

## ANNEX 2 – WASTE-RELATED DEVELOPMENT

The policy drivers for all the subjects listed below are the [Surrey Waste Plan 2008 Core Strategy](#), relevant Borough or District Local Plans, the [National Planning Policy Framework 2012](#), [National Planning Policy for Waste 2014](#), [Waste Management Plan for England 2013](#) and the [National Planning Policy Practice 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 2013](#).

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### 1. PLANNING STATEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Planning Statement</b>	All planning applications. The extent of the information required will be site/ planning application specific – contact Surrey County Council Planning Department for clarification on specific applications.	<p>The planning statement should set out the context and justification for the development, including:</p> <ul style="list-style-type: none"> <li>• A site description setting out the physical features of the site and its surroundings;</li> <li>• A description of any use, planning designations or physical constraints i.e. nearby housing;</li> <li>• Context and need for the development. i.e. existing demand, projected future demand, expected throughput for the proposal and capacity, how the proposal would contribute towards identified need, predicted need and the waste hierarchy 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 geological or geomorphological features adjacent to the site. Topographical information should provide spot</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Surrey Waste Plan 2008</a></li> <li>• <a href="#">Surrey Aggregates Recycling Joint DPD</a></li> <li>• <a href="#">Planning Practice Guidance: determining an application</a></li> <li>• <a href="#">Waste Management Plan for England 2013</a></li> <li>• <a href="#">EU Waste Framework Directive 2008/98/EC</a></li> <li>• <a href="#">The Environment Agency</a></li> <li>• <a href="#">Department for Food, Environment</a></li> </ul>

		<p>heights and contours for the application site and surrounding area;</p> <ul style="list-style-type: none"> <li>• Information on capacity/ throughout of the proposal</li> <li>• Details on boundary treatment should include height, location and specification of screen bunds and fencing.</li> <li>• 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, SSSI<sup>1</sup>, highways, water courses, housing, Listed Buildings, AONB<sup>2</sup>, public footpaths, Ancient Semi-Natural Woodland, Flood Zone(s) etc.</li> <li>• Identification and discussion of National planning guidance, Development Plan policy, and any other material considerations applicable to the proposal justifying why planning permission should be granted .</li> <li>• 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 Waste Plan 2008 and Aggregates Recycling Joint DPD for Minerals and Waste Plans 2013.</li> <li>• An assessment of the cumulative effect of the proposal in combination with other existing or permitted development in the vicinity.</li> <li>• Where the proposal includes landfilling and landraising proposals should include the volume of imported material by origin and type (the total annual rate where possible) and void space capacity in metres cubed (m<sup>3</sup>).</li> </ul> <p>Details of consultations with the County Planning Authority and wider community<sup>3</sup>/ statutory consultees undertaken prior to submission and to demonstrate that regard has been taken to</p>	<p><u>and Rural Affairs (DEFRA)</u></p> <ul style="list-style-type: none"> <li>• <u>Surrey County Council Annual Monitoring Report (AMR)</u></li> <li>• <u>Surrey County Council Local Aggregate Assessment</u></li> <li>• <u>Surrey County Council Aggregates Monitoring Update</u></li> </ul>
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<sup>1</sup> SPA= Special Protection Area; SAC=Special Area of Conservation; SSSI=Sites of Special Scientific Interest

<sup>2</sup> Area of Outstanding Natural Beauty

<sup>3</sup> To include parish councils, resident associations and action groups.

		<p>ensure that individuals and hard to reach groups are not discriminated against because they share certain protected characteristics as set out in the <a href="#">Equality Act 2010</a>.</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>	
<b>Green Belt</b>	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 clearly outweigh the potential harm by reason of inappropriateness and any other harm. Need to demonstrate the proposal minimises or limits the impact on 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"> <li>• <a href="#">National Planning Policy Framework (Paras 79-92)</a></li> <li>• <a href="#">Surrey Waste Plan 2008 Policy CW6</a></li> <li>• <a href="#">Surrey Aggregates Recycling Joint DPD</a></li> <li>• <a href="#">Surrey County Council Annual Monitoring Report (AMR)</a></li> <li>• <a href="#">Surrey County Council Local Aggregate Assessment</a></li> <li>• <a href="#">Surrey County Council Aggregates Monitoring Update</a></li> <li>• The County Planning Authority's Alternative Site Assessment advice note to be provided upon request.</li> </ul>

## 2. AIR QUALITY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Air Quality Assessment</b>	Where development is to be located within or adjacent to an Air Quality Management Area (AQMA) or	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 <sub>2</sub> ) and suspended particulate matter (PM <sub>2.5</sub> and PM <sub>10</sub> ). To be carried	<ul style="list-style-type: none"> <li>• <a href="#">Department for Environment Food, and Rural Affairs policy guidance and technical guidance.</a></li> <li>• <a href="#">The Environment Agency guidance.</a></li> </ul>

