

**Draft Minutes of a meeting of the Liaison Group
held at Buckland Estate Office, Lawrence Lane
10am on Thursday 9th February 2017**

Present: Buckland Estate (**Host**) – Dominic Sanders and Duncan Ferns;
Hanson UK - Dave Norminton, Andy Duncan and Chris Rowlands;
Surrey County Council - Simon Elson (**Chair**) and Stephen Jenkins;
Mole Valley District Council – Gemma Fitzpatrick
Buckland Parish Council - Tim Westwell and Sheena Boyce (**Secretary**).

1. Welcome

SE welcomed everyone to the meeting and thanked Buckland Estate for hosting.

2. Minutes of Last Meeting – 28th June 2016

Accepted as an accurate account.

SE took the opportunity to confirm that the dimensions of the Field Maple, identified during a village walk on 8th May, confirm the tree is an ancient/veteran tree and County Champion.

3. Updates

Tapwood Quarry – Stability Proposals

It was noted that

- (i) repairs to Tapwood Quarry had been completed during the final quarter of 2016 without there being any requirement for a formal planning application. DS shared the Estate's view that Hanson's contractors had "done a good job";
- (ii) The water level had risen c.2m since the pumps were removed on 23rd December 2016;
- (iii) There had been some new slippage on the north face;
- (iv) The hedge near Rose Cottage had now been removed;
- (v) CR continues to make weekly visits to monitor the site (including the north face) and Hanson records the water level at monthly intervals.

Responding to a query from SE, AD confirmed there are no plans to dress the rock face; rather it will add to habitat diversity by providing a reptile hotspot.

AD advised final planting, along the edge of the water will be undertaken once the final water level has been established.

Park Pit – Earthworks, Planting and General Site Clearance

All parties remain focused on achieving a sign off for restoration to enable the site to be moved into aftercare and are working towards a target date of 1st April 2017.

The following actions were consequently agreed:

- (i) SE and AD to liaise (upon conclusion of the meeting) to agree upon the species of plant and sourcing of the plants
- (ii) Hanson to make arrangements to ensure planting can commence as soon as conditions permit and before the target date of 1st April 2017.

Shortly after an on-site snagging meeting (20th July 2016), SE had highlighted (to the Estate) a number of issues that conflicted with the latest approved restoration plan.

DS provided an update to the meeting, explaining that:

- (i) A land drain had been installed within the area of land previously identified as a suitable location for a car park and a spring sowing of grass seed is planned;
- (ii) No further landscaping near the outfall pipe is planned; although there is a small section of exposed pipe expectation is it will soon be covered by phragmites;
- (iii) Whilst the south facing elevation of the boat shed had not been clad the Estate's assessment that it shows the industrial past and is neither conspicuous nor publicly visible was accepted;
- (iv) Whilst there are currently two switching station structures, demolition of the larger structure will commence shortly. The smaller switching shed that has permission to be retained, as a power distribution point, had already been rewired.

DS assured the meeting that the Estate has no wish to retain either the former weighbridge shed (“Shed”) or the pump / pontoon in the long term; rather the Estate:

- (i) considers it prudent, as a contingency matter, to retain the pump for a limited period of time to facilitate effective water management within Park Pit; and
- (ii) wishes to continue to utilise the Shed as a temporary welfare facility for people working at the site.

The following actions was agreed:

- (i) SCC will include, as a condition to the aftercare plan, that remains subject to annual agreement, the removal of the floating pump and pontoon and the Shed;
- (ii) The Estate will include a proposal to retain a concrete tank for future use as a “fish tank” to support carp breeding;
- (iii) The Estate will contact the EA to establish whether any proposed use of the pump will require their prior sign-off / licensing.

Future Use of Park Lake

DF advised market research had been undertaken to help hone down options. DS explained that “keeping Park Pit closed” had been dismissed because of the high level of incursion seen during 2016 and the related Health and Safety risk posed by “trespass related issues”.

DS expressed the Estate’s wish to agree terms to allow “approved leisure activity” to commence, in a controlled manner, as soon as practicable

DS explained that “closure” had been dismissed as it would not help to address Health and Safety concerns. DS advised the Estate’s current focus is upon ways to open Park Pit, to the public, in a managed and economically viable way and shared the current thinking that there will be a need for a broad spectrum of activities to complement walks and the fishing club to achieve commercial viability.

It was noted that as the Estate has no plans to increase its workforce that the introduction of activities to the site will depend upon the Estate being able to develop business relationships with potential operators and agree terms.

DS advised exploratory meetings had been held with the Surrey Hills Partnership (Rob Fairbanks and Clive Smith) and a number of potential operators and that indications had suggested the ideas under consideration would align with SCC objectives to increase options for outdoor leisure across Surrey and be of interest to operators.

SJ confirmed that whilst SCC will, until the end of the 5-year aftercare period, remain the Planning Authority to whom any applications will need to be submitted and SE emphasised, to GF, the importance of Mole Valley District Council (“MVDC”) being fully involved in any pre-application discussions and subsequent applications given responsibility will revert to MVDC at the end of the aftercare period. All acknowledged the need for the early involvement of SCC Highways and SJ confirmed SCC highways will be involved in any pre-application meeting.

Actions:

- (i) DF and SJ to agree, upon conclusion of the meeting, the fee to be submitted and form to be completed to initiate the pre-application process;
- (ii) GF and SJ to liaise to resolve any budgetary and resource issues relating to the allocation of pre-application fees;
- (iii) SJ to organise a date for a pre-application meeting.

Buckland Annual Parish Meeting – Monday 20th March 2017

SE commended DS for agreeing to provide a further update to the local community at the forthcoming Annual Parish Meeting and confirmed he would be attending the meeting.

Date for next meeting

The Group agreed that rather than set a date that individual members should consider requesting a further meeting as soon as information becomes available to share with the group. **Action: All**

The meeting closed at 11.45am.

cc. Jack Straw, MVDC.