

M25 junction 10/A3 Wisley interchange TR010030

6.5 Environmental Statement: Appendix 10.8 Freedom of Information requests

Regulation 5(2)(a)
Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

M25 junction 10/A3 Wisley interchange

The M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]

6.5 ENVIRONMENTAL STATEMENT: APPENDIX 10.8 FREEDOM OF INFORMATION REQUESTS

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/APP/6.5
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England

Version	Date	Status of Version
Rev 0	June 2019	Development Consent Order application

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Appendix 10.8 Freedom of Information Requests

10.1 Freedom of Information Requests

From: Enquiries_THM <enquiries_THM@environment-agency.gov.uk>
Sent: 07 February 2018 12:35
To: XXXXXXXX
Subject: RE: THM_74298 RE: Information regarding Landfills in J10 area
Attachments: Historic Landfill sites within 3 km of NRG 508096,159266.xlsx; New Barn East.pdf; Camphill Tip.pdf; Silvermere Pet Cemetery WML 83027.pdf; Surrey County Council Silvermere Original License.pdf; WML 83027 Modification 2008.pdf; Dunsborough Farm.pdf

Dear XXXXXX

Thank you for your request for details on the historic landfill sites in the J10 area of the M25 near Byfleet.

We hold very little information on historic landfill sites and I have attached a spreadsheet of the details of the landfill sites within 3 km of Junction 10. I have also attached the details we hold for New Barn East, Camphill Tip, Silvermere Pet Cemetery and Dunsborough Farm Landfills.

Surrey County Council may hold more information on these landfill sites as we obtained most of our information either from the Waste Authorities or the County Councils when the Environment Agency was established in 1996.

I hope that we have correctly interpreted your request. Please refer to our Open Government Licence to see how you may use the supplied data: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Did you know that many of our datasets are available online? Simply visit environment.data.gov.uk

We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Please get in touch if you have any further queries or contact us within two months if you would like us to review the information we have sent.

Kind regards

██████████
██

Customers and Engagement
Environment Planning and Engagement
Environment Agency
Thames Area
Red Kite House, Howbery Park, Wallingford, OX10 8BD

Telephone: 020302 59673

From: XXXXXXXXXXXXXXX
Sent: 25 January 2018 09:25
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: Information regarding Landfills in J10 area

Hi,
I am requesting any information available regarding Landfills in the Junction 10 area (Where the M25 intersects the A3, coordinates: Easting 508096 Northing 159266). In particular Old Rectory Farm, Land at East of Buxton Wood, Cohbam Bridge, Land at Pond Farm, Pointers Farm, New Barn East, Chatley Farm, Camphill Tip, Silvermere Pet Cemetery and Dunsborough Farm landfills.

Thank you,
XXXXXXXXXXXXXXXXXX
Environmental Consultant, Infrastructure - Contaminated Land and Hydrogeology

ATKINS
Epsom Gateway, 2 Ashley Avenue, Epsom, KT18 5AL



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Historic Landfill Sites

HLD Reference: EAHLD11552
Site Name: Dunsborough Farm
Site Address: Land at Dunsborough Farm, Ripley
EA WMLR: 0
WRC Reference: 3600/0203
Site Reference: GU/8, 7/303, GU/7/LLC
Licence Holder: F J Ireland, on behalf of Dunsborough Farms
OS Prefix: TQ
Easting: 505200
Northing: 157400
EA Region: TH
EA Area: South East TH
First Input: 31-Oct-1973
Last Input: 09-Jan-1975
Inert: Yes
Waste Comments: Class I (A, B, C), excavated materials, builders rubble, brick, hardcore, clinker and ashes
History Comments: Operating prior to obtaining consent. 1973, Initially unlicensed tipping operations on land adjoining Dunsborough House Ripley. The farmer had obtained planning permission from Guildford RDC but not tipping consent. Operations were stopped

Land Contamination Enquiry – Confirmation Form

In order for your enquiry to progress we need a written request detailing the information you require. This must include the full address and a location map clearly showing the boundary of the property on which you wish the search to be carried out. A form is attached for this purpose.

The Council charge for this type of work at **£30** per hour.

