Surrey County Council Minerals and Waste Planning Policy

Surrey Waste Local Plan

Part 1 - Policies

December 2020

SURREY



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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.

Natalie Bramhall

Cabinet Member for Environment & Climate Change

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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 2020. 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 relevant planning policy including this Plan. Monitoring of compliance with a planning permission and its associated conditions is undertaken by Surrey County Council and if breaches of planning conditions are identified those breaches will be addressed in accordance with the 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 can be 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 (see Figure 1) influence the structure and composition of the economy in terms of the dominant business sectors, the availability of development land and the distribution of the resident population. These factors also contribute to the quality of life enjoyed by Surrey's residents. In turn, these factors also present opportunities and challenges for future growth and will influence the form and location of new waste development.

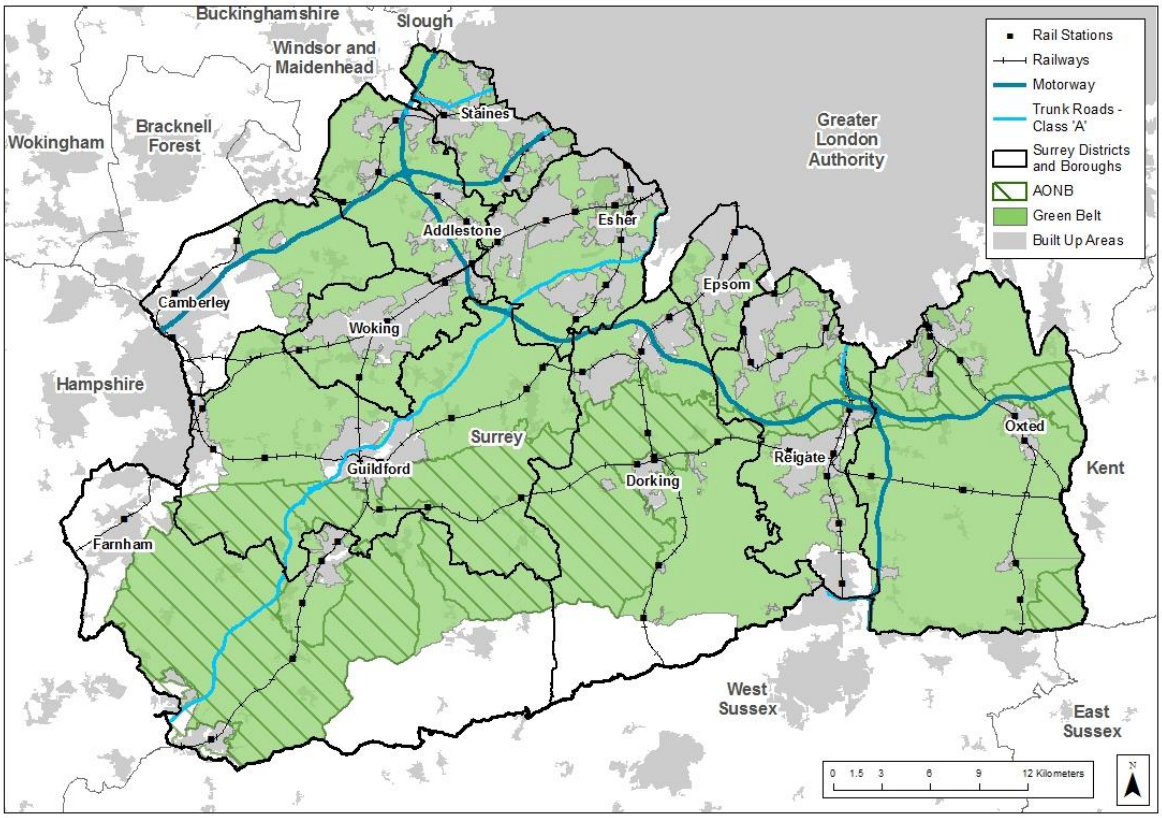


Figure 1 Map of Surrey showing urban areas, Green Belt, Surrey Hills and High Weald AONB boundaries and major transport networks as well as allocated sites and ILAS (See Policies 10, 11a and 11b)

1.2.2 Population

1.2.2.1 The 2011 census found there to be some 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 the county can be classed as rural in nature, there are urban areas located in the north of Surrey, near the boundary with London, and also in the form of the large towns of Guildford, Woking, Reigate/Redhill, Camberley and Farnham.

1.2.2.2 Projected population growth for Surrey over the next two decades, suggests an increase from 1.18 million people to 1.37 million by 2037. There are approximately 483,000 dwelling houses distributed across Surrey with development of a further 86,000 homes planned between 2015 and 2033[3]. Surrey County Council has a duty to plan for the key aspects of the infrastructure that will be required to support those new homes, which includes additional waste management capacity.

1.2.3 Economy

1.2.3.1 The South East of England 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 the county council is seeking to promote development which includes options for sustainable transport. However, alternative transport options are limited within the county and consequently many business sectors, including the waste management sector, are heavily reliant on road transport.

1.2.5 Nature Conservation and Biodiversity

1.2.5.1 The county of Surrey hosts a diverse range of habitats and species, from the chalk grasslands and mixed broadleaved 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 the Wealden sandstone.

1.2.5.2 Surrey is home to around 70 species that benefit from specific legal protection and at least 337 species recognised as being a priority for conservation. Within the county there are sixty-three sites that have been designated as Sites of Special Scientific Interest (SSSIs) on the grounds of their nationally important nature conservation and biodiversity interest or geological conservation interest. The county is also host to three National Nature Reserves (NNRs). In addition to the sites of national importance, there are numerous sites of local importance for nature conservation or geological conservation interest.

[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

1.2.5.3 A total of nine sites designated for their nature conservation interest at an international and/or European level are located wholly or partly within Surrey. Those sites include four Special Protection Areas (SPAs) designated under the EU Wild Birds Directive, three Special Areas of Conservation (SACs) designated under the EU Habitats Directive, and two Ramsar Sites designated under the Convention on Wetlands of International Importance.

1.2.5.4 An area of some 12,000 hectares within Surrey is covered by ancient woodland, that is land known to have had continuous tree cover since at least 1600 AD. Ancient woodlands are found throughout Surrey, with particular concentrations in the North Downs and the Weald. Ancient woodlands, and veteran trees, are of value for their biodiversity interest, as well as cultural and historical significance.

1.2.6 Landscape

1.2.6.1 The landscape of Surrey is diverse, reflecting its varied geology, landform and soils. In the north west are the flat areas of the Thames Basin, across the heart of the county run the hills of the North Downs and the Wealden Greensand, with the low lying areas of the Low Weald to the south. The county hosts a range of character types from large expanses of open heathland, through enclosed wooded gills, river valleys and water bodies, to 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 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 county. AONBs have a protected status that reflects the unique character of their landscapes.

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 (MGB). The MGB has helped 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 4,159 hectares (2.5% of the county).).

1.2.8.2 Surrey has 47 registered parks and gardens, 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, amounting to approximately 4,600 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, industrial discharges) 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' (see Figure 2) 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.

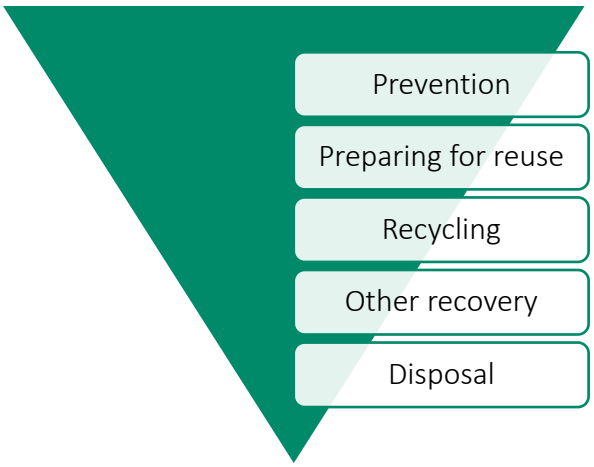


Figure 2 The Waste Hierarchy

1.3.1.2 The WFD also ensures planning authorities have regard to the principles of 'self-sufficiency' and 'proximity'. This means that planning 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, and 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 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 of 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 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 the 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. The Directive supports the use of cleaner technologies that seek to reduce the impacts of incineration facilities on the 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 a maximum of 10% of municipal waste by 2035. 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 EU, 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 local planning authorities (LPAs) to prepare 'local plans' which are made up of Development Plan Documents (DPDs).

1.3.6.2 LPAs must set out a programme for the preparation of DPDs in a 'Local Development Scheme' and explain how communities and stakeholders will be involved in the process in a 'Statement of Community Involvement (SCI)'. The Act also requires LPAs to carry out a Sustainability Appraisal (SA) during the preparation of the local plan.

1.3.6.3 The Town and Country Planning (Local Planning) Regulations 2012 prescribe the form and content of the local plan documents and the policies map. The regulations also defined the process for the preparation and adoption of a local plan.

1.3.7 The Localism Act 2011

1.3.7.1 The Localism Act 2011 enabled the abolition of regional spatial strategies. The abolition of most of policies in the South East Plan in March 2013 resulted in the removal of regionally-derived targets for waste management (e.g. diversion from landfill, recycling and composting, and provision for accepting London's waste), which have not been replaced at the local or national level.

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

1.3.8 The Waste (England and Wales) Regulations 2011

1.3.8.1 The Waste (England and Wales) Regulations 2011 (the Waste Regulations) require waste collection authorities (WCAs) to ensure that appropriate recycling standards can be met through commingling, or through source segregated collections. The use of such approaches to waste collection can impact upon the amount and the quality of waste collected and the overall rate of recycling.

1.3.9 National Planning Policy Framework (NPPF) 2019

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 and updated in February 2019.

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 the explanatory documents that had supported the national planning policy guidance notes and statements replaced by the NPPF.

1.3.9.3 The NPPF provides guidance for the preparation of local plans and encourages LPAs to keep them up-to-date. There is 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]. For waste planning flexibility is vital, given the need for waste management provision to respond to changes in the market (e.g. international markets for recyclate and refuse derived fuels).

