CD&E waste is limited to the minimum quantity necessary; opportunities for re-use and for the recycling of CD&E waste are maximised; on-site facilities to manage waste arising during the operation of the development are of an appropriate type and scale; and integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

The SWLP forms part of the Development Plan and planning application Ref. 2023/2889 should be determined in accordance with Policy 4 unless material considerations indicate otherwise.

The MWPA notes that this is an outline application and further information will be submitted in any future planning application relating to the development proposed. However, upon review of the submitted application it appears that the SWLP has been entirely omitted from consideration. Aside from 'Information Plan – Drawing No: 1409/Pln/113, dated 03/10/2' which illustrates basic refuse storage and collection points, no further relevant information in the application documents has been submitted detailing how waste arising from the development would be managed. Consequently, and due to the nature and scale of the proposed development, the MWPA would recommend that further information be provided about sustainable waste management.

Accordingly, the MWPA raises **NO OBJECTION** to the proposed development subject to:

1. Elmbridge Borough Council being satisfied that the development includes adequate facilities for waste storage and recycling, and that adequate controls exist to ensure that waste storage and recycling is maintained and managed for the life of the development.

Reason: to comply with Policy 4 of the Surrey Waste Local Plan 2020.

2. The submission of a Site Waste Management Plan to Elmbridge Borough Council for approval before the commencement of any construction and demolition activities (including groundworks) demonstrating that: (a) any waste generated by construction, demolition and excavation activities is limited to the minimum quantity necessary; (b) opportunities for re-use and recycling of CD&E waste on the application site are maximised; and (c) sufficient on-site facilities to manage waste (storage, reuse and recycling) arising during the operation of the development of an appropriate type and scale will be provided and maintained for the duration of the development.

Reason: To comply with Policy 4 of the Surrey Waste Local Plan 2020.

I trust the above is self-explanatory and helpful. However, should you have any questions or require further information please do not hesitate to contact me.

Yours sincerely,

Dustin Lees

Dustin Lees
Minerals and Waste Policy Team Leader