

Woking Borough Council Site Allocation DPD

Safeguarding of the Woking Rail Aggregate Depot (Inspector's Matter 4, Issue (ii) Q 3)

Surrey County Council and Day Group Ltd Joint Position Statement

1. Introduction

The following comprises an agreed position statement by the following parties:

- Surrey County Council (SCC) as the Mineral Planning Authority (MPA)
- Day Group Ltd as the operator of the rail aggregate depot

The Position Statement is relevant to the Inspector's Matters, Issues and Questions document (ID/4) and specifically Matter 4, Issue (ii) Question 3:

Would the allocations for residential development (UA6, UA10, UA11, UA13 and UA34)¹, including the proposed modifications included in the July 2019 version of the SADPD, ensure the dwellings would be integrated effectively with the safeguarded² rail aggregates depot, and ensure that unreasonable restrictions would not be placed on its operation³?

National and Strategic policies are clear with regard to the need to safeguard rail served sites such as the Woking Rail Depot. Further, the Framework now incorporates the 'agent of change principle' which requires that the existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. To ensure that the SADPD is justified, effective and consistent with national policy modifications have been agreed between Woking Borough Council (WBC), SCC and Day Group Ltd to ensure that it meets the tests of soundness.

2. UA 34 (Including proposed modifications in the July 2019 version)

i) Response by SCC and Day Group

In response to the Inspector's question it is confirmed that the allocation for residential development for Site UA34, including the proposed modifications included in the July 2019 version of the DPD, are considered by SCC and Day Group to have moved forward in a positive way.

The proposed modifications to the Policy Text 'key requirements' are supported in full and with particular reference to those provided at Bullet Points: 1, 17, 28, 29 and 30 which directly address matters raised by SCC, NR and Day Group in their previous representations.

The amendments to the extent of the allocation site on the UA34 Site Plan and Proposals Map is supported in full and now reflects the correct area available for development.

¹ The list of sites is amended in this response to accurately reflect those sites within the 200 metre consultation zone

² Per Policy MC6 of the Surrey Minerals Plan Core Strategy 2011

³ Per paragraph 182 of the National Planning Policy Framework

3. UA6, UA7, UA11, UA13, UA14 and UA36

i) Response by SCC and Day Group

In response to the Inspector's question it is considered that the allocation for residential development for proposed allocation sites: UA6, UA7, UA11, UA13, UA14 and UA36, (NB these are the correct sites within the 200 meter consultation zone) do not as currently drafted ensure that dwellings would be integrated effectively with the safeguarded rail aggregates depot, and ensure that unreasonable restrictions would not be placed on its operation.

The need for the minerals safeguarding area constraint to be identified within the Site Allocation is to ensure landowners/developers are aware of it from an early stage and can respond appropriately during the preparation of any planning application. This is an entirely separate and distinct requirement to the consultation mechanism in place, under Policy MC6 of the Surrey Minerals Plan and as detailed in the SCC Consultation Protocol (October 2016). This only takes effect at the stage an application has been submitted.

Omission of reference to the location of the allocation sites in the minerals safeguarding consultation zone and the requirement to engage at an early stage with the MPA does not appropriately safeguard the aggregates rail depot and could result in the delay in the determination of applications for new residential development with implications in terms of the delivery of housing by the SADPD.

ii) Agreed position with WBC

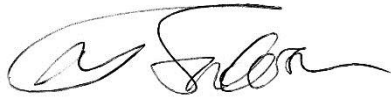
On the basis of the above the following proposed additional 'key requirement' has been agreed with WBC, by exchange of emails dated 07 November 2019, as a further modification for insertion within the Policy text for: UA6, UA7, UA11, UA13, UA14 and UA36

- *In view of the sites location within the consultation zone of the safeguarded Downside Goods Yard rail aggregates depot, as detailed in the Surrey Minerals Plan Policy MC6, applicants are advised at an early stage to consult Surrey County Council to ensure that development would not prevent, directly or indirectly, the minerals function and the operational requirements of the rail aggregate depot.'*

Through the MPA, this will ensure that the operator and landowner are consulted and engaged at an early stage.

Should the proposed modifications and the above additional modification be confirmed then Surrey County Council and Day Group are content that, given appropriate early engagement, the residential allocations can be integrated effectively with the safeguarded rail aggregates depot, and ensure that unreasonable restrictions would not be placed on its operation.

This statement is agreed by:



Paul Sanderson

Minerals & Waste Planning Policy Manager

On behalf of Surrey County Council, 12 November 2019



Vilna Walsh.

Director, Firstplan Ltd

On behalf of Day Group Ltd, 12 November 2019

Representor ID: 06626/1