

From: David Furst [mailto:daf@davidfurst.co.uk]

Sent: 13 September 2017 09:55

To: KWARTENG, Kwasi <kwasi.kwarteng.mp@parliament.uk>

Subject: Littleton Lane - 2020 restoration campaign - From the chairs of the Laleham, Shepperton and Charlton Village Residents Associations

Dear Kwasi,

We are writing to request your assistance with a local issue of great concern to the residents of Laleham, Charlton and Shepperton. The situation requires us to write in some detail so please bear with us. We will try to give a full picture in one email.

As you are aware, Spelthorne is an area rich in gravel deposits which have been mined for decades. As some sites become exhausted, new ones are identified and we are surrounded by a mixture of live extraction sites and great bodies of water as a result.

One long standing gravel site in Laleham / Shepperton is "Littleton Lane" (TW17 0NF). Littleton Lane was initially cleared, on appeal, to process gravel for a period of 5 years in 1998. It has been through many extensions since but is currently - finally – approaching its long agreed closure and restoration in February 2020. We have attached the Restoration plan (SP98-0643) for your information

Uncertainty about the end of gravel extraction and processing.

After decades of extensions to the original permissions and great patience on the part of local residents, residents are not convinced that the promised closure and restoration of the Littleton Lane site in February 2020 will definitely happen.

Apparently, there is a portion of the overall site which still contains gravel and it is for Brett Aggregates to determine whether or not it is economical to excavate. Trial trenches would need to be dug to ascertain this but, in spite of obvious time pressures, Bretts have indicated that no such work has yet been instructed. We would like to be informed of Bretts' intentions.

SCC seem to take an extremely relaxed attitude to management of the site. For instance, the site is currently operating without planning permission. The most recent extension (attached) expired in May 2017. At a recent meeting with SCC Cllr Walsh, Susan Waters (SCC) and Ken Snaith (Shepperton Residents Association), it was queried why no enforcement action is being taken. It was indicated that draft applications have been submitted but considered incomplete for processing, meanwhile SCC appear reluctant to take action. Because of the length of time this has continued beyond the last expiry date (24th May 2017) the residents consider this unacceptable.

The adjoining unregulated industrial estate.

Over time, a number of companies, many un-related to the gravel business, have been allowed to form a kind of "Shanty Town" industrial estate at the location. This has been achieved with no record of planning permission and without any controlled planning processes being followed. At a meeting on 15th August, Ms Waters (Surrey County Council Planning Department) said that she is trying to check back over SCC planning records which are mainly still only on paper and not in good order. She also indicated that Ms Spinks (Spelthorne Borough Council Planning Department) is carrying out a similar investigation. We await any information they may find.

These companies have been granted various "O" licences by the Department of Transport. The site has proved convenient to them and, we presume, a nice little earner for Bretts. As a result they have proliferated and settled and there are now almost 200 HGV's, Coaches and Trailers licensed at the site. The movement of these vehicles, on top of the gravel traffic which we are bound to absorb is – without exaggeration – destroying our villages. Laleham now experiences an average of one HGV every two minutes on a daily basis between 6am and 6pm and more during peak hours. This was verified by a traffic survey carried out by Surrey CC in July 2016.

The major concern of the residents of Shepperton, Laleham and Charlton Village is that Littleton Lane will never close.

It was recently brought to our attention that inefficiency and miss-management of the site by Surrey County Council over many years could stop the promised and legally binding closure and restoration of Littleton Lane in 2020.

In the opinion of one of the Principal Planning officers at Surrey County Council - if businesses located on the so called Industrial Estate can demonstrate that they have been there in excess of 10 years, they will automatically qualify to remain with a Certificate of Lawfulness (CoL) and therefore continue to trade indefinitely. We fear that this could apply to the majority of the site.

In other words, the restoration to rural land that we were promised and have been waiting 20 years for, may not happen, because Surrey County Council have allowed squatters to establish rights on the land! The original planning permissions for the gravel raising would have taken into account that it is Green Belt and only given permission on the basis of the need for gravel being considered as part of the "special circumstances".

