

ANNEX 1 – MINERALS-RELATED DEVELOPMENT

The policy drivers for all the subjects listed below are the Surrey Minerals Plan 2011 Core Strategy Development Plan Document and Primary Aggregates Development Plan Document, relevant Borough or District Local Plans, the National Planning Policy Framework and the National Planning Policy Guidance. Specific policies or paragraphs of these policy drivers may be detailed within a specific subject below when relevant. This is also true of the Surrey Aggregates Recycling Joint Development Plan Document and the Restoration and Enhancement Supplementary Planning Document.

CONTENTS	
1. Planning Statement	8. Water Environments
2. Air Quality	9. Heritage and Archaeology
3. Ecology	10. Amenity
4. Landscape, Landscaping and Trees	11. Airports
5. Restoration and Aftercare	12. Sustainable Design and Waste Management
6. Traffic and Highways	13. Statement of Community Involvement
7. Geological, Land and Soils	

1. PLANNING STATEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Planning Statement	<p>All planning applications.</p> <p>The extent of the information required will be site/ planning application specific – contact Surrey County Council Planning Department for clarification on specific applications.</p>	<p>The planning statement should set out the context and justification for the development, including:</p> <ul style="list-style-type: none"> • A site description setting out the physical features of the site and its surroundings; • A description of any use, planning designations, environmental designations or physical constraints i.e. nearby housing; • Context and need for the development. I.e. existing demand, projected future demand, expected annual tonnage for the proposal, how the proposal would contribute towards the landbank. • Information on the geology and topography of the site identifying where relevant land stability, water table levels, ground conditions including surface water drainage, and any 	<ul style="list-style-type: none"> • Surrey Minerals Plan Core Strategy Development Plan Document 2011 including Surrey Aggregates Recycling Joint DPD • Planning Practice Guidance: determining an application • Surrey County Council Annual Monitoring Report (AMR) • Surrey County Council Local Aggregate Assessment • Surrey County Council Aggregates Monitoring Update

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>geological or geomorphological features adjacent to the site. Topographical information should provide spot heights and contours for the application site and surrounding area;</p> <ul style="list-style-type: none"> • Details on boundary treatment should include height, location and specification of screen bunds and fencing. • Identification of any international, national and local environmental and planning designations and physical constraints applicable to the application site and surrounding land e.g. SPA, SAC, SSSI¹, highways, water courses, housing, Listed Buildings, AONB², public footpaths, Ancient Semi-Natural Woodland, Flood Zone(s) etc. • Identification and discussion of National planning policy and guidance, Development Plan policy, and any other material considerations applicable to the proposal justifying why planning permission should be granted • Summaries of any supporting and technical information submitted as part of the application, including relevant key development criteria for preferred areas/areas of search identified in the Surrey Minerals Plan 2011 (Core Strategy and Primary Aggregates DPDs) and Aggregates Recycling Joint DPD for Minerals and Waste Plans 2013. • An assessment of the cumulative effect of the proposal in combination with other existing or permitted development in the vicinity; • Restoration and aftercare including landfilling: please see Landfill and Restoration and Aftercare below. A summary of this can be included in this Statement. 	

¹ SPA= Special Protection Area; SAC=Special Area of Conservation; SSSI= Sites of Special Scientific Interest

² Area of Outstanding Natural Beauty

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>Details of consultations with the County Planning Authority and wider community³/ statutory consultees undertaken prior to submission and to demonstrate that regard has been taken to ensure that individuals and hard to reach groups are not discriminated against because they share certain protected characteristics as set out in the <u>Equality Act 2010</u>.</p> <p>Proposals may involve a combination of mineral and waste related development and if this is the case, the planning statement should address both. The subjects listed below can be incorporated within the Planning Statement or can be submitted as individual, supporting documents as appropriate.</p>	
Green Belt	Where the application site lies within the Green Belt and the proposal would be for development other than mineral extraction and primary treatment.	<p>Need to demonstrate what factors amount to very special circumstances to outweigh the potential harm by reason of inappropriateness and any other harm. Need to demonstrate the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt.</p> <p>An alternative site assessment may be required to demonstrate why the proposal cannot be sited beyond the Green Belt. The alternative site assessment should cross refer to the County Planning Authority's Alternative Site Assessment advice note.</p>	<ul style="list-style-type: none"> • <u>National Planning Policy Framework (Paras 79-92)</u> • <u>Surrey Minerals Plan 2011 Core Strategy DPD Policy MC3</u> • The County Planning Authority's Alternative Site Assessment advice note. • <u>Surrey County Council Annual Monitoring Report (AMR)</u> • <u>Surrey County Council Local Aggregate Assessment</u> • <u>Surrey County Council Aggregates Monitoring Update</u>

³ To include parish councils, resident associations and action groups.

2. AIR QUALITY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Air Quality Assessment	Where development is to be located within or adjacent to an Air Quality Management Area (AQMA) or where the development is likely to generate significant vehicle movements as defined by the EPUK ⁴ - IAQM ⁵ guidance ⁶ (or subsequent updates)	Assessment of vehicle emission air quality impacts on local sensitive receptors, with mitigation measures and/ or compensation measures identified. Traffic pollutants most likely to have local significance are nitrogen dioxide (NO ₂) and suspended particulate matter (PM _{2.5} and PM ₁₀). To be carried out in accordance with EPUK-IAQM and Defra TG(16) guidance. To cover impacts from vehicles at the construction phase and the operational phase whenever the indicative thresholds ⁷ in the EPUK-IAQM guidance are to be exceeded.	<ul style="list-style-type: none"> • Department for Environment Food, and Rural Affairs policy guidance and technical guidance. • The Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) guidance – Planning for air quality • Planning Practice Guidance: Air Quality • IAQM: Planning for Air Quality
Construction Dust	<ul style="list-style-type: none"> • Where development is to be located within an AQMA • Where development proposal is likely to generate dust and human and ecological sensitive receptors 	<p>Construction-phase dust impacts should be assessed using a methodology based on the good-practice approach described in The Institute of Air Quality Management (IAQM) “<i>Guidance on the assessment of dust from demolition and construction</i>” (version 1.1 or subsequent revisions), to estimate the impacts of both PM₁₀ and nuisance dust, together, through a single risk-based assessment procedure.</p> <p>The controls and mitigation that will be applied to avoid adverse impacts should be stated, based on the same IAQM guidance.</p>	<ul style="list-style-type: none"> • IAQM, Guidance on the Assessment of Mineral Dust Impacts for Planning (May 2016 or subsequent revisions) • IAQM Guidance on the assessment of dust from demolition and construction (Version 1.1 or subsequent revisions). • Surrey County Council Dust Impact Assessment guidance note and Dust

