

Schedule of Modifications

Annex 1: Minerals – related Development

A total of 50 amendments have been made to this document, these are listed below.

Planning Statement Section

1. Officer requested the following **addition** to the Planning Statement Section:

Planning statement is mandatory for all planning applications

2. Officer requested that **dates are removed from text guidance** links to prevent text from becoming out of date
3. Officer requested that all references to contact the County Planning Authority (CPA) throughout the document to be **removed**. Specific advice will be covered within pre-app advice.
4. Officer request the following text is **added**:

Where relevant **added before** the planning statement should set out the context and justification for the development, including

Green Belt Statement Section

Please note the Green Belt was previously within the Planning statement Section, it is now a section in its own right.

5. Within the Green Belt Section Officer requested **removal** of references to specific paragraphs in the NPPF as these have subsequently changed in the latest update. The references to the NPPF only relate to the sections that are applicable
6. Officer requested the following **addition** to the Green Belt Statement requirements and guidance:
 - Surrey Minerals Plan Core Strategy Document Plan Document Policy Key Spatial Environmental Considerations - Green Belt (to replace previous reference of Surrey Minerals Plan 2011 Core Strategy DPD Policy MC3)
 - Minerals and Waste Performance Monitoring - Surrey County Council (to replace the previously listed AMR)
7. Officer requested the following text to be **amended**:

Previous text:

Need to demonstrate what factors amount to very special circumstances to outweigh the potential harm by reason of inappropriateness and any other harm.

Text amended to the following:

Need to demonstrate factors that (alone or in combination) amount to very special circumstances which clearly outweighs harm by reason of inappropriateness and any other harm.

8. Officer requested the **removal** of the following text:

Need to demonstrate the proposal preserves the openness of the Green Belt.

Air Quality Section

9. Officer requested **addition** of following guidance to Air Quality Section:

Defra TF (16) guidance to be added to the list of links

10. Officer requested the **rewording and amendments** of the following links for guidance to Air Quality Section :

- Previously The Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM) guidance - Planning for air quality. Has now been updated to IAQM: Land-Use Planning and Development Control: Planning for Air Quality (PDF) [same document]
- Previously listed link of Planning Practice Guidance: Air Quality has the wrong link, this has been updated to the correct link
- Pollution and Environmental quality link to be added under the heading of Environmental Agency Guidance
- IAQM: guide to the assessment of air quality impacts on designated nature conservation sites (PDF) to be included

11. Officer requested the **removal** of following text for Construction Dust:

Previously the text was:

Monitoring should be based on the separate IAQM *Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites* and additional advice from Surrey County Council.

The text was amended to:

Monitoring should be based on the separate IAQM *Guidance on Air*

Quality Monitoring in the Vicinity of Demolition and Construction Sites.

12. Officer requested the **removal** of following text in the which to provide for Operational Dust:

Previously the text was:

Applicants should contact Surrey County Council to agree the scope and detailed methodology of the assessment. Surrey County Council has produced guidance for applicants on what it expects to form a suitable and sufficient dust assessment to support planning applications, the minimum contents of Dust Management Plans to minimise impacts, and the minimum contents of reports of dust monitoring results.

The text was amended to:

Surrey County Council has produced guidance for applicants on what it expects to form a suitable and sufficient dust assessment to support planning applications, the minimum contents of Dust Management Plans to minimise impacts, and the minimum contents of reports of dust monitoring results.

13. Officer requested the **removal** of the following guidance for Construction Dust as it has been superseded by IAQM guidance.

Surrey County Council Dust Impact Assessment guidance note and Dust Management Plans (DMPs) guidance notes – Please seek guidance from officers directly.

Ecology Section

14. County Ecologist Officer requested that the following guidance is **added** to the Ecology section:

National Planning Policy Framework: Conserving and enhancing the natural environment (PDF)

15. Environment Agency requested that the text for the assessments/reports for the PEA is to **include** biodiversity and net gain.

The following text has been added:

A PEA should also provide an assessment and demonstration of biodiversity net gain, on or offsite.