	<p>where the development is likely to generate significant vehicle movements as defined by the EPUK<sup>4</sup>- IAQM<sup>5</sup> guidance<sup>6</sup> or revision or subsequent updates</p>	<p>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<sup>7</sup> in the EPUK-IAQM guidance are to be exceeded.</p>	<ul style="list-style-type: none"> <li>• <u>The Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) guidance</u></li> <li>• <u>Planning Practice Guidance: Air quality</u></li> </ul>
<b>Construction Dust</b>	<ul style="list-style-type: none"> <li>• Where development is to be located within an AQMA;</li> <li>• Where development proposal is likely to generate dust and sensitive receptors are within 350m from the site or within 100m from construction road route.</li> </ul>	<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 PM<sub>10</sub> 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. 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>	<ul style="list-style-type: none"> <li>• IAQM Guidance on the assessment of dust from demolition and <u>construction</u> (2014 Version 1.1 or subsequent revisions).</li> <li>• Surrey County Council <u>Dust Impact Assessment guidance note</u> and <u>Dust Management Plans (DMPs) guidance notes</u><sup>8</sup></li> <li>• <u>Planning Practice Guidance: Air quality</u></li> <li>• <u>IAQM: Planning for Air Quality</u></li> </ul>

<sup>4</sup> Environmental Protection UK

<sup>5</sup> Institute of Air Quality Management

<sup>6</sup> "Land Use Planning and Development Control: Planning for Air Quality" (January 2017)(v1.2) <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

<sup>7</sup> 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.

<sup>8</sup> Need to add weblink for this

<p><b>Operational Dust</b></p>	<p>A dust assessment is required for any waste developments where dust emissions are likely to arise. This can be expected to cover the applications involving screening, crushing, grading, landraising, landfilling and construction. The distance criteria in the IAQM minerals guidance 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>”<sup>9</sup>.</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 (PM<sub>10</sub>).</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>	<ul style="list-style-type: none"> <li>• IAQM, <u>Guidance on the Assessment of Mineral Dust Impacts for Planning</u> (May 2016 v1.1 or subsequent revisions)</li> <li>• Surrey County Council Dust Impact Assessment Guidance note and Dust Impact Management Guidance note</li> <li>• <u>Planning Practice Guidance: Air quality</u></li> </ul>
<p><b>Odour</b></p>	<p>For proposals involving putrescible waste and composting within 250m of sensitive receptors e.g. housing, schools, retirement facilities etc.</p>	<p>An assessment of the impact of odour on surrounding sensitive receptors based on the accepted source-pathway-receptor conceptual model including:</p> <ul style="list-style-type: none"> <li>• existing baseline odour conditions (also including complaints history)</li> <li>• the location of receptors and their relative sensitivities to odour</li> <li>• details of the proposed activities and materials involved (including quantities, durations, methods of handling and storage etc.) and the resulting potential for generating odours including fugitive, diffuse, and point sources where</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Guidance on the assessment of odour for planning, Institute of Air Quality Management (IAQM), 2014</u></li> <li>• <u>Odour Guidance for Local Authorities DEFRA March 2010</u></li> <li>• <u>Good Practice and Regulatory Guidance on Composting and Odour Control for Local Authorities, DEFRA March 2009</u></li> </ul>

<sup>9</sup> This guidance applies to the operational phases of mineral development however it is acknowledged that some waste site share some common features with mineral activities and also construction activities.

Where the proposal is likely to impact upon sensitive receptors by way of odour.

- relevant
- details of control/mitigation measures proposed (including management and engineering controls)
  - a prediction of the likely odour impact from the proposed activity at relevant sensitive receptors based on the FIDOL factors (Frequency, Intensity, Duration, Offensiveness, Location/ Sensitivity) and taking into account the following:
    - the likely magnitude of odour emissions (following implementation of proposed control/mitigation measures)
    - the effects of dispersion and dilution afforded by the pathway to the receptors and the resulting magnitude of odour that could result
    - the meteorological characteristics at the site (particularly wind direction/speed) and the likely frequency of odour episodes that could result
    - the potential cumulative odour effects with any other odours
  - where odour effects are assessed as significant appropriate mitigation and control measures that would allow the proposal to proceed without causing significant loss of amenity
  - the residual odour impacts and their effects

In accordance with the IAQM guidance on assessment of odour for planning, the applicant should justify the methodology used to make the prediction and that the approach they have used is of a depth and rigour consistent with the likely risk of adverse effects from odour. Likely methodologies include a simple qualitative (e.g. risk-matrix based), a semi-quantitative (e.g. radius of effect calculations) or a fully quantitative assessment (dispersion modelling).

The assessment should also describe 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. Odour Management Plans, use of appropriate equipment etc.

- [Odour Management Plans for Waste Handling Facilities Environment Agency November 2010](#)
- [Horizontal Guidance 4: Odour Management – How to Comply with your Environmental Permit Environment Agency March 2011](#)

<p><b>Bio-Aerosols</b></p>	<p>Required for the operational phase of any development where all of the following apply:</p> <p>Where the proposal involves the management of putrescible waste or has the potential to suspend biologically-active particles in the air and there are sensitive receptors to within 250m from the site boundaries e.g. such activities include, but are not necessarily limited to composting facilities, anaerobic digestion, chipping or shredding activities, waste transfer stations, materials recycling facilities, active faces of landfill sites etc.</p>	<p>An assessment of the impact of bio-aerosols is required to predict whether they can and will be maintained no higher than acceptable levels for sensitive receptors.</p> <p>The assessment is to be based upon a source-pathway-receptor approach having regard to relevant publications on bio-aerosols risk assessment e.g. from Defra, the Institute of Occupational Medicine, Cranfield University and the Environment Agency.</p>	<ul style="list-style-type: none"> <li>• <u>Bioaerosol Emission from Waste Composting and the Potential for Workers' Exposure Health and Safety Executive 2010</u></li> <li>• <u>Guidance on the evaluation of Bioaerosol Risk Assessment for Composting Facilities, Cranfield University, 2009</u></li> </ul>