⁴ Environmental Protection UK

⁵ Institute of Air Quality Management

⁶ “Land Use Planning and Development Control: Planning for Air Quality” (January 2017) (v1.2)

⁷ Indicative minimum threshold or HDV flows (AADT) of 25 within/adjacent to AQMA, or 100 elsewhere; LDV flows (AADT) of 100 within/adjacent to AQMA, or 500 elsewhere.

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	are within 350m from the site or within 100m from construction road route.	Monitoring should be based on the separate IAQM <i>Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites</i> (2012) and additional advice from Surrey County Council.	<p><u>Management Plans (DMPs) guidance notes</u>⁸</p> <ul style="list-style-type: none"> • <u>Planning Practice Guidance: Air quality</u>
Operational Dust	<p>A dust assessment is required for any minerals developments where dust emissions are likely to arise. This can be expected to cover the vast majority of applications.</p> <p>The distance criteria in the IAQM minerals guidance⁹ specify whether the dust impact assessment should be a detailed one or a simple qualitative statement.</p>	<p>An assessment of the impact of dust on surrounding land users (receptors) is required. The assessment should be based on the IAQM approach described in <i>Guidance on the Assessment of Mineral Dust impacts for Planning</i>.</p> <p>The assessment will need to cover nuisance dust deposition impacts; if there are sensitive receptors close by (within 1000 m) then the assessment will also need to cover the impacts of suspended particulate matter (PM₁₀).</p> <p>The assessment should state the controls and mitigation that will be applied to avoid adverse impacts, including where necessary: appropriate design and layout of the site; management of the site (e.g. Dust Management Plans); use of appropriate equipment; appropriate control and mitigation measures; and an appropriate scheme of on-going dust monitoring.</p> <p>Applicants should contact SCC to agree the scope and detailed methodology of the assessment. SCC has produced guidance for applicants on what it expects to form a suitable and sufficient dust assessment to support planning applications, the minimum contents of Dust Management Plans to minimise impacts, and the minimum contents of reports of dust monitoring results</p>	

⁹ Section 3 of the *Guidance on the Assessment of Mineral Dust impacts for Planning*

3. ECOLOGY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Preliminary Ecological Assessment (PEA)	Where the development is <ul style="list-style-type: none"> likely to affect a designated site is in a SSSI Impact Risk Zone is 0.4ha or larger where the development is within 100m of or is likely to affect a Priority Habitat or Species 	The Preliminary Ecological Appraisal (PEA) provides up-to-date information on habitats on the application site and links to other habitats, species present or likely to be, likely impacts, mitigation and enhancement opportunities. For all but the most minor applications, the PEA should include the results of a search from the Surrey Biodiversity Information Centre. If the PEA has recommendations that further surveys should be carried out, the results of these must be included with the submission documents.	<ul style="list-style-type: none"> Conservation of Habitats and Species Regulations 2010 Surrey Biodiversity Information Centre Surrey Wildlife Trust Chartered Institute of Ecology and Environmental Management Natural England - Standing advice for protected species Natural England – SSSI Impact Risk Zones MAGIC website Office of the Deputy Prime Minister (ODPM) Circular 06/2005 “Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system” and the Good Practice Guide BS 42020 Biodiversity Code of practice for planning and development Planning Practice Guidance: Natural Environment Wildlife and Countryside Act 1981 Conservation of Habitats and Species Regulations 2010
Ecological Impact Assessment	Where <ul style="list-style-type: none"> the development would affect natural or semi-natural habitats require a protected species Survey for the demolition or works in the roof space of 	Where the PEA identifies the need for habitat and species surveys, these need to be carried out and assessed in an Ecological Impact Assessment (EclA) to establish their presence/absence, the population levels, likely impacts and scheme of mitigation and compensation. Where mitigation and compensation for biodiversity are proposed, these should be set out in a Biodiversity Mitigation Plan ¹⁰ .	

¹⁰ This can be the subject of a condition.

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	buildings which may be used by bats.		

4. LANDSCAPE, LANDSCAPING AND TREES

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Area of Outstanding Natural Beauty Exceptional Circumstances Test	For major development ¹¹ within an Area of Outstanding Natural Beauty (AONB)	An assessment of: <ul style="list-style-type: none"> The need for the development including in terms of any national considerations; and the impact of permitting it, or refusing it, upon the local economy The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated The impact of the proposal on the setting of the AONB 	<ul style="list-style-type: none"> <u>National Planning Policy Framework (Para 116)</u> <u>Surrey Hills AONB Management Plan 2014 – 2019</u> <u>High Weald Management Plan 2014 - 2019</u> <u>Surrey Landscape Character Assessment 2015</u> Landscape Character <u>Areas</u> for the AONBs on Surrey Interactive Map
Landscape Assessment	<ul style="list-style-type: none"> Planning applications that require an EIA¹². Planning Applications that 	Assessments may be carried out for developments proposed in rural or urban landscapes and townscapes. Assessments should follow best practice guidance provided in 'Guidelines for Landscape and Visual Impact Assessment (Third Edition)' as published by the Landscape Institute/IEEMA. In all cases the	<ul style="list-style-type: none"> The Landscape Institute www.landscapeinstitute.org Guidelines for Landscape and Visual Impact Assessment (Third Edition),

¹¹ There is no definition of major for development in the AONB – it is a matter for the decision maker to determine whether a proposed development in the AONB context is major development.