16. County Ecologist Officer requested that the following text is to be **added** for the assessments/reports for the PEA.

The Following text is added:

It is expected that surveys, data collection and analysis follow the guidance in BS 42020.

17. County Ecologist Officer requested that the following text for assessment/reports/surveys for Ecological Impact Assessment is to be **added**:

The EclA should follow the CIEEM Guideline for Ecological Impact Assessment.

18. County Ecologist Officer requested that **rewording** of the following text for assessment/reports/surveys for Ecological Impact Assessment is to be:

The following text has been removed

Where mitigation and compensation for biodiversity are proposed, these should be set out in a Biodiversity Mitigation Plan (this can be the subject of a condition).

The text that now replaces it is:

Measures for mitigation, compensation and net gain should be set out in a Biodiversity Mitigation Plan in a way that enables them to be covered by condition.

Landscape, Landscaping and Trees Section

19. Officer requested the **rewording** of text to the Landscape Assessment assessment/reports/survey section:

The following text has been removed:

Assessments may be carried out for developments purposed in rural or urban landscapes and townscapes. Assessments should follow best practice guidance provided in 'Guidelines for Landscape and Visual Impact Assessment (Third Edition)' as published by the Landscape Institute/IEEMA. In all cases the approach and scope of the assessment should be proportional to the scale and nature of the proposed development. Where landscape assessment is part of an EIA, it should fulfil the requirements of a formal Landscape and Visual Impact Assessment (LVIA). Applicants should demonstrate how landscape and townscape character and visual sensitivity has been taken in to account, and how the development may be integrated in to the landscape by location, layout and design.

The following text has been added:

Assessments should be informed by County, District and Borough landscape and townscape character assessments, Conservation Area Assessments, landscape or nature conservation designations, AONB management plans, Listed Buildings, Historic Parks and Gardens, Scheduled Monuments or other heritage assets, and existing landscape features. Photographs, visualisations and photomontages to be provided as appropriate. The assessment should help determine whether further details or mitigation measures in the form of a landscape scheme or other compensation will be required (potentially see below). Landscape and visual impact assessments must consider the impact from a range of heights, ridges and hillsides and valleys including plans which show the surrounding contours and topography with a discussion on the impacts.

20. County Landscape Architect requested the **addition** of the following links to the Landscape Assessment guidance:

- The Landscape Institute - including relevant published Technical Guidance and Technical Advice.
- Guidelines for Landscape and Visual Impact Assessment (Third Edition)
- Landscape Character Assessment Guidance for England and Scotland and topic papers on Natural England website
- Surrey Landscape Character Assessment
- Surrey Historic Landscape Character Assessment on Surrey Interactive Map
- High Weald AONB Management Plan
- Surrey Hills AONB Management Plan
- National Planning Practice Guidance for Natural Environment: Landscape Assessment
- BS5837:2012 Trees in Relation to Construction – Recommendations
- BS5845:2014 - Trees from nursery to independence in the landscape – Recommendations

21. County Landscape Architect requested the **addition** of the following text to be added to the Landscape Scheme assessment/reports/surveys section:

A scheme should be based on evidence including soil and ecological surveys, and include written and schematic plans, providing details of

hard and soft landscaping, existing vegetation to be retained and arrangements for future maintenance and long term management.

22. County Landscape Architect requested the **addition** of the following guidance for the Landscape Scheme section

- BS 5845:2014 – Trees: from nursery to independence in the landscape – Recommendations
- Current Government biosecurity guidance and regulations. See DEFRA/APHA/Forestry Commission websites.

23. County Landscape Architect requested the **addition** of the following bullet point to the list of information for new planning for assessment/reports/survey for the Landscape Scheme:

Biosecurity including the sourcing of new trees and shrub stock.

24. Officer requested the **addition** of the following text to the assessment/reports/survey section for Ancient Woodland:

Ecological surveys should follow terrestrial habitats guidance approved by the Chartered Institute of Ecology and Environmental Management (CIEEM).