If there is to be no more gravel raising the "special circumstances" can no longer apply, particularly with regard to the industrial estate area which comes within the SBC planning control.

After many decades of hard fought battles, we have been forced to accept that local people cannot halt the extraction of gravel. We have also been led to believe that, although we may not always agree with it, the Planning Process is there to protect us and to uphold the law...

We question what has happened to the control and supervision of the Planning Process in this instance?

We have written to our Surrey County Counsellor, Richard Walsh for assurances that Littleton Lane WILL CLOSE IN 2020. He has recommended that we contact you.

We look forward to hearing what you can do to help your constituents in this matter and what we might do to ensure this land is restored to the Green Belt by February 2020

Kind Regards

David Furst – Chair - [Laleham Residents Association](#)

Richard Hewitt - Chair - [Shepperton Residents Association](#)

Stuart Boyle – Chair - [Charlton Village Residents Association](#))

A potted history of the site...

In 1998 the recycling facility on land at Shepperton Quarry situated to the north of the Shepperton processing plant was originally granted planning permission on appeal, ref. T/APP/8360/A/98/1013164, for a five year period expiring on 21 May 2004.

In January 2005 Surrey County Council refused a planning application to continue the recycling use for a further period of 5 years on Green Belt and traffic impact grounds. This decision was also appealed and planning permission granted by the Secretary of State, subject to six planning conditions, in February 2006 (ref. APP/B3600/A/05/1175072) for a further temporary period expiring on 21 May 2009.

In January 2011 the County Council then granted an extension to the life of operations of the recycling facility for a further temporary period to 21 May 2014 under planning permission ref. SP09/0371, subject to 8 conditions.

In May 2014, the continued use of land as a temporary recycling facility was extended further by planning permission ref: SP14/00835/SCC until 21 May 2016, subject to 8 conditions.

In May 2016, MC/16/0062/SCC extended use by a further year to 21 May 2017.

Permission is subject to 8 conditions...

Plans and drawings

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

- Drawing No C60/261 Recycling Facility at Littleton Lane dated February 2009
- Drawing No SA.502D Site Layout Dated 30 Jul 1999

Duration

2. The permission hereby granted shall be for a limited period only expiring on 21 May 2016.

Hours of Working

3. No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the hours of 0700 – 1730 Mondays to Fridays and 0730 – 1300 on Saturdays, nor at any time on Sundays, bank, national or public holidays.

Control over development

4. The screen bunds shall be maintained in accordance with the Drawing No.SA.502D Site Layout dated 30 July 1999 as approved under Appeal Decision ref APP/B3600/A/05/1175072 dated 16 February 2006, and planning permission Ref: SP09/0371 dated 25 January 2011.

5. The height of any stockpiles of waste or recycled material shall not exceed 4 metres.

Dust

6. The Dust Mitigation Strategy and Dust Action Plan dated 2 May 2014 hereby approved shall be implemented as approved.

7. Having regard to the approved Dust Action Plan, no activity hereby permitted shall cause dust to be emitted from the site so as to cause nuisance or loss of amenity at sensitive receptors. Should such emissions occur the relevant activity shall be suspended until it can be resumed without causing any unacceptable emissions.

Restoration

8. The development hereby permitted shall cease and the land restored by 21 May 2016, by which date all stockpiles of materials, buildings, structures, areas of hardstanding and surfacing installed as part of the development, together with their foundations and bases shall be removed, and the land landscaped and restored in accordance with the scheme of restoration and landscaping for Shepperton Quarry approved by **planning permission ref: SP98/0643 dated 28 February 2012.**

Most importantly – RESTORATION of the WHOLE SITE..

From page 2 of MC/16/0062/SCC and repeated in every recent iteration...

Shepperton Quarry has been the subject of an application for the approval of a scheme of working for the remaining reserves (within area covered by planning permission STA/789/6) and restoration of Shepperton Quarry under the review of old mineral workings (ROMP) provisions of the Environment Act 1995. This application was approved by Surrey County Council in February 2012 under **planning permission ref. SP98/0643** (ROMP) which is the overarching planning permission under which Shepperton Quarry/Pit now operates and **required the whole of the site to be restored by 21 February 2020.**