**Annex 1**

Surrey County Council Minerals and Waste Planning Policy

# Surrey Waste Local Plan

## Part 1 - Policies Submission plan

October 2018



SURREY

If you have any questions about the consultation or you are having difficulty in accessing the documents please contact Surrey County Council:

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## A note on preparing the new Surrey Waste Local Plan

This document is a Submission Draft of the Plan, which will be subject to representations on soundness and legal compliance between 14 January and 24 February 2019.

Following the six week period of representations, Surrey County Council will submit this Submission Draft to the Government for independent examination including any representations from stakeholders.

The current Surrey Waste Plan (2008), has been assessed as being consistent with the NPPF and NPPW and compliant with the EU Waste Framework Directive. It will remain extant as part of the development framework until replaced by the Plan.

This Plan is a material consideration in any planning decision and the emerging policies may therefore be given weight in reaching a planning decision. Paragraph 48 of the National Planning Policy Framework (NPPF) states that decision-takers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given).
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given). Consistency to policies in the National Planning Policy for waste (NPPW) will also be relevant.

Greater weight is given to this Submission Draft as it has been prepared in the light of comments received from stakeholders during earlier consultation stages.

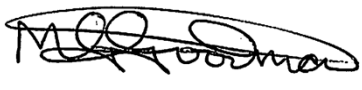
A non-technical summary of the submission plan has been prepared and can be found on the Minerals and Waste Planning Policy webpage.

## Foreword

A large amount of waste is generated by Surrey's homes and businesses and Surrey County Council needs to ensure that sufficient land is available for the waste facilities needed to manage this waste. It is essential that those facilities do not result in unacceptable harm to the environment and human health. It is important that Surrey's waste is managed sustainably, and this includes the county working towards sending zero waste to landfill.

An overarching challenge facing Surrey County Council and other local planning authorities is how to balance development pressures in this area of buoyant economic growth close to London, Heathrow and Gatwick without compromising the quality of life of its residents and the high quality natural and built environment. The need to balance the development of waste management facilities is no different, these facilities are also needed to support growth and development.

The Surrey Waste Local Plan will help ensure that the future waste needs of Surrey can be appropriately met through waste facilities situated in the most appropriate locations and with minimal impact on communities and the environment. I believe the vision, strategy, objectives and policies set out in the Plan put us in a good position to enable us to manage the waste we produce in the most sustainable way possible.



Mike Goodman

Cabinet Member for Environment & Transport

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# 1 Introduction

## 1.1 Purpose of the Waste Local Plan

1.1.1.1 As the waste planning authority[1] (WPA) Surrey County Council is required to produce a local plan for waste development, known as the Surrey Waste Local Plan ("the Plan"), to show how and where waste will be managed in Surrey in the future. The Plan sets out the planning framework for the development of waste management facilities and is used in determining planning applications for waste management facilities.

1.1.1.2 The Plan is intended to make sure that land is available to be developed so that there are enough waste management facilities to handle the equivalent amount of waste arising in Surrey. In doing so the Plan provides policies which ensure these facilities are well located and do not result in significant adverse impacts on amenity and the environment.

1.1.1.3 The Plan replaces the Surrey Waste Plan (2008) by providing a robust policy framework to support the sustainable management of waste from 2019 to 2033. Section 6 shows how policies of this Plan have replaced those in the Surrey Waste Plan (2008).

1.1.1.4 This Plan forms part of the overall development plan for Surrey. Other waste and minerals related policy can be found in the Surrey Minerals Plan (2011), the Aggregates Recycling Joint Development Plan Document (2013) and the Minerals Site Restoration Supplementary Planning Document (2011). The planning policy for non-waste and minerals related development is found in the Local Plans of the district and borough councils in Surrey.

1.1.1.5 When determining applications all relevant policies of the development plan, as well as national policy, will be taken into account.

1.1.1.6 Planning permission granted for development is subject to a set of conditions. Compliance with the conditions is important to ensure that the construction and operation of the facility takes place in accordance with this Plan. Monitoring of compliance with the permission and its conditions is undertaken by Surrey County Council and if breaches of planning conditions are identified those breaches will be addressed in accordance with Surrey County Council's Planning Enforcement Protocol[2].

1 The Town and Country Planning (Prescription of County Matters) (England) Regulations 2003 prescribe classes of waste operations and uses of land that should be dealt with as "county matters".

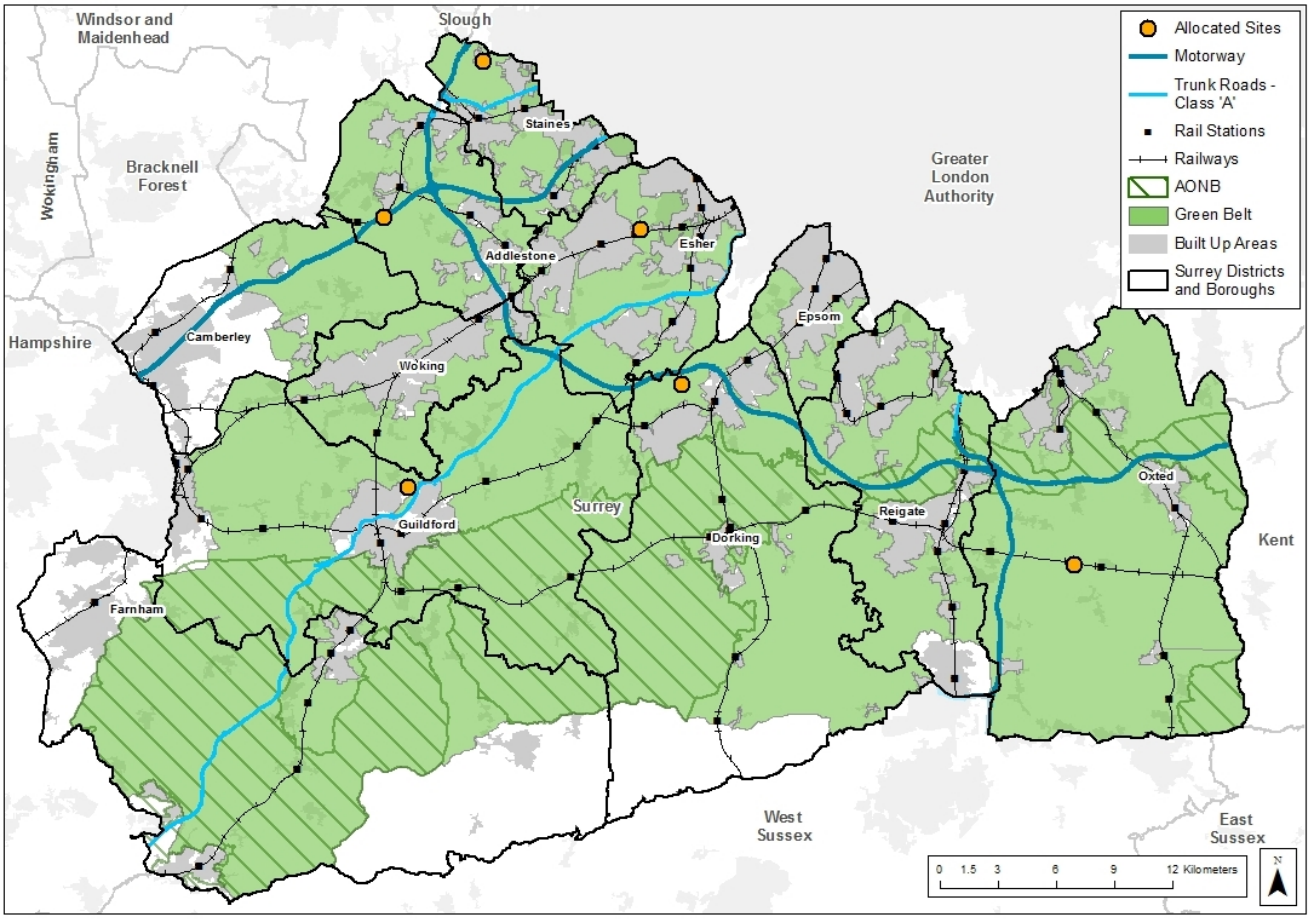
[2] Surrey County Council's Planning Enforcement Protocol found on the Planning Enforcement of Minerals, Waste and County Development webpage

## 1.2 Spatial Context

### 1.2.1 Introduction

1.2.1.1 Surrey's location and unique environment play an important role in shaping the economy by shaping business sectors, availability of development land and distribution of population. These factors are also responsible for the quality of life enjoyed by Surrey's residents. In turn, these factors also present opportunities and challenges for the future growth and will influence the form and location of new waste development.

Figure 1 Policies Map of Surrey showing urban areas, Green Belt, Surrey Hills and High Weald




AONB boundaries and major transport networks

### 1.2.2 Population

1.2.2.1 The 2011 census found that there were 1.14 million people living in Surrey. Estimates for 2017 show an increase in the total population to 1.19 million people. While the majority of Surrey can be classed as rural in nature, dense urban areas are located in the north of the county, near the boundary with London, and the large towns of Guildford, Woking, Reigate/Redhill and Farnham.

1.2.2.2 The projected population growth for Surrey, suggests an increase from 1.18 million people to 1.37 million by 2037[3]. There are approximately 483,000 housing units existing across Surrey with a further 86,000 housing units planned between 2015 and 2033. Surrey County Council need to plan for the infrastructure needed to support these new homes and this includes waste management infrastructure.

### 1.2.3 Economy

1.2.3.1 The South East is a significant contributor to the UK economy. Surrey's economy is the largest contributor to the South East economy and in 2014 was worth £37.5 billion. Surrey has a higher gross value added (GVA) per person than the rest of the major population centres in England, except London. In 2017, Surrey had a total of 64,160 enterprises, over 90% of which were small businesses with 0-9 employees[4].

1.2.3.2 Waste management is a key component of a modern economy. All businesses depend on the efficient management of their waste and the waste management sector itself will generate employment and add value to the local economy.

### 1.2.4 Transport Infrastructure

1.2.4.1 Surrey is located in close proximity to London and both Gatwick and Heathrow Airports. There are plans for the development of a new runway at Heathrow Airport and these are likely to have an impact on waste management both in terms of a need to manage waste produced from the development and on existing waste management facilities in the vicinity.

1.2.4.2 The strategic road network, comprising motorways and trunk roads, has evolved principally to serve London, with several nationally important routes passing through the county, including the M3, M23, M25 and the A3. Surrey roads are known to experience congestion and Surrey County Council are seeking to promote development which includes options for sustainable transport. However, there are a lack of alternative transport options in the county and so Surrey County Council recognises the importance of road transport.

### 1.2.5 Nature Conservation and biodiversity

1.2.5.1 Surrey supports a diverse range of habitats and species, ranging from the chalk grasslands and woodlands of the North Downs, through scarce flood meadows along the rivers Wey and Mole, to the extensive heaths, bogs and acid grasslands of the Thames terrace gravels and Wealden sandstone.

1.2.5.2 Surrey is also home to around 70 specially protected species and at least 337 species recognised as being a priority for conservation. Numerous sites within the county have been designated for protection on the grounds of nature conservation and biodiversity at local, national and international levels.

1.2.5.3 There are a total of eight sites designated at an international and/or European level for nature conservation interest, including the Thames Basin Heaths Special Protection Area, designated for internationally important bird species and the Thursley, Ash, Pirbright and

[3] Department for Communities and Local Government (DCLG) Number of Dwellings by Tenure and District

[4] 'What does Surrey's business growth look like?' (2015) available from Surreyi

Chobham Commons Special Area of Conservation, designated for internationally important plant communities.

1.2.5.4 At least 4% of Surrey is 'semi-natural ancient woodland'. Ancient woodlands are those that are known to have had continuous tree cover since at least 1600 AD. They are found throughout Surrey, with particular concentrations in the North Downs and the Weald. Ancient woodlands, and veteran trees, are likely to have biodiversity interest, as well as cultural and historical significance.

### 1.2.6 Landscape

1.2.6.1 Surrey has a great variety of landscape due to its varied geology, landform and soils. It contains the flat areas in the Thames Basin, the hills of the North Downs and Wealden Greensand, large expanses of open heathland, enclosed wooded gills, river valleys and water bodies, intimate small scale farmland, and open meadows.

1.2.6.2 Woodland covers 22% of the county, but heathland and chalk downland are also particularly characteristic of Surrey. Farmland, including that of the Low Weald, is another main component of the landscape. The two river valleys of the Wey and Mole cut through these landscapes, flowing from south to north.

1.2.6.3 The Surrey Hills Area of Outstanding Natural Beauty (AONB) and a small area of the High Weald AONB cover approximately 26% of the area of Surrey. AONBs have a protected status that reflects their unique and important landscape characteristics. They contain land important for woodland and agricultural production, as well as providing recreational opportunities.

### 1.2.7 Green Belt

1.2.7.1 Approximately three quarters of the land within Surrey (some 121,941 hectares or 73%), is covered by the Metropolitan Green Belt, which has played an important part in helping to safeguard the rural character of much of the county and the setting and character of its historic towns.

### 1.2.8 Heritage and Archaeology

1.2.8.1 Surrey is rich in heritage assets from nationally important Palaeolithic sites, Roman remains and Medieval villages, through to the remains of Britain's pioneering industrial heritage and recently decommissioned cold-war military installations. Surrey has 197 Scheduled Monuments, 234 designated County Sites of Archaeological Importance and 810 individual Areas of High Archaeological Potential. This equates to approximately 4159 hectares (2.5% of the County).

1.2.8.2 Surrey has 47 registered parks and gardens, totalling in the region of 2,925 hectares (1.8% of the County). Surrey's archaeological and designated historic landscape requires careful management and consideration. In addition, Surrey has 6,571 statutory listed buildings, including 104 at Grade I and 347 at Grade II*. There are 278 conservation areas in Surrey, totalling 4,584 hectares or 2.7% of the county.

### 1.2.9 Water Environment

1.2.9.1 For each of the major catchments in the UK a river basin management plan (RBMP) has been prepared, which provides information about the current status of the different aspects of the water environment and sets targets for their improvement by 2027. The county of Surrey contains waterbodies and catchments that lie within the areas covered by the Thames RBMP and the South East RBMP.

1.2.9.2 Of the 95 surface watercourses or lakes (including reservoirs and ponds) with catchments wholly or partly located in Surrey, only 4 are currently of 'good' overall status. The majority are of either 'moderate' overall status (57) or 'poor' overall status (27), with 7 watercourses or lakes currently classified as being of 'bad' overall status. Classification below 'good' status is due to matters including point sources (e.g. water industry sewage works) and diffuse sources (e.g. agriculture), abstraction from watercourses and supporting groundwaters, and physical alterations.

1.2.9.3 The majority of the groundwater bodies beneath Surrey have been assessed by the Environment Agency as currently being of a 'poor' overall status, due to issues with the quantitative status of the resource, the chemical status of the resource or a combination of the two. Six groundwater bodies underlying Surrey are currently classified as being of 'good' overall status.

### 1.2.10 Flood Risk

1.2.10.1 Flood risk is a combination of two components; the probability of a particular flood incident occurring and the impact that the incident may cause. The risk of flooding is made worse by the potential impact of climate change. Flooding arises in a variety of forms and is influenced by weather (particularly rainfall events), topography and patterns of development. Sources of flooding can include reservoirs, rivers, the sea, rainfall and rising groundwater.

1.2.10.2 In Surrey (especially in the northwest of the county), the combination of a large population, low lying land and a significant number of watercourses, increase the probability of people, property and the environment being adversely affected by any flood events that do occur.

## 1.3 Policy Context

### 1.3.1 Waste Framework Directive (2008/98/EC)

1.3.1.1 The Waste Framework Directive (WFD), as amended, sets requirements for the collection, transport, recovery and disposal of waste. The WFD includes a requirement to apply the 'waste hierarchy' when planning for waste management. The waste hierarchy is a system of prioritising the different ways in which waste can be managed with the most sustainable method, prevention, at the top of hierarchy, and the least, disposal, at the bottom. The terms used in the waste hierarchy are further explained in the glossary.

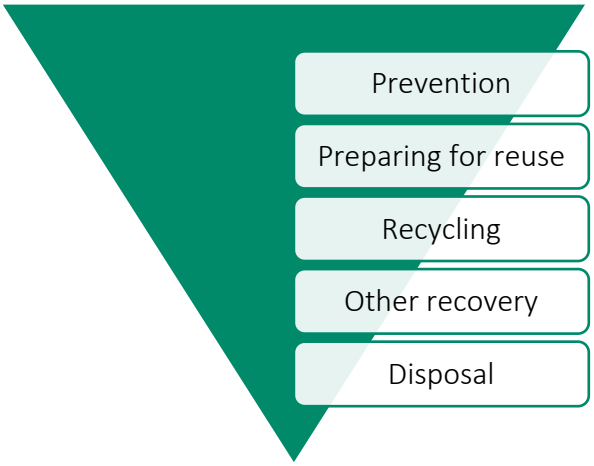



*Figure 2 Image of the Waste Hierarchy*

1.3.1.2 The WFD also ensures planning authorities have regard to the principles of 'self-sufficiency' and 'proximity'. This means that local authorities should include provision for sufficient capacity and enable the delivery of facilities in the right place at the right time. These terms are further explained in the glossary.

1.3.1.3 The proximity principle expects a network of facilities to be developed that enable waste to be disposed of, and mixed municipal waste collected from private households to be recovered in, one of the nearest appropriate installations, by means of the most appropriate technologies.

### 1.3.2 Hazardous Waste Directive (1991/689/EEC)

1.3.2.1 Waste is generally considered hazardous if it, or the material or substances it contains, pose a risk to human or environmental health. As hazardous waste poses a higher risk to the environment and human health strict controls apply.

1.3.2.2 WPAs are expected to plan for the volume of waste arising in their area this may include waste management facilities to deal with hazardous waste. However, it is accepted that, often, the provision of specialist facilities for wastes that arise in relatively small quantities, or require specialist treatment technologies, will require co-ordination at a more regional or national level.

### 1.3.3 Landfill Directive (1999/31/EC)

1.3.3.1 The Landfill Directive was introduced in July 1999. The Landfill Directive sets out requirements for the location, management, engineering, closure and monitoring for landfills. In the Directive, the term "landfill" is taken to mean "a waste disposal site for the

deposit of the waste onto or into land". The Landfill Directive also includes requirements relating to the characteristics of the waste to be landfilled.

1.3.3.2 Council Decision 03/33/EC supports the Landfill Directive by providing criteria and procedures for the acceptance of waste at landfills. Paragraph 15 states "Whereas the recovery, in accordance with Directive 75/442/EEC, of inert or non-hazardous waste which is suitable, through their use in redevelopment/restoration and filling-in work, or for construction purposes may not constitute a landfilling activity".

### 1.3.4 Waste Incineration Directive (2000/76/EC)

1.3.4.1 The Waste Incineration Directive (as amended) covers new facilities and existing facilities and imposes strict emission standards for incineration technologies addressing air pollution to prevent harmful effects on both environment and human health.

1.3.4.2 Modern incineration plants must ensure pollution control is a priority; emissions must comply with the requirements of the Waste Incineration Directive. It is important to recognise that this directive supports cleaner technologies and reducing the impacts of incineration facilities on environment and human health.

### 1.3.5 EU Circular Economy Action Plan

1.3.5.1 In a "circular economy" the value of products and materials is maintained for as long as possible; waste and resource use are minimised, and resources are kept within the economy when a product has reached the end of its life, to be used again and again to create further value.

1.3.5.2 In 2018 the European Union (EU) agreed a package of measures which forms part of the implementation of its Circular Economy Action Plan. These measures include increasing the existing recycling target for municipal waste to 65% by 2035 and a target to reduce landfill to maximum of 10% of municipal waste by 2030. This compares to a target of 50% by 2020 that the UK government and local authorities are currently working to. Even though the UK is to leave the European Union, the government has signalled the Circular Economy measures will be adopted within UK legislation.

### 1.3.6 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012

1.3.6.1 The system of development plans, introduced by the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), requires the Local Planning Authority to prepare a 'local plan' which is made up of Development Plan Documents (DPDs).

1.3.6.2 Local Planning Authorities must set out a programme for the preparation of DPDs in a 'Local Development Scheme' and detail how communities and stakeholders will be involved in the preparation of DPDs in a 'Statement of Community Involvement'. More information is provided below. This legislation also requires all local planning authorities to carry out a Sustainability Appraisal during the preparation of the local plan.

1.3.6.3 The Town and Country Planning Regulations 2012 prescribe the form and content of the Local Plan documents and the Policies Map. These regulations also set out the process for preparing and adopting a local plan.

### 1.3.7 The Localism Act 2011

1.3.7.1 The Localism Act 2011 provided legislative powers to abolish regional spatial strategies. The abolition of the majority of policies in the South East Plan in March 2013 has resulted in the removal of regionally-derived targets (e.g. diversion from landfill, recycling and composting, and provision for accepting London's waste), which have not been replaced.

1.3.7.2 The Localism Act 2011 also introduced the Duty to Cooperate (DtC). The DtC places a legal duty on local planning authorities, county councils and public bodies to engage constructively to maximise the effectiveness of local plan preparation. As the WPA, Surrey County Council must demonstrate how it has complied with the DtC at the examination of its local plan.

### 1.3.8 The Waste (England and Wales) Regulations 2011

1.3.8.1 The Waste (England and Wales) Regulations (the Waste Regulations) came into force on the 1 October 2012. From the 1 January 2015, the Waste Regulations require waste collection authorities (WCAs) to ensure that appropriate recycling standards can be met through commingling, or through source segregated collections. This can impact the amount of waste and the quality of waste collected and the overall rate of recycling.

### 1.3.9 National Planning Policy Framework (NPPF) 2018

1.3.9.1 In 2012 the Government replaced many of the former national planning policy guidance notes and statements and Government Circulars with a single document, the National Planning Policy Framework (NPPF). A revised NPPF was published in July 2018.