1.3.9.4 Plans should 'provide for objectively assessed needs …, 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 areas outside Surrey, which could include London.

1.3.9.5 The NPPF indicates the need for waste management facilities to be provided as strategic infrastructure. The county council is required to work with district and borough councils to contribute to an integrated approach to the provision of essential development such as homes and the infrastructure needed to support them.

[5] Paragraph 11 of the National Planning Policy Framework 2019

[6] Paragraph 11 of the National Planning Policy Framework 2019

1.3.10 National Planning Policy for Waste (NPPW) 2014

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 to waste management and use.

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

1.3.10.3 Specifically the policy advises WPAs to:

- 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. The Government has indicated that the Waste Management Plan for England will be updated in 2019 to reflect the Waste and Resources Strategy published in December 2018.

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.

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

1.3.12 Resources and Waste Strategy

1.3.12.1 In December 2018, the Government published a new waste strategy for England. This strategy is particularly concerned with ensuring that society's approach to waste aligns with circular economy principles i.e. keeping resources in use as long as possible in order to extract maximum value from them. This is illustrated in Figure 3 below.

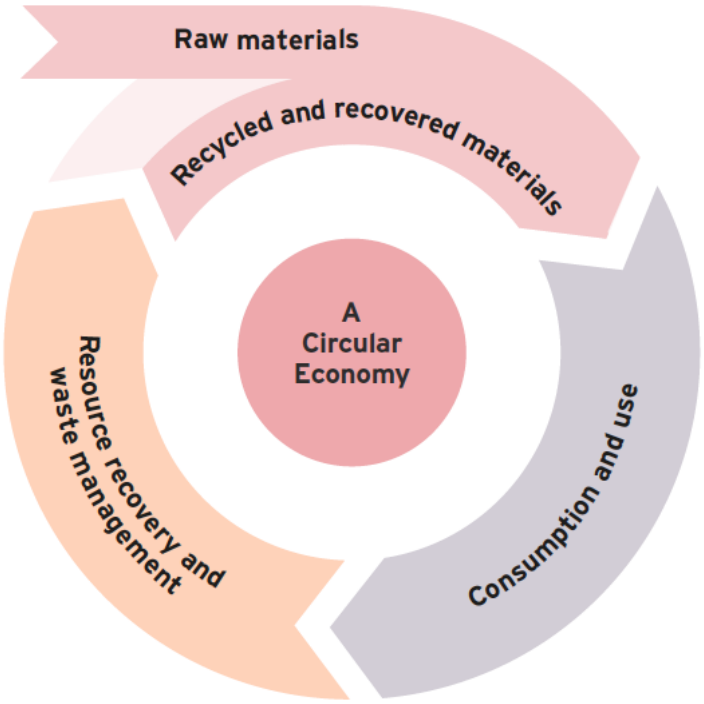


Figure 3 Circular Economy[8]

1.3.12.2 The strategy has several strategic ambitions including the doubling of resource productivity and eliminating avoidable waste of all kinds by 2050. The strategy includes other targets as follows:

- 50% recycling of household waste by 2020
- 65% recycling of municipal waste by 2035 (in line with EU CE package)
- 10% (or less) of municipal waste to landfill by 2035 (in line with EU CE package)
- Eliminate all food waste to landfill by 2030
- All plastic packaging to be recyclable, reusable or compostable by 2025
- 75% recycling of packaging by 2030

1.3.12.3 This Plan will contribute to the achievement of these targets in Surrey.

1.3.13 Other National Policy Statements

1.3.13.1 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 consulted on a new

[8] Source: 'Our Waste, Our Resources: A Strategy for England', Defra, December 2018

'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.

1.3.14 Regional Strategy for the South East of England

1.3.14.1 The Regional Spatial Strategy for the South East of England, with the exception of Policy NRM6: Thames Basin Heath SPA, was revoked on 25 March 2013. Saved Policy NRM6 from the South East Plan remains a material consideration as part of the development plan.

1.3.15 Surrey Waste Plan 2008

1.3.15.1 The current Surrey Waste Plan (SWP), adopted in 2008 and altered by Order of the High Court in 2009, sets out the planning framework for the development of waste management facilities in Surrey. The plan is comprised of a suite of policies, including those that allocate specific areas of land for waste related development.

1.3.16 Surrey Minerals Plan 2011

1.3.16.1 The Surrey Minerals Plan is composed of the Core Strategy DPD, the Primary Aggregates DPD, the Aggregates Recycling Joint DPD, and the Minerals Site Restoration Supplementary Planning Document (SPD).

1.3.17 Aggregates Recycling Joint Development Plan Document 2013

1.3.17.1 The Aggregates Recycling Joint DPD (ARJDPD) supports both the Surrey Minerals Plan and the Surrey Waste Plan. The DPD sets out proposals for the provision of new temporary and permanent aggregates recycling facilities across Surrey for the period to 2026.

1.3.18 Minerals Site Restoration Supplementary Planning Document 2011

1.3.18.1 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.

1.3.19 Statement of Community Involvement

1.3.19.1 The county council wants communities to have the opportunity to participate in the planning decisions that shape the county's future. The Statement of Community Involvement (SCI) explains how the county council will consult with and involve the public in the preparation of planning policies and the determination of planning applications. The current SCI can be viewed on the county council's website.

1.3.19.2 The SCI sets out the stages involved in the development of planning policy documents and explains how the community will be involved at each stage.

1.3.20 Minerals and Waste Development Scheme

1.3.20.1 Under the requirements for the Planning and Compulsory Purchase Act 2004, the county council is required to have a local development scheme (LDS). 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 the accompanying SCI are available to view on the county council's website.

1.3.21 Joint Municipal Waste Management Strategy

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

1.3.21.2 Implementation of the JMWMS is the responsibility of the county council in its role as the waste disposal authority (WDA) and the district and borough councils in their role as the waste collection authorities (WCAs). The new Surrey Waste Local Plan must take account of 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 businesses e.g. offices, shops, restaurants.
- Construction, demolition and excavation (C, D & E) waste for the purposes of this Plan 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"[9].

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 specialised facilities.

1.4.1.3 A range of other waste streams including: hazardous waste, agricultural waste, healthcare waste, nuclear and low level radioactive waste and mining waste also need to be considered. The amounts of those wastes produced in Surrey are not sufficient to warrant specific provision in terms of site allocations. The policies in the Plan are sufficiently flexible to guide any decisions that may need to be taken in respect of proposals for new management facilities capable of handling any specialised waste streams (excepting C,D&E wastes).

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

1.4.2 Waste Arisings

1.4.2.1 A waste needs assessment was undertaken to inform the Plan and is published as part of the evidence base[10]. That document sets out the assumptions and calculations on which the estimate of waste arisings in Surrey up to 2035 were based.

1.4.2.2 The PPG for waste explains how WPAs should identify the need for new waste management facilities and in particular how waste arisings should be forecast. The PPG states that the assessment of waste management needs for local plan making is likely to involve[11]:

- Developing an understanding of waste arisings from within the WPA area, including imports and exports
- Identifying waste management capacity gaps in total and by particular waste streams
- Forecasting 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 period that is being planned for.

1.4.2.3 The forecast of waste arisings typically involves the definition and interpretation of a growth profile. The factors used to calculate the potential growth for the key waste streams in Surrey over the Plan period are set out in Table 1.

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 - Number of households	- Ministry of Housing, Communities & Local Government (MHCLG) 2014-based household projections - LACW reported through WasteDataFlow
Commercial & Industrial (C&I) Waste and hazardous waste	- Total C&I waste arisings - Predicted economic growth annual % change	- Environment Agency Waste Data Interrogator - 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 - Environment Agency public register of exempt sites - Local Aggregate Assessment for Surrey

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

[10] Surrey Waste Local Plan, Waste Needs Assessment May 2019

[11] National Planning Practice Guidance for Waste Paragraph 022

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

Waste Stream	2017	2020	2025	2030	2035
Local Authority Collected Waste	536,000	540,000	549,000	557,000	566,000
Commercial & Industrial Waste	682,000	744,000	848,000	951,000	1,055,000
Construction, Demolition & Excavation Waste	2,494,000	2,494,000	2,494,000	2,494,000	2,494,000
Total	3,712,000	3,778,000	3,890,000	4,003,000	4,115,000

1.4.2.5 The county council recognises the need to establish new goals for the management of waste in Surrey over the Plan period. The proposed targets are ambitious and encourage the management of waste further up the waste hierarchy, but should be achievable. The Plan includes policies which provide for the development of 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 EU Circular Economy Package includes transition targets, all of which have informed the development of the targets for the Plan. Government targets such as those in the waste prevention programme for England and Government strategies such as the 25 Year Environment Plan and the Industrial Strategy have also been taken into account. Further information, such as current waste management profiles, was also used to derive some targets.

1.4.2.7 Overall, the targets for the Plan seek to increase recycling[12] 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[13]. The targets for the Plan are set out in Table 3.

[12] Including composting

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

Table 3 Targets for the plan period

Waste Stream	Recycled in 2017 (%)	Recycling Targets (%)[14,15,16]			
		2020	2025	2030	2035
Local Authority Collected Waste	50%	60%	65%	70%	75%
Commercial and Industrial Waste	62%	65%	70%	70%	75%
Construction, Demolition and Excavation Waste	58%	65%	70%	75%	80%
Food Waste Reduction Targets (%)[17,18,19]					
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 (%)[20]					
Local Authority Collected Waste	5%	2%	1%	1%	1%
Commercial and Industrial Waste	30%	20%	10%	5%	2%
Construction, Demolition and Excavation Waste	25%	15%	10%	5%	2%

[14] 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.

[15] 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.

[16] 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.

[17] 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.

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

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

[20] 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 2035 in the adopted Circular Economy package. Targets are for proportion of waste.

1.4.2.8 The targets for LACW are ambitious but should 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 (see Figure 4).