On receipt of your enquiry, we will respond with an estimated time to complete your request. In the exceptional circumstances that the enquiry can not be addressed within that initial estimated time, you will be contacted again prior to proceeding.

Work on your enquiry will not be started until full payment has been received and is normally completed within 21 days.

If payment is to be made by cheque, please make payable to: **“Elmbridge Borough Council”**.

Please send your full enquiry and payment to the above address.

Continued overleaf ...

Land Contamination Enquiry – Confirmation Form

Please use BLOCK CAPITALS

Enquirer

Company Name:	ATKINS
Address:	2 ASHLEY AVENUE, EPSOM KT18 5AL
Contact Person's Name:	
Tel No:	
Fax No:	
Email:	

Site

Name of site:	A3/M25 Junction 10
Address of site:	J10, A3 AND M25, Cobham KT11 1EH
Postcode:	KT11 1EH

Specific questions you wish answered:

REQUESTING MORE INFORMATION REGARDING LANDFILLS
(CURRENT AND HISTORIC) WITHIN 1KM OF THE
SITE. LOOKING SPECIFICALLY FOR OLD RECTORY FARM, COBHAM
BRIDGE, LAND AT EAST OF BUXTON WOOD, CHATLEY FARM, LAND AT
Location map clearly showing the boundary of the property enclosed (please tick) ☒ **POND FARM**

I confirm that I instruct Elmbridge Borough Council Environmental Services to search their databases for specific information relating to the above site and I agree to pay the appropriate fee.

Please return to:

Environmental Health & Licensing,
Elmbridge Borough Council,
Civic Centre,
High Street,
Esher, Surrey
KT10 9SD

Signed:

Name:

Designation: _____

From: [REDACTED]
Sent: 08 February 2018 13:45
To: XXXXXXXXX
Subject: RE:Information Regarding Landfills [UNC]

Dear XXXXXXXX,

Your contaminated land request has been passed on to me. A number of the sites lies outside Guildford Borough Council and you may wish to contact if Elmbridge Borough Council has information in relation to these site. The three landfill sites in Guildford are:

1. **Land East of Buxton Wood:** Planning history record shows a planning application was made (Reference: 81/P/1141) for disposal of surplus excavated material from the adjacent M25 motorway contract and subsequent restoration to agricultural use.
2. **Land at Pond Farm, Wisley Common:** As per the information held by this department, the land was raised using the surplus excavated material from the M25 motorway contract. According to the planning history, the land use has been for general agriculture, horse breeding and private grazing for livestock.
3. **Dunsborough Farm, Ripley:** The Site was licensed to F S Ireland Esq, Farm Manager, Church Farm, Wisley, Ripley in 1973 to accept Class 1 (a) materials excavated from land / unaltered, (b) builders rubble, brick and hardcore, and @clinker and ash (excl pulverised fuel ash). The following waste types were excluded: cyanides, chlorates, phenols, any waste from metal finishing processes, insecticides, weed killers, acids in bulk, untreated sewage / sludge / cesspool contents, any noxious or radioactive waste, oil and petroleum products in liquid form, gas liquor and tarry wastes. Some unauthorised tipping occurred prior to licensing by Hales Construction Limited. The landfill closed in 1975.
Planning History: Historic use predominantly agricultural. In 1973, a planning application was made for reclamation of land for productive agricultural use by controlled tipping of materials (Planning reference: GU/R1084/9/73/RIP).

This department is not aware of any landfill gas monitoring or contaminated land intrusive investigation on any of these sites. I hope this is of help. Should you have any further queries, please do not hesitate to contact.

Note:

The above response is provided from such information as is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error or omission or any loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

In all cases you are advised to undertake your own independent surveys in order to determine the status of the land you have shown an interest in.

Regards



PS: I am in the office Monday – Thursday, between 8.30am – 2.00pm.

From: Health & Community Care
Sent: 07 February 2018 15:17
To: Environmental Control Team
Subject: FW: Information Regarding Landfills [UNC]

Hello,

Please could I have some guidance regarding the email below? I've tried looking for this on Tascomi but I haven't been able to find it. Do these usually go to you?