¹² EIA – Environmental Impact Assessment as required under the Environmental Impact Assessment (England) Regulations 2011

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	<p>are within or visible from the High Weald Area of Outstanding Natural Beauty or Surrey Hills Area of Outstanding Natural Beauty.</p> <ul style="list-style-type: none"> • All planning applications outside these areas where development could have an effect on landscape features, treescapes or historic landscapes. • All planning applications for development which could have an effect on an existing landscape scheme 	<p>approach and scope of the assessment should be proportional to the scale and nature of the proposed development.</p> <p>Where the landscape assessment is part of an EIA, it should fulfil the requirements of a formal Landscape and Visual Impact Assessment (LVIA).</p> <p>Applicants should demonstrate how landscape or townscape character and visual sensitivity has been taken in to account, and how the development may be integrated in to the landscape by location, layout and design.</p> <p>Assessments should be informed by County, District and Borough landscape and townscape character assessments, Conservation Area Assessments, landscape or nature conservation designations, AONB management plans, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or other heritage assets, and existing landscape features.</p> <p>Photographs, visualisations and photomontages to be provided as appropriate.</p> <p>The assessment should help determine whether further details or mitigation measures in the form of a landscape scheme or other compensation will be required (potentially see below).</p> <p>Landscape and visual impact assessments must consider the impact from a range of heights, ridges, hillsides and valleys including plans which show the surrounding contours and topography with a discussion on the impacts.</p>	<p>2011</p> <ul style="list-style-type: none"> • Landscape Character Assessment Guidance for England and Scotland and topic papers www.naturalengland.org.uk • Surrey Landscape Character Assessment 2015 • Surrey Historic Landscape Character Assessment (use the Surrey Interactive Map and highlight this layer) • The High Weald AONB Management Plan 2015 - 2019 • Surrey Hills Management Plan 2015 – 2019 • Advice can be sought from the County Landscape Architect
Landscape Scheme	All applications where landscape mitigation, compensation, or restoration is	A landscape scheme should show how the proposal reflects the landscape assessment, and /or is informed by, the existing features and landscape character both within, and in the vicinity of the site. A scheme should include written and schematic	<ul style="list-style-type: none"> • Surrey Landscape Character Assessment 2015 • Advice can be sought from the

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	required.	<p>plans, providing details of hard and soft landscaping, existing vegetation to be retained, and arrangements for future maintenance and long term management *</p> <p>Where relevant it should include landscape/habitat restoration and enhancement and new landscape features to compensate for those lost to development.</p> <p>Where new planting¹³ is proposed the application should provide as a minimum, a schedule of plants, noting species, plant or stock size, and proposed spacing, numbers or planting densities, notes on cultivation, and timing of planting.</p> <p>Other information that should be provided may include:</p> <ul style="list-style-type: none"> • Proposed finished ground levels or contours; sections • A soil management strategy where significant earthworks are required; • Means of enclosure; fences and boundary treatments • Protection measures for existing and new planting • Tree pit size, protection, staking/guying • Extent and provision of all construction operations, including site compounds, temporary haul roads or access points; and Construction Method Statement • Access and Car parking layouts. • Services • Implementation timetables <p>*A <u>landscape management plan</u> should consist of a plan showing management compartments for each landscape type or feature, and a report with descriptions of each landscape type of feature, management objectives, prescriptions and annual operations, a matrix indicating timing of annual operations, and responsibilities and timescales for implementation, monitoring and review. For larger and more complex applications a Landscape and Ecology Management Plan (LEMP) may be</p>	<p>County Landscape Architect</p> <ul style="list-style-type: none"> • BS8545: 2014 “<i>Trees: from nursery to independence in the landscape. Recommendations</i>”

¹³ This should be native species of local provenance and that species such as Ash and Elm should be avoided where possible

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>required for nature conservation based restoration schemes and usually for a 25 year period (5 years aftercare plus 20 years management).</p> <p>Where new trees are proposed, to ensure planted trees become successfully established, applicants will be required to organise and outline suitable post planting maintenance arrangements that includes regular scheduled watering. In determining the maintenance details required and submitted, reference will be made to BS8545: 2014 "<i>Trees: from nursery to independence in the landscape. Recommendations</i>" annexes G1 and G2.</p>	
<p>Ancient Woodland</p> <p>'Aged' or 'Veteran' trees</p>	<p>Where development is to take place in an ancient woodland or within 500m of the boundary of an ancient woodland as shown on the Surrey Inventory of Ancient Woodland</p> <p>On site or within 100m</p>	<p>An impact assessment to be provided. To consist of an appraisal of the biodiversity and historic features of the ancient woodland or veteran tree(s) and an assessment of how they are affected by the development. This assessment should include ecological and historic surveys.</p> <p>Ecological surveys should follow guidance approved by the <u>Chartered Institute of Ecology and Environmental Management (CIEEM)</u>.</p> <p>The assessment will need to cover direct impacts on the habitat(s), species and archaeological features, as well as secondary impacts resulting from changes in air, soil and water quality, disturbance or fragmentation. The assessment should state the controls and mitigation that will be applied to avoid adverse effects. Tree surveys should be in accordance with guidance in British Standard BS:5837 2012 'Trees in relation to demolition, design and development'.</p>	<ul style="list-style-type: none"> • National <u>Planning Policy Framework 2012</u> (paragraph 118) • <u>Natural England and Forestry Commission Standing Advice on Ancient Woodland</u> • <u>Forestry Commission Standing Advice for Ancient Woodland and Veteran Trees</u> • <u>Surrey Ancient Woodland Inventory</u> • The Surrey <u>Interactive Map</u> • <u>Surrey Biodiversity Information Centre</u> • <u>Surrey historic and landscape character assessments & Historic Environment Record</u> • The Forestry <u>Commission</u> • <u>Natural England</u> • <u>Woodland Trust</u> • <u>Veteran Trees: A Guide to Good Management</u>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<p>Trees and Arboricultural Implications</p>	<p>All development proposals where there are trees, woodland or hedgerows (protected by a tree preservation order or not) either on, or adjacent to, the application site and which could be influenced or be affected by the development.</p> <p>The full sequence of events might not be applicable in all instances – applicants are advised to contact the County Planning Authority for advice</p>	<p>An Arboriculture Impact Assessment including an assessment that evaluates the direct and indirect effects of the proposal including mitigation and compensatory measures where necessary to include a tree survey of trees on or adjacent to the site. The assessment will take account of the effects of any tree loss required to implement the development and any potentially damaging activities proposed in the vicinity of retained trees. Impact of the proposals access, working space and provision for the storage of materials should also be taken into account.</p> <p>A tree constraints plan including:</p> <ul style="list-style-type: none"> • A plan showing all existing trees (and/or hedgerows where considered relevant by an arboriculturalist) potentially affected by the development (or temporarily affected) including their crown spread, indicating those to be retained and those to be felled. • Information on which trees are to be retained and felled including details of their height, trunk diameter, species, age, life expectancy, proposed root protection zone and an assessment of the condition and amenity value • Illustrate the calculated and/or adjusted Root Protection Areas (RPA's) for each tree. <ul style="list-style-type: none"> • Measures for protecting retained trees during site works. • Where necessary indicate other trees or landscape features on land adjacent to the development site which might be affected by the development or might serve as screening. • Evaluation of impact of proposed tree losses and compensatory planting required including number, species, age/girth, recommended locations and maintenance schedule. • Trees protected by a tree preservation order should be identified and details provided. <p>A tree protection plan to illustrate all protective measures to include protective barrier fencing/ ground protection.</p>	<ul style="list-style-type: none"> • Where relevant, the Hedgerows Regulations 1997 • A tree survey should be carried out by a suitably qualified and experienced arboriculturist to British Standard BS:5837: 2012 'Trees in Relation to Construction – Recommendations'. Each surveyed tree will be categorised according to the cascade chart for tree quality assessment, Table 1 of the standard. • NPPG: Tree Preservation Orders • BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations. • BS 3998: 2010 – Tree work: Recommendations • BS 8545:2014 – Trees: from nursery to independence in the landscape. Recommendations. • Arboricultural Association's directory of registered consultants