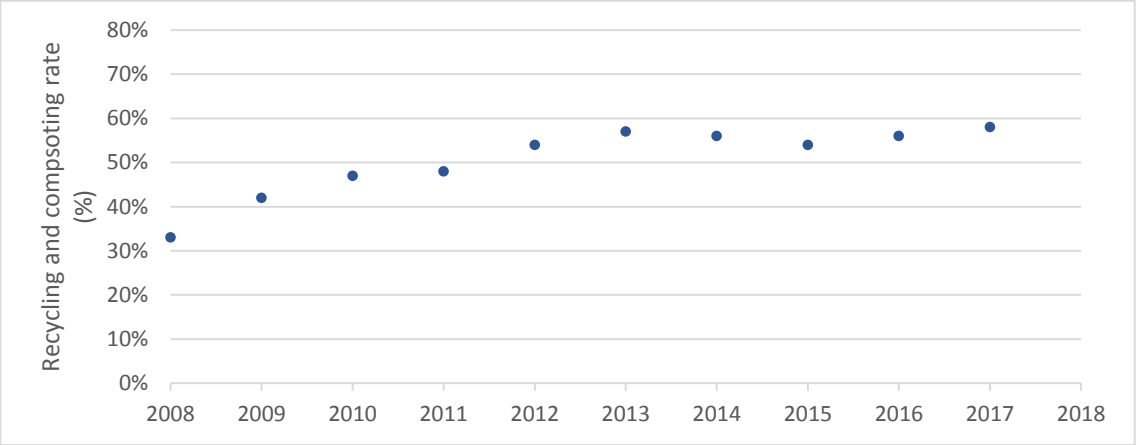


Figure 4 Change in recycling rate for Local Authority Collected Waste (LACW) between 2008 and 2017

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 recycled aggregates at suitable locations.

1.4.3 Capacity gap and future need

1.4.3.1 The need to allocate sites for waste development arises from the gap between existing waste management capacity and forecast requirements. The capacity gap is calculated by assessing the overall amount of waste arising within the county and how this may be managed in the future assuming that the recycling targets for the Plan are met. Once the amount of waste and the methods by which it will be managed is known this can be subtracted from 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 over the plan period, although within this there are key areas of need that should be addressed by the Plan (set out in Table 4). For example, the treatment of waste that is diverted from landfill but cannot currently be recycled.

1.4.3.3 The waste needs assessment has not identified an overall need for recycling facilities. For particular types of recycling however there may be a need for further capacity, e.g. more bulking and recycling capacity for household waste. There are a limited number of composting facilities in Surrey and the WDA export some green waste out of the county for treatment, 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'[21]. The Plan will encourage waste management activities which are higher up the waste hierarchy and will therefore avoid an over-supply of other recovery capacity.

Table 4 Waste management capacity in Surrey (tonnes per annum) for recycling and other recovery (excluding aggregate recycling and recovery to land) with the negative capacity gap shown in red[22]

Treatment Type	2017	2020	2025	2030	2035
Recycling[23]	540,000	423,000	281,000	175,000	15,000
Anaerobic Digestion	45,000	53,000	67,000	87,000	100,000
Other Recovery	-10,000	-39,000	-92,000	-156,000	-148,000

1.4.3.5 There is a capacity gap for disposal of waste to land[24] towards the end of the Plan period (see Table 5). This is based on the planned closure of Patteson Court Landfill and does not account for any early restoration of that site.

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. The industry has been reluctant to develop new sites and so better use will need to be made of existing sites. Should a proposal for additional landfill capacity come forward the scheme would be considered on its merits against the policies of this Plan.

Table 5 Waste management capacity in Surrey (tonnes) for deposit of non-inert waste to land (including landfill) with the negative capacity gap shown in red[25]

Treatment Type	2017	2020	2025	2030	2035
Disposal to Land[26]	6,740,000	4,653,000	927,000	-178,000	-77,000
Cumulative gap				-178,000	-255,000

1.4.3.7 The capacity gap for C,D&E waste recycling is shown in Table 6. There is a gap in capacity due to the expected closure of temporary facilities and the C,D&E waste arisings forecast.

1.4.3.8 No allocations are proposed in this Plan for C,D&E recycling facilities, as historically such facilities have come forward as temporary land uses at operational mineral workings. A number of sites are allocated for C,D&E recycling in the ARJDPD. A full review of the land potentially available for recycled aggregate production will take place as part of the review of the Surrey Minerals Plan.

[21] See glossary

[22] Including Anaerobic Digestion and Other Recovery Facilities due to become operational in 2018/19

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

[24] Including landfilling and land raising

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

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

Table 6 Waste management capacity in Surrey (tonnes) for C,D&E Recycling (including soil recycling) with the negative capacity gap shown in red

Treatment Type	2017	2020	2025	2030	2035
C,D&E Waste Recycling	311,000	-14,000	-389,000	-834,000	-1,159,000

1.4.3.9 A large proportion of C,D&E waste will be excavation waste. The scale of that waste stream is unknown as such material is often unsuitable for recycled aggregate production. Increasingly such material is used for permanent deposit e.g. landraising.

1.4.3.10 A surplus of capacity for recovery of waste to land has been identified in the short to medium term, as shown in Table 7. Not shown is a further 6 million 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 from the preferred areas identified in the Surrey Minerals Plan.

Table 7 Waste management capacity gap in Surrey (tonnes) for recovery of inert waste to land (including landfill)[27]

Treatment Type	2017	2020	2025	2030	2035
Recovery to Land[28]	12,896,000	8,976,000	1,673,000	-2,494,000	-2,244,000
				-2,494,000	-4,738,000

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 indicates that 66% of additional capacity was provided by new facilities developed on allocated sites (see Table 8). A proportion (15%) of additional capacity was provided by new facilities on unallocated sites. The intensification and enhancement of sites in existing waste use also accounted for 15% of additional capacity.

1.4.4.2 Additional capacity on unallocated land already in industrial or employment use accounted for 4% of additional capacity. The development of industrial or employment land for waste uses presents particular challenges, as preference is often given to high value businesses and the large areas of land required by many types of waste facilities, for storage of materials and equipment, are not generally available on contemporary industrial estates.

Table 8 Historical delivery of waste management capacity (tonnes per annum) 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%

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

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

1.4.4.3 For C,D&E waste recycling capacity, temporary facilities at operational mineral workings (i.e. quarries that are actively being worked and/or restored) are important. Approximately 969,000 tonnes of temporary capacity was delivered between 2008 and 2017. The Plan supports the provision of C,D&E recycling in conjunction with operational mineral workings.

1.4.4.4 This Plan enables the delivery of additional waste management capacity in Surrey by promoting a mix of locations similar to those that have been successfully developed as additional waste facilities in the past. A number of the sites allocated in the Plan are located within the Green Belt, although the Plan's spatial strategy expresses a preference for new capacity in locations outside the Green Belt.

2 Vision for Waste Development in Surrey

2.1 Introduction

2.1.1.1 The vision provides an overarching 'direction of travel' for the Plan. Together with the strategic objectives, the vision sets out the aims to be achieved 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 plan[29] for Surrey.

2.2 The Vision

2.2.1.1 The county council's community vision 2030 highlights Surrey's status as a uniquely special place. The county council's community vision recognises the important role of the county in the national economy and seeks to encourage a strong, vibrant and successful local economy. The vision acknowledges the contribution of places and natural assets to the character of the county. A key ambition for Surrey set out in the community vision is that "Residents live in clean, safe and green communities, where people and organisations embrace their environmental responsibilities".

2.2.1.2 The national PPG for waste states that LPAs can ensure that waste is handled in a manner which protects human health and the environment by testing the suitability of proposed sites, during local plan preparation and when considering planning applications[30]. The Plan responds to that guidance by:

- Providing a framework for decision making which includes policies for environmental and community protection, and for safe and sustainable transport.
- Identifying sites and areas suitable for the development of new waste management facilities.

2.2.1.3 The Plan promotes the principles of sustainable waste management, which gives preference to approaches further up the waste hierarchy and favours the use of facilities close to the places from which waste arises (proximity principle).

2.2.1.4 The vision for the Plan is composed of five key elements that reflect national planning policy:

- Net self-sufficiency.
- Sustainable waste management (Waste Hierarchy).
- Resident wellbeing.
- Environmental protection.
- Sustainable development.

[29] The development plan is defined by the NPPF as, "Development plan…includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the LPA decides that the neighbourhood plan should not be made."

[30] National Planning Practice Guidance for Waste Paragraph 005

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. 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[31]. The principle of net self-sufficiency means that Surrey should provide enough waste management facilities to manage the equivalent amount of waste to that arising within the county.

3.1.1.2 The policy which implements 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 should be reviewed in light of the information obtained through annual monitoring and reporting.
- 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 where they are compliant with other relevant policies in the Plan.

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 National policy[32] states that in preparing local plans, WPAs should drive waste management up the waste hierarchy. This means encouraging prevention of waste, and preparing for the re-use, recycling and recovery of waste (including 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) and the EU 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 as, or more ambitious than, those set by national or higher level policy or legislation.

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

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

3.2.1.3 The policies which implement Strategic Objective 2 are:

- Policy 2 – Recycling and Recovery (other than inert C,D&E and soil recycling facilities)
- Policy 3 – Recycling of Inert Construction, Demolition and Excavation Waste
- Policy 4 – Sustainable Construction and Waste Management in New Development
- Policy 5 – Recovery of Inert Waste to Land

3.2.1.4 How policies implement Strategic Objective 2:

- The 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 approach to 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:

- The policy will ensure that only waste which cannot be practicably reused, recycled or recovered is sent for disposal. The policy recognises that extensions of time to landfill may be needed as inputs of material change, and sets out requirements for site restoration and aftercare.

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 other uses including waste development. To address this challenge the Plan needs to make best use of available land and existing facilities in order to meet the need for waste management capacity. Safeguarding land for waste management uses and encouraging greater efficiency in the use of existing waste facilities will contribute to additional capacity.