Many thanks,

Services Support Officer
Health and Community Care Services Guildford
Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB

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Borough
Council**

<http://www.guildford.gov.uk>

From: XXXXXXXX
Sent: 07 February 2018 14:56
To: Health & Community Care
Subject: RE: Information Regarding Landfills [UNC]

Hi,
I want to confirm that you have received payment for the request below. The payment receipt is attached.

Thank you,

XXXXXXX
Environmental Consultant, Infrastructure - Contaminated Land and Hydrogeology

ATKINS
Epsom Gateway, 2 Ashley Avenue, Epsom, KT18 5AL

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From: Health & Community Care [<mailto:HCCS@guildford.gov.uk>] **Sent:**
25 January 2018 11:23
To: XXXXXXXXX
Subject: RE: Information Regarding Landfills [UNC]

Dear XXXXXX,

Thank you for your email. Before your request can be passed to an Environmental Health Officer, payment for the service must be made. The initial fee for a Contaminated Land Enquiry is £72.50, with each subsequent hour's work charged at a rate of £67.00 an hour.

Please arrange for the initial fee of £72.50 to be paid by cheque (payable to Guildford Borough Council) or by card on the telephone number below. If the officer in charge of your case needs further information, they will contact you.

Regards

Services Support Officer
Health and Community Care Services
Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB
Email: hccs@guildford.gov.uk

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<http://www.guildford.gov.uk>

From: XXXXXXXXX
Sent: 25 January 2018 10:41
To: Health & Community Care
Subject: Information Regarding Landfills

Hi,
I am requesting any information available regarding Landfills in the Junction 10 area (Where the M25 intersects the A3, coordinates: Easting 508096 Northing 159266). In particular Old Rectory Farm, Land at East of Buxton Wood, Cohbam Bridge, Land at Pond Farm, Pointers Farm, New Barn East, Chatley Farm, Camphill Tip, Silvermere Pet Cemetery and Dunsborough Farm landfills.

Thank you,

XXXXXXX

Environmental Consultant, Infrastructure - Contaminated Land and Hydrogeology

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Guildford Borough Council **UNCLASSIFIED EXTERNAL**

From: [REDACTED]
Sent: 09 February 2018 17:04
To: XXXXXXXX
Cc: Contact Centre
Subject: Landfills near J10 of the M25 intersection with the A3
Attachments: Camphill Tip Proposed Development.pdf; Chatley Farm Committee Report.pdf; Land at Buxton Wood Statement of Intent.pdf; Pointers Farm Decision Notice.pdf; Pointers Farm Second Schedule.pdf

Hi XXXXXX,

Unfortunately I have been out of the office for the vast majority of this week, so I have had limited time to look at this. I have attached what I have found so far and I will continue to look for details of the tips/landfills that I have not included here.

There are two sites that I have failed to find any mention of at all within our records. These are Old Rectory Farm and Dunsborough Farm Landfills.

Have you looked at the Environment Agency and they're historic landfills map? I realise that this is quite likely where you found the sites in the first place, but if not, it would be a very worthwhile pursuit of time to find out what information they hold on each site. This is often where information is held on historic sites if we as the local authority do not have it.

The other issue I'm having is that there is no enforcement information on these sites. This means that I cannot verify that what was proposed in decision notices, statements of intent or committee reports was actually adhered to. Planning decisions were not necessarily enforced as well and as closely as they are today.

As I say, I will come back to you with further information on the additional sites next week.

Kind regards,

[REDACTED]
Spatial Planning Officer
Spatial Planning & Policy
[REDACTED]

* * * * *

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Landfill information summary from consultee correspondence