5. RESTORATION AND AFTERCARE

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Restoration	All mineral proposals except for those applications seeking to vary/ remove a condition which has no impact on the final restoration/ aftercare of the site	<p>A statement setting out the restoration proposals for the land following cessation of operations to include:</p> <ul style="list-style-type: none"> • An overall restoration strategy, identifying the proposed afteruse of the site • Voidspace and total volume and type of fill material (if required) to restore the application site alongside filling rates • Phasing of restoration and if it shall be progressive including phasing plans to demonstrate this • Information on soil resources, including whether the importation of additional soils is required and how top soil, subsoil, overburden and soil making materials are to be handled and their proposed depths. • Pre and post settlement contours of the restored area and its relationship to surrounding land. • Drainage of the restored area to include grading to promote natural drainage, surface water catchment, proposed field drains, ditches, culverts, sumps and watercourses, direction of flow and site drainage plan and erosion control measures • Proposals for the removal of buildings, plant, equipment, roads and hardstandings. • Proposed cultivation techniques, cropping and grazing including an assessment of agricultural land classification • Landscape strategy and planting details. 	<ul style="list-style-type: none"> • <u>National Planning Policy Framework (Paras 109 & 118).</u> • <u>Surrey Minerals Plan Mineral Site Restoration SPD (2011)</u> • <u>Surrey Minerals Plan Core Strategy DPD 2011 Policies MC17 MC18</u> • <u>Good Practice Guide for Handling Soils' prepared on behalf of MAFF</u> • The good quarry website www.goodquarry.com has information on soil handling, habitat creation, geodiversity and afteruses. • The Mineral Product Association www.mineralproducts.org
Aftercare	All mineral proposals except for those applications seeking to vary/ remove a condition which has	<p>An outline strategy to include:</p> <ul style="list-style-type: none"> • the strategic aims and objectives for the site and identified land use for the aftercare period • how the methods used in the restoration and aftercare 	

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	no impact on the final restoration/ aftercare of the site	<p>enable the land to retain its longer term capability</p> <ul style="list-style-type: none"> • information on the steps to be taken, who will undertake them and the period during which they are taken • details of any hard or soft landscaping • details of drainage (if required) • details of an annual programme to be provided no later than two months prior to the annual Aftercare meeting • details of annual aftercare meetings 	<ul style="list-style-type: none"> • Surrey Biodiversity Opportunity Areas Guidance, Surrey Nature Partnership
Enhancement	All mineral proposals except for those applications seeking to vary/ remove a condition which has no impact on the final restoration/ aftercare of the site	<p>Details on what enhancement measures and positive contribution the site makes to biodiversity can be provided on other land within the applicant's control.</p> <p>Details of interim measures that can take place whilst awaiting final restoration.</p>	

6. TRAFFIC AND HIGHWAYS

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Construction Traffic Management Plan	<p>Where it is proposed to bring large plant (which may or may not be classified as abnormal loads) onto the site or where the access (by virtue of existing land used or designation) is considered sensitive.</p> <p>This is not required where a proposal does not involve any</p>	<p>The plan should include details of:</p> <ul style="list-style-type: none"> • parking for vehicles of site personnel, operatives and visitors • loading and unloading of plant and materials • storage of plant and materials • programme of works including measures for traffic management, vehicle routing, hours of operation and design of delivery areas. • provision of boundary hoarding behind any visibility zones • specifications for vehicle turning within the site so that vehicles leave the site in forward gear • Measures for the suppression and control of dust during 	<ul style="list-style-type: none"> • Transport Development Planning • National Planning Policy Framework 2012 (Paras 32 & 56) • Surrey Minerals Plan Core Strategy DPD 2011 Policy MC14 • Surrey Transport Plan LTP3 • Surrey County Council's Transportation Development Control Good Practice Guide

