



Quadrant Court
35 Guildford Road
Woking
Surrey GU22 7QQ

EP21/00223/CMA amended/amplified by Email from Agent dated 21 May 2021 with attached Further Information in Response to Transportation Development Planning Team Comments dated May 2021 and Drawing No. 193091/PL/D/011 Visibility Splay dated May 2021; Air Quality Assessment (Dust) rev 1 dated 8 June 2021; Email from agent dated 2 July 2021 with attached Drawing No. 193091/PL/D/001 rev B Site Location Plan dated January 2021, Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021, Drawing No. 193091/PL/D/012 Overnight HGV Parking Plan dated June 2021, Applicant response on noise (pdf titled Response on noise 3006), and Revised Further Information in Response to Transportation Development Planning Team Additional Comments of June 2021 dated June 2021; Email from Agent dated 6 September 2021 with clarifying info and Drawing No. 193091/PL/D/010 Proposed Office Elevations dated Sept 2021; Noise Impact Assessment Final Report v3 (Document ref: 1150.002R.4.0.NA.Final v3) dated 12 November 2021; Applicant document titled Surrey County Council Noise consultant responses 30 November 2021.

TOWN AND COUNTRY PLANNING ACT 1990

SURREY COUNTY COUNCIL AS COUNTY PLANNING AUTHORITY DO HEREBY **GRANT** PLANNING PERMISSION FOR CHANGE OF USE OF AN EXISTING WASTE TRANSFER STATION TO A MATERIALS RECYCLING FACILITY AND EXTENSION OF THIS SITE TO INCORPORATE A NEW WASTE TRANSFER STATION, INCLUDING: DEMOLITION OF EXISTING BUILDING; REINFORCEMENT OF RETAINING WALL; PROVISION OF NEW SITE SURFACING AND DRAINAGE; CONSTRUCTION OF BUILDINGS FOR THE BULKING AND PROCESSING OF MIXED SKIP WASTE AND SKIP STORAGE, AND THE SORTING AND TRANSFER OF INERT WASTE MATERIALS; USE OF AN OFFICE; RETENTION OF EXISTING WORKSHOP; INSTALLATION OF WEIGHBRIDGE; RETENTION OF ENTRANCE GATES AND FENCING; AND, PROVISION OF CAR PARKING [PART RETROSPECTIVE].

ON LAND AT THE CHALK PIT, COLLEGE ROAD, EPSOM, SURREY KT17 4JA

SUBJECT TO THE FOLLOWING CONDITIONS:

Approved Plans

1. The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:

Drawing No. 193091/PL/D/001 rev B Site Location Plan dated January 2021

Drawing No. 193091/PL/D/002 rev A Existing Block Plan dated January 2021

Drawing No. 193091/PL/D/003 rev A Topographical Survey dated January 2021

Drawing No. 193091/PL/D/004 rev A Existing Cross Sections and Elevations dated January 2021

Drawing No. 193091/PL/D/005 rev A Proposed Buildings for Demolition dated January 2021

Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021

Drawing No. 193091/PL/D/007 rev A Proposed Site Zoning dated January 2021

**This decision notice does not grant listed building consent or convey any approval under building regulations
Attention is drawn to the attached notes**

Drawing No. 193091/PL/D/008 rev A Proposed Cross Sections and Elevations dated January 2021

Drawing No. 193091/PL/D/009 rev A Site Drainage Plan dated January 2021

Drawing No. 193091/PL/D/010 Proposed Office Elevations dated September 2021

Drawing No. 193091/PL/D/011 Visibility Splay dated May 2021

Drawing No. 193091/PL/D/012 Overnight HGV Parking Plan dated June 2021 .

Hours of Working

2. No lights shall be illuminated nor shall any operations or activities authorised by this permission be carried out except between the following hours:

07:00 - 18:00 Mondays to Fridays

07:00 - 13:00 Saturdays

There shall be no working on Sundays or any Public, Bank, or National Holiday. This shall not prevent the carrying out of emergency operations, but these shall be notified in writing to the County Planning Authority within 24 hours of their commencement.

Contamination

3. If, during construction works, ground contamination not previously identified is found to be present at the application site then no further construction works shall take place until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the County Planning Authority.

The remediation strategy shall be implemented as approved.

