

Schedule of Modifications

Annex 3: County related Development (Regulation 3)

A total of 40 amendments have been made to this document, these are listed below.

8

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 Officer requested that **dates are removed from text guidance** links to prevent text from becoming out of date

Green Belt Section

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

3. 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
4. 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.

Ecology Section

5. 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)

6. 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.

7. 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.

8. 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.

9. 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

10. 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.

11. 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

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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

18. Arboricultural Officer requested that the following links are **added** to the guidance for Trees and Arboricultural Implications:

- Mayer of London Toolkit of measures to improve air quality at schools (PDF)
- Air pollutant Abatement performances of Green Infrastructure in Open Road and Built-up Street Canyon Environments - A Review
- 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.

Traffic, Highways and Rights of Way Section

19. Officer requested that the following text is **added** to the when required Travel Plan section

All school developments resulting in an increase in pupil and/or staff numbers, including temporary and bulge permissions.

20. Officer requested that the following text is **added** to the assessment/reports/surveys for the Travel Plan section:

Special Educational Needs Schools will usually not require the submission of a Travel Plan, however, information will be required in the Planning Statement on proposed pupil and staff numbers and expected movements

to and from the School. Where high levels of staff are expected a specific Travel Plan may be required to encourage more sustainable modes of transport to manage movements.

21. Officer requested that the following text is **added** to the assessment/reports/surveys for the Construction Traffic Management section:

Specifications for vehicle turning within the site so that vehicles leave the site in forward gear.

22. Officer requested that the following link is **added** to the Construction Traffic Management section:

Transport Development Plan

Water Environment Section

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

Watercourse consent from Surrey County Council

24. Lead Local Flood Authority Officer request the following text is **removed** and **added** 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 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.

25. 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

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

Historic England: Mineral Extraction and Archaeology Guidance

27. 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

28. 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.

29. 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.

30. 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

31. Officer requested the **addition** of following links for Air Quality Assessment:

- Mayor of London Toolkit of measures to improve air quality at schools May 2018 (PDF)
- HM Government white paper: A Green Future: Our 25 Year Plan To Improve The Environment (PDF)
- Air Pollution Abatement Performances of Green Infrastructure in Open Road and Built-up Street Canyon Environments – A Review (PDF)
- IAQM Guidance on Air Quality and designated air quality sites (PDF)

32. Officer requested the **removal** and **addition** of the following text for assessments/reports/surveys for Air Quality Assessment:

The following text has been removed:

....any proposed mitigation measures

The following text has been added:

details of planned green infrastructure/landscaping ensuring air quality enhancements through pollution capture/filtration and carbon sequestration

33. Officer requested the **removal** of the following link for lighting assessment:

NPPG: Light Pollution

Airport Safeguarding Section

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

Airport Safeguarding

35. 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)

36. Gatwick Airport Safeguarding Officer requested the **removal** and **addition** 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
- 'Safeguarding - An Overview' Advice Note 2 'Lighting Near Aerodromes'
- Advice Note 3 'Potential Bird Hazards from the Amenity landscaping and Building Design'
- Advice Note 4 'Cranes and Other Construction Issues'
- Advice Note 7 'Wind Turbines and Aviation'

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) Advice Notes 1 - 5 dated August 2016

Sustainable Design and Waste Management Section

37. Officer requested the **addition** of the following link to the Sustainable Design and Construction Statement:

Surrey County Councils Sustainable Construction Standing Advice Note

38. 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.

Pitch Layout Section

No changes have been proposed to this section.

Structural Engineering Section

No changes have been proposed to this section.

Contaminated Land Section

No changes have been proposed to this section.

Appendices Section

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

- AONB

40. Officer requested the **addition** of the following text from Appendix 2:

- The Gardens Trust
- Sports England
- Parish Councils