1.3.9.2 The NPPF is supported by the national Planning Practice Guidance (PPG), originally published in March 2014 with updates since. The PPG replaced guidance notes that previously supported the former national planning policy guidance notes and statements.

1.3.9.3 The NPPF provides guidance for the preparation of local plans and encourages local plans to be kept up-to-date. This includes an expectation that LPAs 'positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change'[5]. This is essential for the Plan given the need for waste management facilities to respond to changes in the market e.g. international markets for recyclate and refused derived fuels.

1.3.9.4 In addition plans should 'provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas'[6]. In the context of the Plan this could include taking some waste from adjoining authority areas and beyond which could include London.

1.3.9.5 The NPPF also highlights the need for waste management facilities to be provided as strategic infrastructure. This requires the county council to work with district and borough councils in order to create a joined-up approach in providing for essential development such as homes and the infrastructure needed to support them.

### 1.3.10 National Planning Policy for Waste (NPPW) 2014

[5] Paragraph 11 of the National Planning Policy Framework 2018

[6] Paragraph 11 of the National Planning Policy Framework 2018

1.3.10.1 The National Planning Policy for Waste (NPPW) 2014 replaced Planning Policy Statement 10[7] and sits alongside the NPPF. The NPPW sets out the government's ambition to work towards a more sustainable approach for waste management and use.

1.3.10.2 This policy aims to ensure any waste management facilities are a positive contribution to communities and to balance the need for waste management facilities with the interests of the community.

1.3.10.3 Specifically this national policy sets the expectation that local authorities will:

- Identify sufficient opportunities to meet the identified needs of their area for the management of waste based on robust analysis of best available data and information.
- Ensure waste is managed as high up the waste hierarchy as possible recognising the need for a mix of types and scale of facilities.
- Work jointly and collaboratively with other planning authorities including on issues of cross-boundary movements and any national need.
- Take into account the need for a limited number of facilities for disposal of residual waste which may arise in more than one waste planning authority area.
- Undertake early and meaningful engagement with local communities, recognising that proposals for waste management facilities such as incinerators can be controversial.

### 1.3.11 Waste Management Plan for England 2013

1.3.11.1 The Government published a national Waste Management Plan for England in December 2013. The plan brought together a number of policies under the umbrella of one national plan. It looks to encourage a more sustainable and efficient approach to resource management. It outlines the policies that are in place to help move towards the goal of a zero waste economy in the UK.

1.3.11.2 The Waste Management Plan for England provides an overview of the management of all waste streams in England and evaluates how it will support implementation of the objectives and provisions of the revised WFD.

1.3.11.3 The Government has indicated that it will replace the Waste Management Plan for England with a resources and waste strategy towards the end of 2018. This new strategy will help implement the EU Circular Economy Package.

### 1.3.12 Other National Policy Statements

1.3.12.1 The Government publishes other national policy which has an impact on the production and management of waste. This includes the 'Industrial Strategy' (2017), the 'Clean Growth Strategy' (2017) and the '25 Year Environment Plan' (2018). In 2018 the government will

[7] PPS10: Planning for Sustainable Waste Management July 2005 and March 2011 update

publish a 'Clean Air Strategy'. It is important that the Plan is consistent with government policy and changes are monitored to see whether they require changes to the Plan.

### 1.3.13 Regional Strategy for the South East of England

1.3.13.1 The Order to revoke the Regional Strategy for the South East of England, with the exception of Policy NRM6: Thames Basin Heath SPA, came into force on 25 March 2013. Saved Policy NRM6 from the South East Plan remains a material consideration as part of the development plan.

### 1.3.14 Surrey Waste Plan 2008

1.3.14.1 The Surrey Waste Plan (SWP) sets out the planning framework for the development of waste management facilities in Surrey. The current SWP was adopted in 2008.

### 1.3.15 Surrey Minerals Plan 2011

1.3.15.1 The Surrey Minerals Plan Core Strategy Development Plan Document (DPD) forms part of the Surrey Minerals Plan and provides strategic policies and site specific proposals for the extraction of silica sand and clay for the period to 2026. The Surrey Minerals Plan Core Strategy DPD is supplemented by two development plan documents, the Surrey Minerals Plan Primary Aggregates DPD and the Aggregates Recycling Joint DPD.

### 1.3.16 Aggregates Recycling Joint Development Plan Document 2013

1.3.16.1 The Aggregates Recycling Joint DPD (ARJDPD) supports both the Surrey Minerals and Waste DPDs. It sets out proposals with regard to the provision of Aggregates Recycling facilities across Surrey for the period to 2026.

### 1.3.17 Minerals Site Restoration Supplementary Planning Document (2011)

1.3.17.1 The Minerals Site Restoration Supplementary Planning Document (2011) sets out in greater detail how mineral workings can be restored and in what ways. It is one of the material considerations that will be taken into account when determining restoration proposals.

### 1.3.18 Statement of Community Involvement

1.3.18.1 Surrey County Council wants communities to be able to have a say in the planning decisions that shape Surrey's future. The Statement of Community Involvement (SCI) explains how Surrey will consult and involve the public when preparing planning policies and determining planning applications. The current SCI can be viewed on the Council's website.

1.3.18.2 The SCI sets out the stages of developing planning policy documents and how Surrey County Council will involve the community at each stage.

### 1.3.19 Minerals and Waste Development Scheme

1.3.19.1 Under the requirements for the Planning and Compulsory Purchase Act 2004, Surrey County Council is required to have a local development scheme. This is a public statement identifying which local development documents will be produced. The Surrey Minerals and Waste Development Scheme includes a programme for any updates to planning policy. The scheme and SCI are available to view on the Council's website.

### 1.3.20 Joint Municipal Waste Management Strategy

1.3.20.1 The most recent Joint Municipal Waste Management Strategy (JMWMS) was adopted in 2015. The JMWMS focuses on the management of local authority collected waste, including; household waste from kerbside collections, household waste from community recycling centres, and other waste collected by the authority such as school waste and a small proportion of commercial and industrial waste.

1.3.20.2 Implementation of the JMWMS is the responsibility of Surrey County Council in its role as the waste disposal authority and district and borough councils in their role as the waste collection authorities. It is important that the new Plan takes into account the needs and targets included in the JMWMS.

## 1.4 Waste Management Context

### 1.4.1 Main Types of Waste

1.4.1.1 There are three principal types of waste dealt with by the Plan:

- Local Authority Collected Waste (LACW) refers to all waste collected by the local authority (Previously the term 'Municipal Waste' was used in waste policies and nationally reported data to refer to waste collected by local authorities).
- Commercial and Industrial (C&I) waste is waste arising from the business sector e.g. offices, shops, restaurants.
- Construction, Demolition and Excavation (C, D & E) waste for the purposes of this document is defined as "waste materials, which arise from the construction or demolition of buildings and/or civil engineering infrastructure, including hard construction and demolition waste and excavation waste, whether segregated or mixed"[8].

1.4.1.2 Waste from households and from businesses can often be managed at similar types of facility whereas C, D & E waste is usually managed at separate facilities.

1.4.1.3 There are a range of other waste streams including: hazardous waste, agricultural waste, healthcare waste, nuclear and low level radioactive waste and mining waste. The amounts of these types of waste produced in Surrey do not warrant specific provision in terms of site allocations and the policies in the Plan will guide decisions on proposals for associated new management capacity.

### 1.4.2 Waste Arisings

1.4.2.1 A waste needs assessment has been prepared to inform the Plan and has been published as part of its evidence base[9]. This document sets out the assumptions and calculations for estimating waste arisings in Surrey up to 2035.

[8] Department for Communities and Local Government (DCLG): Survey of Arisings & Use of Construction & Demolition Waste as Aggregate in England: 2005

[9] Surrey Waste Local Plan, Waste Needs Assessment September 2018

1.4.2.2 The PPG for Waste sets out how waste planning authorities should identify the need for new waste management facilities and in particular how waste planning authorities forecast waste arisings. The PPG states that assessing waste management needs for Local Plan making is likely to involve[10]:

- Understanding waste arisings from within the planning authority area, including imports and exports
- Identifying the waste management capacity gaps in total and by particular waste streams
- Forecasting the waste arisings both at the end of the period that is being planned for and interim dates
- Assessing the waste management capacity required to deal with forecast arisings at the interim dates and end of the plan period.

1.4.2.3 In terms of forecasting waste arisings this is typically done through identifying a growth profile. The factors used in calculating the potential growth for the key waste streams are set out in Table 1 below.

[10] National Planning Practice Guidance for Waste Paragraph 022

*Table 1 Information used to calculate growth profiles for key waste streams in Surrey*

| Waste Stream | Factors | Data source |
|---|---|---|
| Local Authority Collected Waste (LACW) | - Waste arising per household<br>- Number of households | - MHCLG 2014-based household projections<br>- LACW reported through WasteDataFlow |
| Commercial & Industrial (C&I) Waste and hazardous waste | - Total C&I waste arisings<br>- Predicted economic growth annual % change | - Environment Agency Waste Data Interrogator<br>- Surrey Local Economic Assessment (LEA) update 2013 |
| Construction Demolition & Excavation (C,D&E) Waste | - Total C,D&E waste arisings | - Environment Agency Waste Data Interrogator<br>- Environment Agency public register of exempt sites<br>- Local Aggregate Assessment for Surrey |

1.4.2.4 Based on the growth profile and the methodology set out in the PPG the forecast waste arisings through the plan period are set out in Table 2.

*Table 2 Waste arising in Surrey throughout the plan period (tonnes)*

| Waste Stream | 2016 | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|---|
| Local Authority Collected Waste | 560,000 | 586,000 | 621,000 | 658,000 | 696,000 |
| Commercial & Industrial Waste | 668,000 | 751,000 | 854,000 | 958,000 | 1,061,000 |
| Construction, Demolition & Excavation Waste | 2,033,000 | 2,277,000 | 2,582,000 | 2,887,000 | 3,192,000 |
| Total | 3,261,000 | 3,614,000 | 4,057,000 | 4,503,000 | 4,949,000 |

1.4.2.5 The Plan recognises the need to establish new goals for the management of waste in Surrey during the plan period. These targets are ambitious and encourage the management of waste further up the waste hierarchy, however they should also be achievable. In turn the Plan will include policies which provide for the development of the capacity to manage waste in a manner that supports achievement of these goals.

1.4.2.6 At a European level the revised Waste Framework Directive (2008/98/EC) and the Landfill Directive (1999/31/EC) set targets for the diversion of waste from landfill and the adopted European Commission Circular Economy Package includes targets for transition towards a circular economy, both have been referenced in developing targets for the Plan. Other government targets such as those in the waste prevention programme for England and government strategies such as the 25 Year Environment Plan and Industrial Strategy have also been considered. Additional information such as the current waste management profiles has been used to derive some targets and requirements.

1.4.2.7 Overall, the targets seek to increase recycling[11] of waste and reduce landfill. At the same time policy directions such as decreasing food waste arisings are also considered to be targets for managing waste generated in Surrey. Waste that is not managed through recycling and is not sent to landfill is assumed to be managed through other recovery methods[12]. The targets for the Plan are set out below in Table 3.

*Table 3 Targets for the plan period*

| Waste Stream | Currently recycled (%) | Recycling Targets (%)[13,14,15] | | | |
|---|---|---|---|---|---|
| | | 2020 | 2025 | 2030 | 2035 |
| Local Authority Collected Waste | 51% | 60% | 65% | 70% | 75% |
| Commercial and Industrial Waste | 47% | 55% | 60% | 65% | 70% |
| Construction, Demolition and Excavation Waste | 58% | 65% | 70% | 75% | 80% |
| **Food Waste Reduction Targets (%)[16,17,18]** | | | | | |
| Local Authority Collected Waste | n/a | -15% | -30% | -50% | -60% |
| Commercial and Industrial Waste | n/a | -15% | -30% | -50% | -60% |
| Construction, Demolition and Excavation Waste | n/a | n/a | n/a | n/a | n/a |
| **Disposal of Waste to Land Targets (%)[19]** | | | | | |
| Local Authority Collected Waste | 8% | 6% | 4% | 2% | 1% |
| Commercial and Industrial Waste | 27% | 10% | 8% | 4% | 2% |
| Construction, Demolition and Excavation Waste | 11% | 8% | 6% | 4% | 2% |

[11] Including composting

[12] This can include energy recovery or recovery to land

[13] Recycling targets for LACW and C&I are based on the adopted Circular Economy package. Targets are binding for UK. Targets are for proportion of waste recycled.

[14] Recycling targets for C, D & E waste are based on targets in the Revised Waste Framework Directive. Targets are binding for UK. Targets are for proportion of waste recycled.

[15] Recycling targets for C, D & E waste for 2025 and beyond are based on continuous improvement and ongoing commitment to reduce C, D & E waste.

[16] Food waste targets are based on the Courtauld 2025 agreement's targets and the adopted Circular Economy package. Targets are non-binding. Targets are net reduction.

[17] Food waste targets for 2020 are based on making progress to meeting the 30% target for 2025.

[18] Food waste targets for 2035 are based on continuous improvement and ongoing commitment to reducing food waste from the 2030 target.

[19] Residual waste targets are based on a desire that no waste will be sent for landfill, recognising the fact that some waste cannot be practicably treated in any other way and a binding landfill target to reduce landfill to maximum of 10% of municipal waste by 2030 in the adopted Circular Economy package. Targets are for proportion of waste.

1.4.2.8 The targets for LACW are ambitious but will be achievable based on historic performance and increasing recycling rates of LACW. Rates of recycling (including composting) increased from just over 30% to nearly 60% between 2008 and 2017. For C&I waste there is less accurate data available but it is likely that recycling rates will broadly match trends in LACW.

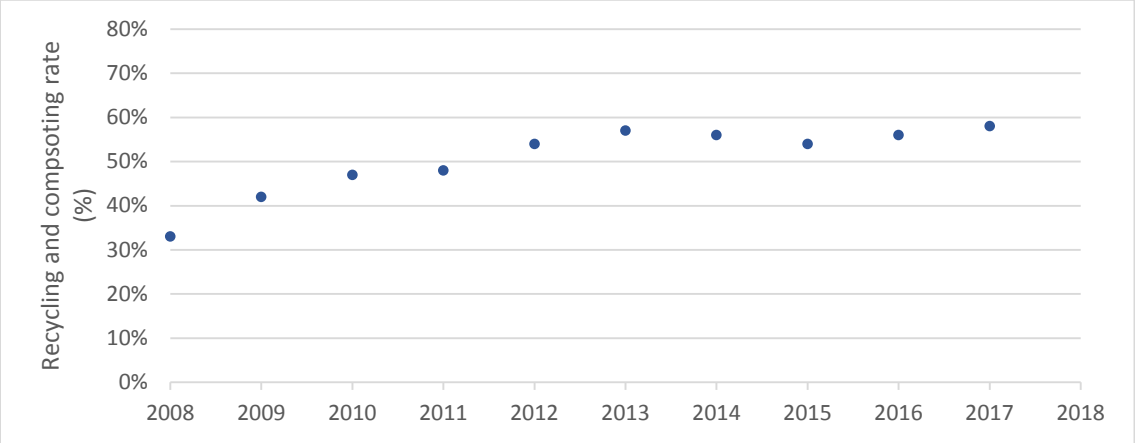



*Figure 3 change in recycling rate for Local Authority Collected Waste (LACW) between 2008 and 2017*

1.4.2.9 For C, D & E waste the revised WFD required a minimum of 70% (by weight) of non-hazardous construction and demolition waste be prepared for re-use, recycled or undergo other material recovery" by 2020. A target of 80% seeks to build on this high level of recycling and align with other policies including the Surrey ARJDPD which encourages the production of recycling aggregates at suitable locations.

### 1.4.3 Capacity gap and future need

1.4.3.1 The necessity for the allocation of waste sites relates to the capacity gap between existing waste management capacity and forecast requirements. The capacity gap is calculated from assessing the overall amount of waste and how this may be managed in the future based on Surrey achieving its recycling targets. Once the amount of waste and how it will be managed is known this is subtracted from the current available capacity, having taken account of any known new facilities and planned closures.

1.4.3.2 Overall Surrey remains net self-sufficient with a surplus of waste management capacity but within this there are some key areas of need that should be addressed by the Plan e.g. the treatment of waste that is diverted from landfill but cannot currently be recycled. This is set out in Table 4.

1.4.3.3 The waste needs assessment has not identified an overall need for recycling facilities. However, within different types of recycling there may be still be a need for further capacity e.g. need for more bulking and recycling capacity for household waste. There are only a limited number of composting facilities in the county and the WDA send some green waste outside of the county for composting so additional composting facilities may be required.

1.4.3.4 There is an identified need for facilities which fall under the definition of 'other recovery'[20]. However, the Plan will always encourage waste management activities which are higher on the waste hierarchy and so will avoid an over-supply of other recovery capacity.

*Table 4 Waste management capacity gap (negative values indicate gap) in Surrey (tonnes per annum) for recycling and recovery facilities (excluding aggregate recycling and recovery to land)*

| Treatment Type | 2016 | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|---|
| Recycling[21] | 735,000 | 623,000 | 471,000 | 305,000 | 123,000 |
| Anaerobic Digestion | 47,000 | 60,000 | 72,000 | 89,000 | 100,000 |
| Other Recovery | -220,000 | -258,000 | -274,000 | -306,000 | -301,000 |

1.4.3.5 There is also a capacity gap for disposal of waste to land[22] towards the end of the plan period. This is based on the planned closure of Patteson Court Landfill and does not account for any early restoration.

1.4.3.6 Non-inert landfill facilities in the South East of England are becoming increasingly scarce and those facilities which continue to operate now accept waste from a wider area. However, Industry have been reluctant to develop new sites and so better use will need to be made of existing sites. In the event that a proposal for additional landfill capacity did come forward this would be considered on its merits against the policies of this Plan.

*Table 5 Waste management capacity gap in Surrey (tonnes) for disposal of non-inert waste to land (including landfill)[23]*

| Treatment Type | 2016 | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|---|
| Disposal to Land[24] | 4,768,000 | 4,256,000 | 1,520,000 | 1,926,000 | -460,000 |

1.4.3.7 The capacity gap for C, D & E waste recycling is shown in. There is a gap for C, D & E waste recycling based on temporary facilities closing and the forecasted increase in C, D & E waste arisings based on a high-growth scenario.

1.4.3.8 No allocations are proposed for C, D & E recycling facilities. This is because historically those facilities have come forward as temporary facilities in line with operational mineral workings and allocations are made in the ARJDPD. In addition, a full review of the potential land available to produce recycled aggregate will take place as part of the review of the SMP 2011.

*Table 6 Waste management capacity gap in Surrey (tonnes per annum) for C,D&E Waste Recycling (including soil recycling)*

| Treatment Type | 2016 | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|---|
| C,D&E Waste Recycling | 549,000 | 48,000 | -789,000 | -1,327,000 | -2,019,000 |

[20] See glossary

[21] For the purposes of the waste needs assessment this includes composting and transfer facilities

[22] Including landfilling and land raising

[23] Based on the arisings figure per year multiplied by the number of years

[24] Based on all major waste streams sent for disposal

1.4.3.9 A large amount of C, D & E waste will be excavation waste. The amount of this waste stream is unknown as it is often not processed at a permitted site as this type of material is rarely suitable for making into aggregates. Increasingly this material is used for permanent deposit e.g. landraising. The surplus of recovery to land capacity (see below) will ensure that there is capacity available to deal with this waste.

1.4.3.10 The surplus of capacity for recovery of waste to land is shown in Table 7. Not shown in this table is a further 6,000,000 tonnes (approximate) of additional inert landfill and/or recovery to land capacity which is likely to come forward during the plan period as a result of mineral extraction in preferred areas identified in the Surrey Minerals Plan (SMP) 2011.

*Table 7 Waste management capacity gap in Surrey (tonnes) for recovery of inert waste to land (including landfill)*[25]

| Treatment Type | 2016 | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|---|
| Recovery to Land[26] | 13,136,000 | 12,583,000 | 10,302,000 | 10,199,000 | 10,357,000 |

## 1.4.4 Delivery of Waste Management Capacity in Surrey

1.4.4.1 Evidence from monitoring of historic delivery of waste management infrastructure in Surrey suggests that the largest proportion (66%) of additional capacity was provided by new facilities developed on allocated sites. A proportion of additional capacity (15%) was also provided by new facilities on unallocated sites. The intensification and enhancement of sites in existing waste use also accounted for some 15% of additional capacity.

1.4.4.2 Additional capacity on unallocated land already in industrial or employment use accounts only for an additional 4% capacity. This is likely to be a result of the difficulty of waste uses competing with higher value generating uses within industrial locations and also the particular operational needs of waste facilities that often require large areas of open storage which are not generally available on modern industrial estates.

*Table 8 Historical delivery of Waste management capacity in Surrey (2008 to 2017)*

| Location | Additional Operational Capacity | Percentage |
|---|---|---|
| Allocated sites | 593,100 | 66% |
| Unallocated sites | 138,800 | 15% |
| Sites in existing waste use | 133,640 | 15% |
| Industrial land | 39,440 | 4% |
| Total | 903,980 | 100% |

1.4.4.3 With regards to the provision of C, D & E waste recycling capacity, temporary facilities at temporary mineral workings (i.e. while quarries are being worked and restored) are important for meeting the needs for this type of waste management. Approximately 969,000 tonnes of temporary capacity was delivered between 2008 and 2017. Hence the Plan is generally supportive of C, D & E recycling in conjunction with operational mineral workings.

[25] Based on the arisings figure per year multiplied by the number of years

[26] Based on C, D & E waste arisings sent for recovery to land

1.4.4.4 This plan continues to promote and facilitate the delivery of waste management capacity in Surrey through a combination of the above locations. However, a number of allocated sites in the plan are located within the Green Belt while the Spatial Strategy emphasises that there is a preference for new capacity which can be delivered at locations outside the Green Belt.

# 2 Vision for Waste Development in Surrey

## 2.1 Introduction

2.1.1.1 The vision and strategic objectives provide an overarching 'direction of travel' for the Plan. Together they set out what the Plan aims to achieve over the plan period. The vision and strategic objectives for the Plan relate only to issues of waste development and need to be read in the context of the whole development framework for Surrey.