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	physical development /traffic movements.	construction	
Traffic Statement	The scale of development is anything too small to require a Transport Assessment.	<p>Information on the existing or proposed access arrangements, including the width of the access shown on a plan giving visibility splays. If the access is to be altered details should be given of the proposed width of the altered access and the method of construction.</p> <p>The mode of transport should be made clear and if all or some transportation is by means other than by road, details should be provided.</p> <p>Should state the likely average and maximum daily vehicle movements generated by the proposed development; a breakdown of quantity and type of traffic associated with the various activities i.e. Heavy Goods Vehicles (HGVs), Light Goods Vehicles (LGVs) or cars along with the average and maximum capacity of the HGVs in tonnes or cubic metres. Details of how the vehicle movements would be spread over a typical working day with any peak periods ie 0700 to 0900 hours specified, and any variations during the course of the development identified.</p> <p>A summary of the routes to be used by the application site vehicles, or alternatively, roads which the applicant may seek to prohibit site vehicles using, should be provided.</p> <p>Should address the measures proposed for preventing/ minimising the deposit or spread of mud or waste materials onto the public highway. Adequate provision for parking, loading/unloading and manoeuvring of vehicles will be required.</p> <p>The Transport Statement should also give an indication of the current level of traffic generation from the site.</p> <p>Where a public right of way is affected by the proposed</p>	<ul style="list-style-type: none"> • <u>Surrey Minerals Plan Core Strategy DPD 2011 Policy MC14</u> • <u>NPPG: Travel plans, transport assessment and statements in decision-taking</u>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Transport Assessment	<p>When a development proposal has significant¹⁴ transport implications. A TA is likely to be required for development:</p> <ul style="list-style-type: none"> • generating 30 or more two-way vehicle movements per hour • 100 plus two-way vehicle movements per day • any development proposed in a location within or adjacent to an AQMA. <p>Applicants are advised to discuss this matter during pre-application discussions. If proposals have an impact on the Strategic Road Network, the applicant should discuss the proposal with the Highways</p>	<p>development, details should be provided.</p> <p>When a development is EIA development, a Transport Assessment can be included with the Environmental Assessment. When this is the case it will, however, need to consider the environmental impact of the traffic not just the impact on the highway network.</p> <p>Should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. Should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts.</p> <p>All submissions should include proposals to reduce the transportation impact of the development and adequate mitigation.</p>	<ul style="list-style-type: none"> • Surrey Minerals Plan Core Strategy DPD 2011 Policy MC14 • Chapter 4 of 'Guidance on Transport Assessment' gives more detail on preparing a transport assessment, the framework and information and type of assessment required. • Department for Transport Circular 02/13 "The Strategic Road Network and the Delivery of Sustainable Development" • NPPG: Travel plans, transport assessment and statements in decision-taking

¹⁴ Significant normally means a 10% increase in HGV movement but should be considered on a case-by-case basis.

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	Agency.		

7. GEOLOGICAL, LAND AND SOILS

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Contaminated Land Assessment	<p>When contamination of soil, groundwater, or from hazardous soil gas is known or suspected, on or in the vicinity of the site, based on present or previous uses of the site or its surroundings.</p> <p>Also when there is a potential risk from naturally occurring hazards in the ground such as arsenic, radon and methane /carbon dioxide.</p>	<p>The Applicant should provide proportionate but sufficient site investigation information (a risk assessment) to assess the existence or otherwise of contamination, its nature and extent, and the risks it may pose to whom/what (i.e. all identified receptors) so that the risks can be assessed and if necessary reduced to an acceptable level by remediation or mitigation.</p> <p>The risk assessment should identify the potential sources, pathways and receptors ('pollutant linkages') and evaluate the risks. This information will enable the County Planning Authority to determine whether further more detailed investigation is required, or whether any proposed remediation or mitigation is satisfactory.</p> <p>As a minimum, a desktop study, site walkover and initial Tier 1 risk assessment will be required (Phase 1). This may be sufficient to develop a conceptual model of the source of contamination, the pathways by which it might reach vulnerable receptors and options to show how the identified pollutant linkages can be broken. The study shall be carried out by a competent and suitably qualified specialist.</p> <p>Unless this initial assessment clearly demonstrates with complete confidence that the risk from contamination can be satisfactorily reduced to an acceptable level and the remedial or mitigation measures are viable, further site investigations and Tiers of risk assessment (Phase 2 intrusive ground investigation) and the development of a mitigation or remediation strategy and verification plan will be needed before the application can be</p>	<ul style="list-style-type: none"> • <u>National Planning Policy Framework (NPPF) 2012</u>. Paragraphs 109, 120, 121, and the definition of "Site Investigation Information" given in Annex 2, page 56. • <u>Environment Agency Groundwater Protection guides (March 2017)</u> • Borough or District Council Contaminated Land Officer. • <u>Environment Agency Guidance</u> • <u>http://planningguidance.communities.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/</u> • BS 10175:2011 +A1:2013 Investigation of potentially contaminated sites. Code of Practice • <u>CL:AIRE Model Procedures for the Management of Land Contamination</u>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>determined.</p> <p>The Applicant is required to ensure that land, after development, is not capable of being determined as contaminated land under Part 2A of the EPA 1990.</p> <p>Early consultation with the CPA and Environment Agency is recommended to determine likely requirements for submission with the planning application.</p> <p>For EIA development the risk assessments undertaken of land potentially affected by contamination should inform the Environmental Impact Assessment.</p>	<ul style="list-style-type: none"> • <u>Approved Document C - Site preparation and resistance to contaminants and moisture</u> (2004 Edition incorporating 2010 and 2013 amendments) • National Quality Mark Scheme for Land Contamination Management (NQMS)
<p>Stability Assessment</p>	<p>A land/ slope stability report will be required when</p> <ul style="list-style-type: none"> • the proposal involves substantial engineering works • there are good reasons to believe that the ground is unstable • the proposed development could affect the land or adjoining land¹⁵. <p>This may include the effects of both natural</p>	<p>A land/ slope stability investigation should be carried out by a professional qualified engineer and involve site investigations and a geotechnical appraisal.</p> <p>A land/ slope stability risk assessment report should be submitted and should include information on :</p> <ul style="list-style-type: none"> • an understanding of the factors influencing stability • an assessment of whether or not the site is stable and has an adequate level of protection • land is capable of supporting the loads to be imposed; • development will be threatened by unstable slopes on or adjacent to the site; • development will initiate slope instability which may threaten neighbouring land; • site could be affected by ground movements due to natural cavities or past, present or future mining activities. Any remedial or precautionary measures necessary to reduce or 	<ul style="list-style-type: none"> • <u>Planning Policy Guidance: Land Stability</u> • <u>National Planning Policy Guidance: Quarry Slope Stability</u>

¹⁵ The County Planning Authority accept that during quarrying operations that quarry slope stability falls within the remit of the Health and Safety Executive (HSE). However when a quarry site has gone into restoration and aftercare, this remit falls within the scope of the County Planning Authority.