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:

- The policies seek to ensure that land is used in the most efficient and effective way to deliver waste management capacity. Policy 7 ensures that land currently in or planned for waste use is not lost to alternative forms of development. Policy 8 encourages operators to manage sites efficiently and to achieve maximum capacity without compromising amenity, community wellbeing 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 By making sure that new waste management facilities are situated in the most suitable locations around the county the WPA aims to minimise unacceptable impacts on communities and the environment.

3.4.1.2 In identifying 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[33] to identify sites has been met.

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 11a – Strategic Waste Site Allocations
- Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility
- Policy 12 – Wastewater Treatment Works

3.4.1.4 How policies implement Strategic Objective 5:

- The policies seek to ensure that a sufficient supply of potentially suitable land has been identified to enable the development of the waste management infrastructure required to support planned future physical and economic growth in Surrey.

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

3.5 Protecting Communities and 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 where feasible enhancement, of communities and the environment. This will be achieved through the development of waste management facilities in suitable locations with an emphasis on design that protects and where feasible enhances the local community and environment (e.g. by providing greenspace that contributes to a net gain in biodiversity). Developments which include measures to limit the potential for pollution from waste treatment or transportation are encouraged.

3.5.1.2 The NPPW recognises that the siting of waste management facilities will be influenced by physical and environmental factors[34]. In Surrey, there are valued landscapes and wildlife habitats which require particular consideration when waste management development is proposed.

3.5.1.3 The policies which implement Strategic Objective 6 are:

- Policy 13 – Sustainable Design.
- Policy 14 – Protecting Communities and the Environment.

3.5.1.4 How policies implement Strategic Objective 6:

- The policies seek to ensure that the development of waste management facilities in Surrey does not result in unacceptable impacts on communities and the environment; and that sustainable design principles are embedded into developments where appropriate and feasible.

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

3.6 Transport and Connectivity

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 the use of sustainable transport options where feasible but recognises that this may not always be practicable. In Surrey there are limited possibilities for transport by means other than road. In a local context there is a need for a policy to address impacts on the road network.

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:

- The policy encourages the investigation and use of sustainable transport options and seeks to minimise the movement of waste materials 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 vision and strategic objectives of the Plan can only be realised through collaborative working between a range of partners including: the county council, 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 and partners will support initiatives that seek to meet local targets for prevention and re-use, recycling and recovery and will prioritise the development of facilities of types that sit towards the top of the waste hierarchy.

3.7.1.3 The county council will work collaboratively with other WPAs, particularly those in in the South East of England and adjoining Surrey (i.e. in London), 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:

- Policy 16 requires that a level of community engagement be undertaken by waste management developers before an application for planning permission is submitted. 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 LPA's priorities for the development and use of land in its area[35]. 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"[36].

3.8.1.2 The strategic matter (and cross-boundary issue) which this Plan seeks to address is the availability of land suitable for the delivery of waste management infrastructure in Surrey. The majority of the policies in the Plan are strategic in nature, with the exception of policies 13 to 16.

3.8.2 Statements of Common Ground

3.8.2.1 As part of meeting the DtC (see section 1.3.7.2), 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"[37]. Surrey has in place the following agreements:

- South East Waste Planning Advisory Group (SEWPAG) Memorandum of Understanding.
- SEWPAG Joint Position Statement on non-hazardous landfill.
- SEWPAG Joint Position Statement on management of inert waste.
- Statements of Common Ground with Surrey's 11 district and borough councils.
- Statements of Common Ground with relevant WPAs and London Boroughs.
- Statement of Common Ground with the London Mayor.

[35] National Planning Policy Framework, 2019 – Paragraph 17

[36] National Planning Policy Framework, 2019 – Paragraph 21

[37] National Planning Policy Framework, 2019 – Paragraph 27

4 Spatial Strategy for Waste Development in Surrey

4.1 Introduction

4.1.1.1 The spatial strategy for the Plan seeks to deliver the strategic objectives by guiding the location of waste development. The spatial strategy reflects a number of key building blocks which relate to matters likely to influence the future distribution of additional waste management capacity within Surrey:

- The Plan seeks to ensure net self-sufficiency. This means providing sufficient waste management infrastructure to deal with the equivalent amount of waste to that arising in Surrey, taking account of existing safeguarded capacity.
- The Plan accepts that it is not practicable to deal only with waste produced in Surrey and that cross-boundary waste movements[38], including from London, are necessary to support the viable and efficient operation of waste management facilities.
- Scale of facilities; the Plan recognises the need for a mix of facilities of different sizes/scales to address the waste management facilities in Surrey. The mix of development is expected to include some large facilities, and a range of small or medium facilities that address specific needs or may be better suited to certain locations.
- Types of facilities; the Plan supports flexibility, recognising that a range of different treatment types could be developed on allocated sites. This recognises that waste markets and the need for facilities may change over time. New technologies may come forward during the Plan period the use of which would not be prejudged and limited.
- Green Belt; the Plan allows for 'inappropriate' development within the Green Belt where very special circumstances (VSC) can be demonstrated for the proposal in question. VSC could include a lack of suitable alternative sites outside of the Green Belt.
- Key centres and areas of growth; the Plan addresses the dispersed 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 Plan seeks to avoid waste development on greenfield land. Development on greenfield land should only be considered where sufficient alternative options cannot be found. This is in line with national policy which supports the preferential location of development on PDL and the re-use of redundant agricultural or forestry buildings and their curtilages.

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

- Transport and connectivity; in order to minimise impacts on local communities and the environment the Plan favours locations that are well connected in terms of the main transport network, and supports the use of sustainable transport modes that minimise movement of waste by road.

4.1.1.2 The spatial strategy sets an overall approach to the location of new waste management capacity across Surrey. The strategy seeks to ensure that the Plan is able to meet Surrey's objectively assessed needs[39] for waste management.

4.1.1.3 Sites currently in waste management use are safeguarded as they make an important contribution to the provision of capacity sufficient to manage the equivalent of the amount of waste arising in Surrey.

4.1.1.4 The spatial strategy articulates broad preferences for development on certain types of land, in accordance with the hierarchy illustrated in Figure 5.

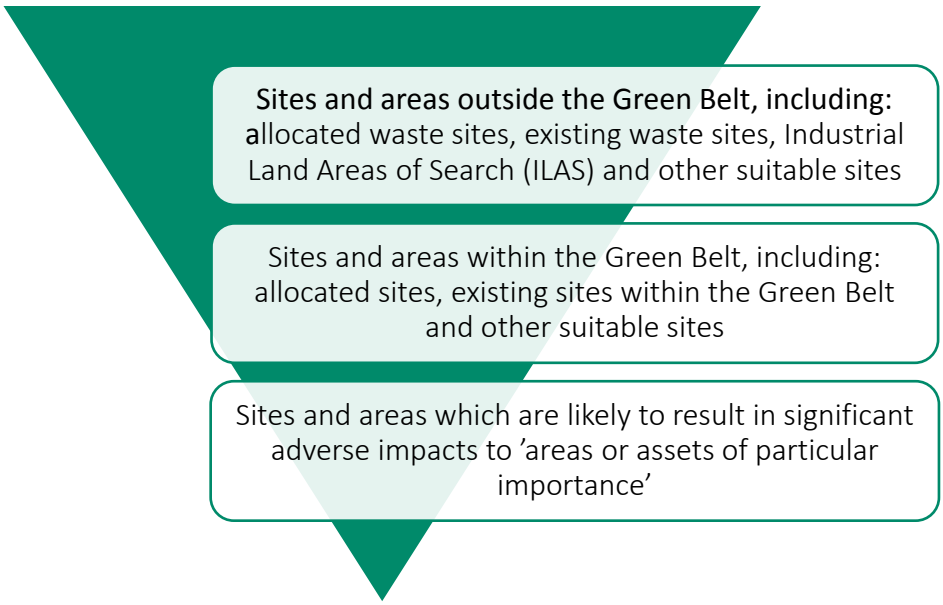


Figure 5 The broad categories of land and general preference in considering locations which are acceptable for new waste management facilities

[39] Paragraph 23 of the National Planning Policy Framework 2019

4.2 The Spatial Strategy

4.2.1.1 The Spatial Strategy for waste development in Surrey is:

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, the county council is seeking to avoid significant adverse impacts from the movements of vehicles, especially heavy good vehicles (HGVs), 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 large towns, including 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 PDL and sites and areas identified for employment uses, industrial and storage purposes.

4.3.1.2 Areas of search have been identified, based on those areas specified as suitable for employment, industrial and storage purposes in district and borough local plans[40], 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 ILAS are set out in Part 2 of this Plan.

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 process of identifying the allocated sites 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 potential sites on the 'long list'.
- Stage 3 – Elimination of potential 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 PDL status, and evaluation of their suitability for waste related development.

4.3.2.3 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 identified need for additional waste management capacity. For each site particular circumstances were considered to justify the allocation of Green Belt land, including, where relevant the status of land as PDL.

4.3.2.4 In total the allocated sites amount to approximately 19 hectares[42]. In order to meet the need for additional capacity for other recovery it is estimated that the amount of land needed is approximately 6 hectares[43]. The allocated sites ensure the Plan is deliverable, in the event that any suitable land outside the Green Belt, that might exist, does not come forward for waste related development.

[40] Either adopted, submission or pre-submission local plans. Further details can be found in the Industrial Land Area of Search Report (December 2018)

[41] For a full description of the methodology used to identify potential sites see: Site Identification & Evaluation Report, April 2019

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

[43] Based on calculations for site area in the Site Identification and Evaluation Report April 2019

5 Policies

5.1 Net self-sufficiency

5.1.1 Policy 1 – Need for Waste Development

5.1.1.1 The WFD requires WPAs to plan for enough waste management infrastructure to handle waste arisings equivalent to those for their plan area. The NPPW requires WPAs, when preparing local plans, to identify sufficient opportunities to meet the identified needs of their area for the management of a range of different waste streams.