2.1.1.2 The spatial strategy articulates the locational implications of the vision and strategic objectives by describing, in broad terms, where waste related development, that is consistent with the vision and strategic objectives, would take place.

## 2.2 The Vision

2.2.1.1 Surrey County Council's community vision 2030 highlights that Surrey is a uniquely special place. The vision emphasises the location of Surrey which is in proximity to London and both Gatwick and Heathrow Airports. Surrey plays an important role in the national economy and the county council's vision seeks to encourage a strong, vibrant and successful economy. The vision also highlights Surrey's valued historic and natural assets which are part of what makes Surrey a special place and it's important we continue to protect these assets.

2.2.1.2 The ambition for Surrey as a place include that "Residents live in clean, safe and green communities, where people and organisations embrace their environmental responsibilities". The PPG states that local planning authorities can ensure that waste is handled in a manner which protects human health and the environment through testing the suitability of proposed sites, both in developing their Local Plans and in considering individual planning applications[27]. The Plan ensures this by:

- Providing a planning policy framework for decision making which includes policies for environmental protection and safe and sustainable transport.
- Identifying suitable sites and areas for the development of new waste management facilities which ensures that these are in the best available locations to limit negative impacts on resident wellbeing.

2.2.1.3 The Plan supports this by encouraging waste to be managed in the most sustainable way. This means by managing waste as high up on the waste hierarchy as possible and at one of the nearest appropriate facilities (proximity principle). The Plan encourages people and organisations in Surrey to embrace their environmental responsibilities by providing facilities in Surrey to manage the equivalent amount of waste they produce.

[27] National Planning Practice Guidance for Waste Paragraph 005

2.2.1.4 The vision for the Plan can be distilled down to five key elements based on national planning policy legislation:

- Net self-sufficiency.
- Sustainable Waste Management (Waste Hierarchy).
- Resident wellbeing.
- Environmental protection.
- Sustainable Development.

2.2.1.5 The vision sets out a broad picture of how waste will be managed during and by the end of the plan period, while the strategic objectives outline how the Vision will be achieved. The Vision for waste development in Surrey is:

> To enable sufficient waste management capacity to support Surrey's nationally important economy.
>
> To develop the circular economy in Surrey where residents and businesses produce less waste and treat more waste as a resource by re-use, recycling and recovery.
>
> To recognise, protect and enhance Surrey's environment and maintain the high standards of wellbeing enjoyed by our residents when permitting waste facilities.

# 3 Strategic Objectives

## 3.1 Net self-sufficiency

### 3.1.1 Strategic Objective 1: To make sure enough waste management capacity is provided to manage the equivalent amount of waste produced in Surrey.

3.1.1.1 Under national policy the WPA is required to identify sufficient opportunities to meet the identified needs of its area for the delivery of waste management infrastructure[28]. The principle of net self-sufficiency means that Surrey should provide enough waste management facilities to manage the equivalent amount of waste arising within the county.

3.1.1.2 The policy which implement Strategic Objective 1 is:

- Policy 1 – Need for Waste Development.

3.1.1.3 How the policy implements Strategic Objective 1:

- Policy 1 recognises that there is a need for certain types of waste management facilities in Surrey which the Plan should seek to deliver. The policy recognises that this need may change and that annual reporting would provide up to date information on the need for waste management facilities in Surrey.
- In considering whether to grant planning permission this policy should be taken into account, as relevant, to determine if there is a need for the proposal or not. Those proposals which meet the needs of the Plan would be supported.

[28] National Planning Policy for Waste, 2014 – Paragraph 3 Identify need for waste management facilities

## 3.2 Sustainable Waste Management (Waste Hierarchy)

### 3.2.1 Strategic Objective 2: To encourage development which supports sustainable waste management at least in line with national targets for recycling, recovery and composting.

3.2.1.1 It is important to note that national policy[29] states that in preparing Local Plans, waste planning authorities should drive waste management up the waste hierarchy. This means encouraging prevention of waste, preparing for re-use, recycling and recovery of waste. This includes recovery of inert waste to land.

3.2.1.2 Targets for recycling, recovery and composting are set out at an EU level in the WFD (2008/98/EC), the European Commission Circular Economy Package. At the national level targets are referred to in the Waste Management Plan for England. Local targets include those in the JMWMS. The need for waste infrastructure has been calculated using targets which are the same or more ambitious than those above.

3.2.1.3 The policies which implement Strategic Objective 2 are:

- Policy 2 – Recycling and Recovery Operations.
- Policy 3 – Operations for Recycling of Construction, Demolition and Excavation Waste.
- Policy 4 – Sustainable Construction and Waste in New Development.
- Policy 5 – Recovery of Inert Waste to Land.

3.2.1.4 How policies implement Strategic Objective 2:

- These policies will encourage certain types of development in order to provide enough waste management facilities to meet relevant targets for sustainable waste management as identified in line with Policy 1 – Need for Waste Development.

### 3.2.2 Strategic Objective 3: To manage waste by disposal to land as an option of last resort, but recognise that it is important for managing residual waste that cannot be treated in any other way.

3.2.2.1 The waste hierarchy sees disposal as the least preferred option for waste management and an option of last resort. However, it remains a necessary option for certain types of waste that cannot be practically managed in any other way.

3.2.2.2 The policy that implements Strategic Objective 3 is:

- Policy 6 – Disposal of Non-inert Waste to Land.

3.2.2.3 How the policy implements Strategic Objective 3:

- This policy will ensure that landfill is provided only for waste which cannot be practically reused, recycled or recovered and is not unnecessarily sent for disposal.

[29] National Planning Policy for Waste, 2014 – Paragraph 3 Identify need for waste management facilities

This policy also recognises that extensions of time to landfill may be needed as inputs of material change. Finally, this policy also sets out requirements for site restoration and aftercare to ensure that benefits from the development can be realised.

## 3.3 Safeguarding existing waste infrastructure

### 3.3.1 Strategic Objective 4: To retain and make best use of existing sites for waste development through safeguarding against non-waste development and supporting improvement of facilities.

3.3.1.1 Within Surrey there is strong competition for available land for housing, employment and waste development. To help address this challenge the waste local plan needs to make best use of suitable land and existing facilities in order that they can fully contribute to meeting the need for waste management capacity. It can do this by safeguarding land necessary for waste management facilities and encouraging efficient use of land currently in use for waste management.

3.3.1.2 The policies which implement Strategic Objective 4 are:

- Policy 7 – Safeguarding.
- Policy 8 – Improvement or extension of existing facilities.

3.3.1.3 How policies implement Strategic Objective 4:

- These policies will seek to ensure that land is used in the most effective way to deliver waste management capacity by ensuring that land currently used, and planned for waste management is retained and not lost to alternative forms of development and that operators are encouraged to manage sites in the best way possible without significant adverse impacts to the community or the environment.

## 3.4 Location of new waste development

### 3.4.1 Strategic Objective 5: To direct new facilities to locations that are most suitable for waste development.

3.4.1.1 One of the reasons Surrey is an attractive place to live and work is its high quality environment which includes a number of significant designations. By making sure that development of waste management facilities is located in the best available locations the WPA aims to minimise significant adverse impacts on the environment.

3.4.1.2 In identifying types of suitable locations and new sites for waste management facilities, the Plan provides certainty that the additional capacity needed to manage waste in Surrey can be developed and that the national requirement[30] to identify sites has been met

[30] National Planning Policy for Waste, 2014 – Paragraph 4

3.4.1.3 The policies which implement Strategic Objective 5 are:

- Policy 9 – Green Belt.
- Policy 10 – Areas suitable for development of waste management facilities.
- Policy 11 – Strategic Waste Site Allocations (see also Part 2 of the Plan which relates to sites).
- Policy 12 – Wastewater Treatment Works.

3.4.1.4 How policies implement Strategic Objective 5:

- These policies seek to ensure that enough suitable land is available for waste management infrastructure to support planned growth in Surrey. These policies encourage waste related development to take place in the best available locations.

## 3.5 Conserving and Enhancing the Environment

### 3.5.1 Strategic Objective 6: To encourage innovation and best practice which provide opportunities to minimise the impact of waste development on communities and the environment.

3.5.1.1 It is essential that the Plan addresses all aspects of sustainable development – including the protection and enhancement of the environment. It is envisaged that this will be achieved through the development of waste management facilities in appropriate locations and with an emphasis on good design which will not only protect but also enhance the environment, for example by providing net gains in biodiversity where possible. Those developments which use cleaner technologies or limit vehicle emissions through sustainable transport or minimal movements by road are encouraged.

3.5.1.2 The NPPW recognises that the siting of waste management facilities will be influenced by physical and environmental constraints[31]. In Surrey, there are attractive landscapes and important wildlife habitats which require particular consideration when proposals for waste management development are considered.

3.5.1.3 The policies which implement Strategic Objective 6 are:

- Policy 13 – Sustainable Design.
- Policy 14 – Development Management.

3.5.1.4 How policies implement Strategic Objective 6:

- These policies will seek to ensure that waste management facilities in Surrey are of a high quality and that they do not result in significant adverse impacts to communities and the environment.

## 3.6 Transport and Connectivity

[31] National Planning Policy for Waste, 2014 – Appendix B Locational Criteria

### 3.6.1 Strategic Objective 7: To keep waste movement by road to minimum practicable levels and support options for sustainable transport.

3.6.1.1 Strategic Objective 7 seeks to encourage sustainable transport where available but also recognises that this is not always practicable. In Surrey there are only limited possibilities for means of transport other than road. Therefore, in the local context, there is a need for sustainable transport policies to address impacts on roads for example by seeking to minimise road movements.

3.6.1.2 The policy that implements Strategic Objective 7 is:

- Policy 15 – Transport and Connectivity.

3.6.1.3 How the policy will implement Strategic Objective 7:

- This policy will encourage sustainable transport and seek to minimise movements by road.

## 3.7 Engagement

### 3.7.1 Strategic Objective 8: To work closely with our partners such as Surrey Waste Partnership, District and Borough councils and other Waste Planning Authorities to deliver the Surrey Waste Local Plan.

3.7.1.1 The county council recognises that the Vision and Strategic Objectives can only be realised through working with a range of partners including: the Surrey Waste Partnership, district and borough planning teams, the waste industry, elected officials and residents.

3.7.1.2 To implement the Plan the county council will work with its partners to support initiatives that help meet local targets for prevention and re-use, recycling and recovery and prioritise development of facilities which allow management of waste further up the waste hierarchy.

3.7.1.3 To work collaboratively with other WPAs, particularly those in in the South East of England and adjoining Surrey, to ensure that provision of strategic capacity is co-ordinated as far as possible.

3.7.1.4 The policy that implements Strategic Objective 8 is:

- Policy 16 – Community Engagement.

3.7.1.5 How the policy implements Strategic Objective 8:

- The Duty to Cooperate (DtC) is already a legal requirement but this section of the Plan outlines how the county council will continue to engage with those prescribed bodies and how the county council will continue to engage in accordance with the DtC.
- Policy 16 requires an appropriate level of community engagement to be undertaken for waste management proposals prior to submitting an application. This will help ensure that communities are engaged in the planning process.

## 3.8 Strategic Matters

### 3.8.1 Strategic Policies

3.8.1.1 The development plan must include strategic policies to address the local planning authority's priorities for the development and use of land in its area[32]. Strategic policies should be "limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues). Strategic policies should not extend to detailed matters that are more appropriately dealt with through … other non-strategic policies"[33].

3.8.1.2 The strategic matter (and cross-boundary issue) which this local plan seeks to address is the land available for the delivery of waste management infrastructure in Surrey. On this basis strategic policies in the Plan are all policies excepted for detailed development management policies – Policy 14 and detailed policies on community engagement – Policy 16.

### 3.8.2 Statements of Common Ground

3.8.2.1 As part of meeting the duty to cooperate, local authorities are advised to "prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these"[34]. Surrey has in place the following agreements (to be confirmed):

- South East Waste Planning Advisory Group (SEWPAG) Memorandum of Understanding.
- South East Waste Planning Advisory Group (SEWPAG) Joint Position Statement on Landfill.
- Statements of Common Ground with Surrey's 11 district and borough councils.
- Statements of Common Ground with relevant waste planning authorities and London Boroughs.
- Statements of Common Ground with London Mayor.

# 4 Spatial Strategy for Waste Development in Surrey

## 4.1 Introduction

4.1.1.1 The Spatial Strategy helps deliver the Strategic Objectives in terms of guiding the form and location of waste development. This strategy was developed from the Preferred Options[35] identified following the consultation on Issues and Options and from several key 'building blocks'. Namely:

- Provision of waste capacity in Surrey; the spatial strategy seeks to ensure net self-sufficiency. This means providing sufficient waste management infrastructure to

[32] National Planning Policy Framework, 2018 – Paragraph 17

[33] National Planning Policy Framework, 2018 – Paragraph 21

[34] National Planning Policy Framework, 2018 – Paragraph 27

[35] Separate documents relating to the Issues and Options and setting out how the Preferred Options were identified have been published alongside this Plan and are available on the Surrey County Council Planning Policy webpage

deal with the equivalent amount of waste arising in Surrey taking into account existing capacity that is protected by safeguarding.

- Net self-sufficiency accepts that it is not practicable to deal only with waste produced in Surrey and that cross-boundary waste movements[36], including those from London, are necessary to support the viable and efficient operation of waste management facilities.
- Scale of facilities; the spatial strategy recognises the need for a mix of facilities of different sizes/scales to address the capacity gap for waste management facilities in Surrey. This includes some large facilities which provide an important contribution to the overall capacity, as well as a range of small and medium facilities which can address specific needs and may be more acceptable in certain locations.
- Types of facilities; the spatial strategy supports flexibility, for example, rather than a single use, a range of different treatment types could be developed on the allocated sites. This recognises that waste markets and the need for waste management facilities may change over time. This also recognises that new technologies may come forward during the plan period and that flexibility will not restrict the use of new technologies, particularly where these could provide benefits through reduced emissions or supplying heat or power.
- Green Belt; the spatial strategy allows 'inappropriate' development within Green Belt where very special circumstances (VSC) can be demonstrated. VSC could include a lack of suitable alternative sites outside of the Green Belt. Any proposal for inappropriate development in the Green Belt will need to demonstrate VSC.
- Key centres and areas of growth; the spatial strategy addresses the polycentric nature of Surrey's settlements by including a mix of locations. The nature of these settlements mean that there is no one major source of waste arisings. Therefore, it may be more important that facilities are well connected by good transport links rather than being located in geographic proximity to key centres. This supports the need for a 'network' of connected sites to enable efficient management of waste.
- Previously Developed Land (PDL) and greenfield land; the spatial strategy should seek to avoid waste development on greenfield land. Development on greenfield land should only be considered where there are sufficient alternative options cannot be found. This is in line with national policy which supports the preferential location of development on PDL and, redundant agricultural and forestry buildings and their curtilages.
- Transport and Connectivity; in order to minimise impacts on local communities and the environment the spatial strategy should encourage facilities to be well

[36] This includes movements both into and out of Surrey

connected to the main transport network. This should also be supported by options for sustainable transport which minimise movement of waste by road.

4.1.1.2 The spatial strategy sets out the overall approach for the location of new waste management capacity. The strategy seeks to ensure that, as a minimum, the Plan is able to meet Surrey's objectively assessed needs[37] for waste management.

4.1.1.3 Existing sites in waste management use are safeguarded as these are an important part of ensuring that sufficient waste management capacity is available to manage the equivalent amount of waste generated in Surrey.

4.1.1.4 The Spatial Strategy essentially creates broad preferences for development on certain types of land and this is illustrated as a hierarchy of land for development in Figure 3 below.

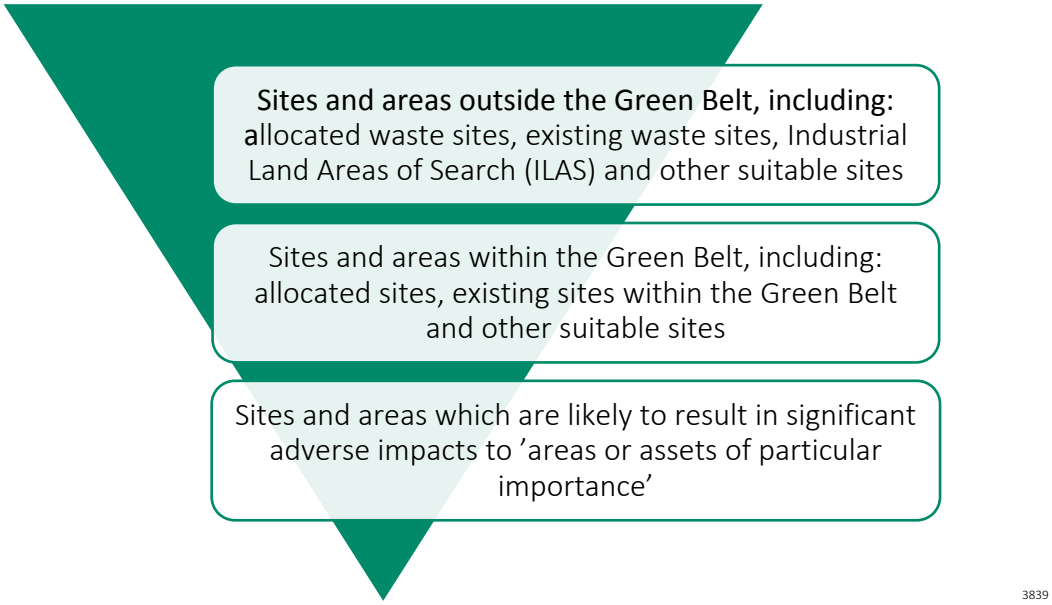



*Figure 4 Diagram showing broad categories of land and the general preference in considering locations which are acceptable for new waste management facilities*

## 4.2 The Spatial Strategy

4.2.1.1 The Spatial Strategy for waste development in Surrey is:

[37] Paragraph 23 of the National Planning Policy Framework 2018

[38] 'areas or assets of particular importance' are Sites of Special Scientific Interest; other designated habitats sites; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets and non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments; and areas at risk of flooding or coastal change.

[39] 'Suitable land' is considered to be that which is consistent with Policy 10

Spatial Strategy

Surrey has a need for additional waste management capacity. This need is provided for by generally safeguarding existing capacity, and by appropriate extensions and enhancements to existing facilities and by the development of new facilities in suitable locations.

Redevelopment of suitable sites in existing waste management use is encouraged where improvement and diversification would lead to an increase in appropriate management capacity consistent with the waste hierarchy. At the same time, waste management development for new or improved facilities should be in the best possible locations to minimise impact on the environment and amenity. This includes conserving and enhancing the character of the Surrey Hills and High Weald Areas of Outstanding Natural Beauty.

Areas potentially suitable for waste management development include sites and areas identified for employment uses, industrial and storage purposes, redundant agricultural and forestry buildings and their curtilages. Waste management development is prioritised on previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages and/or land not in the Green Belt.

Sustainable transport options in Surrey are limited, however, through the delivery of new or improved waste management facilities a network of sustainable facilities is encouraged. This should include sites which are well-connected to sources of waste, such as main centres of population and employment by road or rail.

By encouraging a network of waste management facilities which are well-connected to sources of waste movements of vehicles, especially heavy goods vehicles (HGVs), the county council is seeking to avoid significant adverse impacts from vehicles on residents.

Areas which are likely to offer opportunities for waste development in accordance with this Spatial Strategy include urban areas and towns located close to the boundary with London, and the large towns of Guildford, Woking, Reigate/Redhill and Farnham.

## 4.3 Identifying Sites and Areas

### 4.3.1 Industrial Land Areas of Search

4.3.1.1 Consistent with the Spatial Strategy, which prioritises development on previously developed land and sites and areas identified for employment uses, industrial and storage purposes.

4.3.1.2 Areas of search, based on areas for employment, industrial and storage purposes in district and borough local plans[40], have been identified. These 'Industrial Land Areas of Search' (ILAS) are 'in principle' areas within which it is more likely that sites considered suitable for the development of additional waste management facilities can be identified. Details of these areas are set out in Part 2 of this Plan.

[40] Either adopted, submission or pre-submission local plans. Further details can be found in the Industrial Land Area of Search Report

### 4.3.2 Allocated Sites

4.3.2.1 In addition to the ILAS, sites considered suitable in principle for the development of additional waste management facilities are allocated in the Plan. Details of the allocated sites are set out in Part 2 of this Plan. The allocation of sites is intended to provide certainty that there is suitable land within Surrey that could be developed to meet future waste management capacity requirements.

4.3.2.2 The identification of the areas of land allocated for future waste development involved the following main stages[41]:

- Stage 1 – Identification of a 'long list' of potential sites, drawing on information from a range of sources.
- Stage 2 – Collection of baseline information about each of the sites on the 'long list'.
- Stage 3 – Elimination of sites from further consideration through the application of a series of preliminary sieves.
- Stages 4 & 5 – Assessment of the remaining sites against a further suite of sieves, including Green Belt and previously developed land, and evaluation of their suitability.

4.3.2.3 In order to meet the need for additional capacity for other recovery it is estimated that the amount of land needed is approximately 12 hectares[42]. The above process revealed that unless some Green Belt land is allocated there will be no certainty that sufficient land can be developed to meet the additional waste management capacity requirements. In each case particular site circumstances were considered to justify the Green Belt site allocations including the fact that the land is previously developed.

4.3.2.4 In total the selected sites amount to approximately 21 hectares[43]. In order to meet the need for additional capacity for other recovery it is estimated that the amount of land needed is approximately 12 hectares[44]. Hence the allocated sites ensure the plan is deliverable, in the event that any capacity outside the Green Belt, that might exist, does not come forward.