The assessment will need to cover direct impacts on the habitat(s), species and archaeological features, as well as secondary impacts resulting from changes in air, soil and water quality, disturbance or fragmentation.

25. Arboriculturalist Officers requested that the Tree Constraints plan is **removed** from Trees and Arboricultural Implications and given its own sub-heading:

Text for when required includes:

Where there are trees or hedgerows either on, or adjacent to, the application site and are potentially affected by the development.

26. County Landscape Architect requested the following **amendment** to the Trees and Arboricultural Implications guidance:

Text amended from:

BS 5387:2012 'Trees in Relation to design, demolition and construction Recommendations

Text amended to:

BS 5837:2012 'Trees in Relation to design, demolition and construction Recommendations

27. County Landscape Architect requested the following **amendment** to the Trees and Arboricultural Implications requirements:

Text amended from:

The full sequence of events might not be applicable in all instances – applicants are advised to contact the County Planning Authority for advice.

Text amended to:

The full sequence of events might not be applicable in all instances.

Restoration and Aftercare Section

28. Environmental Enhancement Officers requested the **removal and addition** of following text from the restoration assessments/reports/surveys:

The following text has been removed:

Proposed cultivation techniques, cropping, grazing including an assessment of agricultural land classifications.

The text that has been added includes:

- An assessment of agricultural land classification where applicable.
- Information on soil resources, including whether the importation of additional soils is required and how topsoil, subsoil, and overburden are to be stripped. Details on how top soil, sub soil and overburden are to be stripped. Details on how soils and soil making materials are to be handled and their proposed depths in the restored landform.
- Where soils are to be stored during the operational phase, a statement be provided detailing where the top soil / subsoil will be located including bunds positions and height; and quantities stored.
- Measures that would be taken to safeguard the soil quality during storage and restoration.

29. Environmental Enhancement Officers requested the **removal and addition** of following text from the guidance links for restoration :

The following text has been removed:

The Good Quarry website

The text that has been added includes:

Surrey Local Site Assessment

30. Environmental Enhancement Officers requested the **addition** of the following text from the assessment/reports/surveys for aftercare:

- Details of any long term management proposals.
- Details of any hard or soft landscaping and maintenance regime.
- Monitoring regime to ensure biodiversity targets, including biodiversity net gain, are delivered.

Traffic and Highways Section

No changes have been proposed to this section.

Geological, Land and Soil Section

31. Environmental Enhancement Officers requested the **addition** of following text for requirements:

Where the land has been designated 'contaminated' by the Borough / District Council.

32. Officer requested the **amendment** of the following text for Stability Assessment:

Previous text:

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

Text amended to:

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

Water Environment Section

33. Officer requested the **addition** of following link to the SuDS section:

Surrey Advice Note Supporting the provision of a Surface Water Drainage Statement

34. Lead Local Flood Authority Officer requested the **addition** of the following link to the SuDS section:

Watercourse consent from Surrey County Council

35. Environment Agency requested the **rewording** of text from the guidance links for Hydrogeological and Hydrological report:

The following text and link has been removed:

Environment Agency: Groundwater protection, principles, and practice GP3-(withdrawn in March 2017)

The text and link that has been added includes:

National Planning Policy Guidance: Water Management.

36. Lead Local Flood Authority Officer request the **rewording** for when required in the SuDS section:

The following text removed:

Required for all major developments where: development is located in Flood Zone 2 or 3; known drainage problems exists; development includes impermeable hard surfacing; development involves land raising activities

The following text has been added:

All major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. A surface water drainage assessment should be carried out to demonstrate that all mineral development makes use of SuDS and will not create an increased risk of flooding from surface water to the development site and the surrounding area. The SuDS pro-forma should be completed and returned to the CPA as part of the planning application. For minor applications a proportionate assessment of the surface water requirements should be undertaken and any opportunity for the inclusion of SuDS reviewed.