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	and manmade underground cavities; unstable slopes and ground compression.	overcome the risk of instability should be put forward.	
Agricultural Land Classification and Soils	Where proposal affects the best and versatile agricultural land classified as Grade 1, 2 or 3a and can also include applications involving land filling for the purposes of restoration.	<p>Information which demonstrates:</p> <ul style="list-style-type: none"> • The quality of existing agricultural land • The quality of imported soils/ other waste materials and how they would improve the land for agricultural purposes • Measures that would be taken to safeguard the soil qualities during storage and restoration • How the agricultural land classification would be protected or on completion of proposed operation, would be returned to the same agricultural land grade classification and the quality off any agricultural land lost and justification for its loss 	<ul style="list-style-type: none"> • <u>Agricultural Land Classification of England & Wales 1988</u> • Natural England Technical Information Note TIN049 “Agricultural Land Classification: protecting the best & most versatile agricultural land” http://publications.naturalengland.org.uk/publication/35012 • <u>Good Practice Guide for Handling Soils (April 2000) prepared on behalf of MAFF.</u>

8. WATER ENVIRONMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Flood Risk Assessment	<p>All development proposals located within Flood Zones 2 and/or 3.</p> <p>Where the development is to be located within Flood Zone 1 and the site area is greater than 1 hectare in size and where the</p>	<p>Assessment to establish the impact of the proposed development on the floodplain and level of risk of all forms of flooding to and from the development demonstrating</p> <ul style="list-style-type: none"> • whether a proposed development is likely to be affected by current or future flooding from any source • whether it will increase flood risk elsewhere; • how these flood risks will be managed now and over the developments lifetime, • whether the measures proposed to deal with these effects and risks are appropriate; • consideration of climate change • opportunities to reduce the probability and consequences of 	<ul style="list-style-type: none"> • <u>National Planning Policy Framework 2012 (Para 93-108).</u> • <u>Environment Agency Guidance “Flood risk assessment for planning applications”, October 2015</u> • <u>NPPG: Flood Risk and Coastal Change</u> • District and Borough Strategic Flood Risk Assessments

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	<p>Environment Agency or Local Drainage Engineer has indicated that there may be a land drainage problem.</p> <p>All proposals for new development (including minor development and changes of use) in an area within Flood Zone 1 which has critical drainage problems and/ or where a Surface Water Management Plan or equivalent document is in place which indicates that the site may be subject to drainage problems; and/ or where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding.</p>	<p>flooding,</p> <ul style="list-style-type: none"> • evidence for the County Planning Authority to apply (if necessary) the Sequential Test • mitigation measures and emergency evacuation procedures necessary. • whether the development will be safe and pass the Exception Test, if applicable. <p>The sequential and exception tests required for a site and for development within site (i.e. siting vulnerable development outside the flood plain) can be found on the Environment Agency webpages “Guidance: flood risk assessment for planning applications”</p>	
<p>Sustainable Drainage Systems</p>	<p>Required for all major developments:</p>	<p>An assessment (taking into account different factors including the layout of the site, the topography and geology)</p>	<ul style="list-style-type: none"> • <u>Planning Policy Guidance para 051</u>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
(SuDS)	<ul style="list-style-type: none"> • where the development is located in Flood Zone 2 or 3 • where known drainage problems exists • where the development includes impermeable hard surfacing • where the development involves land raising activities 	<p>demonstrating how any surface water generated from the development will be controlled as near to its source as possible. A drainage strategy (including FRA where applicable, proposed drainage layout and calculations) shall be submitted to demonstrate that the development does not flood or increase flooding downstream. Sustainable drainage for the site shall be proposed in accordance with SUDs surface water management hierarchy of prevention, reduction, source control, site control and regional control (the accepted hierarchy of surface water discharge options is infiltration, then attenuation and discharge to: watercourse, surface water sewer, other sewer).</p> <p>Evidence shall be provided to demonstrate that the most sustainable strategy is proposed taking into account flood risk, site layout, topography, geology, etc). Any assessment should be accompanied by the Surrey County Council Model Surface Water Drainage Statement Proforma¹⁶.</p> <p>Where the intention is to incorporate infiltration SUDS, their feasibility shall be demonstrated through approved intrusive geotechnical surveys to establish infiltration rates, ground water levels and ground contamination.</p> <p>Should actual infiltration rates (via intrusive tests) not be readily available (reason to be stated in drainage strategy), desktop study demonstrating evidence of likely ground conditions (from British Geological Survey or other sources) of the site could be used. In such instance, an alternate strategy shall also be submitted to demonstrate how the site would drain if infiltration is</p>	<ul style="list-style-type: none"> • <u>Written Ministerial Statement 2014</u>¹⁸ • <u>Surrey Advice Note supporting the provision of a Surface Water Drainage Statement</u>¹⁹ • Water. People. Places: A guide for master planning sustainable drainage into developments²⁰ • Sustainable drainage systems: non-statutory technical standards 2015²¹ • LASOO Guidance on meeting the national standards • <u>The Lead Local Flood Authority</u>

¹⁶ Can be found on <http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/suds-planning-advice>

¹⁸ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161>

¹⁹ http://www.surreycc.gov.uk/_data/assets/pdf_file/0011/52769/SUDS-Advice-Notes.pdf

²⁰ http://eastsussex.gov.uk.blob.core.windows.net/media/1997/se7-suds-masterplanning_low_res_reduced.pdf