# 5 Policies

## 5.1 Net self-sufficiency

### 5.1.1 Policy 1 – Need for Waste Development

[41] For a full description of the methodology used to identify potential sites see: Site Identification & Evaluation Report September 2017

[42] Based on calculations for site area in the Site Identification and Evaluation Report September 2017

[43] Excluding land north east of Slyfield Industrial Estate which is largely required to accommodate the relocation of existing facilities.

[44] Based on calculations for site area in the Site Identification and Evaluation Report September 2017

5.1.1.1 The WFD requires that waste planning authorities need to plan for enough waste management infrastructure to handle waste arisings within their plan area. The NPPW requires the WPA to identify sufficient opportunities to meet the identified needs of their area for the management of waste streams in preparing the local plan.

5.1.1.2 It is estimated that by the end of the plan period there will be shortfall of capacity of facilities for other recovery (Table 4). As new waste management capacity is developed the capacity gap will change and this will be monitored in the Annual Monitoring Report (AMR). The need for facilities will be assessed against the results of monitoring in the latest AMR.

5.1.1.3 Surrey's aim is to be net self-sufficient, that is, the county has enough waste management capacity to deal with the equivalent amount of waste which arises in the county. This means that Surrey should plan to provide sufficient capacity to adequately manage forecast waste requirements in accordance with the Waste Hierarchy.

5.1.1.4 Waste development which supports the sustainable management of waste, including through maximising opportunities for preparing for re-use, recycling and recovery, will contribute to achieving sustainable development by making best use of natural resources. While the WPA acknowledges a specific need for additional other recovery capacity, it seeks to promote recycling capacity ahead of other recovery capacity. This means that the development of additional recycling capacity which reduces the need for other recovery capacity will be encouraged. This approach is consistent with the directive and the vision for the Plan.

5.1.1.5 Proposals for the development of waste management facilities must also comply with other policies in this plan including any policies related to location and environmental protection.

5.1.1.6 A waste incinerator that can generate energy with high efficiency can qualify as a recovery operation. This will be assessed on a case by case basis in the event of a planning application being received. For plant managing municipal waste or automotive shredder residues, performance is measured using the R1 Energy Efficiency formula in Annex II of the Waste Framework Directive 2008/98/EC (WfD1).

5.1.1.7 This matter is assessed by the Environment Agency as part of the environmental permitting regime. The potential for a plant to meet the R1 standard will form part of the assessment when determining a planning application[45]. However, general the combustion of waste, or fuel produced from waste, without efficient energy recovery ranks alongside disposal at the bottom of the waste hierarchy.

[45] The performance of a plant against the R1 formula can only be made once a plant is operational. There will also be local factors that mean that, although a plant is designed with the potential for R1 standards to be met, in operation these are impossible to achieved due to, for example, the lack of opportunity for a local heat network.

### Policy 1 – Need for Waste Development

Planning permission for the development of new waste facilities will be granted where it can be demonstrated that:

i) The proposed development will contribute to achieving targets for recycling, recovery and the diversion of the waste away from disposal in a manner that does not prevent management of the waste at the highest point practical in the waste hierarchy.

ii) Proposals for other recovery capacity[46] will not result in the requirements for such capacity, as specified in the latest Annual Monitoring Report, to be exceeded.

*Table 9 Monitoring for Policy 1 – Need for Waste Development*

| | |
|---|---|
| Measure/Indicator | • Additional capacity (tonnes per annum) granted through new waste planning permissions. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Survey responses from operators. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Industry. |
| Target(s) | • Capacity is at least equal to the waste generated (net self-sufficiency). |
| Trigger | • Waste capacity is more than 20% below arisings. |

## 5.2 Sustainable Waste Management (Waste Hierarchy)

### 5.2.1 Waste Prevention

5.2.1.1 A resource efficient, or 'circular', economy is one where fewer resources are used to produce more, making the most of those resources by keeping them in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life. This includes by preventing waste being generated in the first place which is at the top of the waste hierarchy.

5.2.1.2 Opportunities for waste prevention occur throughout a product life-cycle and include actions such as:

- Introduce separate food waste collections – to help residents identify how much food they throw away leading to less over-purchasing.
- Work with the government to introduce proper extended producer responsibility – to encourage producers design out waste and design-in recyclability, because they

[46] As defined in the glossary. This is not including treatment of food waste by anaerobic digestion.

have to cover the costs of collecting and managing the products when they have become wastes.

- Persuade residents to change their buying habits through communications campaigns.
- Reducing the capacity of residual waste bins – to encourage residents to think about how much they consume and throw away.

5.2.1.3 These actions require the WPA, WDA and WCA to work together with their partners to promote waste prevention, education and awareness initiatives.

5.2.1.4 The Waste Management Plan for England[47] and the Waste Prevention Programme for England[48] contribute to a circular economy by encouraging people and businesses to use products for longer, repair broken items, and enable reuse of items by others. In Surrey this includes promoting the reuse of furniture and white goods through the Surrey Reuse Network.

### 5.2.2 Policy 2 – Recycling and Recovery (other than inert C, D & E and soil recycling facilities)

5.2.2.1 Following the waste hierarchy, waste management capacity which maximises options recycling, and recovery, are, in turn, the next most sustainable. This covers a wide range of waste management technology including materials recovery facilities (MRFs), mechanical biological treatment (MBT) plants, autoclave or in-vessel composting plants and energy from waste technologies. This list is not exhaustive of the current technologies available and the policy is not technology specific so that the Plan is able to react to new technologies that may be developed in the future.

5.2.2.2 The county council is supportive of recycling and recovery operations where it can be demonstrated that facilities will not have adverse effects of amenity or environment. The types of waste technology that will be suitable will depend on the nature and scale of the proposed scheme and the characteristics of the site and its surroundings.

5.2.2.3 Community Recycling Centres (CRCs) are sites that are operated by the Waste Disposal Authority (Surrey County Council) for local residents to drop off their household waste, recyclables and bulky waste. Surrey has 15 CRC sites which manage approximately 100,000 tonnes of material each year. Of this 59% of the materials collected at the CRCs were recycled in 2017. When materials which are sent for energy recovery or other beneficial use are included the total diversion rate from landfill is 95%[49] for all waste collected at kerbside and at the CRCs.

5.2.2.4 Policy 2 below should apply to any development associated with a CRC including any ancillary development related to the CRC (e.g. depot, workshop and achieving the wider aims of

[47] Waste Management Plan for England, December 2013

[48] Prevention is better than cure: the role of waste prevention in moving to a more resource efficient economy, December 2013

[49] Surrey Planning Service Annual Monitoring Report 2017/18.

promoting sustainable waste management and the waste hierarchy or to help the site to function efficiently e.g. fewer vehicle movements, better access and other benefits.

5.2.2.5 Unlike operations involving mixed C & D waste, inert C, D & E waste and soil recycling operations are often located in the open and associated with other activity such as mineral working and so a separate policy is applied to such operations (Policy 3). Applications for the enhancement or extension of existing recycling or recovery operations should be dealt with under Policy 8.

5.2.2.6 New recovery technologies (e.g. energy from waste) will particularly suit locations that have access to gas, electricity, heat and freight networks. However, small-scale anaerobic digestion, inert C, D & E waste recycling facilities and windrow composting plants may be more suited to rural or semi-rural settings (e.g. existing farms) and are normally not compatible with high-tech office or business parks. Application of the development management policies in Section 8.9 determines the suitability of such development in rural locations.

5.2.2.7 Particular benefits may arise from co-locating a waste management facility either with other waste facilities or with other forms of development (e.g. housing and employment). Such benefits include synergies and efficiencies in waste management and transport as well as the local use of heat generated by energy from waste facilities.

### Policy 2 – Recycling and Recovery (other than inert C, D & E and soil recycling facilities)

A. Planning permission for the development of recycling or recovery facilities (other than inert C, D & E and soil recycling facilities) and any associated development will be granted where:

i) The site is allocated in the Surrey Waste Local Plan for waste development (Policy 11).

ii) The activity involves the redevelopment of a site, or part of a site, in existing waste management use.

iii) The site is otherwise suitable for waste development when assessed against other policies in the Plan.

B. Development of waste recycling and recovery activities co-located with other waste and non-waste development will be supported where it can be demonstrated that there are benefits from the co-location which may include:

i) More efficient production, in terms of quantity or quality, of recyclate and waste derived fuels.

ii) Fewer lorry movements would be required as a result of co-location.

iii) An additional beneficial use is associated with waste recycling and recovery operations at the site e.g. efficient contribution to an energy network.

*Table 10 Monitoring for Policy 2 – Recycling and Recovery*

| | |
|---|---|
| Measure/Indicator | • Waste arisings (tonnes) of waste from households.<br>• Waste arisings (tonnes) of C & I waste. |

| | |
|---|---|
| | • Amount/proportion of waste from households and C & I waste recycled, recovered or composted (tonnes, %). |
| Data Source(s) | • Environment Agency Waste Data Interrogator.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Disposal Authority.<br>• Environment Agency. |
| Target(s) | • 70% of waste from households is prepared for re-use or recycled by 2033.<br>• 70% of C&I waste is prepared for re-use or recycled by 2033. |
| Trigger | • Waste arisings and/or rates for preparing for re-use or recycling exceed waste forecasts or other information available suggests that the plan is unable to meet the demand for new or enhanced facilities. |

### 5.2.3 Policy 3 – Recycling of Inert Construction, Demolition and Excavation Waste

5.2.3.1 For the purpose of Policy 3, inert C, D & E waste is defined as the range of inert materials which arise from the construction or demolition of buildings and civil engineering projects and includes soils which have been excavated as a result of site preparation activities. Significant quantities of this waste arise in the county. The waste makes up over one third of the total controlled waste stream produced in Surrey each year. There is also inert C, D & E waste imported into the area, both from London and elsewhere in the South East.

5.2.3.2 Inert C, D & E waste recycling may refer to the screening, processing, crushing, washing or other activities of a similar nature which produce materials such as recycled aggregates and soils for sale. These operations typically take place in the open which would lend this type of development to a more rural location, but some operations can be enclosed.

5.2.3.3 In Surrey, the recycled aggregates that are used to substitute for land won aggregates are primarily recycled materials derived from inert C, D & E waste. Recycled aggregates include:

- Hard construction and demolition waste (segregated or mixed unprocessed / uncrushed materials which particularly include concrete, masonry, bricks, tiles and ceramics).
- Excavation waste (naturally occurring stone, rock and similar materials which have been excavated as a result of site preparation activities).
- Bituminous materials (arising from road engineering works).

5.2.3.4 The Aggregate Recycling Joint Development Plan Document (ARJDPD) 2013 looks to increase the use of secondary and recycled materials as substitutes for natural minerals and consequently to reduce the amount of construction and demolition waste disposed of to landfill. The ARJDPD 2013 identifies the types of sites that will contribute to the future provision of aggregate recycling, including:

- Existing permanent sites.
- Existing temporary sites.
- In-situ temporary recycling at excavation and demolition sites.

- Potential new temporary and permanent sites.
- Windfall capacity including intensification and / or extensions to existing sites.

5.2.3.5 In order to support targets for aggregate recycling in the Surrey Minerals Plan (SMP) 2011 and ARJDPD 2013, the Plan needs to encourage recycling of inert C, D & E waste. Policy 3 below sets out how proposals for managing inert C, D & E waste (including soil recycling) should be considered and this complements the policies in the SMP 2011 and ARJDPD 2013.

5.2.3.6 It is recognised that a significant proportion of existing inert C, D & E waste recycling facilities are located on land associated with mineral workings. These facilities benefit from temporary permissions which are associated with the timescale for mineral extraction and site restoration. A key part of the policy approach is therefore to continue to encourage temporary inert C, D & E recycling operations on suitable land associated with operational mineral workings. Temporary C, D & E recycling operations may also be associated with the restoration of landfilling and landraising sites.

5.2.3.7 The approach within the Plan is to encourage the sustainable management of waste in line with the waste hierarchy. As such, the Plan promotes the recycling of inert material over the recovery of this material to land. Surrey County Council recognises the tension that may exist between supporting recycling of inert C, D & E waste and encouraging timely restoration, as ongoing recycling might slow down restoration.

5.2.3.8 Sites for inert C, D & E waste recycling should be located in locations easily accessible to where waste arises and facilities may be temporarily linked to a specific development e.g. mineral working or large construction project. These types of developments will be supported where it can be demonstrated that facilities will not cause significant adverse impacts on amenity or the environment.

5.2.3.9 It is recognised that inert C, D & E waste managed at these facilities may include incidental quantities of non-inert materials such as wood and that processing operations will result in their removal as part of the production of an inert recycled aggregate or soil. Facilities which manage mixed C, D & E waste, that contains greater quantities of non-inert waste (such as that stored and transported in skips), should be enclosed and are generally not associated with temporary mineral working and landfill restoration. The suitability of proposals for such facilities will therefore be considered against Policy 2.

### Policy 3 – Recycling of Inert Construction, Demolition and Excavation Waste

A. Planning permission for the development of inert C, D & E waste recycling facilities will be granted where:

i) The site is allocated in the Aggregates Recycling Joint Development Plan Document.

ii) The site is a mineral working where the nature and duration of the proposed activity are tied to the consented operation and/or restoration of the mineral working.

iii) The site is for landraising or landfilling where the nature and duration of the proposed operations are tied to the consented activity.

iv) The site is otherwise suitable for inert C, D & E waste recycling operations when assessed against policies in the Surrey Waste Local Plan and the Spatial Strategy.

B. Planning permission for the development of inert C, D & E waste recycling operations located with types of development other than those mentioned above will be granted where it can be demonstrated that there are benefits from their co-location which may include:

i) More efficient production, in terms of quantity or quality, of secondary and recycled aggregate.

ii) Fewer lorry movements would be required as a result of co-location.

iii) An additional beneficial use is associated with inert C, D & E waste processing at the site e.g. use of the recycled inert C, D & E waste materials within the development.

*Table 11 Monitoring for Policy 3 – Recycling of Inert Construction, Demolition and Excavation Waste*

| | |
|---|---|
| Measure/Indicator | • Inert C, D & E waste arisings (tonnes).<br>• Amount of waste prepared for reuse or recycled (tonnes, %). |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Survey responses from operators e.g. Recycled Aggregates.<br>• Environment Agency Waste Data Interrogator.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Environment Agency (for information).<br>• Waste Industry (for information). |
| Target(s) | • 80% of C, D & E waste is recycled by 2033. |
| Trigger | • Waste arisings and/or rates for preparing for re-use or recycling exceed waste forecasts or other information available suggests that the plan is unable to meet the demand for new or enhanced facilities. |

## 5.2.4 Policy 4 – Sustainable Construction and Waste Management in New Development

5.2.4.1 Development often results in the production of a significant quantity of waste; this takes place during the construction, operation and demolition stages. It is therefore important that

consideration is given to this in determining planning applications for all forms of development.

5.2.4.2 It is important that waste management issues are addressed in the design stage of new developments to make sure that waste arisings during the construction phase and operational phase can be managed sustainably.

5.2.4.3 New developments will always need to incorporate storage facilities that ensure the recycling of waste is maximised. There may also be occasions, particularly in larger developments, where small scale waste processing facilities can be incorporated, particularly where these can include heat recovery of benefit to the development itself.

5.2.4.4 While district and borough councils do not have the planning functions in respect of the preparation of Local Plans covering waste, or determining planning applications for waste management facilities, they must have regard to national planning policy concerning waste that expects they will help deliver the Waste Hierarchy. Such policy must be considered when determining planning applications for non-waste development in a number of ways including:

- Integrating local waste management opportunities in proposed new development.
- Promoting good management of waste from any proposed development, such as through encouraging on-site management of waste and salvage.
- Promoting sustainable construction practices through the use of recycled products, recovery of on-site material and the provision of facilities for the storage and regular collection of waste.

5.2.4.5 To demonstrate consistency with this policy, applications for sizable development[50] should be accompanied by a 'Site Waste Management Plan' that clearly sets out how waste produced during all stages of a development will be minimised and managed in a sustainable manner. The impacts of the processes of recycling or reuse on site will be considered when determining the acceptability of development.

5.2.4.6 Non-waste development is normally the responsibility of the borough or district council and some local plans and other planning guidance already seek to address in more detail issues of sustainable design and sustainable construction including waste management. Policy 4 complements any such existing policies in adopted or emerging borough or district local plans. Implementation of Policy 4 is the responsibility of district and borough planning authorities for any proposals for development not determined by the county council.

5.2.4.7 The information to accompany planning applications to demonstrate compliance with Policy 4 should be proportionate to the size of the development and the amount and types of waste likely to be generated. Surrey County Council has produced a Sustainable Construction Standing Advice Note[51] that provides further information on this matter.

[50] For sites of 5 hectares or more as these projects would be defined as Schedule 2 development under paragraph 10(a) Industrial estate development projects of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

[51] The Surrey County Council Sustainable Construction Standing Advice Note is available on the Minerals and Waste Planning Policy webpage

5.2.4.8 Policies in the SMP 2011 and ARJDPD 2013 that encourage the use of recycled and secondary aggregate in development will be considered alongside the implementation of Policy 4.

### Policy 4 – Sustainable Construction and Waste Management in New Development

Planning permission for any development will be granted where it has been demonstrated that:

i) The waste generated during construction, demolition and excavation phase of development is limited to the minimum quantity necessary.

ii) Opportunities for re-use and for the recycling of construction, demolition and excavation residues and waste on site are maximised.

iii) On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development. These include integrated storage to facilitate reuse and recycling.

*Table 12 Monitoring for Policy 4 – Sustainable Construction and Waste Management in New Development*

| | |
|---|---|
| Measure/Indicator | • Consultation Protocol is kept up to date.<br>• Planning applications for all types of development are accompanied by information setting out how waste will be managed.<br>• Site Waste Management Plans are submitted with planning applications for major development. |
| Data Source(s) | • SCC Consultation Protocol.<br>• Development Management Teams. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Local District and Borough Planning Authority.<br>• Development Industry. |
| Target(s) | • Consultation Protocol has been reviewed in the past 12 months.<br>• 100% of planning applications are accompanied by information setting out how waste will be managed. |
| Trigger | • Consultation Protocol has not been reviewed in the past 24 months.<br>• Less than 95% of planning applications are accompanied by information setting out how waste will be managed. |

## 5.2.5 Policy 5 – Recovery of Inert Waste to Land

5.2.5.1 The beneficial use of C, D & E waste for inert fill, where this is necessary, can be categorised as a waste recovery operation. Waste recovery can be defined as any operation the principal result of which is waste serving a useful purpose by replacing other materials which would have otherwise been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or wider economy.

5.2.5.2 In Surrey, inert material derived from C, D & E waste is a valuable resource and when used in mineral site restoration as inert fill or as capping material for landfilling or landraising activities is considered to be a recovery operation. This is explained further in the Minerals

Site Restoration Supplementary Planning Document (2011). Given the need for this type of material in restoration, this activity is the preferred option over any other recovery operation.

5.2.5.3 Other types of recovery operations involving inert waste can include:

- Constructing haul roads / hardstanding.
- Agricultural land improvements or other engineering operations.
- Landscaping and noise attenuation bunds.

5.2.5.4 Proposals involving the beneficial use of inert waste for recovery to land will be acceptable where the benefits of the development clearly outweigh any potential adverse impacts as set out by Policy 5 below. Disposal of inert waste to land is considered unacceptable.

5.2.5.5 Surrey County Council as the Waste Planning Authority will consider whether the proposed development involving the deposit of waste is a genuine 'recovery' activity. Such consideration involves an assessment of whether there is a genuine need for the development, or if the activity is in fact being proposed because it provides an outlet for the 'disposal' of waste for its own sake. Such consideration will include whether the activity involves restoration of mineral workings with inert material or use as a landfill capping material required by planning conditions and/or obligations.

5.2.5.6 Such activity may require a separate Environmental Permit, for disposal or recovery of waste, from the Environment Agency. As different legislation applies, even if the permit is for a 'disposal' activity, Surrey County Council may decide that, for the purpose of this Plan, the activity is considered to be recovery. Likewise, the Environment Agency has its own assessment for recovery operations.

5.2.5.7 The recovery of inert waste to land will be only supported if the development provides a significant benefit that would outweigh any significant adverse impacts. In the case of land remediation, the development must demonstrate a significant improvement to damaged or degraded land and/or provide a greater environmental or agricultural value than the previous land use.

5.2.5.8 Large scale landraising projects could divert inert waste materials from other sites, such as quarries that require such material for restoration, as well as having the potential to cause adverse impacts. The amount of material which is proposed to be deposited provides an indication of the scale of the development and proposals must demonstrate that the quantity of waste to be used is the minimum amount required. This may be done by showing how the development would be compromised by the deposit of less waste than proposed e.g. by reducing the quantity by 10%, 20%, 30% etc.

5.2.5.9 Any changes to the landform resulting from the proposal would need to be sympathetic to the area. The development should respect the landscape character and visual amenity of the site and surrounding area, as well as those interests relating to nature conservation and amenity.

5.2.5.10 If an application, or part of an application, which includes a recovery to land operation is to be determined by a district or borough council, then Policy 5 – Recovery of Inert Waste to Land would apply as part of the decision making framework.

5.2.5.11 A formal protocol[52] has been established that makes it possible for inert excavation waste to be classified as a 'non waste' e.g. engineering material, rather than a waste. The use of such material in development is not subject to control by the planning and environmental permitting regimes concerned with waste management. However such development needs to be carefully scrutinised and monitored by the responsible authorities i.e. the Environment Agency and the District and Borough planning authorities to ensure that the development does not in fact constitute waste management.

### Policy 5 – Recovery of Inert Waste to Land

Planning permission for the recovery of inert waste to land will be granted where this is necessary to implement a minerals restoration and non-inert landfill restoration schemes and for other development involving the deposit of inert waste on land that will not prejudice mineral restoration and non-inert landfill restoration activity within the county if:

i) There is a significant benefit or improvement from the development.

ii) The benefit or improvement cannot practicably and reasonably be met in any other way.

iii) The waste cannot be practicably and reasonably be re-used, recycled or processed in any other way.

iv) The use of the inert waste material replaces the need for non-waste materials.

v) The development involves the minimum quantity of waste necessary.