Drainage

4. Within three months of the date of this permission, details of the design of a surface water drainage scheme shall be submitted to the County Planning Authority for approval in writing. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) Evidence that the existing on-site soakaway is fit for purpose.

b) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

c) Details of drainage management responsibilities and maintenance regimes for the drainage system.

The scheme shall be implemented in full within three months of approval and shall thereafter be complied with at all times.

Highways, Traffic and Access

5. Within two months of the date of this permission space shall be laid out within the application site in accordance with Drawings Nos. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021 and 193091/PL/D/012 Overnight HGV Parking Plan dated June 2021 for cars, HGVs and cycles to be parked and for the loading and unloading of

12 HGVs and for all vehicles to turn so that they may enter and leave the site in forward gear.

A four hoop Sheffield toast rack cycle stand with sufficient space for eight bicycles shall subsequently be installed within the cycle parking area as shown on Drawings Nos. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021 and 193091/PL/D/012 Overnight HGV Parking Plan dated June 2021 within one month of the laying out of the space as detailed above.

Thereafter the cycle parking area, parking/loading and unloading/turning areas shall be retained and maintained for their designated purposes.

6. Within three months of the date of this permission a scheme for at least 2 of the available car parking spaces within the application site to be provided with a fast charge socket (current minimum requirement: 7kW Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) shall be submitted to the County Planning Authority for approval in writing.

The approved scheme shall be implemented within three months of approval and the installed sockets shall thereafter be retained and maintained in good working order.

7. Prior to any building construction work being undertaken within the application site other than the metal support posts previously erected, a Construction Transport Management Plan, to include details of:

- a) Parking for vehicles of site personnel, operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials;
- d) HGV deliveries and hours of operation;
- e) Vehicle routing;
- f) Measures to prevent the deposit of materials on the highway; and
- g) On-site turning for construction vehicles,

shall be submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented during the construction of the development.

8. There shall be no more than an annual average of 68 daily HGV movements (34 in and 34 out) to and from the application site directly connected to the development hereby permitted.

The operator shall maintain accurate records of the daily number of HGVs accessing and egressing the application site and these records shall be submitted to the County Planning Authority by the first day of April, July, October and January each year.

9. All loaded HGVs entering and leaving the application site directly connected to the development hereby permitted shall be sheeted or otherwise enclosed so as to prevent spillage or the emission of dust.

Noise

10. The Rating Level, L_Ar,Tr, of the noise emitted from all plant, machinery and vehicle movements on the application site directly connected to the development hereby permitted shall not exceed the existing representative LA90 background sound level at any time by more than +5dB(A) at the nearest noise sensitive receptors.

Should this noise limit be exceeded the source(s) of the noise causing the exceedance shall cease until the operator has submitted a scheme to attenuate noise levels which has been approved by the County Planning Authority in writing and that scheme has been fully implemented.

11. Within seven days of the request of the County Planning Authority, the operator shall arrange for noise monitoring to be carried out at the application site in order to assess compliance with the noise limits set out in Condition 10 above.

The assessment shall be carried out in accordance with British Standard (BS) 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sounds' or any subsequent Standard replacing or amending this Standard. The existing representative LA90 background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level shall be justified following guidance contained within BS4142:2014+A1:2019 or any subsequent Standard replacing or amending this Standard and agreed with the County Planning Authority.

Measurements shall only be undertaken by those competent to do so (i.e. Member or Associate grade of the Institute of Acoustics).

The results of the monitoring shall be reported to the County Planning Authority within 14 days of such monitoring.

12. Waste processing operations within the application site involving the use of any type of mechanical screener for any materials recycling hereby permitted shall cease until Building 2 as shown on Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021 has been fully constructed and fitted with the automated roller shutter doors as shown on Drawing No. 193091/PL/D/008 rev A Proposed Cross Sections and Elevations dated January 2021.
13. All company owned plant and vehicles shall be fitted with white noise/nontonal reversing alarms within one month of the date of this permission. Once fitted, these alarms shall be retained and maintained in accordance with the manufacturer's recommendations at all times.
14. All plant and machinery shall be serviced, maintained and silenced in accordance with manufacturers recommendations at all times.

