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Your Ref: 2024/0122

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Head of Planning and Environmental Health
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By email only: tplan@elmbridge.gov.uk

28 May 2024

Dear Ms. Parkes,

TOWN AND COUNTRY PLANNING ACT 1990
Burhill Golf Club, Walton-On-Thames, Surrey KT12 4BX

Formation of irrigation reservoir.

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

The MWPA note pre-application advice was sought about the proposal from Elmbridge Borough Council in November 2020 at which time the MWPA was asked to comment. The MWPA confirmed that it would be unlikely to raise objection to the proposal on mineral safeguarding grounds.

The proposed development comprises the formation of a 4.8-hectare irrigation reservoir with a storage capacity of approximately 32,500m³. The applicant's Planning and Access Statement (dated 23 January 2024) explains that current levels of irrigation for the golf course are insufficient to meet demands, diminishing the quality of the course with consequential financial and golfing experience impacts.

The applicant also explains that the reservoir will be constructed through "cut and fill techniques", with only a "modest" amount of "topsoil" being imported to the site. The proposal will also involve the construction of bunds along the perimeter of the reservoir, using excavated material arising from reservoir construction.

Mineral Safeguarding

The application site is within a Minerals Safeguarding Area (MSA) for concreting aggregate. The National Planning Policy Framework 2023 (NPPF) outlines at paragraph 216 that planning policies should safeguard mineral resources by defining MSAs and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked).

Accordingly, Policy MC6 of the Surrey Minerals Plan Core Strategy 2011 seeks to safeguard MSAs and existing mineral sites from development that would sterilise the underlying mineral resource or otherwise prejudice the steady and adequate supply of minerals from existing workings. Further details about Mineral Safeguarding can be found in the MWPA's [Mineral Safeguarding Guidance Note](#), updated and published in January 2024.

The MWPA welcomes reference at paragraph 7.62 of the applicant's Planning and Access Statement to the Minerals and Waste Development Framework and to the relevant MSA in which the application site is located. The MWPA agrees with the applicant that, having regard to the nature and scale of the proposal, it is unlikely to sterilise the mineral resources located within the MSA.

Waste Safeguarding

The application site is 2.34km to the northeast of Silvermere Haven Pet Cemetery (TIP/EL/17) which is a waste management facility involving the disposal and transfer of clinical waste and animal carcasses.

Policy 7 of the Surrey Waste Local Plan 2023 (SWLP) safeguards land that benefits from consent for waste management, in use for waste management, and allocated for waste management development and establishes a presumption against proposals that would prejudice the operation of existing waste management facilities or result in the loss of waste management capacity.

However, in this case the application site is sufficiently distant from Silvermere Haven Pet Cemetery such that the issue of prejudice is unlikely to arise.

Sustainable Waste Management

The National Planning Policy for Waste 2014 states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that: the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.

Accordingly, SWLP Policy 4 sets out that planning permission for any new development will be granted where it has been demonstrated the waste generated during the construction, demolition and excavation (CD&E waste) is limited to the minimum quantity necessary and opportunities for reuse and for the recycling of such waste on the application site are maximised.

Further details about sustainable waste management can be found in the [Sustainable Construction and Waste Management in New Development Guidance Note](#) published by the MWPA in January 2024.

Conclusion

Having regard to the preceding paragraphs, the MWPA raises **NO OBJECTION** to the proposed development subject to:

1. Elmbridge Borough Council being satisfied that CD&E waste generated from the development has been limited to the minimum quantity necessary and that opportunities to reuse and recycle any CD&E waste generated by the development are maximised in accordance with Policy 4 of the Surrey Waste Local Plan 2020.
2. Elmbridge Borough Council seeking clarification about the nature and volume of 'topsoil' to be imported as part of the development to ensure that (a) such material is fit for purpose; (b) it involves the minimum volume requisite; and (c) vehicle movements associated with its import are minimised. Once further details have been provided by the applicant to the satisfaction of Elmbridge Borough Council these could be secured by way of condition.

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,

A solid black rectangular box used to redact the signature of Dustin Lees.

Dustin Lees
Minerals and Waste Policy Team Leader