*Table 13 Monitoring for Policy 5 – Recovery of Inert Waste to Land*

| | |
|---|---|
| Measure/Indicator | • Amount of inert waste disposed of on land for beneficial purposes (tonnes, %). |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Environment Agency Waste Data Interrogator.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Environment Agency (for information). |
| Target(s) | • 5% of C, D & E waste sent for disposal to landfill by 2025.<br>• 0% of C, D & E waste sent for disposal to landfill by 2033. |
| Trigger | • Evidence of insufficient capacity for inert material. |

## 5.2.6 Policy 6 – Disposal of Non-inert Waste to Land

5.2.6.1 The Plan aims to divert non-inert waste away from landfill by providing other types of facilities for the management of waste. As the disposal of waste is the least preferred option for waste management in the waste hierarchy, the demand for, and availability of, non-inert

[52] 'CL:AIRE Protocol' – Definition of Waste Code of Practice

landfill capacity is reducing across the South East of England, however landfill continues to have a role and so it is an option Surrey County Council needs to plan for. This approach is consistent with national policy[53]. In Surrey there is only one non-inert landfill remaining at Patteson Court and this site has planning permission requiring restoration by 2030.

5.2.6.2 As sites for the disposal of non-inert waste to land are becoming more specialised, waste now travels over administrative boundaries to reach these facilities. This position is recognised by all Waste Planning Authorities across the South East of England[54]. Waste sent to landfill should be the residue following other types of treatment such as recycling and recovery that cannot be dealt with in any other way and this means it contains far less putrescible material and there is less of it in total.

5.2.6.3 For some hazardous wastes disposal to landfill offers the only practical waste management solution. Such wastes are produced in relatively small quantities and managed at sites dedicated for receiving them or within specially engineered cells at sites disposing of other non-inert waste.

5.2.6.4 In light of the above and the fact that no sites for landfill were promoted by the waste management industry during the preparation of this plan, there are no allocated sites for landfill in the Plan. Proposals for landfill (including extensions or alterations of existing landfill sites) may, nevertheless, come forward and so a policy is required to address such proposals. This policy would also be used to assess any proposal to extend the end date for the completion of a permitted operation.

5.2.6.5 The assessment of need for any new non-inert landfill must take account of whether there is already sufficient suitable capacity to deal with the residual waste. This assessment must plan for the fact that waste is transported increasingly long distances and so existing sites some distance away may be able to serve requirements in Surrey and neighbouring areas. In some cases existing landfills for hazardous waste may serve a national market.

5.2.6.6 Biodegradable waste disposed of in landfill degrades to produce landfill gas, much of which is a combustible compound known as methane. Any application for landfill must provide details of how the site will be restored and any measures needed to manage landfill gas during the operational and aftercare phases. The utilisation of landfill gas to produce energy provides significant benefit by helping reduce reliance on fossil fuels. This benefit is expected to be gained wherever possible. However, in the longer term, with a significant reduction in the amount of biodegradable waste disposed of to landfill, there is likely to be less gas to recover.

5.2.6.7 To ensure that the potential benefits of disposal through non-inert landfill are realised, proposals must include consideration of final use of the land, including proposals for a high quality of restoration and long term management plans for the restored site. The restoration of mineral workings is a priority in Surrey with which disposal of non-inert waste may assist, in light of this landfilling within mineral workings is preferred over landraising.

[53] Paragraph 3 of the National Planning Policy for Waste 2014

[54] South East Waste Planning Advisory Group Joint Position Statement on Non-inert Landfill in the South East of England

### Policy 6 – Disposal of Non-inert Waste to Land

Planning permission for development involving disposal of non-inert waste to land will be granted where:

i) The waste to be disposed of is the residue of a treatment process and cannot practicably and reasonably be re-used, recycled or recovered.

ii) There is a clearly established need for the additional waste disposal to land capacity which cannot be met at existing permitted sites.

iii) Best practice measures are included to ensure maximum practicable recovery of energy from landfill gas.

iv) The resulting final landform, landscaping and after-uses are sympathetically designed and enhance the natural environment.

In the case of landraise proposals for non-inert waste, in addition to the requirements (i) to (iv) above, permission will only be granted if all existing permitted land disposal and mineral working sites have been investigated and eliminated as unsuitable for non-inert waste disposal.

*Table 14 Monitoring for Policy 6 – Disposal of Non-inert Waste to Land*

| | |
|---|---|
| Measure/Indicator | • Amount of non-inert waste by waste stream diverted from Landfill (tonnes, %). |
| Data Source(s) | • Environment Agency Waste Data Interrogator.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Environment Agency. |
| Target(s) | • <5% of waste from households sent for disposal to landfill by 2025.<br>• <1% of waste from households sent for disposal to landfill by 2035.<br>• <10% of C & I waste sent for disposal to landfill by 2025.<br>• <5% of C & I waste sent for disposal to landfill by 2035. |
| Trigger | • Evidence of insufficient capacity for non-inert material. |

## 5.2.7 Policy 7 – Safeguarding

5.2.7.1 Opportunities for the development of waste management capacity are limited in Surrey and so loss of existing or planned waste management sites to other types of development or constraints on management activity and capacity may make net self-sufficiency harder to achieve.

5.2.7.2 The purpose of safeguarding sites in existing waste use as well as those with planning permission and/or allocated for waste management facilities, is to ensure that the need for existing or planned waste management infrastructure is taken into account when decisions are made on new development by all planning authorities in Surrey.

5.2.7.3 Surrey is a two-tier authority so the responsibility for determining the majority of planning applications for non-waste related development, such as housing, lies with Surrey's district

and borough councils. It is essential that both tiers work together to ensure the provision of suitable and sufficient waste management infrastructure.

5.2.7.4 Safeguarding of waste facilities is a material planning consideration but does not rule out alternative development. Whether planning permission should be granted for non-waste development is usually a decision for the borough or district council to take, in consultation with the WPA, and will depend on the circumstances of each individual case. Nevertheless, the presumption is that existing and planned waste development should be safeguarded. This includes from proximate development that may adversely affect the operation of the site. Sites with temporary planning permission for a waste use are safeguarded for the duration of the permission.

5.2.7.5 Existing waste operations should not have unreasonable restrictions placed on them as a result of new development in proximity that may be sensitive to their operation that could be deemed a statutory nuisance e.g. noise. Applicants for new and potentially sensitive non-waste development ('agents of change') in proximity to waste sites will be required to demonstrate that the proposed development will not prejudice the waste use, including through incorporating measures in its design and orientation, to mitigate potential effects and sensitivity.

5.2.7.6 The Surrey Minerals and Waste Consultation Protocol[55] sets out how the county council and the district and borough councils work together constructively to ensure waste safeguarding issues are taken into account as appropriate during the preparation of local plans and in the determination of planning applications. The protocol and associated standing advice is kept up to date to provide guidance on safeguarding issues.

5.2.7.7 While the protocol provides a useful framework it is not a replacement for ongoing communication and collaboration between authorities and the process relies on the county council and the district and borough councils working together effectively.

[55] The Surrey County Council Minerals & Waste Consultation Protocol is available on the Minerals and Waste Planning Policy webpage

Policy 7

The following sites, which may be required for waste development will be safeguarded:

i) Allocated sites for waste development.

ii) Sites in existing waste use including wastewater and sewage treatment works (including those with temporary permission).

iii) Sites with permission for waste use but which have not been developed.

In accordance with the Consultation Protocol, local planning authorities must consult the Waste Planning Authority on proposals for non-waste development on, or in proximity to, safeguarded waste sites.

Proposals for non-waste development in proximity to safeguarded waste sites must demonstrate that they would not prejudice the operation of the site, including through incorporation of measures to mitigate and reduce their sensitivity to waste operations. Proposals that would lead to loss of waste management capacity, prejudice site operation, or restrict future development of safeguarded sites should not be permitted unless it can be demonstrated by the applicant that:

i) The waste capacity and/or safeguarded site is not required.

ii) The need for the non-waste development overrides the need for safeguarding.

iii) Equivalent, suitable and appropriate replacement capacity can be provided elsewhere in advance of the non-waste development.

*Table 15 Monitoring for Policy 7 – Safeguarding*

| | |
|---|---|
| Measure/Indicator | • Number of safeguarded waste sites redeveloped for other uses contrary to advice from Surrey County Council as the WPA.<br>• Number of safeguarded waste sites where permission is granted for neighbouring development contrary to advice from Surrey County Council as the WPA. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Local District and Borough Planning Authority.<br>• Development Industry. |
| Target(s) | • No existing suitable waste sites or planned facilities lost contrary to advice from Surrey County Council as the WPA. |
| Trigger | • Loss or reduction of existing or planned waste management facilities to other uses, contrary to Surrey County Council advice, which result net loss of strategic capacity (>20,000 tonnes). |

### 5.2.8 Policy 8 – Improvement or extension of existing facilities

5.2.8.1 Existing waste development in Surrey is often well-established having been in operation for many years. Such development may benefit from permanent planning permission or a Lawful Development Certificate.

5.2.8.2 The improvement or extension to an existing waste development may enable more waste to be recycled, recovered or processed for re-use within the existing footprint of the site and with fewer emissions due to improvements in technology or site layout.

5.2.8.3 Waste development which seeks to improve the capacity and efficiency of existing waste developments whilst reducing harmful impacts will be supported. Such proposals are considered against all the relevant policies of this Plan and in particular Policies 1 (concerning the need to manage waste in accordance with the waste hierarchy) and 14 (concerning impacts on communities and the environment).

5.2.8.4 To ensure no loss in existing capacity, re-development of any existing waste management sites must ensure that the quantity of waste to be managed is equal to or greater than the quantity of waste for which the site is currently permitted to manage. Applications for improvement and extension to facilities with temporary planning permission should take account of the original reasons for the permission being time limited and not result in development (or extensions to time) which would undermine them.

5.2.8.5 A list of existing waste management facilities in Surrey is included, and updated each year, in the Annual Monitoring Report.

### Policy 8 – Improvement or extension of existing facilities

Planning permission for the improvement or extension (physical or temporal) of existing waste management facilities will be granted where:

i) The quantity of waste to be managed is equal to or greater than the quantity of waste currently managed on site.

ii) Benefits to the environment and local amenity will result.

*Table 16 Monitoring for Policy 8 – Improvement or extension of existing facilities*

| | |
|---|---|
| Measure/Indicator | • Number of planning permissions granted for redevelopment, extension or enhancement of existing sites. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Local District and Borough Planning Authority.<br>• Development Industry. |
| Target(s) | • No net loss of suitable capacity (tonnes). |
| Trigger | • There is a loss of suitable capacity which suggests that the plan is unable to meet the demand for new or enhanced facilities. |

## 5.3 Location of new waste infrastructure

### 5.3.1 Policy 9 – Green Belt

5.3.1.1 The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances[56]. Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations[57].

5.3.1.2 Local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are[58]:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would … not have a greater impact on the openness of the Green Belt than the existing development.

5.3.1.3 As a result, there may be instances where the redevelopment or extension of existing facilities may be acceptable as they are considered to be an exception to inappropriate development.

5.3.1.4 Mineral development is not inappropriate development in the Green Belt, provided that it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. Waste development that may not be considered 'inappropriate' includes that which is related to the restoration of mineral sites that can play a positive role in meeting the objectives of the Green Belt. For example, restoration can result in a suitable after use of a site with opportunities for access to restored open countryside. However, it is important to recognise that on its own this development would be inappropriate and therefore it should remain linked to the restoration activity.

5.3.1.5 It is considered unlikely that the anticipated waste management needs of the county will be met without developing waste management facilities on Green Belt land[59]. The overarching need for waste management in Surrey combined with a lack of suitable alternative sites outside the Green Belt and the need to locate facilities close to sources of waste, such as households and businesses, are among the reasons why it is considered that very special circumstances may exist allowing development within the Green Belt. Further reasons are

[56] Paragraph 143 of the National Planning Policy Framework 2018

[57] Paragraph 144 of the National Planning Policy Framework 2018

[58] Paragraph 145 of the National Planning Policy Framework 2018

[59] See Site Identification and Evaluation Report September 2017

the wider social and environmental benefits associated with sustainable waste management, including the need for a range of sites.

Policy 9 – Green Belt

Planning permission will not be granted for inappropriate waste management development in the Green Belt unless it is shown that considerations associated with the proposal, either on their own or in combination, amount to the existence of very special circumstances which clearly outweigh the harm caused to the Green Belt by reason of inappropriateness and any other harm.

The following factors may contribute to 'very special circumstances':

i) The lack of suitable non-Green Belt sites.

ii) The need to find locations well related to the source of waste arisings.

iii) The characteristics of the waste development including scale and type of facility.

iv) The wider environmental and economic benefits of sustainable waste management, including the need for a range of sites.

v) The site is identified as suitable for waste development under Policy 11.

vi) The wider environmental benefits associated with increased production of energy from renewable sources.

*Table 17 Monitoring for Policy 9 – Green Belt*

| | |
|---|---|
| Measure/Indicator | • Number of planning permissions granted for new waste management facilities in the Green Belt.<br>• Reasons for any planning permissions granted for new waste management facilities in the Green Belt. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority. |
| Target(s) | • There are no planning permissions granted for new waste management facilities in the Green Belt where these are not justified by VSC. |
| Trigger | • Successful appeal decision which requires the policy wording to be reviewed. |

### 5.3.2 Policy 10 – Areas suitable for development of waste management facilities

5.3.2.1 The Spatial Strategy indicates a preference for land that is likely to be suitable for waste development (not involving the permanent deposit) which includes previously developed land and sites and areas identified for employment uses, industrial and storage purposes, redundant agricultural and forestry buildings and their curtilages. This is consistent with the NPPW (2014).

5.3.2.2 The Spatial Strategy also looks to prioritise the development of facilities on land outside of the Green Belt. This is consistent with the NPPF (2018). While the Plan allocates sites within the Green Belt, development of these sites is contingent on their not being suitable alternative sites at that time, unless there sites are removed from the Green Belt by the relevant district or borough council.

5.3.2.3 In order to provide additional flexibility, and facilitate development in accordance with the Spatial Strategy, Policy 10 – Areas suitable for development of waste management facilities identifies broad types of areas which could potentially accommodate waste management development.

5.3.2.4 This policy does not apply to activities which are for permanent deposit of waste (landfilling, land raising and recovery to land), however in many instances, the recycling and processing of waste can be carried out within modern, purpose-designed buildings that can be located in urban areas and industrial estates. These might include any well designed and managed waste operation including smaller operations, such as processing waste electrical and electronic equipment (WEEE).

5.3.2.5 The Plan's spatial strategy prefers the development of additional waste management capacity on suitable sites outside the Green Belt. Hence Policy 10 has been included to demonstrate that the need for waste management facilities could be met through other mechanisms e.g. Industrial Land Areas of Search (ILAS).

Policy 10 – Areas suitable for development of waste management facilities

Planning permission will be granted for the development of facilities (excluding permanent deposit) at the following locations:

i) Sites allocated under Policy 11a – Strategic Waste Site Allocations or Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility.

ii) On land identified as an 'Industrial Land Area of Search' as shown in the policies maps.

iii) On any other land identified for employment uses or industrial and storage purposes by district and borough councils.

iv) On land considered to be previously developed[60] and/or redundant agricultural and forestry buildings and their curtilages.

v) On land that is otherwise suitable for waste development when assessed against other policies in the Plan.

### 5.3.3 Policy 11a – Strategic Waste Site Allocations

[60] See glossary for definition of term 'previously developed land' but note that this does not include land that has been developed for minerals extraction where provision for restoration has been made through development management procedures

5.3.3.1 The NPPF (2018) expects that local plans should include strategic policies, including those which allocate sufficient sites, setting out how land will be brought forward to allow development that will meet objectively assessed needs[61]. Identification of sites for allocation within the Plan was undertaken with a view to identifying strategic sites consistent with the Spatial Strategy. This Strategy recognises that although they are not most preferred, sites may come forward within the Green Belt.

5.3.3.2 The site identification process[62] revealed that due to the extent of the Green Belt in Surrey and lack of available sites, several sites that were otherwise assessed as consistent with the Spatial Strategy, are within the Green Belt and so these have been included as allocations.

5.3.3.3 While the development of waste uses on land identified for employment and storage purposes by districts and boroughs is encouraged by Policy 10, it is also recognised that, due to competition from other land uses and commercial and practical considerations, it cannot be wholly relied on to deliver the required waste management capacity over the plan period [63]. The identification of sites in Policy 11 increases the opportunities for development to come forward that will contribute to the requirements for the management of waste in Surrey.

5.3.3.4 Sites proposed for allocation in the Green Belt are sites which are previously developed land, apart from land at Lambs Business Park which is a former clay pits subject to a mineral restoration scheme but which is being considered for release by Tandridge District Council through their review of the Tandridge Local Plan.

5.3.3.5 The allocated sites are:

- Land to the north east of Slyfield Industrial Estate, Guildford
- Former Weylands sewage treatment works, Walton-on-Thames
- Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead
- Oakleaf Farm, Horton Lane, Stanwell Moor
- Land at Lambs Business Park, Terra Cotta Road, South Godstone

5.3.3.6 The JMWMS[64] (Appendix 1) outlines the need to deliver new infrastructure for Dry Mixed Recyclables (DMR) produced by households. In accordance with the PPG[65] the following site is also allocated, specifically for the management of DMR from households:

- Land adjacent to Trumps Farm, Longcross

5.3.3.7 Other sites, allocated in the Surrey Waste Plan 2008 and shortlisted in the draft Plan, have not been carried forward as there was not an identified need which provides sufficient justification for the allocation of greenfield sites in the Green Belt. These sites are:

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[61] Paragraph 23 of the National Planning Policy Framework 2018

[62] See Site Identification and Evaluation Report, September 2018

[63] See background paper Delivering the Spatial Strategy, September 2018

[64] The strategy can be found on the Surrey Waste Partnership website https://www.surreywastepartnership.org.uk/our-strategy

[65] National Planning Practice Guidance Paragraph 019

- Land to the west of Earlswood Sewage Treatment Works, Redhill
- Land adjacent to Lyne Lane Sewage Treatment Works, Chertsey
- Land at Martyrs Lane, Woking

5.3.3.8 Planning applications for development at allocated sites must be judged on their individual merits and the allocation of a site in the Plan does not mean that a proposal for a waste use will automatically be granted planning permission. Proposals for development on allocated sites will be expected to address the key development issues set out for each allocation in Part 2 of the Plan.

5.3.3.9 Additional considerations will apply to proposals for development on allocations within the Green Belt at the time a planning application is submitted in accordance with Green Belt policy.

5.3.3.10 It is considered that sites allocated for waste management use in the Green Belt have already been through a process of alternative site assessment at the plan making stage. Hence, having demonstrated exceptional circumstances to justify the allocation of sites in the Green Belt, the county council will encourage district and borough councils to consider alterations to Green Belt boundaries as they review their local plans.

5.3.3.11 Until that time, there will need to be a demonstration of very special circumstances in respect of any inappropriate development. Such very special circumstances would include the fact that allocation of the site for waste management purposes was deemed acceptable under the terms of the Plan.

- An up to date assessment of the need for additional waste management capacity of the scale and type proposed in accordance with Policy 1 – Need for Waste Development.
- The availability of other suitable deliverable sites outside the Green Belt[66] including those identified under Policy 10.
- Other site specific considerations dealt with under policies including Policy 14 – Development Management and Policy 15 – Transport and Connectivity.

### Policy 11a – Strategic Waste Site Allocations

Planning permission will be granted for the development of facilities to meet identified shortfalls in waste management capacity in Surrey at the following locations:

A. On land outside the Green Belt:

i) Land to the north east of Slyfield Industrial Estate, Guildford

[66] Guidance on alternative sites assessment is available on the Help and guidance notes for making planning applications webpage

B. On previously developed land within the Green Belt:

i) Former Weylands sewage treatment works, Walton-on-Thames

ii) Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead

iii) Oakleaf Farm, Horton Lane, Stanwell Moor

C. On land proposed for removal from the Green Belt[67]:

i) Land at Lambs Business Park, Terra Cotta Road, South Godstone

Proposals for development will need to demonstrate how the key development issues for each site have been addressed.

*Table 18 Monitoring for Policy 10 – Areas suitable for development of waste management facilities and Policy 11a – Strategic Waste Site Allocations*

| | |
|---|---|
| Measure/Indicator | • Number of new waste facilities delivered on allocated sites.<br>• Number of new facilities delivered on unallocated sites in locations specified by Policy 11. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Industry.<br>• Development Industry. |
| Target(s) | • 100% of new development is developed in suitable locations. |
| Trigger | • Insufficient number of new waste management facilities being developed which suggests that the plan is unable to meet the demand for new or enhanced facilities. |

### 5.3.4 Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility

ii) As explained in section 1, together with the district and borough waste collection authorities, Surrey County Council, as the Waste Disposal Authority (WDA), is responsible for implementing the Joint Municipal Waste Management Strategy. In particular, the WDA is responsible for ensuring access to the waste management capacity needed to ensure recycling and other recovery targets for household waste are met. Such capacity includes that provided by community recycling centres, materials recycling facilities and other recovery facilities including the 'Eco Park' at Charlton Lane, Shepperton.

iii) Currently residents separate certain types of recyclable waste (e.g. paper, cardboard, glass, metal and plastic) from other household waste for separate collection. The recyclable waste, known as Dry Mixed Recyclables (DMR), is collected by the district and borough councils and transported by road to facilities in Hampshire, Slough, North London, and Birmingham (Table 19). The only site

[67] This site known as 'Lambs Business Park' is proposed to be taken out of the Green Belt through the Tandridge Local Plan

within Surrey that currently recycles dry mixed recyclables is the Grundon Facility at Randalls Road, Leatherhead (Table 19).

5.3.4.1 These facilities incorporate specialist equipment which separates out the waste types which are then bulked up and transported to various reprocessors (e.g. paper manufacturers) for manufacture into new materials.