37. Lead Local Flood Authority Officer requested the **change of title** for the hyperlink for the proforma to:

Surrey County Council Surface Water Drainage Summary Proforma

Heritage and Archaeology Section

38. Heritage Officer requested the **addition** of following link for Heritage and Archaeology:

Historic England: Mineral Extraction and Archaeology Guidance

39. England Heritage requested the **addition** of the following link for Heritage Assets:

Historic England's Advice note 12 Statement of Heritage Significance: Analysing Significance in Heritage Assets

40. Heritage Officer requested the **reorganisation** of the text under assessment/reports/surveys

Text has been adjusted as followed:

Previous text under Assessment/Reports/Surveys has been moved to when it is required.

New text added for Assessment/Reports/Surveys includes:

An assessment should examine the nature and significance of the archaeological resources of the site, in comparison with the nature of the development proposal, and detail the likely implications for the future survival and management of the resources that arise.

All archaeological sites are unique and no two sites are identical in nature. Surrey County Council will therefore address archaeological issues on mineral and waste sites on a case-by-case basis. The Historic England Advice: Mineral Extraction and Archaeology is a useful guide for all applicants wishing to understand the archaeological process, which sets out the broad archaeological assessment and evaluation process, and the range of techniques and possible outcomes and results that may be necessary as a result. Surrey County Council will expect applicants to supply sufficient information to allow appropriate archaeological consideration of the implications of proposed extraction operations in advance of the determination of any applications.

41. Officer requests the following text to be **added**:

Previous text:

Where Heritage Assets or features, may be affected by the proposal.

Text added:

Where Heritage Assets or features, and their respective settings, may be affected by the proposal.

42. Heritage England Consultee requested the following text to be **added**, this has been added to the what you must provide heritage assets section:

Contact the County Historic Environmental Planning Team and the Historic Environment Record to support the Heritage Statement.

Amenity Section

43. Officer requested the **addition** of following links for High Pressure Pipeline Survey:

- Cadent Gas Network
- Southern Gas Network

Airport Safeguarding Section

44. Gatwick Airport Safeguarding Officer requested the **change of title** in the contents page to:

Airport Safeguarding

45. Gatwick Airport Safeguarding Officer requested the **addition** of the following text to 'when it is required'.

Where buildings/structures have the potential to impact on navigational aids including Instrumental Flight Procedures (IFPs)

46. Gatwick Airport Safeguarding Officer requested the **rewording** of the following links for Airport Safeguarding:

The following text and link has been removed:

- Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SuDS) August 2006
- The Airport Operators Association (AOA) the General aviation Awareness Council-Safeguarding of Aerodromes Advice Notes: Advice Note 1, 2, 3, 4 and 5 dated August 2016

The text and link that has been added includes:

- Annex 2 to the DfT/ODPM Circular 01/2003 'Safeguarding Aerodromes Technical Sites & Military Explosives Storage Areas' Direction 2002'

- The Airport Operators Association (AOA) Safeguarding of Aerodromes Advice Notes: Advice Note 1, 2, 3, 4 and 5 dated August 2016

Sustainable Design and Waste Management Section

47. Officer requested the **amendment** of the following text for the requirement part:

Major developments (over 1000 sqm) Large Scale Developments (5ha or more)

48. Officer requested the **addition** of the following links to the Sustainable Design and Construction Statement:

- Surrey Minerals Plan: Reducing Demand for Minerals – Efficient use of mineral resources (PDF)
- Surrey Minerals Plan: Reducing Demand for Minerals – Recycled and Secondary Aggregates (PDF)
- Surrey County Councils Sustainable Construction Standing Advice Note

49. Officer requested the **addition** of the following text to the assessment/reports/surveys to the Sustainable Design and Construction Statement:

This statement should also set out how waste produced during all stages of development will be minimized and managed in a sustainable manner, including the following details:

- What type of waste will be generated.
- How the waste will be managed.
- Which contractors will be used to ensure the waste is correctly recycled or disposed of responsibly and legally.

Statement of Community Involvement Section

No changes have been proposed to this section.

Appendices Section

50. Officer requested the **removal** of the following text from Appendix 2:

- Surrey Hill AONB Office
- High Weald AONB Office