²¹ <http://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>not feasible. House or rubble soakaways are not acceptable.</p> <p>Should it be proposed to dispose of surface water into a watercourse, surface water sewer, highway drain or another drainage system, should be accompanied by evidence that the rates are being restricted to greenfield values and the system has adequate capacity downstream and is in a suitable state to accept the water. Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.</p> <p>Any works to be carried out which will affect the flow or storage of water within, or which place or alter a structure/obstruction within an ordinary watercourse will require Ordinary Watercourse Consent from Surrey CC¹⁷.</p>	
Hydrogeological/ hydrological report	<p>Applications that:</p> <ul style="list-style-type: none"> • Involve significant ground works, dewatering, abstraction; or • Propose to infill land 	<p>All applications should include:</p> <ul style="list-style-type: none"> • details of existing groundwater levels; • impacts of the development on existing water levels; • mitigation measures and management of such impacts; and • for applications within a groundwater source protection zone, a risk assessment will be required considering the impact on water quality and resources. <p>For applications involving dewatering or abstraction, the assessment should also include:</p> <ul style="list-style-type: none"> • calculations of the extent and volumes of dewatering; • details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, 	<ul style="list-style-type: none"> • <u>The EU Water Framework Directive</u> • <u>National Planning Policy Framework (Para 144)</u> • <u>British Geological Survey (www.bgs.ac.uk/research/groundwater/datainfo/datainformation.html)</u> • <u>NPPG: Water supply, wastewater and water quality</u> • <u>NPPG: Flood Risk and Coastal Change</u>

¹⁷ These can include permanent or temporary structures or works. An 'ordinary watercourse' is a watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Consent within Surrey is issued by the Sustainable Drainage and Consenting Team within Surrey County Council. The team can provide information on the requirements for consent and the application procedure and is contactable by email on SuDS@surreycc.gov.uk. Please note consent cannot be issued retrospectively. Works affecting designated Main River require consent from the Environment Agency

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
		<p>bedrock geology and details of any borehole reports including any information with regard to both licensed and unlicensed abstractions, where necessary;</p> <ul style="list-style-type: none"> • details of the natural water table including its depth, source catchment areas and characteristics; • consideration of the potential impact upon any wetland SSSI; • evidence that third parties will not be affected by the dewatering, and where there is a potential impact upon public and private water supplies, water bodies or watercourses details of mitigating measures must be included in the application; • details of proposed methods of dewatering and proposed methods of water disposal; • proposed measures to control potential pollution to protect ground and surface water; and • any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses. <p>Monitoring of the existing water regime for at least 12 months prior to submission of the application may be necessary in order to ensure that surface and groundwater can be safeguarded.</p>	<ul style="list-style-type: none"> • <u>British Hydrological Society</u> • <u>Environment Agency: Groundwater protection: principles and practice GP3</u>

9. HERITAGE AND ARCHAEOLOGY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Heritage Assets	Where Heritage Assets ²² or features may be affected by the proposal.	A Heritage Statement setting out the significance of all Heritage Assets affected by a proposed development. The statement should be comprehensive, but proportionate to the level of potential harm posed by the development proposal. Loss of, or damage to, any Heritage Asset will need to be justified within a wider context of enhanced understanding of the asset, or an mitigation of greater benefit to the preservation and continued sustainability of heritage features elsewhere within the development.	<ul style="list-style-type: none"> • Surrey County Council Heritage Conservation Team Officer • Surrey Historic Environment Record • Schedule of Ancient Monuments • Historic England Registered Parks and Gardens
Archaeology	Where archaeological sites or features may be affected by the proposal.	An archaeological assessment is required when a Heritage Statement or pre-application discussion indicates that a Heritage Asset with an Archaeological Interest ²³ is likely to be present on site and/or affected by a development proposal. An assessment should examine the nature and significance of the archaeological resources of the site, in comparison with the nature of the development proposal, and detail the likely implications for the future survival and management of the resource that arise.	<ul style="list-style-type: none"> • Historic England Listed Buildings Register • Historic England Good Practice Advice notes: GPA1, GPA2 and GPA3 • Surrey Historic Landscape Characterisation Assessment • NPPG: Conserving and enhancing the historic environment

²² A Heritage Asset would be considered to be a nationally or locally Listed Building, Nationally Registered or locally listed Park or Garden, Registered Battlefield, Conservation Area, Historic Landscape and/or associated natural heritage features, or undesignated features or structures of demonstrable historic or cultural heritage interest.

²³ An asset of Archaeological Interest is considered to be a Scheduled Monument, a County Site of Archaeological Importance, an Area of High Archaeological Potential, or development application area exceeding 0.4 hectares in size, where it is reasonably considered that previously undocumented archaeological remains might survive.

10. AMENITY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Lighting Assessment	All minerals developments involving any external lighting, including temporary, construction and security lighting.	<p>An assessment providing full details of any external lighting including details of:</p> <ul style="list-style-type: none"> • The number, type, location and height of any lighting including those on columns and/ or buildings • The intensity of the installation (in Lux levels) and spill patterns shown on a plan • The proposed hours of use. • Potential for impacts on ecological features • Proposed mitigation measures • Measures for unforeseen impacts and monitoring 	<ul style="list-style-type: none"> • Department for Communities and Local Government's Lighting in the Countryside 1997. • Guidance Notes for the Reduction of Obtrusive Light (2011), Institute of Lighting Professionals • Bats and Lighting in the UK (2009), the Bat Conservation Society • An appropriately qualified Lighting Engineer • NPPG: Light pollution
Noise	<p>Where:</p> <ul style="list-style-type: none"> • the development is likely to affect sensitive land uses such as dwelling, school, or care-home • where the development involves the use of mobile site plant, processing plant or machinery such as a crusher, screener, conveyor, or trammel 	<p>A noise assessment outlining the existing noise climate (established normally by measurement) and the impact of the proposed development assessment from the noise viewpoint using prediction and measurement techniques as appropriate for any potential noise sensitive development in the locality. If mitigation measures are proposed the impact of noise on sensitive locations should be assessed following implementation of the proposed mitigation measures.</p> <p>For any noise sensitive development, existing or consented, potentially affected by the minerals development, a noise assessment should be prepared by a competent person that defines the baseline sound environment, following appropriate guidance, usually established through measurement, and the impact of the proposed development using prediction and measurement techniques as appropriate. Where criteria in appropriate guidance may be exceeded, mitigation measures</p>	<ul style="list-style-type: none"> • A qualified acoustic specialist. • Your relevant Borough or District Council Environmental Health Officer. • "Guidelines for Noise Control – Minerals and Waste Disposal", 1994 Surrey County Council • NPPG: Noise • NPPG: Minerals • BS 4142:2014 "Methods for rating and assessing industrial and