*Table 19 Final Destination of Dry Mixed Recycling Collected by Surrey Waste Collection Authorities*

| Site | Operator | Waste sent (tonnes) |
|---|---|---|
| Alton Materials Recovery Facility, Alton, Hampshire | Veolia | 12,834 |
| Colnbrook Materials Recovery Facility, Colnbrook, Slough | Grundon | 8,922 |
| Crayford Materials Recycling Facility, Century Wharf, Crayford Creek, Dartford | Viridor | 10,011 |
| Edmonton Materials Recycling Facility, Unit 2 Aztec 406, 12 Ardra Road, Edmonton | Biffa | 38,405 |
| Landor Street Materials Recovery Facility, Landor Street, Birmingham | SUEZ | 14,532 |
| Randalls Road Materials Recovery Facility, Randalls Road, Leatherhead | Grundon | 32,368 |
| Total | | 117,072 |

5.3.4.2 The export of DMR for management outside of Surrey is not consistent with the Surrey Joint Municipal Waste Management Strategy[68] that expects household waste arising in Surrey to be managed within the County. It is also inconsistent with the proximity principle as set out in the EU Waste Framework Directive and the National Planning Policy Framework. The WDA therefore has as part of its action plan (Appendix 1 of the strategy) to develop infrastructure within Surrey for recycling of DMR[69].

5.3.4.3 A detailed report was presented to the Surrey Waste Board[70] regarding the options for developing additional infrastructure to deal DMR. The report considered a number of options:

- Merchant contract outside Surrey
- Merchant contract with Grundon (Leatherhead MRF)
- Develop a single MRF
- Develop two MRFs

5.3.4.4 The report highlighted that there are benefits for the county council in delivering new infrastructure for recycling of DMR including:

[68] The strategy can be found on the Surrey Waste Partnership website: https://www.surreywastepartnership.org.uk/our-strategy

[69] Work area 9, Action 3: Investing in developing waste management infrastructure as appropriate, to give us more control over how materials are managed and help us ensure that we are getting the best deal environmentally and financially

[70] Internal management board responsible for overseeing the delivery of the county council's waste programme.

- Having control over a facility allows for flexibility in terms of the choice of end destination reprocessor; and
- Having control selection of mix of recyclables for input and level of rejects policy which unlocks the potential for improved efficiency.

5.3.4.5 The report recommended the development of a single MRF based on cost. However, it is recognised that there is a need for additional capacity and that there are potential benefits of having two MRFs in terms of operational flexibility e.g. for plant maintenance.

5.3.4.6 The existing Leatherhead MRF is well located to serve the waste collection authorities towards the south east of the county, and so, in accordance with the proximity principle, the second MRF should be located towards the north west of the county. Site identification and evaluation work has revealed that land at Trumps Farm, Longcross would be suitable for the development of the second MRF. Trumps Farm was allocated in the Surrey Waste Plan 2008 and included in the Draft Plan Consultation.

5.3.4.7 While the Trumps Farm site is located within the Green Belt, it offers the most suitable, deliverable location for the WDA to develop a MRF to deal with approximately 120,000 tonnes per annum[71] of DMR from households in this part of the county. The site has good access to the strategic road network and is located in an area near to existing waste management facilities. Allocation of this site for this purpose is supported by the WDA.

5.3.4.8 As with the other allocated sites, any planning application for development in this location would be judged on its merits against Policy 11b and all other policies of the Plan. Those considerations set out in the supporting text to policy 11 – Strategic Waste Site Allocations, would equally apply to development in this location.

### Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility

Planning permission will be granted for the development of a facility to process mixed dry recyclable wastes collected from households as set out in the Surrey Joint Municipal Waste Management Strategy at Trumps Farm, Longcross.

Proposals for development in this location will need to demonstrate how the key development issues for the site have been addressed.

*Table 20 Monitoring for Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility*

| | |
|---|---|
| Measure/Indicator | • Development of a facility to process mixed dry recyclable wastes collected from households in Surrey at Trumps Farm, Longcross<br>• Number of new facilities for processing mixed dry recyclable wastes collected from households in Surrey delivered on unallocated sites |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Other sources of data as indicated in the Annual Monitoring Report. |

[71] Provided adequate mitigation can be provided following the outcomes of the Site Identification and Evaluation Report, 2018

| | |
|---|---|
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Disposal Authority<br>• Waste Industry.<br>• Development Industry. |
| Target(s) | • 100% of new development is developed in suitable locations. |
| Trigger | • Insufficient number of new waste management facilities being developed which suggests that the plan is unable to meet the demand for a facility to process mixed dry recyclable wastes collected from households in Surrey. |

### 5.3.5 Policy 12 – Wastewater Treatment Works

5.3.5.1 There is an established network of sewage facilities within Surrey that is safeguarded by Policy 7. The majority of wastewater treatment works (WWTW) have capacity to accept wastewater and treat sewage sludge from the proposed growth without the need for improvements to existing facilities. However, it is important to recognise that, due to the need to maintain efficiency, significant spare capacity is not maintained at WWTWs and upgrades may therefore be required to serve growth.

5.3.5.2 One new site has been identified for allocation as a new WWTW which is Thames Water's Guildford (Slyfield) Sewage Treatment Works within the Slyfield Area Regeneration Project (SARP). The efficient development of the SARP will require the relocation of the current WWTW together with the necessary supporting local drainage network infrastructure.

5.3.5.3 Thames Water is working with Guildford Borough and Surrey County Councils regarding the redevelopment of the SARP site and the feasibility of relocating the WWTW to the land identified in the Submission Local Plan within the SARP area. The area for the relocation of the WWTW has been allocated as a part of the Strategic Waste Allocations (Policy 11). This includes land for future expansion should this be required.

5.3.5.4 The sewerage undertaker will review and assess the capacity for WWTWs, using the best available information in relation to new development (including housing and employment allocations). Therefore, there may be a need in the future for further sites for WWTW and the proposed policy should allow for flexibility to meet this need.

5.3.5.5 If new wastewater development (including sewage sludge treatment) is required, locational criteria can guide proposals to the most appropriate locations. This recognises that the location of new or improved facilities depends on the location of new development e.g. housing and the investment programmes of the sewerage undertaker.

### Policy 12 – Wastewater Treatment Works

Planning permission for the development of new Wastewater and Sewage Treatment Works (including sewage sludge management) or for the improvement or extension of existing Wastewater and Sewage Treatment Works will be granted where:

i) The need cannot be practicably and reasonably met at an existing site.

ii) As appropriate, biogas, for use as an energy source, will be recovered effectively using best practice techniques.

*Table 21 Monitoring for Policy 12 – Wastewater Treatment Works*

| | |
|---|---|
| Measure/Indicator | • Number of planning permissions granted for new wastewater treatment works. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions.<br>• Other sources of data as indicated in the Annual Monitoring Report. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Sewerage Undertaker. |
| Target(s) | • Sufficient capacity for wastewater treatment as identified by the sewerage undertaker. |
| Trigger | • The sewerage undertaker identifies a need for greater capacity for wastewater treatment. |

## 5.4 Conserving and Enhancing the Environment

### 5.4.1 Policy 13 – Sustainable Design

5.4.1.1 The Plan seeks to ensure that all new development is of a high standard. The design of proposals is therefore expected to accord with best practice, as defined by published and emerging standards and guidance relevant to the type of facility proposed.

5.4.1.2 Waste development should seek to contribute to sustainable development by:

- Minimising the production of waste, the generation of pollution, and the use of water, to reduce demand for non-renewable natural resources.
- Foster a well-designed and safe built environment, with accessible services that reflect current and future needs.
- Safeguard the health of wellbeing or residents and the environment including through contributing to the protection, and where feasible enhancement, of the wider environment, including habitats and species, landscapes, and heritage.
- Supporting the economy at the local, regional and national levels, by contributing to improvements in competitiveness and innovation.

5.4.1.3 Development should be resilient to the effects of climate change, including the management of flood risk.

5.4.1.4 Facilities should promote energy efficiency and seek to reduce energy consumption, particularly that arising from the use of buildings (e.g. maximise use of daylight, heat recovery systems, high standards of insulation, etc.). Consideration should be given to the feasibility of renewable energy generation[72], and to the use of decentralised low carbon energy sources.

5.4.1.5 The management of waste often involves the use of water, and water supplies in the South East of England are under increasing pressure from all development. Proposals should incorporate appropriate measures to minimise water consumption (e.g. use of recycled water for waste management processes, harvesting of rainwater, etc.).

5.4.1.6 In line with Policy 4 of this Plan, the production of waste should be minimised during the construction and operation of any facility. Consideration should also be given to using reused or recycled construction materials.

5.4.1.7 Where feasible, depending on the size of the site and the extent to which land is available for non-waste management uses, the design of facilities should include measures to deliver landscape enhancement and biodiversity gain. Such measures should contribute to the wider network of green infrastructure across the county.

5.4.1.8 Measures, such as the provision of open spaces within developments and the planting of trees and hedges on site boundaries, can contribute to wider ecological networks and support key ecosystem services such as pollination. Such measures can also contribute to the management of flood risk, to microclimatic control, and to local air quality.

5.4.1.9 The measures incorporated into the design of any proposal should be appropriate to the scale, nature and type of facility that is to be constructed. It is likely therefore that proposals for larger scale facilities (i.e. those occupying a site of 5 hectares or greater, or processing more than 50,000 tonnes of waste per year[73]) may be expected to include a broader range of measures than smaller facilities.

5.4.1.10 Applicants are encouraged to engage with the planning authority at an early stage of the design process.

[72] Energy from residual waste is only partially renewable due to the presence of fossil based carbon in the waste, and only the energy contribution from the biogenic portion is counted towards renewable energy targets (and only this element is eligible for renewable financial incentives). If the waste is pre-treated to separate out the biogenic fraction then this can be considered wholly renewable e.g. anaerobic digestion of food waste.

[73] As set out in Part 2 of the Plan

### Policy 13 – Sustainable Design

Planning permission for waste development will be granted where it can be demonstrated that the development follows relevant best practice. All proposals for waste development should demonstrate that:

i) The development is of a scale, form and character appropriate to its location.

ii) Any associated lower-carbon energy generation such as heat recovery and the recovery of energy from gas produced from the waste activity is maximised.

iii) During its construction and operation measures are included to:

a. Maximise landscape enhancements and biodiversity gains, and other measures that may contribute to green infrastructure provision.

b. Maximise efficiency of water use.

c. Minimise greenhouse gas emissions, including through energy efficiency.

d. Ensure resilience and enable adaptation to a changing climate.

*Table 22 Monitoring for Policy 13 – Sustainable Design*

| | |
|---|---|
| Measure/Indicator | • Number of planning applications which are permitted for new or enhanced waste management facilities is contrary to Policy 13. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Industry. |
| Target(s) | • No planning applications permitted where design of new or enhanced waste management facilities is contrary to Policy 13. |
| Trigger | • Significant number of planning applications permitted where facilities are considered to be poorly designed. |

## 5.4.2 Policy 14 – Development Management

5.4.2.1 Policy 14 is concerned with addressing adverse impacts that might arise during the construction, operation and, where relevant, demolition and restoration of a waste management facility to ensure that significant adverse impacts do not occur.

5.4.2.2 It should be noted that some impacts on the environment and amenity, in particular effects on air, land and water, are also subject to control by regulatory regimes other than the planning system (e.g. the Environmental Permit regime and local environmental health controls). Such effects can, however, remain material planning considerations even if the primary means of control is a separate regulatory regime.

5.4.2.3 Most waste related development falls within the scope of the Environmental Impact Assessment (EIA) regime, which, as a minimum, requires that schemes of certain scales or

types, or development in specific locations, is subject to screening. Where the planning authority decides that EIA is required, the developer will be required to submit an Environmental Statement (ES) as part of the planning application. The ES will identity the likely significant impacts of the development, and the mitigation and compensation measures that would be used to address adverse impacts.

5.4.2.4 The NPPF encourages pre-application discussions and states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties'[74]. Surrey County Council as the Minerals and Waste Planning Authority welcome and encourages pre-application advice discussions before a planning application is submitted. More information is available on the Pre-application discussions for planning applications webpages.

### Amenity

5.4.2.5 Amenity refers to residents' expectations for enjoyment of their surroundings. Amenity considerations can cover a range of issues including noise, dust, odour, and disturbance due to illumination and vibration, and can extend to perceptions of the possible effects of development on health.

5.4.2.6 Waste development can result in adverse impacts on amenity by virtue of its scale, appearance, type and intensity. Such impacts need to be managed effectively if waste development is to be considered acceptable. The impact of noise should consider construction noise, operating noise and noise from vehicles. Hours of operation may also be a consideration.

5.4.2.7 The release of fumes or other emissions to air, including bioaerosols, from some waste development could be, or perceived to be, a source of impact on human health. Odour released from some waste activities may also affect the amenity and wellbeing of communities.

5.4.2.8 Developers should give consideration to the potential for the use of artificial lighting to give rise to adverse impacts on local amenity and should aim to minimise the incidence of light pollution, glare and sky glow.

### Air Quality

5.4.2.9 For proposals that would be likely to impact on air quality through emissions of pollutants or particulate matter, including as a result of traffic generation, the developer should provide an assessment of the impact on surrounding sensitive receptors. Assessments should make use of appropriate methodologies and definitions of significance.

5.4.2.10 Issues to be addressed include emissions to air of pollutants (such as oxides of nitrogen or particulates) arising from site preparation, operation, and where relevant, decommissioning and restoration, and from related traffic. Any assessment should identify the controls and mitigation measures that would be applied to avoid adverse impacts. In particular potential for development to impact on designations including Air Quality Management Areas (AQMAs) should be addressed.

[74] Paragraph 39 of the National Planning Policy Framework 2018

5.4.2.11 Emissions arising as a result of waste management processes may also be subject to control under other regulatory regimes, including the Environmental Permit regime administered by the Environment Agency.

### Flood Risk

5.4.2.12 Responsibility for flood risk management is divided between the Environment Agency and Surrey County Council in its role as the Lead Local Flood Authority. The Environment Agency is responsible for taking a strategic overview of the management of all sources of flooding, and has specific responsibility for the management of flood risk from main rivers and from the sea.

5.4.2.13 The Lead Local Flood Authority is responsible for managing the risk of flooding from surface water and groundwater, and is responsible for the management of ordinary watercourses (i.e. small, local watercourses that are not designated as main rivers).

5.4.2.14 Development should be directed away from areas at the highest risk of fluvial or surface water flooding. Where development on land at risk of flooding is necessary, its acceptability will be determined through the application of the sequential test and, if necessary, the exception test[75].

5.4.2.15 Waste treatment (excepting landfill[76] and hazardous waste facilities) is classified as a 'less vulnerable' form of development with reference to flood risk, and is generally appropriate in areas designated as Zone 1 and Zone 2 for fluvial flood risk. Landfill and hazardous waste facilities are classified as 'highly vulnerable' forms of development and are generally only appropriate in areas designated as Zone 1 for fluvial flood risk.

5.4.2.16 Development on land identified as being at substantial risk of flooding from surface water or groundwater should be discussed with the Lead Local Flood Authority at the earliest possible stage of project development.

### Water Resources

5.4.2.17 Developers should take account of the presence of relevant water quality designations (e.g. groundwater Source Protection Zones (SPZs)), and the condition of surface watercourses and waterbodies and of groundwater bodies that could be affected by their proposals. For water quality, consideration should be given to the likely effect of the development on the achievement of 'good' status, or the potential for this, for nearby or underlying waterbodies and watercourses, and on the availability of water as a resource.

5.4.2.18 Proposals should consider the proximity of surface water and groundwater resources and the potential risk for contamination. For example non-inert landfill must not be located in areas covered by SPZ 1 designations, and should be directed to areas underlain by unproductive strata. For non-landfill waste development the susceptibility of the surrounding and underlying water environment to contamination should be assessed, and appropriate controls incorporated into the design of the scheme.

[75] Paragraph 157 of the National Planning Policy Framework 2018

[76] Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010

5.4.2.19 The developer should provide an assessment which explains how the water environment, both above and below ground, would be affected by the development and identifies the measures that would be used to avoid significant adverse impacts.

### Landscape

5.4.2.20 Government policy expects the planning system to "contribute to and enhance the natural and local environment" (NPPF, Paragraph 170) and states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty" (NPPF, Paragraph 172).

5.4.2.21 Protected landscapes situated within or close to Surrey include the Surrey Hills Area of Outstanding Natural Beauty (AONB), the High Weald AONB, and the South Downs National Park. Wherever possible, development of new waste management facilities should take place outside those protected landscapes.

5.4.2.22 Proposals for major development, including waste management facilities, within protected landscapes must be subject to rigorous examination. They should not be permitted except in exceptional circumstances and only where it can be demonstrated that they are in the public interest before being allowed to proceed. Therefore, an assessment should be undertaken which includes consideration of:

- The need for the development.
- The scope for developing outside the area or of meeting the need in some other way.
- The impact on the environment, landscape, and recreational opportunities.

5.4.2.23 It is recognised that there may be a requirement for new or extensions to existing development in order to meet local needs. Factors which may support a proposal being considered acceptable include:

- The proposal is for a small-scale facility to meet local needs and can be accommodated without undermining the objectives of the designation.
- The need for new facilities which cannot be met in another way or cannot be met from outside the designated area.
- Adverse impacts on the landscape and visual amenity can be adequately mitigated.

5.4.2.24 The determination of applications within AONBs will be undertaken in accordance with national policy together with the relevant policies of this Plan and the appropriate adopted district and borough Local Plan.

5.4.2.25 Proposals involving the permanent deposit of waste, such as the restoration of old mineral workings or landfilling or landraising, which contribute to the remediation of degraded or damaged landscapes, may be supported provided that the long term benefits of the scheme clearly outweigh the short term impacts, (e.g. visual intrusion, reduction in tranquillity, improvements to biodiversity).

5.4.2.26 The Surrey Landscape Character Assessment (LCA) (published in 2015) provides a comprehensive review of the landscape character of the county. It takes account of the framework of the most recent National Character Areas reviewed in 2014 by Natural England

and describes variations in landscape character at a county level. The current LCA should be used to inform the preparation of planning applications, and their supporting landscape and visual impact assessments (LVIAs).

5.4.2.27 Where a development is likely to give rise to impacts on the landscape or visual amenity early engagement with the planning authority is encouraged. The issues to be addressed in applications include the potential for adverse impacts on protected landscapes, and for significant changes in landscape character, visual amenity, and the features that contribute to distinctiveness.

### Biodiversity and Geodiversity

5.4.2.28 Government policy expects the planning system to "contribute to and enhance the natural and local environment" (NPPF, Paragraph 109), and directs planning authorities to "conserve and enhance biodiversity" when determining planning applications.

5.4.2.29 Assessment should be undertaken to establish the nature conservation importance of the site (including its biodiversity and geodiversity) and proposals should be designed to ensure there are no significant adverse impacts on the site and on the surrounding area and maximise opportunities for enhancement or gain. Potentially adverse impacts may arise as a result of various effects including noise, vibration, emissions and artificial lighting.

5.4.2.30 Where development would result in the loss of, or adversely affect, an important area, site or feature, the harm would need to be mitigated, or compensated for, including, where practicable, the provision of a new resource elsewhere which is of an equivalent value. While compensation may be appropriate in some cases for local sites it is unlikely to be supported for impacts on European designated sites. For any impacts upon European sites the application of the Imperative Reasons of Overriding Public Interest (IROPI) test would be required before any compensatory habitat provision could be considered.

5.4.2.31 There are numerous sites of international, European, national or local importance for biodiversity and/or geodiversity located across Surrey, as well as numerous areas that support protected habitats and species, including European protected species, habitats and species of Principal importance, and Ancient Woodland.

- Special Protection Areas (SPAs) – of which there are four in the county.
- Special Areas of Conservation (SACs) – of which there are three in the county.
- Ramsar sites – of which there are two in the county.
- Sites of Special Scientific Interest (SSSIs) – of which there are sixty-three in the county, of which ten are wholly or partly designated for their geodiversity interest; National Nature Reserves (NNRs) – of which there are three in the county.
- Local Nature Reserves (LNRs).
- Sites of Nature Conservation Importance (SNCI).
- Regionally Important Geological & Geomorphological Sites (RIGS).

5.4.2.32 Where development could give rise to likely significant effects on a European designated site, the application would need to provide the information necessary for an 'appropriate assessment' to be carried out by the planning authority. Applications for waste development that would be subject to control under the Industrial Emissions Directive (e.g. energy from

waste, gasification or pyrolysis facilities) will need to consider European designated sites situated within a 10km radius. For all other types of waste development the potential zone of impact will be determined on a case-by-case basis.

5.4.2.33 Where development is likely to impact on biodiversity or geodiversity early discussions with the planning authority are encouraged. Developments should be designed to minimise the risk of significant adverse impacts, and to maintain and where possible enhance the natural environment.

5.4.2.34 Development should provide net gains in biodiversity unless significant evidence shows this to be unviable. Net gains in biodiversity could include: habitat creation or enhancement where appropriate to the type of scheme (in particular the management of waste associated with the restoration of former mineral working).

5.4.2.35 In order to deliver net gains in biodiversity proposals should take account of the objectives that have been identified for the county's network of Biodiversity Opportunity Areas (BOAs). Production of a Landscape & Ecology Management Plan should be considered for large scale developments (i.e. those occupying a site of 5 hectares or greater, or processing more than 50,000 tonnes of waste per year, or which involve the restoration of land to a nature conservation end use).

### Historic Environment

5.4.2.36 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. A heritage asset is defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest and may include a contribution from its setting.

5.4.2.37 A heritage asset is either a Designated Heritage Asset (Listed buildings, Registered Historic Park or Garden, Conservation Area, Scheduled Ancient Monument) or a Non-Designated Heritage Asset (Locally Listed Park, Garden Building or Feature, Areas of High Archaeological Potential, County Sites of Archaeological Importance, Known Site on the Historic Environment Record).