Topic/ Landfill	Consultee	Comments
Land at East of Buxton Wood	Guildford Borough Council	Planning history records for Land at East of Buxton Wood shows a planning application was made for disposal of surplus excavated material from the adjacent M25 motorway contract and subsequent restoration to agricultural use.
	Surrey County Council	The landfill had a capacity of 60,000 cubic metres and a depth of approximately 2.0 metres. The facility would be used for two years commencing with topsoil stripping, filling, and then re-soiling and seeding for agricultural use.
Land at Pond Farm	Guildford Borough Council	The landfill was raised using surplus excavated material from the M25 motorway contract. The land was subsequently used for general agriculture, horse breeding, and private livestock grazing.
Pointers Farm	Surrey County Council	<p>A first schedule dated October 18, 1981 was provided by the Council. The landfill was planned to be used for 20,000 cubic metres of surplus excavated materials arising from the construction of the M25, Chertsey-Wisley section. The area was to be subsequently reinstated as 1.4 ha (3.45 hectares) of agricultural land.</p> <p>A second Schedule states that the permission for Pointers Farm tipping and its reinstatement expired one year after the Chertsey-Wisley section of the M25 Motorway was opened to public traffic. The site was to be used exclusively for excess spoil material excavated from the line of the M25 between the proposed New Haw viaduct and Ockham Lane. The schedule stated that the landfill shall not be used for tipping of any other materials whatsoever.</p>
Chatley Farm	Surrey County Council	<p>When the landfill was proposed it was to be used for tipping of surplus material from the M25 and the area was subsequently restored to agricultural use. The landfill was operated by Balfour Beatty and opened in 1982.</p> <p>In the process of constructing the M25 motorway, Balfour Beatty encountered a greater quantity of unsuitable material than anticipated. To limit costs, both financial and environmental, the material was disposed as close to the M25 as possible. Approximately 50-75,000 cubic metres of unsuitable material from the M25 was to be deposited within the landfill. However, the extents of the landfill were subject to information regarding the precise boundary of the floodplain and the need to protect three oak trees within the area.</p> <p>Tipping permission expired on 30 September 1984 or a year after the Chertsey-Wisley portion of the M25 motorway was open to the public.</p>
General Comments	Guildford Borough Council	<p>The historical use of the area surrounding the Scheme was predominantly agricultural and in 1973, a planning application was made for reclamation of land used by controlled tipping for productive agriculture (Planning reference: GU/R1084/9/73/RIP).</p> <p>Guildford Council is not aware of any landfill gas monitoring or contaminated land intrusive investigations on any of these sites.</p>
	Surrey County Council	Old Rectory Farm and Dunsborough Farm Landfills are not mentioned in any of the Surrey County Council records.

From: [REDACTED] **Sent:**
16 January 2018 17:33
To: XXXXXXXX
Cc: XXXXXXXXXXXXX
Subject: RE: M25 J10 Contaminated Land / Groundwater Specialist

Hi XXXXXX,

Sorry for the delay in responding to your e-mail, I was only back from leave yesterday.

I have spoken to both of the technical specialists about your query ([REDACTED] – Thames; [REDACTED] in [REDACTED] – KSL) and neither of them anticipate any showstopper issues emerging from the GI based on what they have seen so far, and are both satisfied that any issues can be dealt with adequately through any requirements on the DCO.

We therefore raise no issues with the proposal to submit the DCO application prior to the completion of the GI reporting. Please note that this opinion is based on land and groundwater issues within our remit. We would also advise you to contact other relevant consultees or parties, including the local authorities and water companies, for their views on your proposals.

If you have any further queries, please do not hesitate to get in touch.

Kind regards,

[REDACTED]
Planning Specialist, Sustainable Places (Thames)
Environment Agency | Red Kite House, Howbery Park, Wallingford, Oxon, OX10 8BD



Speak to us early about environmental issues and opportunities - We can provide a free pre-application advice note or for more detailed advice / meetings / reviews we can provide a project manager to coordinate specialist advice / meetings which costs £84 per hour. For more information email us at planning_THM@environment-agency.gov.uk

From: XXXXXXX
Sent: 03 January 2018 12:15
To: [REDACTED]
Cc: XXXXXXX
Subject: M25 J10 Contaminated Land / Groundwater Specialist

Hi [REDACTED],

Following on from our meeting on the 19th of December regarding the redevelopment of the M25 / J10 Interchange I am seeing confirmation on the following point. With regard to not completing GI reporting prior to submitting the DCO I was wondering can we confirm with the Contaminated land / Groundwater Specialist who will be advising on the DCO to ensure that this approach is acceptable?

XXXXXX

Senior Hydrogeologist

ATKINS

Epsom Gateway, 2 Ashley Avenue, Epsom, KT18 5AL



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