Any damage, breakdown or malfunction of silencing equipment shall be treated as an emergency and should be dealt with immediately. Where a repair cannot be carried out within a reasonable period, the plant and/or machinery affected should be taken out of service.

15. There shall be no crushing of any inert waste within the application site at any time.
16. All company owned skip lorries shall be fitted with chain sleeves within one month of the date of this permission. Once fitted, these guards shall be retained and maintained in accordance with the manufacturer's recommendations.

Dust

17. Within three months of the date of this permission, a proactive Dust Management Plan shall be submitted to the County Planning Authority for approval in writing. Such a Plan shall be based on the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Mineral Dust Impacts for Planning (v1.1) dated May 2016 or later version, and shall include measures for the control and management of any dust creating activities within the application site so as to prevent nuisance or any significant adverse impact on residential amenity or human health beyond the application site. The Plan shall be implemented upon approval and shall be complied with at all times.

Limitations

18. The loading and/or unloading of waste and/or materials to/from lorries and/or machinery; the storage, sorting, segregation, bulking and/or stockpiling of waste and/or materials; and, the deposit and storage of skips, shall only be undertaken within Building 1 and Building 2 as shown on Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021 after their construction.
19. The processing of waste using the trommel and/or picking station shall only be undertaken within Building 2 as shown on Drawing No. 193091/PL/D/006 rev C Proposed Block Plan dated May 2021,
20. The development hereby permitted shall receive up to a maximum of 26,000 tonnes of commercial and industrial and construction, demolition and excavation wastes per calendar year.

No putrescible food wastes or hazardous waste shall be imported to the application site. Any non-conforming waste imported to the application site, including any that arrive as part of loads, shall be removed from the site within 48 hours and shall be taken to a suitably authorised waste facility.

The operator shall maintain accurate records of the daily tonnages of waste imported to the application site and these records shall be submitted to the County Planning Authority by the first day of April, July, October and January each year.

21. Within three months of the date of this permission, details and colours of all materials to be used on the external faces of all buildings to be constructed and/or positioned within the application site shall be submitted to the County Planning Authority for approval in writing. All materials specified for the external facing surfaces shall be of a non-reflective nature.

The development shall thereafter be implemented and maintained in accordance with the approved details, and shall be kept in a good state of repair at all times.
22. Notwithstanding any provision to the contrary under Schedule 2 Part 2 (Class C), Part 4 (Class A), Part 7 (Classes F, H, I and L) and Part 11 (Class B) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no plant, building or machinery, whether fixed or moveable shall be erected on the application site without the prior written approval of the County Planning Authority in respect of the siting, design, specification and appearance of the installation, such details to include the predicted levels of noise emission and their tonal characteristics.

Lighting Scheme

23. No form of external lighting, including floodlighting, security lighting, luminaires and/or any temporary lighting, shall be installed and/or used within the application site unless a lighting scheme has been submitted to and approved by the County Planning Authority in writing. Such a scheme shall include details of:
 - a) The siting of all external lighting, including floodlighting, security lighting, luminaires and/or any temporary lighting.
 - b) The hours during which lighting would be illuminated and good practice measures to minimise its use including timers.
 - c) The height and position of any lighting.
 - d) The intensity of the lighting specified in Lux levels.

- e) Measures to control and minimise light spill.
- f) Measures for reviewing any unforeseen impacts.
- g) Practical measures to minimise upward waste of light from lighting and to minimise light spill outside of the boundary of the application site.

The lighting shall thereafter be implemented, operated and maintained in accordance with such a scheme at all times.

Biodiversity

24. Within three months of the date of this permission, a scheme of biodiversity net gain shall be submitted to the County Planning Authority for approval in writing. Such a scheme shall include a schedule of ecological benefits to be implemented within the application site, including through the design of the new buildings to be constructed, and a timescale for the implementation of each ecological benefit.

The scheme shall be implemented in full within six months of approval and maintained as approved at all times.