5.4.2.38 The Surrey Historic Environment Record (HER) holds information on known heritage assets; these databases may also help in the prediction of the likelihood of encountering currently unknown heritage assets of historic and archaeological interest. Developers will be required to record and advance understanding of the significance of any heritage assets affected during the development management process, and make any information gained about the significance of the historic environment publicly accessible through submission of reports to the HER, publication and archiving.

5.4.2.39 Development of any schemes affecting heritage assets should be assisted by early discussions with heritage officers. Issues to be addressed in applications include the potential for adverse effects on known heritage or archaeological assets, and on their contexts and settings, and on as yet undiscovered archaeology.

5.4.2.40 Early engagement can improve the efficiency and effectiveness of the planning application process for all parties (NPPF, Paragraph 188). The objective of early discussion is to discuss detailed schemes for preservation, enhancement or mitigation. To do this, sufficient information must be presented so that officers are in a position to discuss plans and form opinions.

### Public open space and Rights of Way

5.4.2.41 Developers should provide an assessment of any open space and Public Rights of Way (PROW) lost, directly or indirectly affected by a proposed development. Where affected, developers will be required to make sure that the PROW remains accessible. This could be through measures to replace or compensate for such impacts and through the identification of opportunities to improve facilities for walkers, cyclists, and horse riders, or to provide alternative routes which should be in place at the correct time.

### Land and soil resources

5.4.2.42 Development of land for waste management purposes could have implications for the condition and quality of land and soils. The developer should provide information setting out the impacts that might arise from the scheme, and how opportunities for improvement would be maximised and how risks of adverse impacts would be managed.

5.4.2.43 Land classed as being of grades 1, 2 and 3a under the Agricultural Land Classification (ALC) is a national resource. Waste development should seek to use unproductive land in preference to the best and most versatile land. Developers should provide information on the quality of existing agricultural land, and should outline how that quality would be protected or how the land would be returned to a condition equivalent to the original ALC upon completion of the waste operation. Where the development would result in the permanent loss of high quality agricultural land the application should give a justification for that loss

5.4.2.44 Developers should provide information on the measures that would be taken to safeguard soils qualities during storage and/or their use in the restoration of sites. Where the importation of soils or waste forms part of a scheme, developers should provide information on the quality of the soils or waste materials that are to be imported and explain how those materials would improve the land for agricultural purposes.

5.4.2.45 Previous uses of the site or adjacent land could have caused contamination (e.g. industrial processes, petrol filling stations, fuel storage, chemical storage, vehicle parking/servicing etc.). Land affected by contamination may not be identified as such on any contaminated land register and therefore the developer should determine whether the land is suitable for development, or can be made so by remediation. The developer should provide an assessment of potential pollutants and explain how any contamination would be addressed. That assessment would likely involve a desktop and site walkover study in the majority of cases, with more detailed assessment involving trial pits and boreholes required where necessary.

5.4.2.46 The developer will need to satisfy the planning authority that unacceptable risk from contamination will be successfully addressed through remediation. A remediation scheme should include future monitoring and maintenance schemes.

### Aerodrome Safeguarding

5.4.2.47 Waste development would need to comply with Aerodrome Safeguarding requirements to ensure that the operational integrity and safety of airports is not compromised. Development of any schemes affecting any official or non-official aerodrome safeguarding areas should be assisted by early discussions with the planning authority.

5.4.2.48 Any applications relating to development situated within the consultation area of civil and military aerodromes and airstrips, where the proposal involves one or more of the activities

or features listed below, would need to demonstrate how any hazards to air traffic would be avoided or mitigated.

- Landfilling.
- Features attractive to hazardous birds (e.g. amenity landscaping and water features, this includes the enhancement of existing wet areas or watercourses, and buildings with ledges, gantries and flat roofs).
- Lighting which may impact on airport safety (i.e. dazzling).
- Venting and flaring of gas.

### Cumulative Effects

5.4.2.49 Where the development of new waste management facilities, or redevelopment of an existing facility, is proposed, the planning application should take account of the relationship of that site to other new development (including non-waste development) that has been proposed or permitted within the local area. Where assessments have been undertaken in respect of those proposals, the information submitted in support of the proposed waste development should include consideration of the potential for in-combination effects. Where short-term significant adverse impacts are identified e.g. during construction of a new facility it is important that any significant adverse impacts in the short-term, e.g. the impacts of HGVs on residential or visual amenity, are outweighed by the long-term benefits.

### Policy 14 – Development Management

Planning permission for waste development will be granted where it can be demonstrated that:

A. It would not result in significant adverse impacts on the integrity of the following key environmental assets:

i) The protected landscapes of the Surrey Hills AONB, the High Weald AONB, and the South Downs National Park.

ii) Sites of international or European importance (SPA, SAC, Ramsar) for biodiversity, or of national importance (SSSI, NNR) for biodiversity or geodiversity.

iii) Nationally important heritage assets, including Scheduled Monuments, Listed Buildings, and Registered Parks & Gardens.

B. It would not result in significant adverse impacts on communities and the environment, which includes the following:

i) Public amenity and safety including:

a) Impacts caused by noise, dust, fumes, odour, vibration, illumination.

b) Impacts on public open space, the rights of way network, and outdoor recreation facilities (including impacts on accessibility).

ii) Impacts on aerodrome safeguarding and the risk of birds striking aircraft (including impacts due to the position or height of buildings and associated structures).

iii) Air Quality (including impacts on Air Quality Management Areas).

iv) The Water Environment including:

a) Flood risk, (arising from all sources), including impacts on, and opportunities to provide and enhance, flood storage and surface water drainage capacity.

b) Water Resources, including impacts on the quantity and quality of surface water and ground water resources (taking account of Source Protection Zones, the status of surface watercourses and waterbodies and groundwater bodies).

v) Impacts on the appearance, quality and character of the landscape and any features that \contribute to its distinctiveness, including character areas defined at the national and local levels.

vi) Impacts on the natural environment, biodiversity and geological conservation interests, including site of local importance (LNR, SNCI, RIGS) for biodiversity or geodiversity, irreplaceable habitats (e.g. Ancient Woodland), and protected species).

vii) Impacts on the historic landscape, on sites or structures of architectural and historic interest and their settings, and on sites of existing or potential archaeological interest or their settings.

viii) Impacts on the use, quality and integrity of land and soil resources (including opportunities for remediation, the need to protect any best and most versatile agricultural land and address existing and potential contamination) and land stability.

ix) Cumulative impacts arising from the interactions between waste developments, and between waste development and other forms of development.

x) Any other matter relevant to the planning application.

*Table 23 Monitoring for Policy 14 – Development Management*

| | |
|---|---|
| Measure/Indicator | • Number of planning applications where there would be a significant adverse impact on community or environment. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Planning Appeals. |
| Key Organisation(s) | • Surrey County Council.<br>• Waste Industry. |
| Target(s) | • No planning applications permitted where there would be a significant adverse impact on community or environment. |
| Trigger | • Significant number of planning applications permitted where there would be a significant adverse impact on community or environment. |

## 5.5 Transport and Connectivity

### 5.5.1 Policy 15 – Transport and Connectivity

5.5.1.1 Impacts on ease of transport and air quality caused by congestion and HGV movements are key areas of concern for local communities. This is evidenced by the Surrey Transport Plan

and supporting Transport Plan Strategies. Preferable locations for waste facilities, are those on, or close to, Surrey's strategic road network (comprising motorways and trunk and principal roads), minimising the residential frontages and sensitive areas passed.

5.5.1.2 In order to mitigate adverse impacts related to transport, Traffic Management Plans will usually be required at the planning application stage. Applications for waste development will often require a Transport Assessment to support them. Traffic Management Plans and Transport Assessments will be considered by the Highway Authority, who will make recommendations as appropriate. Such plans may set out a routing strategy where the use of certain roads is prohibited.

5.5.1.3 Waste development which provides opportunities for the movement of waste via alternative methods of transport e.g. rail will be supported. Applications which demonstrate a reduction in vehicle movements e.g. through co-location of facilities within the same site or other benefits with respect to transport will also be supported.

### Policy 15 – Transport and Connectivity

A. Planning permission for waste development will be granted where it can be demonstrated that:

i) Where practicable and economically viable, the development makes use of rail or water for the transportation of materials to and from the site.

ii) Transport links are adequate to serve the development or can be improved to an appropriate standard.

B. Where the need for road transport has been demonstrated, the development will ensure that:

iii) Waste is able to be transported using the best roads available[77], which will usually be main roads and motorways, with minimal use of local roads, unless special circumstances apply.

iv) The distance and number of vehicle movements associated with the development are minimised.

v) Vehicle movements associated with the development will not have a significant adverse impact on the capacity of the highway network.

vi) There is safe and adequate means of access to the highway network and vehicle movements associated with the development will not have a significant adverse impact on the safety of the highway network.

vii) Satisfactory provision is made to allow for safe vehicle turning and parking, manoeuvring, loading, electric charging and, where appropriate, wheel cleaning facilities.

viii) Low or zero emission vehicles, under the control of the site operator, are used which, where practicable, use fuels from renewable sources.

*Table 24 Monitoring for Policy 15 – Transport and Connectivity*

[77] See Surrey County Council Controlling lorry movements in Surrey on the Road and Transport webpage

| | |
|---|---|
| Measure/Indicator | • New or existing waste sites in relation to waste sources.<br>• Average waste miles. |
| Data Source(s) | • Surrey County Council Development Management.<br>• Surrey County Council Transport Development Planning. |
| Key Organisation(s) | • Surrey County Council. |
| Target(s) | • 100% of proposals include assessment of ability to transport waste via sustainable modes.<br>• Main waste sources well connected to facilities. |
| Trigger | • Significant source(s) of waste is/are not well connected to waste development. |

## 5.6 Engagement

### 5.6.1 Duty to Cooperate

5.6.1.1 Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on Local Planning Authorities (LPAs), in preparing local plans, to "engage constructively, actively and on an ongoing basis" with other relevant organisations[78] to maximise the effectiveness with which plan preparation is undertaken.

5.6.1.2 Effective cooperation requires ongoing, sustained joint working with concrete actions and outcomes. It is unlikely to be met by an exchange of correspondence, conversations or consultations between authorities alone[79].

5.6.1.3 As such, while it is important for preparing the Plan, the DtC will remain a core part of the work for planning policy in Surrey County Council. Activity associated with the Duty to cooperate will be reported in the Annual Monitoring Report. The DtC will be met through activities such as:

- Formal consultation process.
- Meetings, including for joint-working between different authorities.
- Memoranda of Understanding.
- Joint Position Statements.
- Statements of Common Ground.
- Monitoring.

5.6.1.4 Surrey County Council, as the WPA, recognises that there are other bodies not covered by the Duty to Cooperate (DtC). Engagement with other organisations including Local Enterprise Partnerships (LEPs), infrastructure providers, environmental bodies, developers and existing waste operators is essential to delivering the Plan.

[78] Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012

[79] Planning Practice Guidance for Duty to Cooperate. Paragraph: 010 Reference ID: 9-010-20140306

*Table 25 Monitoring for Duty to Cooperate*

| | |
|---|---|
| Measure/Indicator | • Number of Duty to Cooperate consultations received.<br>• Projects delivered through joint-working.<br>• Attendance of joint working groups.<br>• Memoranda / Statements are kept up to date. |
| Data Source(s) | • Consultations Log.<br>• Final project reports.<br>• Meeting minutes from joint working groups. |
| Key Organisation(s) | • Surrey County Council Development Management.<br>• Other Waste Planning Authorities.<br>• Surrey Districts and Boroughs. |
| Target(s) | • 100% attendance at joint working groups. |
| Trigger | • Poor attendance at joint working groups.<br>• Joint working groups are no longer running. |

### 5.6.2 Policy 16 – Community Engagement

#### Surrey County Council Statement of Community Involvement (SCI)

5.6.2.1 The Statement of Community Involvement (SCI) sets out how Surrey County Council involves local residents, local businesses and other key organisations and stakeholders in the plan-making process and in the determination of planning applications.

#### Developer Statement of Community Involvement

5.6.2.2 The WPA wishes to encourage developers to inform the community of their plans to ensure that a link is established at an early stage in the process, ideally before a planning application is prepared. Surrey County Council's revised Validation Checklist requires that any proposal with substantial community interest requires a statement explaining how the applicant has complied with the pre-application engagement recommendation made in Surrey County Council's Statement of Community involvement.

5.6.2.3 The concerns of host communities, including any perceived risks, should be investigated. In a manner proportionate to their potential impact, proposals should demonstrate how such communities have been involved in the development of the proposal, taking into account best practice, and show how their concerns have been addressed. For communities hosting strategic waste developments which serve a much wider area, the proposal should set out the tangible benefits to them.

5.6.2.4 Issues arising from the operation of larger waste developments are often addressed through site liaison groups that involve local communities and operators. The establishment of liaison groups will be sought for major development where there could be a need for a regular forum for discussions between local residents, the waste planning authority, the operator, and the relevant agencies.

### Policy 16 – Community Engagement

Applicants are encouraged to undertake suitable proportionate steps to engage with the local community before submitting their application and ensure that comments from the community have been taken into account.

*Table 26 Monitoring for Policy 16 – Community Engagement*

| | |
|---|---|
| Measure/Indicator | • Number of relevant applications which are supported by a Statement of Community Involvement produced by the applicant. |
| Data Source(s) | • Planning Applications and Decisions.<br>• Appeal Decisions. |
| Key Organisation(s) | • Waste Planning Authority.<br>• Waste Industry. |
| Target(s) | • 100% of relevant applications which are supported by a Statement of Community Involvement produced by the applicant. |
| Trigger | • Low numbers of relevant applications are supported by a Statement of Community Involvement produced by the applicant. |

# 6 Replacement of Policies in the Development Plan

6.1.1.1 The following tables show how the policies of the Surrey Waste Local Plan supersede previously adopted, and saved, policies of the Surrey Waste Plan 2008.

| Surrey Waste Plan 2008 – saved polices | | Surrey Waste Local Plan | |
|---|---|---|---|
| **Policy No.[80]** | **Title** | **Policy No.** | **Title** |
| Core Strategy | | | |
| CW1 | Waste Minimisation | Policy 1 | Need for Waste Development (excluding disposal) |
| | | Policy 4 | Sustainable Construction and Waste Management in New Development |
| CW3 | Developing Waste Markets | Policy 4 | Sustainable Construction and Waste Management in New Development |
| CW4 | Waste Management Capacity | Policy 1 | Need for Waste Development (excluding disposal) |
| CW5 | Location of Waste Facilities | Policy 10 | Areas suitable for development of waste management facilities (excluding disposal) |
| | | Policy 15 | Transport and Connectivity |
| CW6 | Development in the Green Belt | Policy 9 | Green Belt |
| Waste Development | | | |
| WD1 | Civic Amenity Sites | Policy 2 | Recycling and Recovery Facilities |
| | | Policy 8 | Improvement or extension of existing facilities |
| | | Policy 10 | Areas suitable for development of waste management facilities (excluding disposal) |
| WD2 | Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment) | Policy 2 | Recycling and Recovery Facilities |
| | | Policy 8 | Improvement or extension of existing facilities |
| | | Policy 11 | Strategic Waste Site Allocations |

[80] Please note that policy *numbers* do not always continue consecutively because Policy CW2 was deleted as result of the Inspectors' Report

| Surrey Waste Plan 2008 – saved polices | | Surrey Waste Local Plan | |
|---|---|---|---|
| **Policy No.[80]** | **Title** | **Policy No.** | **Title** |
| | | Policy 10 | Areas suitable for development of waste management facilities (excluding disposal) |
| WD3 | Recycling, Storage, Transfer of Construction and Demolition Waste at Mineral Sites | Policy 3 | Recycling of Inert Construction, Demolition and Excavation Waste |
| | | Policy 8 | Improvement or extension of existing facilities |
| WD4 | Open Windrow Composting | Policy 2 | Recycling and Recovery Facilities |
| | | Policy 8 | Improvement or extension of existing facilities |
| | | Policy 11 | Strategic Waste Site Allocations |
| | | Policy 10 | Areas suitable for development of waste management facilities (excluding disposal) |
| WD5 | Thermal Treatment Facilities | Policy 1 | Need for Waste Development (excluding disposal) |
| | | Policy 2 | Recycling and Recovery Facilities |
| | | Policy 8 | Improvement or extension of existing facilities |
| | | Policy 11 | Strategic Waste Site Allocations |
| | | Policy 10 | Areas suitable for development of waste management facilities (excluding disposal) |
| WD6 | Waste Water and Sewage Treatment Plants | Policy 12 | Wastewater Treatment Works |
| | | Policy 8 | Improvement or extension of existing facilities |
| | | Policy 13 | Sustainable Design |
| WD7 | Disposal by Landfilling, Landraising, Engineering or Other Operations | Policy 5 | Recovery of Inert Waste to Land |
| | | Policy 6 | Disposal of Non-Inert Waste to Land |
| | | Policy 8 | Improvement or extension of existing facilities |
| WD8 | Landfilling, Landraising and Engineering or Other Operations | Policy 5 | Recovery of Inert Waste to Land |
| | | Policy 6 | Disposal of Non-Inert Waste to Land |
| | | Policy 13 | Sustainable Design |

| Surrey Waste Plan 2008 – saved polices | | Surrey Waste Local Plan | |
|---|---|---|---|
| **Policy No.[80]** | **Title** | **Policy No.** | **Title** |
| | | | |
| Waste Development Control Policies | | | |
| DC1 | Safeguarding Sites | Policy 7 | Safeguarding |
| Policy DC2 | Planning Designations | Policy 14 | Development Management |
| Policy DC3 | General Considerations | Policy 13 | Sustainable Design |
| | | Policy 14 | Development Management |
| | | Policy 15 | Transport and Connectivity |

# 7 Glossary

| Term | Definition |
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| Advanced Thermal Treatment (ATT) | Technologies that employ pyrolysis or gasification to process residual wastes. ATT produce a gas (usually for energy recovery) and a solid residue which can often be recycled for secondary use. |
| Aggregates | A basic material used in construction and principally consist of primary aggregates – sand, gravel and crushed rock. In addition, some recycled and secondary materials are used for construction purposes. These include construction, demolition and excavation (C, D & E) waste, bituminous materials such as road planings, mineral wastes such as colliery spoil and slate waste, other industrial wastes including pulverised fuel ash and blast furnace slag. |
| Agricultural Waste | This mostly covers animal slurry / by products and organic waste, but also scrap metals, plastics, batteries, oils, tyres, etc. The regulations for this waste stream have been altered meaning farmers can no longer manage all of their own waste within the farm. The agricultural waste regulations affect whether or not waste can be burnt, buried, stored, used on the farm or sent elsewhere. |
| Air Quality Management Areas (AQMAs) | An area designated by a local authority for action, based upon a prediction that national Air Quality Objectives are not likely to be achieved in that area. |
| Anaerobic digestion (AD) | A biological process where microorganisms break down biodegradable waste into a 'digestate' and biogas in the absence of oxygen. AD facilities are usually fully enclosed in an industrial type building, with some infrastructure required such as storage tanks. AD of waste generally falls within the 'other recovery' category in the waste hierarchy but for the purposes of this plan AD of food waste is classed as 'recycling'. |
| Ancient semi-natural woodland | An area of woodland that has had a continuous cover of native trees and plants since at least 1600 AD. The resurvey of Surrey's Ancient Woodland was published in 2011. |
| Annual Monitoring Report (AMR) | The county council is required to prepare an Annual Monitoring Report (AMR) as set out in the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR reviews the effectiveness of policy implementation and service delivery with a focus on the past year. |
| Area of High Archaeological Potential (AHAP) | An Area of High Archaeological Potential is a defined area where it is strongly suspected that there is an increased likelihood of archaeological remains (finds or features) being revealed should ground disturbance take place. An Area of High Archaeological Potential is a local designation described by the County Council and adopted by the County, District and Borough Authorities for use within their Local Plans. |
| Areas of Great Landscape Value (AGLV) | An area designated by the County Council as being of high visual quality worthy of conservation. |
| Area of Outstanding Natural Beauty (AONB) | An area designated under the National Parks and Access to the Countryside Act 1949 as being of national importance for its natural beauty, which should be conserved and enhanced. In Surrey there are two designated areas, the Surrey Hills and part of the High Weald. |
| ARJDPD 2013 | Aggregates Recycling Joint Development Plan Document (ARJDPD 2013) forms part of the Surrey Minerals and Waste Development Framework. It sets out proposals with regard to the provision of aggregates recycling facilities across the county for the period to 2026. |
| Best and most versatile agricultural land | Land in grades 1, 2 and 3a of the Agricultural Land Classification. |

| Term | Definition |
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| Bioaerosols | Airborne material containing biological material from animals, plants, insects or micro-organisms. They are produced wherever biological material is being processed, milled, or chopped) and are commonly associated with organic waste composting facilities. |
| Biodegradable Waste | Waste that is able to decompose through the action of bacteria or other microbes, including materials such as paper, food waste and garden waste. |
| Biodiversity | The variety of life on earth, from the smallest microbe to the largest tree, and how all these species interact with each other. |
| Biodiversity Opportunity Areas (BOAs) | Areas where conservation action, such as habitat creation, restoration or expansion, is likely to have the greatest benefit for biodiversity. Further information can be found on the Surrey Nature Partnership website. |
| Biogas | Biogas is a mixture of gases comprising mainly methane and carbon dioxide. It is produced when organic matter decomposes in the absence of oxygen. This can take place in a landfill site to give landfill gas or in an anaerobic digester to give biogas. |
| Catchment | The geographical area served by a particular waste management activity. This will vary according to the adequacy of transport links and the economics of transporting different types of waste. |
| Circular Economy | A circular economy is an alternative to a traditional linear economy (make, use, dispose) in which we keep resources in use for as long as possible, extract the maximum value from them whilst in use, then recover and regenerate products and materials at the end of each service life. |
| Climate change adaptation | Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities. |
| Combined heat and power facilities (CHP) | CHP plants provide local heat, electricity and sometimes even cooling to various types of users. |
| Commercial and Industrial (C&I) Waste | Waste generated by business and industry, for example: wholesalers; catering establishments; shops and offices; factories and industrial plants. Generally, businesses are expected to make their own arrangements for the collection, treatment and disposal of waste generated by their actions. Waste from smaller businesses where local authority collection arrangements have been set up is considered as Local Authority Collected Waste. |
| Community Recycling Centres (CRCs) | Community Recycling Centres (CRCs) are sites that are operated by the Waste Disposal Authority (Surrey County Council) for local residents to drop off their household waste, recyclables and bulky waste. |
| Composting | The breaking down of organic matter aerobically into a stable material that can be used as a fertiliser or soil conditioner. |
| Composting: In-Vessel | Composting within a sealed chamber where environmental parameters are optimised (temperature, moisture, mixing and air flow), resulting in the production of higher quality finished compost within a shorter period of time than open windrow composting. Within the waste hierarchy composting is at the same level as recycling. |
| Composting: Open Windrow | Open windrow composting involves the raw material (usually green and/or garden waste and cardboard) being arranged outdoors in long narrow piles on a hard and preferably impermeable surface. The windrows are mixed and turned regularly for aeration, either by hand or mechanically. |
| Conservation Area | An area designated by the local planning authority because of its special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. |