<b>Other pollutants</b>	<p>Required for the operational phase where a proposal includes:</p> <ul style="list-style-type: none"> <li>• energy from waste</li> <li>• combustion</li> <li>• bio-mass boilers</li> <li>• combined heat and power (CHP) schemes incorporating a biomass steam boiler ≥50 kWth</li> <li>• Other CHPs and centralised boilers ≥450kWth gas boiler or 30kw CHP</li> </ul>	<p>An assessment of the impact of other pollutants not specifically covered above in relation to surrounding sensitive receptors using suitable methodology and significance descriptors. The assessment should state the controls and mitigation that will be applied to avoid adverse impacts.</p>	
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### 3. ECOLOGY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Preliminary Ecological Assessment (PEA)</b>	<p>Where the development is</p> <ul style="list-style-type: none"> <li>• likely to affect a designated site</li> <li>• is in a SSSI Impact Risk Zone</li> <li>• is 0.4ha or larger</li> <li>• where the development is within 100m of or is likely to</li> </ul>	<p>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.</p>	<ul style="list-style-type: none"> <li>• <a href="#"><u>Conservation of Habitats and Species Regulations 2010</u></a></li> <li>• <a href="#"><u>Surrey Biodiversity Information Centre</u></a></li> <li>• <a href="#"><u>Surrey Wildlife Trust</u></a></li> <li>• <a href="#"><u>Chartered Institute of Ecology and Environmental Management</u></a></li> <li>• <a href="#"><u>Natural England - Standing advice for protected species</u></a></li> <li>• <a href="#"><u>Natural England – SSSI Impact Risk Zones</u></a></li> </ul>

	affect a Priority Habitat or Species		<ul style="list-style-type: none"> <li>• <a href="#">MAGIC website</a></li> <li>• <a href="#">Office of the Deputy Prime Minister (ODPM) Circular 06/2005 “Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system”</a> and the <a href="#">Good Practice Guide</a></li> <li>• BS 42020 Biodiversity Code of practice for planning and development</li> <li>• <a href="#">Planning Practice Guidance: Natural Environment</a></li> <li>• <a href="#">Wildlife and Countryside Act 1981</a></li> <li>• <a href="#">Conservation of Habitats and Species Regulations 2010</a></li> </ul>
<b>Ecological Impact Assessment</b>	<p>Where</p> <ul style="list-style-type: none"> <li>• the development would affect natural or semi-natural habitats</li> <li>• require a protected species Survey</li> <li>• for the demolition or works in the roof space of buildings which may be used by bats.</li> </ul>	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 <sup>10</sup> .	

#### 4. LANDSCAPE, LANDSCAPING AND TREES

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Area of Outstanding Natural Beauty Exceptional Circumstances Test</b>	For major development <sup>11</sup> within an Area of Outstanding Natural Beauty (AONB)	<p>An assessment of:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way;</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">National Planning Policy Framework (Para 116)</a></li> <li>• Surrey Hills AONB <a href="#">Management Plan 2014 – 2019</a></li> <li>• <a href="#">High Weald Management Plan 2014 - 2019</a></li> </ul>

<sup>10</sup> This can be the subject of a condition.

<sup>11</sup> 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.

		<ul style="list-style-type: none"> <li>Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated</li> <li>The impact of the proposal on the setting of the AONB</li> </ul>	<ul style="list-style-type: none"> <li>Surrey Landscape <u>Character Assessment 2015</u></li> <li>Landscape Character <u>Areas</u> for the AONBs on Surrey Interactive Map</li> </ul>
<b>Landscape Assessment</b>	<p>Planning applications that require an EIA<sup>12</sup></p> <p>Planning Applications that are within or visible from the High Weald Area of Outstanding Natural Beauty or Surrey Hills Area of Outstanding Natural Beauty.</p> <p>All planning applications outside these areas where development could have an effect on landscape features, treescapes or historic landscapes.</p> <p>All planning applications for development which could have an effect on an existing landscape scheme</p>	<p>Assessments may be carried out for developments proposed in rural or urban landscapes and townscape. 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 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</p>	<ul style="list-style-type: none"> <li>The Landscape Institute <a href="http://www.landscapeinstitute.org">www.landscapeinstitute.org</a></li> <li>Guidelines for Landscape and Visual Impact Assessment (Third Edition), 2011</li> <li>Landscape Character Assessment Guidance for England and Scotland and topic papers <a href="http://www.naturalengland.org.uk">www.naturalengland.org.uk</a></li> <li><u>Surrey Landscape Character Assessment 2015</u></li> <li><u>Surrey Surrey Historic Landscape Character Assessment</u> (use the <u>Surrey Interactive Map</u> and highlight this layer)</li> <li><u>The High Weald AONB Management Plan 2015 - 2019</u></li> <li><u>Surrey Hills Management Plan 2015 – 2019</u></li> <li>Advice can be sought from the County Landscape Architect</li> </ul>

<sup>12</sup> EIA – Environmental Impact Assessment as required under the Environmental Impact Assessment (England) Regulations 2011