5.1.1.2 For Surrey 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 The WPAs aim is for Surrey to be net self-sufficient, that is, the county has enough waste management capacity to deal with the equivalent amount of waste to that which it generates. This means that the WPA 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 WFD and the vision for the Plan.

5.1.1.5 Proposals for the development of waste management facilities must comply with other policies in this Plan including those 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 WFD. This matter is assessed by the Environment Agency as part of the environmental permitting regime.

5.1.1.7 The potential for a plant to meet the R1 standard will form part of the assessment when determining a planning application[44]. However, the combustion of waste, or fuel produced from waste, without efficient energy recovery ranks alongside disposal at the bottom of the waste hierarchy.

[44] The assessment of the performance of a plant against the R1 formula can only be made once a plant is operational. There will 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 achieve 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[45] 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. • Appeal Decisions. • Survey responses from operators.
Key Organisation(s)	• Waste Planning Authority. • 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:

- Introducing separate food waste collections – to help residents identify how much food they throw away leading to less over-purchasing.

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

- Work with Government to introduce extended producer responsibility – to encourage producers to design out waste and design in recyclability, by requiring them to cover the costs of the collection and management of products once they become wastes.
- Persuading 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 WCAs to work together and with other partners to promote waste prevention, education and awareness initiatives.

5.2.1.4 The Waste Management Plan for England[46] and the Waste Prevention Programme for England[47] 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 for recycling, and recovery, are, in turn, the next most sustainable. The range of waste management technology covered is wide, including materials recovery facilities (MRFs), mechanical biological treatment (MBT) plants, autoclave or in-vessel composting (IVC) plants and energy from waste (EfW) technologies. This list is not exhaustive and the policy is not technology specific so that the Plan can 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 on amenity, communities or the environment. The types of waste technology suitable to a location will depend on the nature and scale of the proposed scheme and the characteristics of the site and its surroundings.

5.2.2.3 CRCs are sites operated by the WDA 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 sent for energy recovery or other beneficial use are included the total diversion rate from landfill is 95%[48] for all waste collected at kerbside and at the CRCs.

5.2.2.4 Policy 2 applies to any development associated with a CRC, including ancillary development (e.g. depot, workshop, etc.), that promotes sustainable waste management or improves the effectiveness and efficiency with which the site operates (e.g. fewer vehicle movements, better access etc.).

5.2.2.5 Unlike operations involving mixed C&D waste, inert C,D&E waste and soil recycling facilities are often located in the open and associated with other activity, such as mineral working, and so require a specific policy (Policy 3).

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[46] Waste Management Plan for England, December 2013

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

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

5.2.2.6 Proposals for the improvement or extension of existing recycling or recovery operations (other than inert C,D&E and soil recycling facilities) should be dealt with under Policy 8. The consideration of such proposals will also have regard to Policy 2.

5.2.2.7 New recovery technologies (e.g. EfW) will particularly suit locations that have access to gas, electricity, heat and freight networks. However, small-scale anaerobic digestion (AD), inert C,D&E waste recycling facilities and open windrow composting plants may be more suited to rural or semi-rural settings (e.g. existing farms) and are normally not compatible with high-value office or business parks. Application of the policies in Section 5.4 determines the suitability of such development in rural locations.

5.2.2.8 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 potential for the local use of heat and energy generated by EfW 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 11a and Policy 11b).

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 Policy 10 and 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. • 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. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Waste Disposal Authority. • Environment Agency.
Target(s)	• 70% of waste from households is prepared for re-use or recycled by 2033. • 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. Inert C,D&E waste is also imported into the county, in particular from London and elsewhere in the South East.

5.2.3.2 Inert C,D&E waste recycling encompasses the screening, processing, crushing, washing or other similar activities which produce materials such as recycled aggregates and soils that are suitable for sale. Such operations typically take place in the open, and are suited to rural locations, although some methods of treatment can be enclosed.

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

- Hard construction and demolition waste (segregated or mixed unprocessed / uncrushed materials, in particular 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 seeks to increase the use of secondary and recycled materials as substitutes for primary aggregate and consequently to reduce the amount of construction and demolition waste disposed of to landfill. The ARJDPD identifies the types of sites capable of contributing to the future provision of aggregate recycling capacity, 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 and Aggregates Recycling Joint DPD, the Plan needs to encourage recycling of inert C,D&E waste. Policy 3 sets out the criteria against which proposals for managing inert C,D&E waste (including soil recycling) should be considered and complements the policies in the Surrey Minerals Plan and Aggregates Recycling Joint DPD.

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. Any proposal for a C,D&E recycling facility on land which constitutes a restored former mineral working would be considered in accordance with clause A iv) of Policy 3. In the event of a proposal for the permanent retention of an existing temporary facility coming forward prior to the completion of a mineral operation, including its restoration, then it would be considered in accordance with the same clause as if the approved restoration scheme had been fully implemented. Any such proposal would need to demonstrate the need for and benefits of a permanent facility having regard to the policies of the Plan, as well as providing additional benefits and enhancements to the original restoration scheme.

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. The 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 Facilities for inert C,D&E waste recycling should be sited in locations easily accessible from the sources of the wastes and 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 unacceptable impacts on amenity, communities 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.

5.2.3.10 Proposals for the improvement or extension of existing inert construction, demolition and excavation waste recycling facilities should be dealt with under Policy 8. The consideration of such proposals will also have regard to 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, either:

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

ii) the site is a mineral working where the nature and duration of the proposed activity is limited to the consented operation and/or restoration of the mineral working, or

iii) the site is for landraising or landfilling where the nature and duration of the proposed operations is limited to the consented activity, or

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). • Amount of waste prepared for reuse or recycled (tonnes, %).
Data Source(s)	• Planning Applications and Decisions. • Appeal Decisions. • Survey responses from operators e.g. Recycled Aggregates. • Environment Agency Waste Data Interrogator. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Environment Agency (for information). • 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; 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 Waste management issues should be addressed at the design stage of new developments to ensure that wastes arising during the construction (and demolition) phase and the operational phase can be managed in a sustainable manner.

5.2.4.3 New developments will need to incorporate storage facilities designed to ensure waste recycling is maximised. There may be opportunities, particularly for larger scale developments, for the incorporation of small scale waste processing facilities into the scheme, particularly where there is scope for the recovery and use of heat.

5.2.4.4 While district and borough councils are not responsible for the planning of waste development, in terms of the preparation or the determination of planning applications, they must have regard to national planning policy concerning waste and 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 Non-waste development is normally the responsibility of the relevant LPA and some local plans and other planning guidance already seek to address in more detail issues of sustainable design and construction including waste management. Policy 4 complements any such existing policies in adopted or emerging local plans. Implementation of Policy 4 is the responsibility of the relevant LPA for any proposals for development of a type not determined by the county council.

5.2.4.6 The information to accompany planning applications to demonstrate compliance with Policy 4 should be proportionate to the size of the development and the amounts and types of waste likely to be generated. The WPA has produced a Sustainable Construction Standing Advice Note[49] that provides further information on this matter.

5.2.4.7 Policies in the Surrey Minerals Plan and Aggregates Recycling Joint DPD that encourage the use of recycled and secondary aggregate in development should be considered alongside Policy 4 of this Plan.

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

Policy 4 – Sustainable Construction and Waste Management in New Development

Planning permission for any development will be granted where it has been demonstrated[50] that:

i) The waste generated during the 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.

iv) Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.

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

Measure/Indicator	• Consultation Protocol is kept up to date. • Planning applications for all types of development are accompanied by information setting out how waste will be managed. • Site Waste Management Plans are submitted with planning applications for major development.
Data Source(s)	• SCC Consultation Protocol. • Development Management Teams.
Key Organisation(s)	• Waste Planning Authority. • Local Planning Authority. • Development Industry.
Target(s)	• Consultation Protocol has been reviewed in the past 12 months. • 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. • Less than 95% of planning applications are accompanied by information setting out how waste will be managed.

[50] To demonstrate consistency with this policy, applications for large scale development 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 involved in the recycling or reuse of wastes on site will be considered when determining the acceptability of the proposed development.

Large scale development is defined as sites of 5 hectares or more as these projects would be defined as Schedule 2 development under paragraphs 10(a) (Industrial development projects) and 10(b) (Urban development projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018.

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 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 SPD. 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 In light of the fact that inert waste readily lends itself to being put to a beneficial use, the disposal of inert waste to land is considered unacceptable.

5.2.5.5 The WPA will consider whether 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, the 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 only be 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 community 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[51] 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 LPAs 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 mineral 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 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. • Appeal Decisions. • Environment Agency Waste Data Interrogator. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Environment Agency (for information).
Target(s)	• 5% of C,D&E waste sent for disposal to landfill by 2025. • 0% of C,D&E waste sent for disposal to landfill by 2033.
Trigger	• Evidence of insufficient capacity for inert material.

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

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 disposal is the least preferred option for waste management in the waste hierarchy, the demand for, and availability of, non-inert landfill capacity is reducing across the South East of England. However landfill continues to have a role in waste management and is therefore an option the county council needs to plan for, an approach that is consistent with national policy[52]. In Surrey one non-inert landfill remains, at Patteson Court the planning permission for which requires that restoration be completed by 2030.

5.2.6.2 As sites providing 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 WPAs across the South East of England[53]. Waste sent to landfill should be the residue remaining after other types of treatment such as recycling and recovery, and should be the fraction that cannot be dealt with in any other way with a low content of putrescible material and a smaller volume than would have been the case in the past.

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 specialist sites 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 any party during the preparation of this Plan, no allocations are made for new landfill facilities. 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. The policy would also be used to assess proposals to extend the end dates for permitted facilities.

5.2.6.5 The assessment of need for any new non-inert landfill must take account of existing capacity, and the extent to which it is sufficient to deal with residual waste. The 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 the combustible compound methane. Any application for landfill development must explain how the site would be restored and how landfill gas would be managed during the operational and aftercare phases. The use of landfill gas to produce energy provides a potential benefit by off-setting demand for fossil fuels, and that benefit should be realised wherever possible. Over the longer term, with significant reductions in the amount of biodegradable waste disposed of to landfill, the opportunities for gas recovery will diminish.