| Term | Definition |
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| Contaminated Land | Contaminated land is land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned. |
| Construction, Demolition and Excavation (CD&E) Waste | The combined waste produced from earth moving activities, demolition of existing buildings/structures and construction of new buildings/structures. It mostly comprises brick, concrete, hardcore, subsoil and topsoil, but can also include timber, metals and plastics. |
| County Site of Archaeological Importance (CSAIs) | A County Site of Archaeological Importance is a known archaeological heritage asset within Surrey that is important in either a National or Regional context and should be preserved. Sites worthy of consideration as CSAIs can be identified through a combination of documentary assessment and/or archaeological fieldwork by qualified and informed persons or organisations. |
| Decentralised energy | Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies. |
| Department for Environment, Farming and Rural Affairs (DEFRA) | The UK government department responsible for policy and regulations on environmental (including waste management), food and rural issues. |
| Development Plan | The development plan has statutory status as the starting point for decision making. Section 38(6) of the *Planning and Compulsory Purchase Act 2004* and Section 70(2) of the TCPA 1990 require that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For waste proposals within Surrey the development plan comprises waste development plan documents and local plans and development plan documents as prepared by the Districts and Boroughs of the County as well as neighbourhood plans. |
| Development Plan Documents (DPDs) | These are planning policy documents which make up the Local Plan. Development plan documents include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted policies map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. |
| Disposal | Disposal means any waste management operation which is not 'recovery' even where the operation has a secondary consequence, the reclamation of substances or energy. |
| Downland | Downland or lowland calcareous grassland as it is listed is a priority habitat, formed by grazing from both livestock and wild animals on nutrient-poor, shallow soils and difficult slopes. |
| Dry Mixed Recyclates (DMR) | Typically composed of:<br>• Paper - e.g. dry paper waste, newspapers, office paper and magazines<br>• Cardboard – e.g. corrugated cardboard, cereal boxes and card<br>• Metal cans – e.g. clean, empty drinks cans and food tins<br>• Plastic – e.g. packaging films, rinsed out milk bottles, empty drinks bottles & clean salad trays, rinsed out margarine tubs & microwaveable meal trays |
| Duty to Cooperate (DtC) | A legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters. Waste management is considered to be a strategic cross boundary matter. |
| Ecosystem services | The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation. |
| End of life vehicles (ELVs) | Under End of Life Vehicles Regulation 2003 and 2005, vehicles are regulated to limit the environmental impact of their disposal, by reducing the amount of waste created when they are scrapped. |
| Energy from Waste (EfW) | The process of managing waste to create energy - usually in the form of electricity or heat but also potentially biofuels - from the thermal treatment of a waste source. Many wastes are |

| Term | Definition |
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| | combustible, with relatively high calorific values – this energy can be recovered through processes such as incineration with electricity generation, gasification or pyrolysis. Energy from waste generally falls within the 'other recovery' category in the waste hierarchy. |
| Energy Recovery | Covers a number of established and emerging technologies, though most energy recovery is through incineration technologies. Many wastes are combustible, with relatively high calorific values – this energy can be recovered through processes such as incineration with electricity generation, gasification or pyrolysis. |
| Environmental Impact Assessment (EIA) | The process of identifying and assessing the likely significant environmental impacts of a development proposal. EIA is a statutory requirement where the proposed development is of a type listed in Schedule 1 to the Town & Country Planning (Environmental Impact Assessment) Regulations 2017, or is of a type listed in Schedule 2 of those Regulations and is likely to have significant effects on the environment. The EIA process requires that certain information be provided, and that the public be consulted as part of the development consent process. The timescales for the determination of EIA planning applications, and for consultation on those applications, are longer than those for non-EIA development. |
| European site | These are habitats which are protected by the EU Directive (92/43/EEC) on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive). They include Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2017. |
| Gasification | A technology that converts carbon containing material (including waste) into gas (mostly methane) at high temperature. The gas can either be used as a substitute for natural gas or used to power electricity generation. |
| Green Belt | A national designation, which aims to prevent urban sprawl by keeping land around certain cities and large built-up areas permanently open or largely undeveloped, defined more fully in the National Planning Policy Framework website. |
| Greenfield land | Land previously in agriculture or non-urban/industrial use or which has not been damaged by a previous use. Not to be confused with Green Belt. |
| Greenhouse gas | A greenhouse gas allows sunlight to enter the atmosphere freely. When sunlight strikes the Earth's surface, some of it is reflected back towards space as infrared radiation (heat). Greenhouse gases absorb this infrared radiation and trap the heat in the atmosphere. Many gases exhibit these "greenhouse" properties, including water vapour, carbon dioxide, methane and nitrous oxide. |
| Green infrastructure | A network of multi-functional green space, urban and rural, which capable of delivering a wide range of environmental and quality of life benefits for local communities. |
| Groundwater Source Protection Zone | The Environment Agency identifies source protection zones to protect drinking water sources such as wells, boreholes and springs used for public drinking water supply from developments that may damage its quality. |
| Gross Value added (GVA) | The measure of the value of goods and services produced in an area, industry or sector of an economy. |
| Hazardous waste | Controlled waste that is dangerous or difficult to treat, keep, store or dispose of, so that special provision is required for dealing with it. Hazardous wastes are the more dangerous wastes and include toxic wastes, acids, alkaline solutions, asbestos, fluorescent tubes, batteries, oil, fly ash (flue ash), industrial solvents, oily sludges, pesticides, pharmaceutical compounds, photographic chemicals, waste oils, wood preservatives. If improperly handled, treated or disposed of, a waste that, by virtue of its composition, carries the risk of death, injury or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact. It should be used only to describe wastes that contain |

| Term | Definition |
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| | sufficient of these materials to render the waste as a whole hazardous within the definition given above.<br>Defined in the Hazardous Waste (England and Wales) Regulations 2005 (as amended). |
| Heathland | Lowland heathland is a shrubby habitat found mainly on free-draining infertile, acidic soils and is characterised by open, low-growing woody vegetation. Heathland is a UK priority habitat and Surrey has 13% of the UK total. |
| Heavy Goods Vehicle (HGVs) | Any vehicle carry goods with a weight over 3.5 tonnes. |
| Heritage asset | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). |
| Historic environment | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. |
| Historic Park and Garden | A site listed on the 'Register of Parks and Gardens of special historic interest in England' These range from town gardens and public parks to the great country estates. They are heritage assets. |
| Household waste | This is waste from a domestic property, caravan, and residential home or from premises forming part of a university or school or other educational establishment and premises forming part of a hospital or nursing home. |
| Incineration | This is the controlled burning of waste usually in purpose built plant and is subject to stringent standards for emissions. Ash residues are often landfilled but may also be used in building materials. Incineration that involves the capture of energy falls within the category 'Energy from Waste'. |
| Inert waste | Inert waste means waste that does not undergo any significant physical, chemical or biological transformations. Inert waste will not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm human health. The total leachability and pollutant content of the waste and the ecotoxicity of the leachate must be insignificant, and in particular not endanger the quality of surface water and/or groundwater[1].<br>Non-inert (including non-hazardous) waste is all other waste other than as identified above. |
| Joint Municipal Waste Management Strategy (JMWMS) | Surrey's strategy to manage waste arising from households across the county. It sets targets for recycling, reducing and managing waste in the most sustainable and cost-effective way. |
| Landfill and Landraise | The term landfill relates to waste disposal mainly below ground level (by filling a void) whereas landraise refers to waste disposal mainly above pre-existing ground levels. They are generally the least preferred method of waste management. |
| Landscape Character Assessment (LCA) | A comprehensive assessment of the landscape character of the county. It takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level. |
| Landscape & Visual Impact Assessment (LVIA) | LVIA is a tool used to identify and assess the significance and effects of change resulting from development, on both the landscape as an environmental resource in its own right and on people's views and visual amenity. |
| Large Scale Development | For the purposes of this plan is generally considered to be sites greater than 5 hectares or for waste development those sites handling greater than 50,000 tonnes per annum (tpa). |

| Term | Definition |
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| Listed Buildings | A building of special architectural or historic interest in a list compiled by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990, thereby having statutory protection. Listing of buildings includes the interior as well as the exterior of the building, and any nearby buildings or permanent structures within the curtilage (e.g. wells, outbuildings). Historic England is responsible for designating buildings for listing in England. |
| Local Authority Collected Waste (LACW) | All waste collected by a local authority. It includes household waste and business waste and construction and demolition waste where collected by the local authority. LACW is the definition that is used in statistical publications produced by Defra, which previously referred to 'municipal' waste. |
| Local Development Scheme | The timetable for the preparation of Local Plans. |
| Local Enterprise Partnership (LEP) | A body, designated by the Secretary of State for the Ministry of Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. |
| Local Nature Reserves (LNRs) | An area designated by local authorities, in consultation with English Nature, under the National Parks and Access to the Countryside Act 1949, to provide opportunities for educational use and public enjoyment, in addition to protecting wildlife or geological and physiographical features of special interest. |
| Local Planning Authorities (LPAs) | The public authority whose duty it is to carry out specific planning functions for a particular area. |
| Local Plan | The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act. |
| Local roads | These are taken to include:<br>A roads (not including trunk roads and primary routes).<br>B roads – which are roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network.<br>Classified unnumbered roads which are smaller roads intended to connect together unclassified roads with A and B roads, and often linking a housing estate or a village to the rest of the network. Similar to 'minor roads' on an Ordnance Survey map and sometimes known unofficially as C roads.<br>Unclassified roads which are local roads intended for local traffic. The vast majority (60%) of roads in the UK fall within this category. |
| Mass burn incinerator | Large, complex facilities which are used to burn waste at very high temperatures. |
| Materials Recovery Facility (MRF) | A facility where waste can be taken in bulk for separation, recycling or recovery of waste materials. This may also involve the crushing and screening of construction, demolition and excavation waste. MRFs fall within the 'recycling' category in the waste hierarchy. |
| Ministry of Housing Communities and Local Government (MHCLG) | The government department responsible for the planning system and creating national planning policy and guidance. |
| Mixed Waste Processing | Operations primarily of a mechanical and/or biological nature, which are designed to process household waste. |

| Term | Definition |
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| National Nature Reserves (NNRs) | National Nature Reserves (NNRs) were established to protect some of our most important habitats, species and geology, and to provide 'outdoor laboratories' for research. |
| National Planning Policy Framework (NPPF) | The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. Amongst other things it sets out the Government's policy on preparing Local Plans. |
| National Planning Policy for Waste (NPPW) | Adopted in October 2014, this document sets out the government's detailed waste planning policies. |
| Natural England | The Government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. |
| Neighbourhood plans | A plan for development prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. |
| Net self-sufficiency | To provide enough waste management facilities to manage the equivalent amount of waste arising within the Plan Area. |
| Non-inert Waste | This is a waste that will biodegrade or decompose, releasing environmental pollutants. Examples include: wood and wood products, paper and cardboard, vegetation and vegetable matter, leather, rubber and food processing wastes. |
| Open space | All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. |
| Other Recovery | Other Recovery is not specifically defined in the revised Waste Framework Directive, although 'energy recovery' is referenced as an example. It can be assumed by their exclusion in the definition of recycling, that processing of wastes into materials to be used as fuels or for backfilling can be considered 'other recovery'. |
| Pollution | Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light. |
| Planning Practice Guidance (PPG) | Government guidance intended to assist practitioners in interpreting the National Planning Policy Framework. |
| Previously developed land (PDL) | Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. |
| PROW | Public Right of Ways are paths that all members of the public can legally use on foot, and sometimes on other modes of transport. |
| Priority habitats and species | Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. |
| Pyrolysis | The combustion of waste in the absence of oxygen, resulting in the production of liquid, gas, char, whose after-use depends on the type of waste incinerated. |

| Term | Definition |
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| Ramsar sites | Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. Originally intended to protect sites of importance especially as waterfowl habitat, the Convention has broadened its scope over the years to cover all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. |
| Receptor | Existing land uses that could be affected by the proposed development at the site allocations. Some examples of receptors include: residential dwellings, hospitals, commercial premises and footpaths. |
| Recovery | Recovery means any waste management operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy. |
| Recovery facilities | A facility that recovers value, such as resources and energy, from waste prior to disposal, includes energy from waste, biological treatment and physical treatment facilities. |
| Recovery to Land | This is considered to be the use of inert material for a genuine beneficial use such as landscape and/or amenity improvements. |
| Recycling | Recycling means any recovery operation by which waste materials are reprocessed into products, materials or substances whether for the original or other purposes. Includes the reprocessing of organic material but not energy recovery or the reprocessing into materials that are to be used as fuels or for backfilling operations. |
| Regional Spatial Strategies (RSSs) | Regional Spatial Strategies were introduced in place of county-level structure plans under the Planning and Compulsory Purchase Act 2004. The RSS for Surrey was the South East Plan but this was revoked in 2013 except for policy on the Thames Basin Heaths Special Protection Area. |
| Regionally Important Geological and Geomorphological Sites (RIGS) | Regionally Important Geological and Geomorphological Sites (RIGS), also known as Local Geological Sites, - are the most important places for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest (SSSI). Sites are selected under locally-developed criteria, according to their value for education, scientific study, historical significance or aesthetic qualities. Whilst not benefiting from statutory protection, RIGS are equivalent to Local Wildlife Sites, and *''...consideration of their importance becomes integral to the planning process'*". |
| Renewable and low carbon energy | Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). |
| Residual waste | The elements of the waste streams that remain following recovery operations. Residual waste usually needs to be managed by disposal e.g. landfill. |
| Restoration | Process of returning a site or area to its former or future use following mineral extraction. It includes processes that take place before and during mineral extraction (stripping and protection of soils) and operations after extraction up until the after-use is established on the site. |
| Reuse | The commercial sector can reuse products designed to be used a number of times, such as reusable packaging. Householders can be refillable containers or reuse plastic bags. Reuse contributes to sustainable development and can save raw materials, energy and transport costs. |

| Term | Definition |
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| Reuse Derived Fuel (RDF) | A fuel produced from various types of wastes such as municipal solid wastes (MSW), industrial wastes or commercial wastes. |
| Safeguarding | The process of protecting sites and areas that have potential for relevant development (minerals and waste) from other forms of development. |
| Scheduled Monuments | Nationally important monuments usually archaeological remains, which are protected against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979. |
| SMP 2011 | The Surrey Minerals Plan was adopted in 2011 and provides strategic policies and site specific proposals for the extraction of silica sand and clay for the period to 2026. |
| Sites of Nature Conservation Importance (SNCI) | An area (non-statutory) designated by the Surrey Local Sites Partnership as being of county or regional wildlife value. Sites are selected under locally developed criteria. Also known as Local Wildlife Sties. |
| Sites of Special Scientific Interest (SSSI) | A site which is of special interest by reason of any of its flora, fauna, or geological or physiographical features and has been designated by Natural England under the Wildlife and Countryside Act 1981. |
| Site Waste Management Plan | A plan which sets out how resources will be managed and waste controlled at all stages of a construction project, including:<br>• What types of waste will be generated.<br>• How the waste will be managed.<br>• Which contractors will be used to ensure the waste is correctly recycled or disposed of responsibly and legally. |
| Special Areas of Conservation (SAC) | SACs are habitats designated under the EC Habitats Directive. SACs are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. |
| Special Protection Areas (SPA) | A site designated under the EU Directive on the Conservation of Wild Birds to protect threatened birds, their eggs, nests and habitats. |
| Statement of Community Involvement (SCI) | A document which sets out how authorities will involve local communities in the preparation of local development documents and development management decisions. |
| Strategic Environment Assessment (SEA) | A procedure which requires public authorities to undertake a systematic assessment and evaluation of the impacts that certain plans and programmes may have on the environment, as part of the plan preparation and decision making process. |
| Sustainability Appraisal (SA) | A process of analysing and evaluating the environmental, social and economic impacts of the plan or programme, often in conjunction with an SEA. |
| Supplementary planning documents | Planning documents which expand upon policy or provide further detail to policies in development plan documents, but do not have development plan status. |
| Surrey Waste Local Plan (SWLP) | The development plan document that sets out the planning framework for the development of waste management facilities in Surrey. With an expectation they will last ten years from adoption. This Plan is to replace the current 2008 SWP and is to be adopted in 2019. |
| Surrey Waste Plan (SWP) | A series of waste development plan documents which set out the planning framework for the development of waste management facilities in Surrey. This Plan was adopted in 2008 |
| Thermal Treatment | A waste management operation that involves the use of heat to process waste and generally involves the production of energy. Incineration is a thermal treatment but 'Energy from waste' is the term more generally used to describe waste management involving incineration. |

| Term | Definition |
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| Tonne | Metric Ton. 1000 kilos, equal to 2004 lbs. |
| tpa | Tonnes per annum. |
| mtpa | Million tonnes per annum. |
| Topography | A description or visual representation of the shape of the land, for example, contours or changes in the height of land above sea level. |
| Transport assessment or Transport Statement | A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.<br>Transport assessment are used for larger scale development proposals, or where there are complicated transport matters to consider. Transport Statements are used for smaller scale development proposals than Transport assessments, where the transport issues to be reviewed are straight forward. The coverage of Transport assessments and statements is decided on a case by case basis, depending on the nature of the development proposals and the transport network it is served by. |
| Travel plan or Traffic Management Plan | A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. |
| Waste | Any substance or object that the holder or the possessor either discards or intends or is required to discard. |
| Waste arisings | This is the amount of waste produced in a given area during a given period of time, usually reported as tonnes per annum (tpa). |
| Waste Collection Authority (WCA) | A local authority with a statutory responsibility to provide a waste collection service to each household in its area, and on request, to local businesses. |
| Waste Disposal Authority (WDA) | A local authority responsible for managing the waste collected by the collection authorities and the provision of household waste recovery centres. |
| Waste Electrical and Electronic Equipment (WEEE) | WEEE includes a broad range of consumer and commercial equipment (i.e. large household appliance, small household appliances, IT and telecoms equipment, consumer equipment, lighting equipment, electric tools, toys, medical equipment, monitoring and control equipment, and automatic dispensers). |
| Waste Framework Directive (WFD) | An EU Directive which provides the overarching legislative framework for the collection, transport, recovery and disposal of waste. It defines certain terms, such as 'waste', 'recovery' and 'disposal' to ensure that a uniform approach is taken across the EU. |
| Waste hierarchy | A concept devised by the Waste Framework Directive (2008/98/EC) conveying waste management options in order of preference; waste prevention (most preferred) followed by reduction, recycling, recovery and disposal (least preferred). |
| Waste Management Industry | This comprises businesses and not-for-profit organisations carrying out the collection, treatment and disposal of waste. |
| Waste Planning Authority (WPA) | The local authority responsible for waste development planning and control. These are unitary authorities, including National Park Authorities, and county councils in non-unitary areas. |
| Waste streams | Waste produced by different sectors and with different composition such as ‘commercial and industrial’ or ‘hazardous’. |

| Term | Definition |
|---|---|
| Waste Transfer | Process where waste is taken from waste producers, and taken for treatment, recycling and/or disposal. |
| Waste Transfer Station (WTS) | Part of waste transfer network which enables materials to be sorted and organised before being sent on for final processing. |
| Wastewater | Water discharged to sewers and includes waste in liquid form as well as surface water runoff. This raw wastewater is collected in sewers and transferred to wastewater treatment works where it is treated in such a way that produces largely reusable sewage sludge and effluent that is discharged to watercourses. |

# 8 List of useful sources

Ancient Monuments and Archaeological Areas Act 1979:

https://www.legislation.gov.uk/ukpga/1979/46

Environment Agency (EA):

https://www.gov.uk/government/organisations/environment-agency

Environment Impact Assessment (EIA) Regulations 2017:

http://www.legislation.gov.uk/uksi/2017/571/contents/made

Hazardous Waste (England & Wales) Regulations 2005:

http://www.legislation.gov.uk/uksi/2005/894/contents/made

Natural England:

https://www.gov.uk/government/organisations/natural-england

Natural Environment and Rural Communities Act 2006:

https://www.legislation.gov.uk/ukpga/2006/16/contents

National Parks and Access to the Countryside Act 1949:

https://www.legislation.gov.uk/ukpga/Geo6/12-13-14/97

National Planning Policy Framework (NPPF):

https://www.gov.uk/government/publications/national-planning-policy-framework--2

Planning and Compulsory Purchase Act 2004:

https://www.legislation.gov.uk/ukpga/2004/5/contents

Surrey Hills AONB:

https://www.surreyhills.org/

Thames Basin Heaths Special Protection Area:

http://jncc.defra.gov.uk/page-2050-theme=default

Town and Country Planning Act (TCPA) 1990:

https://www.legislation.gov.uk/ukpga/1990/8/contents

Wildlife and Countryside Act 1981:

https://www.legislation.gov.uk/ukpga/1981/69

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