		<p>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>	
<b>Landscape Scheme</b>	<p>All applications where landscape mitigation, compensation, or restoration is required.</p>	<p>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 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 planting<sup>13</sup> 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. Other information that should be provided may include:</p> <ul style="list-style-type: none"> <li>• Proposed finished ground levels or contours; sections</li> <li>• A soil management strategy where significant earthworks are required;</li> <li>• Means of enclosure; fences and boundary treatments</li> <li>• Protection measures for existing and new planting</li> <li>• Tree pit size, protection, staking/guying</li> <li>• Extent and provision of all construction operations, including site compounds, temporary haul roads or access points; and Construction Method Statement</li> <li>• Access and Car parking layouts.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Surrey Landscape Character Assessment 2015</u></li> <li>• Advice can be sought from the County Landscape Architect</li> <li>• BS8545: 2014 “<i>Trees: from nursery to independence in the landscape. Recommendations</i>”</li> </ul>

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

		<ul style="list-style-type: none"> <li>• Services</li> <li>• Implementation timetables</li> </ul> <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 or 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 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><b>Ancient Woodland</b></p> <p><b>‘Aged’ or ‘Veteran’ trees</b></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</p>	<ul style="list-style-type: none"> <li>• National <u>Planning Policy Framework 2012</u> (paragraph 118)</li> <li>• Natural England and Forestry <u>Commission Standing Advice for Ancient Woodland and Veteran Trees</u></li> <li>• <u>Forestry Commission Standing Advice for Ancient Woodland and Veteran Trees</u></li> <li>• <u>Surrey Ancient Woodland Inventory</u></li> <li>• The Surrey <u>Interactive Map</u></li> <li>• <u>Surrey Biodiversity Information Centre</u></li> <li>• <u>Surrey historic and landscape character assessments &amp; Historic</u></li> </ul>

		<p>state the controls and mitigation, including a 250m buffer zone between development and the edge of ancient woodland and veteran trees that will be applied to avoid adverse effects. Tree surveys should be in accordance with guidance in British Standard BS 5837:2012 '<i>Trees in relation to design, demolition and construction- Recommendations</i>'.</p>	<p><u>Environment Record</u></p> <ul style="list-style-type: none"> <li>• The Forestry <u>Commission</u></li> <li>• <u>Natural England</u></li> <li>• <u>Woodland Trust</u></li> <li>• <u>Veteran Trees: A Guide to Good Management</u></li> </ul>
<p><b>Trees and arboricultural implications</b></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"> <li>• 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.</li> <li>• 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</li> <li>• Illustrate the calculated and/or adjusted Root Protection Areas (RPA's) for each tree. <ul style="list-style-type: none"> <li>• Measures for protecting retained trees during site works.</li> </ul> </li> <li>• 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.</li> <li>• Evaluation of impact of proposed tree losses and compensatory planting required including number, species, age/girth, recommended locations and maintenance schedule.</li> </ul>	<ul style="list-style-type: none"> <li>• Where relevant, the <u>Hedgerows Regulations 1997</u></li> <li>• A tree survey should be carried out by a suitably qualified and experienced arboriculturalist to British Standard BS5837: 2012 '<i>Trees in Relation to Design, Demolition and Construction. – Recommendations</i>'. Each surveyed tree will be categorised according to the cascade chart for tree quality assessment, Table 1 of the standard.</li> <li>• <u>NPPG: Tree Preservation Orders</u></li> <li>• BS 5837:2012 – <i>Trees in relation to design, demolition and construction. Recommendations.</i></li> <li>• BS 3998: 2010 – <i>Tree work: Recommendations</i></li> <li>• BS 8545:2014 – <i>Trees: from nursery to independence in the landscape. Recommendations.</i></li> <li>• <u>Arboricultural Association's directory of registered consultants</u></li> </ul>

		<ul style="list-style-type: none"> <li>Trees protected by a tree preservation order should be identified and details provided.</li> </ul> <p>A tree protection plan to illustrate all protective measures to include protective barrier fencing/ ground protection.</p>	
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## 5. RESTORATION AND AFTERCARE

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Restoration</b>	All landfill proposals and temporary waste proposals except for those applications either seeking to vary/ remove a condition or a permanent waste facility 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"> <li>An overall restoration strategy, identifying the proposed afteruse of the site</li> <li>Total volume and type of fill material (if required) to restore the application site alongside filling rates</li> <li>Phasing of restoration and if it shall be progressive including phasing plans to demonstrate this</li> <li>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.</li> <li>Pre and post settlement contours of the restored area and its relationship to surrounding land.</li> <li>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</li> <li>Proposals for the removal of buildings, plant, equipment, roads and hardstandings.</li> <li>Proposed cultivation techniques, cropping and grazing including an assessment of agricultural land classification</li> <li>Landscape strategy and planting details.</li> </ul>	<ul style="list-style-type: none"> <li><u>National Planning Policy Framework (Paras 109 &amp; 118).</u></li> <li><u>Surrey Minerals Plan Mineral Site Restoration SPD (2011)</u></li> <li><u>Surrey Minerals Plan Core Strategy DPD 2011 Policies MC17 MC18</u> where relevant</li> <li>Good Practice Guide for Handling Soils' prepared on behalf of MAFF but available on the Department for Environment, Food and Rural Affairs (DEFRA) website at <a href="http://www.defra.gov.uk">www.defra.gov.uk</a></li> <li>The good quarry website <a href="http://www.goodquarry.com">www.goodquarry.com</a> has information on soil handling, habitat creation, geodiversity and afteruses.</li> <li>The Minerals Product Association <a href="http://www.mineralproducts.org">www.mineralproducts.org</a></li> </ul>