5.2.6.7 To ensure that the potential benefits of disposal through non-inert landfill are realised, proposals must address the intended final use of the land, and should include proposals for high quality restoration and plans for long term management. 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.

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

[53] 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 practicably 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.

v) 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 of 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. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Environment Agency.
Target(s)	• <5% of waste from households sent for disposal to landfill by 2025. • <1% of waste from households sent for disposal to landfill by 2035. • <10% of C&I waste sent for disposal to landfill by 2025. • <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. The 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 safeguarding of sites in existing waste use in addition to those with planning permission and/or allocated for waste development, will 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. Considerations of the need for the safeguarding of an existing site will take into account how well the management of waste at that site is consistent with the strategic objectives, spatial strategy and policies of this Plan.

5.2.7.3 Surrey is a two-tier area in terms of local government structure, with responsibility for determining the majority of planning applications for non-waste related development, such as housing, lying with the district and borough councils (the LPAs) within the county. It is essential that the WPA and the LPAs 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 relevant 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 seeking permission for new and potentially sensitive non-waste development ('agents of change') in proximity to waste sites will be required to demonstrate that their proposed development will not prejudice the waste operation, including through incorporating measures into the design and orientation of buildings and other structures, to mitigate potential effects and sensitivity.

5.2.7.6 The Surrey Minerals & Waste Consultation Protocol[54] sets out how the WPA and the LPAs 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.

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

Policy 7 - Safeguarding

A. 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.

B. 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 either:

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

ii) the need for the non-waste development overrides the need for safeguarding, or

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. • 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. • Appeal Decisions.
Key Organisation(s)	• Waste Planning Authority. • Local District and Borough Planning Authority. • 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 in 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 of an existing waste development may enable more waste to be recycled, recovered or processed for re-use within the established footprint of the site and with reduced impacts due to changes 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 currently has permission. Applications for improvement or extension of 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 AMR.

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) Any resulting change to the type and/or quantity of waste managed at the site is consistent with this Plan's requirements for the management of waste and that 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.

iii) The improvement or extension of a recycling and recovery facility (other than inert C,D&E and soil recycling facilities) is consistent with Policy 2.

iv) The improvement or extension of a facility for recycling of inert construction, demolition and excavation waste is consistent with Policy 3.

Proposals for the improvement or extension (physical or temporal) of facilities with temporary planning permission should include consideration of the original reason(s) for the permission being time limited and not result in development (or extensions to time) that would undermine them.

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. • Appeal Decisions.
Key Organisation(s)	• Waste Planning Authority. • Local District and Borough Planning Authority. • 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[55]. '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[56].

5.3.1.2 LPAs should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are[57]:

- 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

[55] Paragraph 143 of the National Planning Policy Framework 2019

[56] Paragraph 144 of the National Planning Policy Framework 2019

[57] Paragraph 145 of the National Planning Policy Framework 2019

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[58]. 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 for allowing development within the Green Belt. Further reasons are the wider social and environmental benefits associated with sustainable waste management, including the need for a range of sites. 'Other considerations' which need to be weighed when determining whether very special circumstances exist may include the following:

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 allocated in a development plan for waste management use;

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

Note that this is not an exhaustive list.

Policy 9 – Green Belt

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

[58] See Site Identification and Evaluation Report April 2019

Table 17 Monitoring for Policy 9 – Green Belt

Measure/Indicator	• Number of planning permissions granted for new waste management facilities in the Green Belt. • Reasons for any planning permissions granted for new waste management facilities in the Green Belt.
Data Source(s)	• Planning Applications and Decisions. • Appeal Decisions. • 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 expresses a preference for land that is likely to be suitable for waste development (not involving permanent deposit) which includes PDL, sites and areas identified for employment uses, land identified for industrial and storage purposes, and redundant agricultural and forestry buildings and their curtilages. This is consistent with the NPPW (2014).

5.3.2.2 The spatial strategy also seeks to prioritise the development of facilities on land outside of the Green Belt. This is consistent with the NPPF (2019). While the Plan allocates sites within the Green Belt, development of these sites is contingent on there not being suitable alternative sites at that time, unless those sites are removed from the Green Belt by the relevant LPA.

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 areas which could potentially accommodate waste management development.

5.3.2.4 The policy does not apply to activities involving the permanent deposit of waste (landfilling, land raising and recovery to land). However, the recycling and processing of waste can be carried out within appropriate, purpose-designed buildings located in urban areas and on industrial estates. Such facilities might include smaller specialised operations, such as those engaged in the processing of waste electrical and electronic equipment (WEEE).

5.3.2.5 The Plan 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. development on land situated within the identified 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, not in the Green Belt

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[59] 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.

Planning permission will be granted for a Household Waste Materials Recycling Facility on land allocated under Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility, if it is shown that the need cannot be met at any of the locations described in i) to iv) above and the proposal is consistent with other policies of the Plan including Policy 9 concerning Green Belt.

Planning permission will be granted for the development of facilities (excluding permanent deposit) on land allocated under Policy 11a that is within the Green Belt, if it is shown that the need cannot be met at any of the locations described in i) to iv) above and the proposal is consistent with other policies of the Plan including Policy 9 concerning Green Belt.

[59] 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 Policy 11a – Strategic Waste Site Allocations

5.3.3.1 The NPPF (2019) expects that local plans should include strategic policies, including those which allocate sufficient land to accommodate the development required to meet objectively assessed needs[60]. The process of identifying sites for allocation within the Plan was undertaken with a view to the principles set out in the spatial strategy. The strategy recognises that although such land would not be the most preferred, otherwise suitable sites may come forward within the Green Belt.

5.3.3.2 The site identification process[61] found that due to the extent of the Green Belt in Surrey and lack of available alternatives, that it would not be possible to avoid the allocation of land within the Green Belt. Consequently a number of the allocated sites, which were otherwise assessed as being consistent with the spatial strategy, are located within the Green Belt.

5.3.3.3 While the development of waste uses on land identified for employment and storage purposes by LPAs is encouraged under Policy 10, it is recognised that, due to commercial and practical considerations and competition from other land uses, such land cannot be wholly relied on to deliver the required waste management capacity over the Plan period[62]. The allocation of sites under Policy 11a increases the potential for development to come forward that will contribute to the objectively assessed needs for waste management capacity in Surrey.

5.3.3.4 The sites proposed for allocation on land within the Green Belt are primarily comprised of land that has been subject to previous development or use. The land at Lambs Business Park is a former clay quarry that is subject to a requirement for restoration in accordance with an approved scheme, but is being considered for release from its Green Belt designation by Tandridge District Council through their Local Plan review.

5.3.3.5 The sites allocated under Policy 11a 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

[60] Paragraph 23 of the National Planning Policy Framework 2019

[61] See Site Identification and Evaluation Report, April 2019

[62] See background paper Delivering the Spatial Strategy, April 2019

5.3.3.6 A number of sites, currently allocated under policies in the Surrey Waste Plan 2008 and considered for inclusion in the new Plan at the draft stage (Regulation 18), have not been carried forward to the submission stage. Those sites (listed below) are all located within the Green Belt and comprise undeveloped land, the identified need was not considered to provide sufficient justification for the allocation of such land:

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

5.3.3.7 Planning applications for development at the sites allocated under Policy 11a will 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 identified for each allocation in Part 2 of the Plan.

5.3.3.8 Proposals for development on allocated sites located within the Green Belt will, at the time at which a planning application is submitted, need to address the requirements of relevant Green Belt policy at the national and local levels.

5.3.3.9 Sites allocated for waste management use in the Green Belt have been through a process of alternative site assessment at the plan making stage. Having demonstrated exceptional circumstances to justify the allocation of strategic sites in the Green Belt, the county council will encourage the LPAs to consider making appropriate alterations to the Green Belt's boundaries as their local plans are reviewed.

5.3.3.10 In the absence of changes to the boundaries of the Green Belt all planning applications for inappropriate waste related development on allocated sites within the Green Belt will need to demonstrate very special circumstances. 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[63] including those identified under Policy 10.
- Other site specific considerations dealt with under policies including Policy 14 – Protecting Communities and the Environment and Policy 15 – Transport and Connectivity.

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

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

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[64]:

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. • Number of new facilities delivered on unallocated sites in locations specified by Policy 10.
Data Source(s)	• Planning Applications and Decisions. • Appeal Decisions. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Waste Industry. • 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.

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

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

5.3.4.1 As explained in section 1, together with the WCAs, the county council, as the WDA is responsible for implementing the JMWMS. 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 CRCs, materials recycling facilities and other recovery facilities including the 'Eco Park' at Charlton Lane, Shepperton.

5.3.4.2 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 WCAs and transported by road to facilities in Hampshire, Slough, north London, and Birmingham (Table 19). The only site within Surrey that currently recycles DMR is the Grundon Facility at Randalls Road, Leatherhead (Table 19).

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

5.3.4.3 DMR facilities make use of specialist equipment which separates out the waste types which are then bulked up and transported to appropriate reprocessing facilities (e.g. paper manufacturers) for manufacture into new materials.

5.3.4.4 The export of DMR for management outside of Surrey is not consistent with the JMWMS[65] 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 WFD and the NPPF. The WDA therefore has as part of its action plan (Appendix 1 of the JMWMS) a commitment to develop infrastructure within Surrey for recycling of DMR[66] .

5.3.4.5 A detailed report was presented to the Surrey Waste Board[67] regarding the options for developing additional infrastructure to deal with DMR. The report considered a number of options:

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

[66] 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

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

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

5.3.4.6 The report highlighted the benefits to the county council of delivering new infrastructure for recycling of DMR to be:

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

5.3.4.7 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).

5.3.4.8 The existing Leatherhead MRF is well located to serve the WCAs 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 at the Regulation 18 consultation stage.