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	<ul style="list-style-type: none"> • where the development involves engineering activities such as earth moving, bund creation or soil stripping • where the development is likely to affect a designated (international, national or local) Nature Conservation or Geological site • where the development is to be located within the Surrey Hills AONB and Area of Great Landscape Value 	should be provided such that the criteria are not exceeded.	<p>commercial sound”</p> <ul style="list-style-type: none"> • BS 5228-1:2009+A1:2014 “Code of practice for noise and vibration control on construction and open sites. Noise”
High Pressure Pipeline Search ²⁴	For all developments involving excavation or below ground works. There are special requirements for safe working in close proximity to a high pressure pipeline	Evidence to show that a high pressure pipeline search has been carried out.	<ul style="list-style-type: none"> • <u>Linesearch before u dig</u> • <u>National Grid</u>

²⁴ Pipeline operators do not have statutory powers although may have legal agreements in place on land and clearly this is a matter that has significant health and safety implications.

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	and proposed works require approval from a pipeline operator prior to commencing.		
Open Space Assessment including Rights of Way	Any development proposals that would result in the loss of open space, or have implications for Public Rights of Way.	An assessment of any open space or Public Rights of Way lost, directly or indirectly affected by a proposed development including any measures to replace or compensate for such impacts and identification of any opportunities to improve facilities for walkers, cyclists, horse riders. This includes any right of way which is outside a site boundary	<ul style="list-style-type: none"> • Surrey Minerals Plan 2011 Core Strategy DPD Policy MC14 • Surrey County Council's Countryside Access Team. • Rights of Way shown on Surrey's Interactive Map • Rights of Way Improvement Plan (ROWIP) • NPPG: Open space, sports and recreational facilities, public rights of way and local green space

11. AIRPORT SAFEGUARDING

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Airport Safeguarding Statement	All applications within the consultation area of civil and military aerodromes and airstrips ²⁵ and where: <ul style="list-style-type: none"> • The proposal involves landfilling • The development 	The statement should show how the development will not constitute a hazard to air traffic, with or without mitigation proposed.	<ul style="list-style-type: none"> • Annex 2 to the Department for Transport/ODPM Circular 1/2003 • Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas' 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS) August 2006.

²⁵ including Heathrow, Gatwick, Biggin Hill, Farnborough, Fairoaks, Northolt, Odiham

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
	<p>involves features attractive to hazardous birds such as: amenity landscaping and water features, this includes the enhancement of existing wet areas or water courses and buildings with ledges, gantries and flat roofs</p> <p>Where the proposal includes lighting which may impact on airport safety (i.e. dazzling) Where a proposal involves the venting and flaring of gas.</p> <p>Applicants are advised to discuss non-official safeguarding areas with planning officers</p>		<ul style="list-style-type: none"> • <u>Guidance on civil aviation (CAA) planning consultation requirements, August 2012</u> • <u>The Airport Operators Association (AOA) the General Aviation Awareness Council safeguarding of Aerodromes Advice Notes: Advice Note 1, 2, 3, 4 and 5</u>

12. SUSTAINABLE DESIGN AND WASTE MANAGEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Landfill and Landraising	Any proposal involving landfilling	Statement on the proposed capacity, amount of material involved, rates of fill, type and source of material, expected	<ul style="list-style-type: none"> • <u>Landfill (England and Wales) Regulations 2002.</u>

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Statement	including reworking or reclamation of former mineral sites.	levels of settlement including justification thereof, and proposed methods of compaction (pre and post settlement levels). Demonstration that the amount of fill proposed is the minimum requisite required.	<ul style="list-style-type: none"> • National Planning Policy for Waste 2014 • Surrey Waste Plan 2008 Policies WD7, WD8; and DC3 • NPPG: Waste
Sustainable Design and Construction Statement	Major developments ²⁶ (Over 1000sqm)	Statement detailing how sustainable forms of design/ construction have been incorporated into the new development and any proposed renewable energy technologies.	<ul style="list-style-type: none"> • Surrey Waste Plan 2008 policy CW1 and DC3 • NPPG: Climate Change

13. STATEMENT OF COMMUNITY INVOLVEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
Statement of Community Involvement	<p>For any proposals with substantial community interest.</p> <p>Any proposal where this is a requirement under Section 61 (w) of the Localism Act 2011 when enacted and required by the Town and County Planning</p>	A Statement explaining how the applicant has complied with the pre-application engagement recommendation made in Surrey County Council's Statement of Community involvement. Developers are encouraged to inform the community of their plans to ensure that a link is established at an early stage in the process.	<ul style="list-style-type: none"> • Surrey County Council's Statement of Community Involvement. • Section 61W of the Localism Act 2011 (when enacted) • The Local Government Association, British Property Federation & Others. • The Ten Commitments to Effective Pre-application engagement

²⁶ As defined in the General Development Management Procedure 2015 www.legislation.gov.uk/ukxi/2015/595/article/2/made however there isn't a definition of major for use in the AONB – it is a matter for the decision maker to determine whether a proposed development in the AONB context is major development.

	(Development Management Procedure) (England) Order 2015 subsequent regulations.		<ul style="list-style-type: none">• <u>NPPG: Before submitting an application</u>
--	---	--	---

APPENDIX 1:

List of Planning Departments of Local Borough and District Councils in Surrey

- Elmbridge
- Epsom and Ewell
- Guildford
- Mole Valley
- Reigate and Banstead
- Runnymede
- Spelthorne
- Surrey Heath
- Tandridge
- Waverley
- Woking

APPENDIX 2:

Other Statutory Consultees

- Natural England
- Historic England
- Highways England
- Environment Agency
- Lead Local Flood Authority
- County Highway Authority
- Water or sewage undertaker(s)
- Surrey Hills AONB Office
- High Weald AONB Office
- The Health and Safety Executive
- The Garden History Society
- Parish Councils