<b>Aftercare</b>		<p>An outline strategy to include:</p> <ul style="list-style-type: none"> <li>• the strategic aims and objectives for the site and identified land use for the aftercare period</li> <li>• how the methods used in the restoration and aftercare enable the land to retain its longer term capability</li> <li>• information on the steps to be taken, who will undertake them and the period during which they are taken</li> <li>• details of any hard or soft landscaping</li> <li>• details of drainage (if required)</li> <li>• details of an annual programme to be provided no later than two months prior to the annual Aftercare meeting</li> <li>• details of annual aftercare meetings</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Surrey Biodiversity Opportunity Areas Guidance, Surrey Nature Partnership</a></li> </ul>
<b>Enhancement</b>		<p>Details on what enhancement measures and positive contribution the site makes to biodiversity can be provided on other land within the applicants control. 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
<b>Construction Traffic Management Plan</b>	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>The plan should include details of:</p> <ul style="list-style-type: none"> <li>• parking for vehicles of site personnel, operatives and visitors</li> <li>• loading and unloading of plant and materials</li> <li>• storage of plant and materials</li> <li>• programme of works including measures for traffic management, vehicle routing, hours of operation and design of delivery areas.</li> <li>• provision of boundary hoarding behind any visibility zones</li> <li>• specifications for vehicle turning within the site so that vehicles leave the site in forward gear</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Transport Development Planning</a></li> <li>• <a href="#">National Planning Policy Framework 2012 (Paras 32 &amp; 56)</a></li> <li>• <a href="#">Surrey Waste Plan 2008 Policy DC3</a></li> <li>• <a href="#">Surrey Transport Plan April 2011</a></li> <li>• <a href="#">Surrey County Council's Transportation Development Control Good Practice Guide</a></li> </ul>

	<p>This is not required where a proposal does not involve any physical development / traffic movements.</p>	<ul style="list-style-type: none"> <li>Measures for the suppression and control of dust during construction</li> </ul>	
<b>Traffic Statement</b>	<p>The scale of development is anything too small to require a Transport Assessment.</p>	<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>	<ul style="list-style-type: none"> <li>Surrey Waste Plan 2008 Policy DC3</li> <li><u>NPPG: Travel plans, transport assessment and statements in decision-taking</u></li> </ul>

		Where a public right of way is affected by the proposed development, details should be provided.	
<p><b>Transport Assessment</b></p>	<p>When a development proposal has significant<sup>14</sup> transport implications. A TA is likely to be required for development</p> <ul style="list-style-type: none"> <li>• generating 30 or more two-way vehicle movements per hour</li> <li>• 100 plus two-way vehicle movements per day</li> <li>• any development proposed in a location within or adjacent to an AQMA.</li> </ul> <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>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"> <li>• Surrey Waste Plan 2008 Policy DC3</li> <li>• Chapter 4 of ‘Guidance on Transport Assessment’ (<a href="https://www.gov.uk/government/organisations/department-for-transport">https://www.gov.uk/government/organisations/department-for-transport</a>) gives more detail on preparing a transport assessment, the framework and information and type of assessment required.</li> <li>• <a href="#">Department for Transport Circular 02/13 “The Strategic Road Network and the Delivery of Sustainable Development”</a></li> <li>• <a href="#">NPPG: Travel plans, transport assessment and statements in decision-taking</a></li> </ul>

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

Agency.

## 7. GEOLOGICAL, LAND AND SOILS

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<p><b>Contaminated Land Assessment</b></p>	<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>Where the land has been designated 'contaminated' by the Borough/ District Council.</p> <p>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 determined.</p> <p>The Applicant is required to ensure that land, after development,</p>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF) 2012. Paragraphs 109, 120, 121, and the definition of "Site Investigation Information" given in Annex 2, page 56.</li> <li>• <u>Environment Agency Groundwater Protection guides (March 2017)</u></li> <li>• Borough or District Council Contaminated Land Officer.</li> <li>• Environment Agency Guidance</li> <li>• <u><a href="http://planningguidance.communities.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/">http://planningguidance.communities.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/</a></u></li> <li>• BS 10175:2011 +A1:2013 Investigation of potentially contaminated sites. Code of Practice</li> <li>• Model Procedures for the Management of Land Contamination - Contaminated Land Report 11 (EA 2004).</li> <li>• Approved Document C - Site preparation and resistance to contaminates and moisture (2004)</li> </ul>