REASONS FOR IMPOSING CONDITIONS:

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in accordance with Surrey Waste Local Plan 2020 Policies 13 and 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
3. To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the application site in accordance with the National Planning Policy Framework 2021 paragraphs 174, 183 and 184; Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Development Management Policies Document 2015 Policy DM17.
4. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
5. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the National Planning Policy Framework 2021 paragraph 110, Surrey Waste Local Plan 2020 Policy 15; Epsom and Ewell Borough Council Core Strategy 2007 Policy CS16 and Epsom and Ewell Borough Council Development Management Policies Document 2015 Policy DM37.
6. In order to meet the objectives of the National Planning Policy Framework 2021 Section 9 'Promoting Sustainable Transport' and in accordance with Surrey Waste Local Plan 2020 Policy 15.
7. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the National Planning Policy Framework 2021 paragraphs 110 and 112; Surrey Waste Local Plan 2021 Policy 15; Epsom and Ewell Borough Council Core Strategy 2007 Policy CS16; and, Epsom and Ewell Borough Council Development Management Policies Document 2015 Policy DM37.

8. To comply with the terms of the application and to enable the County Planning Authority to exercise planning control over the development so as to safeguard the environment and protect the amenities of the locality in accordance with the National Planning Policy Framework 2021 paragraphs 104, 174 and 186; Surrey Waste Local Plan 2020 Policies 13 and 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
9. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the National Planning Policy Framework 2021 paragraph 110 and Surrey Waste Local Plan 2020 Policy 15.
10. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
11. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
12. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14, and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
13. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14, and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
14. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14, and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
15. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
16. In order to protect the amenity of noise sensitive receptors during the operation of the development in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
17. To safeguard the environment and local amenity in accordance with the National Planning Policy Framework paragraph 174; Surrey Waste Local Plan 2020 Policy 14, and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
18. To comply with the terms of the application and to safeguard the environment and local amenity in accordance with the National Planning Policy Framework 2021 paragraph 185, Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
19. To comply with the terms of the application and to safeguard the environment and local amenity in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
20. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in

accordance with Surrey Waste Local Plan 2020 Policies 13 and 14 and Aggregates Recycling Joint Development Plan Document 2013 Policies AR4 and AR5.

21. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard local amenity and the local character, in accordance with Surrey Waste Local Plan 2020 Policies 13 and 14.
22. To enable the County Planning Authority to exercise planning control, and to safeguard local amenity and the local character, in accordance with Surrey Waste Local Plan 2020 Policies 13 and 14.
23. To enable the County Planning Authority to exercise planning control and to safeguard the environment and local amenity in accordance with the National Planning Policy Framework 2021 paragraph 185; Surrey Waste Local Plan 2020 Policy 14 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS6.
24. To safeguard local amenity and the local character in accordance with the National Planning Policy Framework 2021 paragraph 174; Surrey Waste Local Plan 2020 Policy 13 and Epsom and Ewell Borough Council Core Strategy 2007 Policy CS3.

INFORMATIVES:

1. If proposed works result in infiltration of surface water to ground with a Source Protection Zone, the Environment Agency will require proof of surface water treatment to achieve water quality standards.
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
3. Details of the highway requirements necessary for inclusion in any application seeking approval of details required by planning condition may be obtained from the Transportation Development Planning Division of Surrey County Council Transport Development Planning - Surrey County Council (surreycc.gov.uk).
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
5. Section 59 of the Highways Act 1980 permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. The operator is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highways surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
7. The applicant is reminded of their commitment to use the 'NJB Overflow Car Park' as shown on Drawing No. 193091/PL/D/006 Rev C Proposed Block Plan dated May 2021, and not to use College Road, for the parking of vehicles in relation to the use of the application site.
8. The operator is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while

that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

The existing waste reception building to be demolished as part of the development hereby approved should be assumed to contain nesting birds between 1 March and 31 August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.

9. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.
10. In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussions, assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has identified all material considerations, forwarded consultation responses to the applicant, considered representations from interested parties, liaised with consultees and the applicant to resolve identified issues, and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise, traffic, dust, landscape, visual impact, and Green Belt, and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2021.

DATE 2 May 2023

Caroline Smith

PLANNING GROUP MANAGER

NJB Recycling Ltd
per Suzi Coyne Planning
4 A'Beckets Avenue
Bognor Regis
PO21 4LU

Third Party Rights

Anyone seeking to challenge the lawfulness of this decision may make an application to the High Court for permission to bring a claim for judicial review. You should seek legal advice promptly if you wish to challenge this decision.