

Item 5- To consider a motion from the Windlesham Village Councillors regarding the use of landfill material on the Heathpark Wood SANG site

Motion:

Windlesham Village Councillors request that the Planning Committee note the letter received from Surrey Heath Borough Council (SHBC) of 28th January 2025 in response to Windlesham Parish Council's letter of 27th January 2025 (attached), concerning the use of landfill material on the Heathpark Wood SANG site and consider the following motion:

1. The Committee is asked to consider writing to SHBC and the Environment Agency to seek information on the actions being taken to address and, if required, remedy the issue. In particular, the Environment Agency should be requested to confirm whether:
 - They are satisfied that all materials imported on site for use in the haul road comply with the U1 exemption.
 - Any samples have been taken from the site for analysis and provide details of any results.
 - They are satisfied that it will be possible to remove all relevant materials from the site once the works have been completed and that in the intervening period, the site (including soil and ground water) will not become irreversibly contaminated.



Windlesham Parish Council

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The Avenue
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Julia Greenfield

Surrey Heath Borough Council
By e-mail: julia.greenfield@surreyheath.gov.uk

Cc: Gavin Chinniah (gavin.chinniah@surreyheath.gov.uk), Sarita Bishop
(sarita.bishop@surreyheath.gov.uk)

Dear Julia,

Re: Use of Landfill Material to Construct a Haul Road on the Heathpark Wood SANG site

I am writing on behalf of the Windlesham Parish Council Planning Committee to raise urgent concerns regarding the construction of a haul road through the Heathpark Wood SANG site and request clarification on several points.

1. Purpose of the haul road

- Our understanding is that a haul road is typically constructed to provide temporary access for heavy vehicles transporting materials and equipment for construction. However, this road has been constructed on the SANG site, which is situated on the opposite side of the road from the development. Could you please clarify the necessity of this haul road and the reasoning behind routing it through the SANG site?
- The SANG site is designated for recreation and wildlife protection. Given this, we would like an explanation why building materials are being transported through it.

2. Material Quality and U1 Exemption Compliance

- The materials used for the road appear to include visible plastic waste, which is not listed as acceptable under the U1 exemption referenced in Persimmon's email dated 7 January.
- In our opinion, the materials do not resemble standard hardcore. Could you confirm whether the contractor has registered the U1 exemption?

3. Environmental Concerns

- The potential for contaminants seeping into the ground is concerning. Has SHBC conducted or requested sample testing of the materials to ensure they are free from contaminants?
- If no testing has been conducted, we please strongly recommend that samples be taken and analysed to confirm compliance with environmental standards.



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4. Compliance with Planning Conditions

- We ask for confirmation that the contractor has met all planning conditions to enable them to begin work on the site.

5. Planning Permission for the Haul Road

- Could you clarify whether planning permission should have been sought for the construction of the haul road?
- We feel the lack of communication on this matter from Persimmon is troubling, as they appear to have proceeded without proactively informing the council.

In summary, we kindly request SHBC to provide the following:

- Clarification on the purpose and necessity of the haul road.
- Confirmation of whether the materials used comply with the U1 exemption and whether a U1 exemption has been registered.
- Results of any sample testing conducted on-site.
- Assurance that all planning conditions have been met before work commenced.
- Clarification on whether planning permission was required for the construction of the haul road.

We thank you for your attention to this matter and look forward to your response to the concerns raised. Please do not hesitate to contact me if further information is needed.

Yours sincerely,

Sarah Wakefield
Assistant Clerk

Item 6- To Consider a response to a Runnymede Borough Council consultation: Runnymede Pitch and Plot Allocation Scheme for Gypsies, Travellers and Travelling Showpeople SPD

Members have been invited to respond to a Runnymede Borough Council consultation. Members are asked to read the communication from Runnymede Borough Council below and decide whether they wish to make representation:

Runnymede Borough Council has prepared a draft Pitch and Plot Allocation Scheme for Gypsies, Travellers and Travelling Showpeople SPD for public consultation. The allocation scheme, once adopted, will help to support the implementation of the Runnymede 2030 Local Plan.

The adopted Runnymede 2030 Local Plan allocates 10 plots for Travelling Showpeople at the Longcross Garden Village and 35 new pitches for Gypsies and Travellers across 9 housing allocation sites (this includes the retention of 2 existing unauthorised pitches). The provision of new permanent pitches and plots in the Borough are part of the Council's wider strategy contained in the Local Plan to meet the identified accommodation needs of Gypsies, Travellers and Travelling Showpeople

Local Plan Policy SL22: Meeting the Needs of Gypsies, Travellers and Travelling Showpeople states that where traveller pitches are required to be provided on sites allocated through the Local Plan, the Council will secure their delivery through the imposition of appropriate planning conditions or obligations attached to any planning approval granted. Those obligations will include an appropriate management agreement including measures to secure (amongst other things), a policy for allocation (to preserve access for those with local connection). The draft allocation scheme has been produced in line with this policy requirement.

The allocation scheme sets out how the Council will determine who is eligible for the allocated pitches and plots, and how eligible applicants will be prioritised. Please note that this consultation is only concerned with the contents of the allocation scheme itself and not the principle of delivering pitches and plots for Gypsies, Travellers and Travelling Showpeople on the allocated sites. This principle has already been established through the examination and subsequent adoption of the Runnymede 2030 Local Plan.

The draft allocation scheme has been amended following comments received during the last round of public consultation carried out in June and July 2024, and is open for a final round of public consultation for a period of 4 weeks from Monday 3rd February to Monday 3rd March 2025. The amended draft SPD and supporting documentation is available to view at:

www.runnymede.gov.uk/say/consultations-surveys

The consultation documentation is also available to inspect at the Civic Centre in Addlestone which is open between 8.30am and 4.30pm on Fridays. The documentation is also available to view at Addlestone, Chertsey, Egham, New Haw and Virginia Water libraries. To view the opening times of your local library please visit <https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest>

How to make a representation

We would like you to send us your views electronically if possible. Representations should be sent to: planningpolicy@runnymede.gov.uk

If you are unable to submit your comments electronically please send your written comments to the Planning Policy team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period (23:59 on Monday 3rd March).

All representations made during the course of the consultation must be made in writing. Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any individual or group will not be recorded or considered.

Copies of comments received during the course of the consultation will be made available for the public to view on the Council's website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.

If you need help with your representation, please contact me using the details below.

Yours sincerely,

THE RUNNYMEDE PLANNING POLICY TEAM