		<p>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>	<p>Edition incorporating 2010 and 2013 amendments)</p> <ul style="list-style-type: none"> <li>• National Quality Mark Scheme for Land Contamination Management (NQMS)</li> </ul>
<b>Stability Assessment</b>	<p>A land/ slope stability report will be required when the proposal involves substantial engineering works or there are good reasons to believe that the ground is unstable; and the proposed development could affect the land or adjoining land<sup>15</sup>.</p> <p>This may include the effects of both natural and manmade underground cavities; unstable slopes and ground compression.</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"> <li>• an understanding of the factors influencing stability</li> <li>• an assessment of whether or not the site is stable and has an adequate level of protection</li> <li>• land is capable of supporting the loads to be imposed;</li> <li>• development will be threatened by unstable slopes on or adjacent to the site;</li> <li>• development will initiate slope instability which may threaten neighbouring land;</li> <li>• 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 overcome the risk of instability should be put forward.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Planning Policy Guidance: Land Stability</u></li> <li>• <u>National Planning Policy Guidance: Quarry Slope Stability</u></li> </ul>
<b>Agricultural Land Classification and Soils</b>	Where proposal affects the best and versatile agricultural	<p>Information which demonstrates:</p> <ul style="list-style-type: none"> <li>• The quality of existing agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Agricultural Land Classification of England &amp; Wales 1988</u></li> </ul>

<sup>15</sup> 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.

	land classified as Grade 1, 2 or 3a and can also include applications involving land filling for the purposes of restoration.	<ul style="list-style-type: none"> <li>• The quality of imported soils/ other waste materials and how they would improve the land for agricultural purposes</li> <li>• Measures that would be taken to safeguard the soil qualities during storage and restoration</li> <li>• 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</li> </ul>	<ul style="list-style-type: none"> <li>• Natural England Technical Information Note TIN049 “Agricultural Land Classification: protecting the best &amp; most versatile agricultural land” <a href="http://publications.naturalengland.org.uk/publication/35012">http://publications.naturalengland.org.uk/publication/35012</a></li> <li>• <u>Good Practice Guide for Handling Soils (April 2000) prepared on behalf of MAFF.</u></li> </ul>
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## 8. WATER ENVIRONMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Flood Risk Assessment</b>	<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 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</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"> <li>• whether a proposed development is likely to be affected by current or future flooding from any source</li> <li>• whether it will increase flood risk elsewhere;</li> <li>• how these flood risks will be managed now and over the developments lifetime,</li> <li>• whether the measures proposed to deal with these effects and risks are appropriate;</li> <li>• consideration of climate change</li> <li>• opportunities to reduce the probability and consequences of flooding,</li> <li>• evidence for the County Planning Authority to apply (if necessary) the Sequential Test</li> <li>• mitigation measures and emergency evacuation procedures necessary.</li> <li>• whether the development will be safe and pass the Exception Test, if applicable.</li> </ul> <p>The sequential and exception tests required for a site and for development within site (i.e. siting vulnerable development</p>	<ul style="list-style-type: none"> <li>• <u>National Planning Policy Framework 2012 (Para 93-108).</u></li> <li>• <u>Environment Agency Guidance “Flood risk assessment for planning applications”, October 2015</u></li> <li>• <u>NPPG: Flood Risk and Coastal Change</u></li> <li>• District and Borough Strategic Flood Risk Assessments</li> </ul>

	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.	outside the flood plain) can be found on the Environment Agency webpages "Guidance: flood risk assessment for planning applications"	
<b>Sustainable Drainage Systems (SuDS)</b>	<p>Required for all major developments:</p> <ul style="list-style-type: none"> <li>• where the development is located in Flood Zone 2 or 3</li> <li>• where known drainage problems exists</li> <li>• where the</li> </ul>	An assessment (taking into account different factors including the layout of the site, the topography and geology) 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	<ul style="list-style-type: none"> <li>• <u>Planning Policy Guidance para 051</u></li> <li>• <u>Written Ministerial Statement 2014</u><sup>18</sup></li> <li>• <u>Surrey Advice Note supporting the provision of a Surface Water Drainage Statement</u><sup>19</sup></li> <li>• Water. People. Places: A guide for master planning sustainable drainage into developments<sup>20</sup></li> </ul>

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

<sup>19</sup> [http://www.surreycc.gov.uk/\\_\\_data/assets/pdf\\_file/0011/52769/SuDS-Advice-Note.pdf](http://www.surreycc.gov.uk/__data/assets/pdf_file/0011/52769/SuDS-Advice-Note.pdf)

<sup>20</sup> [https://eastsussexgovuk.blob.core.windows.net/media/1997/se7-suds-masterplanning\\_low\\_res\\_reduced.pdf](https://eastsussexgovuk.blob.core.windows.net/media/1997/se7-suds-masterplanning_low_res_reduced.pdf)

	<p>development includes impermeable hard surfacing</p> <ul style="list-style-type: none"> <li>• where the development involves land raising activities</li> </ul>	<p>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 Proforma<sup>16</sup>.</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 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.</p> <p>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</p>	<ul style="list-style-type: none"> <li>• Sustainable drainage systems: non-statutory technical standards 2015<sup>21</sup></li> <li>• LASOO Guidance on meeting the national standards</li> <li>• The Lead Local Flood Authority</li> </ul>
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<sup>16</sup> 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>