5.3.4.9 The JMWMS[68] (Appendix 1) outlines the need to deliver new infrastructure for DMR produced by households. In accordance with the national PPG[69] the following site is also allocated, specifically for the management of DMR from households:

- Land adjacent to Trumps Farm, Longcross

5.3.4.10 The Trumps Farm site is located within the Green Belt, but offers a suitable and deliverable location for the WDA to develop a MRF to deal with approximately 120,000 tonnes per annum[70] of DMR from households in the north west 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 the site for this purpose is supported by the WDA.

5.3.4.11 As with the other allocated sites, any planning application for development on the allocated site 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 11a (Strategic Waste Site Allocations), apply equally to development of the site allocated under Policy 11b.

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

[69] National Planning Practice Guidance on Waste Paragraph 019 (can local plans prescribe specific technologies).

[70] Subject to adequate mitigation being provided, see Surrey Waste Local Plan Part 2, Section 5.6.

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 • 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. • Appeal Decisions. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • Waste Disposal Authority • Waste Industry. • 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 treatment facilities across Surrey that is safeguarded by Policy 7. The majority of wastewater treatment works (WWTW) have sufficient capacity to accept wastewater and treat sewage sludge from the growth anticipated across the county over the Plan period without the need for improvements to existing facilities. However, it is recognised that, in the interests of efficiency, significant spare capacity is not maintained at WWTWs and upgrades may therefore be required to serve growth.

5.3.5.2 One of the sites allocated under Policy 11a of this Plan (land to the north east of Slyfield Industrial Estate, Guildford) includes an area that will be developed as a new WWTW by Thames Water as part of the Slyfield Area Regeneration Project (SARP). The implementation of the SARP strategy requires the development of a replacement for the current Guildford (Slyfield) WWTW together with the necessary supporting local drainage network infrastructure. Guildford Borough Council, Thames Water and the county council are working in partnership to deliver the SARP.

5.3.5.3 Sewerage undertakers review and assess the capacity of existing WWTWs, in relation to proposals for new development (including housing and employment allocations). There may be a need, in the future, for further sites to be developed as WWTW and the policy allows for flexibility to such needs.

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

5.3.5.5 Efficient energy recovery can occur at WWTWs. When sewage sludge is digested it produces a methane rich biogas which can be burnt to recover energy. This biogas can be used to heat the sewage sludge digesters, and where possible, generate electricity. Where there is excess energy, and the capability to do so, this renewable energy can be exported to the national grid.

5.3.5.6 Depending on its size, combustion plant at WWTWs burning biogas generated from the anaerobic digestion of sewage sludge will require a permit under the Environmental Permitting (England and Wales) Regulations 2010 (as amended)[71].

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) In the case of a new site, the need cannot be practicably and reasonably met at an existing site.

ii) Biogas resulting from any anaerobic digestion of sewage sludge, will be recovered effectively for use as an energy source 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. • Appeal Decisions. • Other sources of data as indicated in the Annual Monitoring Report.
Key Organisation(s)	• Waste Planning Authority. • 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.

[71] Combustion plant: burning biogas derived from sewage sludge, Environment Agency, March 2014

5.4 Conserving and Enhancing the Environment and Protecting Communities

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 and wellbeing of residents and the environment 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, productivity 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 the use of reused or recycled construction materials.

5.4.1.7 Where feasible, and 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. All proposals for waste related development should contribute to the creation or maintenance of green infrastructure by including measures to deliver landscape enhancement and biodiversity gain. For significant developments (site area of more than

[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.

5 hectares and/or throughput of more than 50,000 tonnes per year and/or schemes to restore former mineral workings to nature conservation end use) a Landscape & Ecology Management Plan (LEMP) should be produced.

Biodiversity Net Gains

- Development should provide net gains in biodiversity (e.g. habitat creation, habitat enhancement, etc.) unless evidence demonstrates that such provision would not be feasible. Where the development can deliver biodiversity net gain, the proposal should reflect the objectives of the relevant Biodiversity Opportunity Area (BOA).

Landscape Enhancements

- Development should provide landscape (or townscape) enhancement unless evidence demonstrates that such provision would not be feasible. Where development can deliver landscape (or townscape) enhancement, the proposal should reflect the advice and guidelines relevant to the area in question as set out in the latest Landscape Character Assessment (LCA) for Surrey including, if appropriate, the relevant AONB management plan.

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 WPA at an early stage of the design process.

[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. • Appeal Decisions.
Key Organisation(s)	• Waste Planning Authority. • Waste Industry.
Target(s)	• No planning applications permitted where design of new or enhanced waste management facilities is contrary to Policy 13.
Trigger	• More than one planning application is permitted where facilities are considered to be poorly designed.

5.4.2 Policy 14 – Protecting Communities and the Environment

5.4.2.1 Policy 14 is concerned with addressing impacts that might arise during the construction, operation and, where relevant, demolition and restoration of a waste management facility to ensure that unacceptable impacts do not occur. Detailed guidance as to the specific types of assessment that would need to be provided in support of an application for planning permission, and the circumstances in which such assessment would be required, is provided in the WPAs published local list for the validation of planning applications and in the national Planning Practice Guidance.

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 WPA 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 significant adverse effects. The scope of the information to be provided within an ES should be agreed with the WPA through the scoping process provided for by the EIA regulations. Further information on the EIA regime can be found within the national Planning Practice Guidance and within the WPAs published local list for the validation of planning applications.

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]. The county council as the WPA 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 potential impacts of noise and vibration should be addressed for the construction and operational phases of the proposed development and where relevant for demolition and site restoration activities (including the duration of working hours) and in terms of the vehicle movements generated by all phases of the development.

5.4.2.7 The release of fumes and other emissions to air, including bioaerosols, from some types of waste development could be, or perceived to be, a source of impact on human health. Odour arising from some types of waste management activities can give rise to impacts on the amenity and wellbeing of communities. Dust arising from any phase of a waste related development can be a source of nuisance for 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.

[74] Paragraph 39 of the National Planning Policy Framework 2019

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.

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 the county council in its role as the Lead Local Flood Authority (LLFA). 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 LLFA 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 proposed, its acceptability will be determined through the application of the sequential test (excepting those sites allocated in the Plan, which were subject to the sequential test as part of the Strategic Flood Risk Assessment process) 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 LLFA at the earliest possible stage of project development. The purpose of those discussions would be to identify options for the effective management of the likely impact of the proposed development on surface water or groundwater flood risk.

[75] Paragraph 157 of the National Planning Policy Framework 2019

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

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.

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 unacceptable impacts.

Landscape

5.4.2.20 Government policy expects the planning system to "…contribute to and enhance the natural and local environment"[77] and states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [AONB], which have the highest status of protection in relation to these issues"[78].

5.4.2.21 Protected landscapes situated within or close to Surrey include the Surrey Hills 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:

[77] NPPF, Paragraph 170

[78] NPPF, Paragraph 172

- 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 WPA 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"[79], and directs planning authorities to principles to be applied when determining planning applications[80].

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 unacceptable 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 addressed by appropriate mitigation or, where mitigation is not feasible, by compensation through the provision of suitable equivalent resource. While compensation may be appropriate in some cases for local sites it is unlikely to be feasible for impacts on European designated sites. For any impacts upon European sites the application of the

[79] NPPF, Paragraph 170

[80] NPPF, Paragraph 175

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 many 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 WPA. Applications for waste development that would be subject to control under the Industrial Emissions Directive (e.g. EfW, 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 WPA are encouraged. Developments should be designed to minimise the risk of unacceptable impacts, and to maintain and where possible enhance the natural environment. Paragraph 5.4.1.7 explains how the development of waste management facilities should result in biodiversity net gains and landscape enhancements.

Historic Environment

5.4.2.34 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.

5.4.2.35 A heritage asset is either a *designated heritage asset* (Listed buildings, Registered Historic Park or Garden, Conservation Area, Scheduled 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).

5.4.2.36 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.

5.4.2.37 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.

5.4.2.38 Early engagement can improve the efficiency and effectiveness of the planning application process for all parties[81]. 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

5.4.2.39 Developers should provide an assessment of any open space (including any SANG[82]) 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

5.4.2.40 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.

5.4.2.41 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.

5.4.2.42 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.

5.4.2.43 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

[81] NPPF, Paragraph 39

[82] Suitable alternative natural greenspace.

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.

5.4.2.44 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

5.4.2.45 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 WPA.

5.4.2.46 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.

- Construction of any building, structure, erection or works of a height that would exceed the relevant limit denoted on the safeguarding map for the aerodrome or airstrip in question.
- Construction of any building or structure that could, because of its size, shape, location or construction materials, act as a reflector or diffractor of the radio signals on which navigational aids, radio aids and telecommunication systems of the aerodrome or airstrip in question are based.
- 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

5.4.2.47 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 unacceptable impacts are identified e.g. during construction of a new facility it is important that any unacceptable 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 – Protecting Communities & the Environment

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

A. It would be consistent with relevant national planning policy with respect to the following key environmental assets:

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

ii) Sites of international or European importance (SPA, SAC, Ramsar) for biodiversity, or of national importance (SSSI, NNR) for biodiversity or geodiversity where those are located within the county or could be affected by development located within the county.

iii) Nationally important heritage assets, including Scheduled Monuments, Listed Buildings, and Registered Parks & Gardens where those are located within the county or could be affected by development located within the county.

B. It would not result in unacceptable impacts on communities and the environment. The term 'unacceptable impact' should be interpreted in accordance with current national and local planning policy and planning guidance relevant to each of the following matters:

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 on the accessibility of such spaces, networks and facilities).

ii) Aerodrome and airport safeguarding, including the risk of birds striking aircraft and including impacts due to the position or height of buildings and associated structures.

iii) Air Quality, including impacts on identified Air Quality Management Areas and Clean Air Zones.

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) The landscape including 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) The natural environment, including 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)	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)	Land and soil resources including impacts on their use, quality and integrity and including opportunities for remediation, the need to protect any best and most versatile agricultural land, and the need to address existing and potential contamination and land stability issues.
ix)	Cumulative impacts arising from the interactions between waste developments, and between waste development and other forms of development.
x)	Any other matters relevant to the proposed development.