		within an ordinary watercourse will require Ordinary Watercourse Consent from Surrey CC <sup>17</sup> .	
<b>Hydrogeological/ hydrological report</b>	Applications that: <ul style="list-style-type: none"> <li>• Involve significant ground works, dewatering, abstraction; or</li> <li>• Propose to infill land</li> </ul>	<p>All applications should include:</p> <ul style="list-style-type: none"> <li>• details of existing groundwater levels;</li> <li>• impacts of the development on existing water levels;</li> <li>• mitigation measures and management of such impacts; and</li> <li>• for applications within a groundwater source protection zone, a risk assessment will be required considering the impact on water quality and resources.</li> </ul> <p>For applications involving dewatering or abstraction, the assessment should also include:</p> <ul style="list-style-type: none"> <li>• calculations of the extent and volumes of dewatering;</li> <li>• details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, bedrock geology and details of any borehole reports including any information with regard to both licensed and unlicensed abstractions, where necessary;</li> <li>• details of the natural water table including its depth, source catchment areas and characteristics;</li> <li>• consideration of the potential impact upon any wetland SSSI;</li> <li>• 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;</li> <li>• details of proposed methods of dewatering and proposed methods of water disposal;</li> <li>• proposed measures to control potential pollution to protect ground and surface water; and</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">The EU Water Framework Directive</a></li> <li>• <a href="#">National Planning Policy Framework (Para 144)</a></li> <li>• <a href="http://www.bgs.ac.uk/research/groundwater/datainfo/datainformation.html">British Geological Survey (www.bgs.ac.uk/research/groundwater/datainfo/datainformation.html)</a></li> <li>• <a href="#">NPPG: Water supply, wastewater and water quality</a></li> <li>• <a href="#">NPPG: Flood Risk and Coastal Change</a></li> <li>• <a href="#">British Hydrological Society</a></li> <li>• <a href="#">Environment Agency: Groundwater protection: principles and practice GP3</a></li> </ul>

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

<sup>17</sup> 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

		<ul style="list-style-type: none"> <li>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.</li> </ul> <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>	
<b>Foul Sewerage Drainage and Utilities Assessment</b>	<p>Required where foul sewerage and/or drainage infrastructure is absent or inadequate.</p> <p>Where the development includes connection to existing utility services including electricity, gas, telecommunications and water supply, foul water/ sewage.</p> <p>Where the development is located in a Flood Risk area and where known drainage problems exist.</p>	<p>Assessment of how the proposal will establish new or connect to existing utility infrastructure systems.</p> <p>Where utility infrastructure is absent or inadequate the assessment should demonstrate:</p> <ul style="list-style-type: none"> <li>following consultation with the service provider the availability of utility services has been examined and that the proposal would not result in undue stress on the delivery of services to the wider community</li> <li>that proposal incorporates any utility company requirements</li> <li>that service routes have been planned to avoid the potential for damage to trees and archaeological remains</li> <li>that proposals for relocating or protecting existing infrastructure has been agreed with the service provider</li> </ul> <p>All assessments should:</p> <ul style="list-style-type: none"> <li>describe the type, quantities and means of disposal of any effluent</li> <li>demonstrate compatibility with existing land uses and drainage capacity</li> <li>provide detailed scaled drawings and plans of existing or proposed infrastructure</li> <li>provide percolation tests where relevant</li> <li>provide specifications of any utility plant, machinery or equipment proposed.</li> </ul>	<ul style="list-style-type: none"> <li><u>Paragraph 56 of the National Planning Policy Framework 2012</u></li> <li><u>Surrey Waste Plan 2008 Policy DC3</u></li> <li><u>National Joint Utilities Group Publications</u></li> <li><u>NPPG: Water supply, wastewater and water quality</u></li> </ul>

## 9. HERITAGE AND ARCHAEOLOGY

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Heritage Assets</b>	Where Heritage Assets <sup>22</sup> 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"> <li>• <a href="#">Surrey County Council Heritage Conservation Team Officer</a></li> <li>• <a href="#">Surrey Historic Environment Record</a></li> <li>• <a href="#">Schedule of Ancient Monuments</a></li> <li>• <a href="#">Historic England Registered Parks and Gardens</a></li> </ul>
<b>Archaeology</b>	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 <sup>23</sup> 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"> <li>• <a href="#">Historic England Listed Buildings Register</a></li> <li>• <a href="#">Historic England Good Practice Advice notes: GPA1, GPA2 and GPA3</a></li> <li>• <a href="#">Historic England Advice Notes</a></li> <li>• <a href="#">Surrey Historic Landscape Characterisation Assessment</a></li> <li>• <a href="#">NPPG: Conserving and enhancing the historic environment</a></li> </ul>

<sup>22</sup> 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.

<sup>23</sup> 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
<b>Lighting Assessment</b>	All waste 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"> <li>• The number, type, location and height of any lighting including those on columns and/ or buildings</li> <li>• The intensity of the installation (in Lux levels) and spill patterns shown on a plan</li> <li>• The proposed hours of use.</li> <li>• Potential for impacts on ecological features</li> <li>• Proposed mitigation measures</li> <li>• Measures for unforeseen impacts and monitoring</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Department for Communities and Local Government's Lighting in the Countryside 1997.</a></li> <li>• <a href="#">Guidance Notes for the Reduction of Obtrusive Light (2011), Institute of Lighting Professionals</a></li> <li>• <a href="#">Bats and Lighting in the UK (2009), the Bat Conservation Society</a></li> <li>• <a href="#">An appropriately qualified Lighting Engineer</a></li> <li>• <a href="#">NPPG: Light pollution</a></li> </ul>
<b>Noise</b>	<p>Where:</p> <ul style="list-style-type: none"> <li>• the development is likely to affect sensitive land uses such as dwelling, school, or care-home</li> <li>• where the development involves the use of mobile site plant, processing plant or machinery such as a crusher, screener, conveyor, or trammel</li> </ul>	<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 maybe exceed, mitigation measures</p>	<ul style="list-style-type: none"> <li>• <a href="#">A qualified acoustic specialist.</a></li> <li>• <a href="#">Your relevant Borough or District Council Environmental Health Officer.</a></li> <li>• <a href="#">The Environment Agency.</a></li> <li>• <a href="#">"Guidelines for Noise Control – Minerals and Waste Disposal", 1994 Surrey County Council</a></li> <li>• <a href="#">NPPG: Noise</a></li> <li>• <a href="#">BS 4142:2014 "Methods for rating and assessing industrial and commercial sound"</a></li> </ul>

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

<sup>24</sup> 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.

	a pipeline operator prior to commencing.		
<b>Open Space Assessment including Rights of Way</b>	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"> <li>• <a href="#">Surrey Minerals Plan 2011 Core Strategy DPD Policy MC14</a></li> <li>• <a href="#">Surrey County Council's Countryside Access Team.</a></li> <li>• <a href="#">Rights of Way shown on Surrey's Interactive Map</a></li> <li>• <a href="#">Rights of Way Improvement Plan (ROWIP)</a></li> <li>• <a href="#">NPPG: Open space, sports and recreational facilities, public rights of way and local green space</a></li> </ul>

## 11. AIRPORT SAFEGUARDING

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Airport Safeguarding Statement</b>	All applications within the consultation area of civil and military aerodromes and airstrips <sup>25</sup> and where: <ul style="list-style-type: none"> <li>• The proposal involves landfilling</li> <li>• The development involves features attractive to hazardous birds such as: amenity</li> </ul>	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"> <li>• <a href="#">Annex 2 to the Department for Transport/ODPM Circular 1/2003</a></li> <li>• <a href="#">Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas' 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS) August 2006.</a></li> <li>• <a href="#">Guidance on civil aviation (CAA) planning consultation requirements, August 2012</a></li> </ul>

<sup>25</sup> Including Heathrow, Gatwick, Biggin Hill, Farnborough, Fairoaks, Northolt, Odiham

	<p>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"> <li>• <u>The Airport Operators Association (AOA) the General Aviation Awareness Council safeguarding of Aerodromes Advice Notes: Advice Note 1</u></li> <li>• <u>'Safeguarding – an Overview': Advice Note 2 'Lighting near Aerodromes'</u></li> <li>• <u>Advice Note 3 'Potential Bird Hazards from Amenity landscaping and Building Design.'</u></li> <li>• <u>Advice Note 4 'Cranes and Other Construction Issues'</u></li> <li>• <u>Advice Note 7 'Wind Turbines and Aviation'</u></li> </ul>
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## 12. SUSTAINABLE DESIGN AND WASTE MANAGEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<p><b>Landfill Statement</b></p>	<p>Any proposal involving landfilling including reworking or reclamation of former mineral sites.</p>	<p>Statement on the proposed capacity, amount of material involved, rates of fill, type and source of material, expected 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.</p>	<ul style="list-style-type: none"> <li>• <u>Landfill (England and Wales) Regulations 2002.</u></li> <li>• <u>National Planning Policy for Waste 2014</u></li> <li>• <u>Surrey Waste Plan 2008 Policies</u> WD7, WD8, and DC3</li> </ul>

<b>Sustainable Design and Construction Statement</b>	Major developments <sup>26</sup> (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"> <li>• <u>Surrey Waste Plan 2008</u> policy CW1 and DC3</li> <li>• <u>NPPG: Climate Change</u></li> </ul>
<b>Economic Statement</b>	Where significant economic growth or regeneration benefits apply, or might be enabled, by a major waste management proposal.	Explanation of any economic benefits from the proposed development, including new jobs created or supported and community benefits providing evidence where relevant.	<ul style="list-style-type: none"> <li>• <u>s70(2) of the Town and Country Planning Act 1990</u></li> <li>• <u>National Planning Policy Framework 2012 (Paras 17 - 22 &amp; 28)</u></li> <li>• <u>Surrey Waste Plan 2008 Policy CW6</u></li> </ul>

### 13. STATEMENT OF COMMUNITY INVOLVEMENT

SUBJECT	WHEN REQUIRED	ASSESSMENTS/ REPORTS/ SURVEYS	WHY IS IT REQUIRED AND GUIDANCE
<b>Statement of Community Involvement</b>	For any proposals with substantial community interest.  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 (Development Management	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"> <li>• <u>Surrey County Council's Statement of Community Involvement.</u></li> <li>• Section 61W of the Localism Act 2011 (when enacted)</li> <li>• The Local Government Association, British Property Federation &amp; Others.</li> <li>• <u>The Ten Commitments to Effective Pre-application engagement</u></li> <li>• <u>NPPG: Before submitting an application</u></li> </ul>

<sup>26</sup> As defined in the General Development Management Procedure 2015 [www.legislation.gov.uk/ukxi/2015/595/article/2/made](http://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.

	Procedure) (England) Order 2010 subsequent regulations.		
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## ANNEXES:

### Annex 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

### Annex 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 Officer
- The Health and Safety Executive
- The Garden History Society
- Parish Councils

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