Table 23 Monitoring for Policy 14 – Communities and the Environment

Measure/Indicator	• See Appendix 1.
Data Source(s)	• Planning Applications and Decisions. • Planning Appeals.
Key Organisation(s)	• Surrey County Council. • Waste Industry.
Target(s)	• No planning applications permitted where there would be a significant adverse impact on community or environment.
Trigger	• See Appendix 1

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:

i) Waste is able to be transported using the best roads available[83], which will usually be main roads and motorways, with minimal use of local roads, unless special circumstances apply.

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

iii) The residual cumulative impact on the road network of vehicle movements associated with the development will not be severe.

iv) There is safe and adequate means of access to the highway network and the vehicle movements associated with the development will not have an unacceptable impact on highway safety when compared against current national and local guidance.

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

vi) 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

Measure/Indicator	• New or existing waste sites in relation to waste sources. • Average waste miles.
Data Source(s)	• Surrey County Council Development Management. • 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. • Main waste sources well connected to facilities.
Trigger	• Urban centre(s) or other significant source(s) of waste is/are not well connected to waste development via the SRN or rail/water.

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

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 LPAs, in preparing local plans, to "engage constructively, actively and on an ongoing basis" with other relevant organisations[84] 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[85].

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 for the WPA. Activity associated with the DtC (see below) will be reported in the AMR.

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

5.6.1.4 The WPA recognises that there are bodies not covered by the DtC. Engagement with organisations including Local Enterprise Partnerships (LEPs), infrastructure providers, environmental bodies, developers and existing waste operators is essential to the delivery of the Plan.

Table 25 Monitoring for Duty to Cooperate

Measure/Indicator	• Number of Duty to Cooperate consultations received. • Projects delivered through joint-working. • Attendance of joint working groups. • Memoranda / Statements are kept up to date.
Data Source(s)	• Consultations Log. • Final project reports. • Meeting minutes from joint working groups.
Key Organisation(s)	• Surrey County Council Development Management. • Other Waste Planning Authorities. • Surrey Districts and Boroughs.
Target(s)	• 100% attendance at joint working groups.

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

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

Trigger	• Poor attendance at joint working groups. • 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 the 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 county council encourages developers to engage with the local community at the earliest feasible stage of the development process, and ideally before a planning application is submitted. The county council's revised Validation Checklist requires that any proposal with substantial community interest be supported by a statement that explains how the pre-application engagement recommendation made in the county council's SCI has been addressed.

5.6.2.3 The concerns of host communities, including any perceived risks, should be investigated in a manner proportionate to their potential impact. Planning applications should include information that demonstrates how communities have been involved in the development of the proposal, taking into account best practice, and shows how their concerns have been addressed. For communities hosting strategic waste developments which serve a wider area, the proposal should set out the tangible benefits to those most directly affected.

5.6.2.4 Issues arising from the operation of larger waste developments are often addressed through liaison groups that involve local communities and site 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 WPA, the operator, and the other 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. • Appeal Decisions.
Key Organisation(s)	• Waste Planning Authority. • Waste Industry.

Target(s)	• 100% of relevant applications are supported by a Statement of Community Involvement produced by the applicant.
Trigger	• Statements of Community Involvement are not submitted with two or more relevant applications produced by the applicant in any monitoring period.

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.	Title	Policy No.	Title
Core Strategy			
CW1	Waste Minimisation	Policy 1	Need for Waste Development
		Policy 4	Sustainable Construction and Waste Management in New Development
CW3[86]	Developing Waste Markets	Policy 4	Sustainable Construction and Waste Management in New Development
CW4	Waste Management Capacity	Policy 1	Need for Waste Development
CW5	Location of Waste Facilities	Policy 10	Areas suitable for development of waste management facilities
		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 (other than inert C,D&E and soil recycling facilities)
		Policy 8	Improvement or extension of existing facilities
		Policy 10	Areas suitable for development of waste management facilities

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

Surrey Waste Plan 2008 – saved polices		Surrey Waste Local Plan	
Policy No.	Title	Policy No.	Title
WD2	Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment)	Policy 2	Recycling and Recovery Facilities (other than inert C,D&E and soil recycling facilities)
		Policy 8	Improvement or extension of existing facilities
		Policy 11a	Strategic Waste Site Allocations
		Policy 11b	Allocation of a Site for a Household Waste Materials Recycling Facility
		Policy 10	Areas suitable for development of waste management facilities
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

Surrey Waste Plan 2008 – saved polices		Surrey Waste Local Plan	
Policy No.	Title	Policy No.	Title
Waste Development			
WD4	Open Windrow Composting	Policy 2	Recycling and Recovery Facilities (other than inert C,D&E and soil recycling facilities)
		Policy 8	Improvement or extension of existing facilities
		Policy 11a	Strategic Waste Site Allocations
		Policy 10	Areas suitable for development of waste management facilities
WD5	Thermal Treatment Facilities	Policy 1	Need for Waste Development
		Policy 2	Recycling and Recovery Facilities (other than inert C,D&E and soil recycling facilities)
		Policy 8	Improvement or extension of existing facilities
		Policy 11a	Strategic Waste Site Allocations
		Policy 10	Areas suitable for development of waste management facilities
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

Surrey Waste Plan 2008 – saved polices		Surrey Waste Local Plan	
Policy No.	Title	Policy No.	Title
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
Waste Development Control Policies			
DC1	Safeguarding Sites	Policy 7	Safeguarding
DC2	Planning Designations	Policy 14	Protecting Communities & the Environment
DC3	General Considerations	Policy 13	Sustainable Design
		Policy 14	Protecting Communities & the Environment
		Policy 15	Transport and Connectivity

7 Policies Map

7.1.1.1 The Policies Map for the Plan comprises the following:

- A map showing the location of allocated sites and areas (ILAS) identified for waste management facilities in Surrey (see below)
- A map showing the location of existing waste management facilities in Surrey (see below)
- More detailed maps showing the location of ILAS and allocated sites in Part 2 of the Plan.

Figure 6: Policies Map of Surrey showing allocated sites and ILAS (See Policies 10, 11a and 11b)

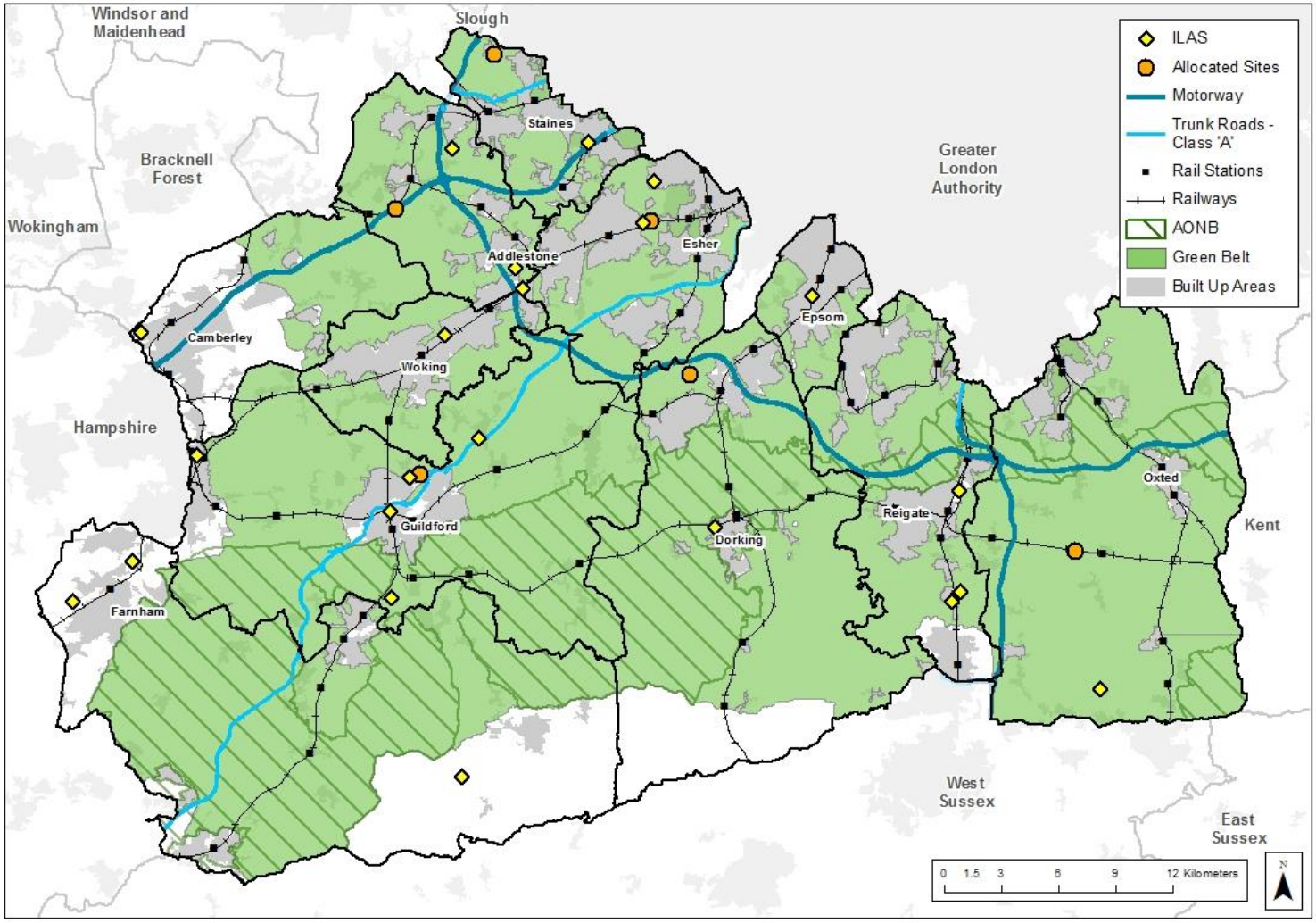
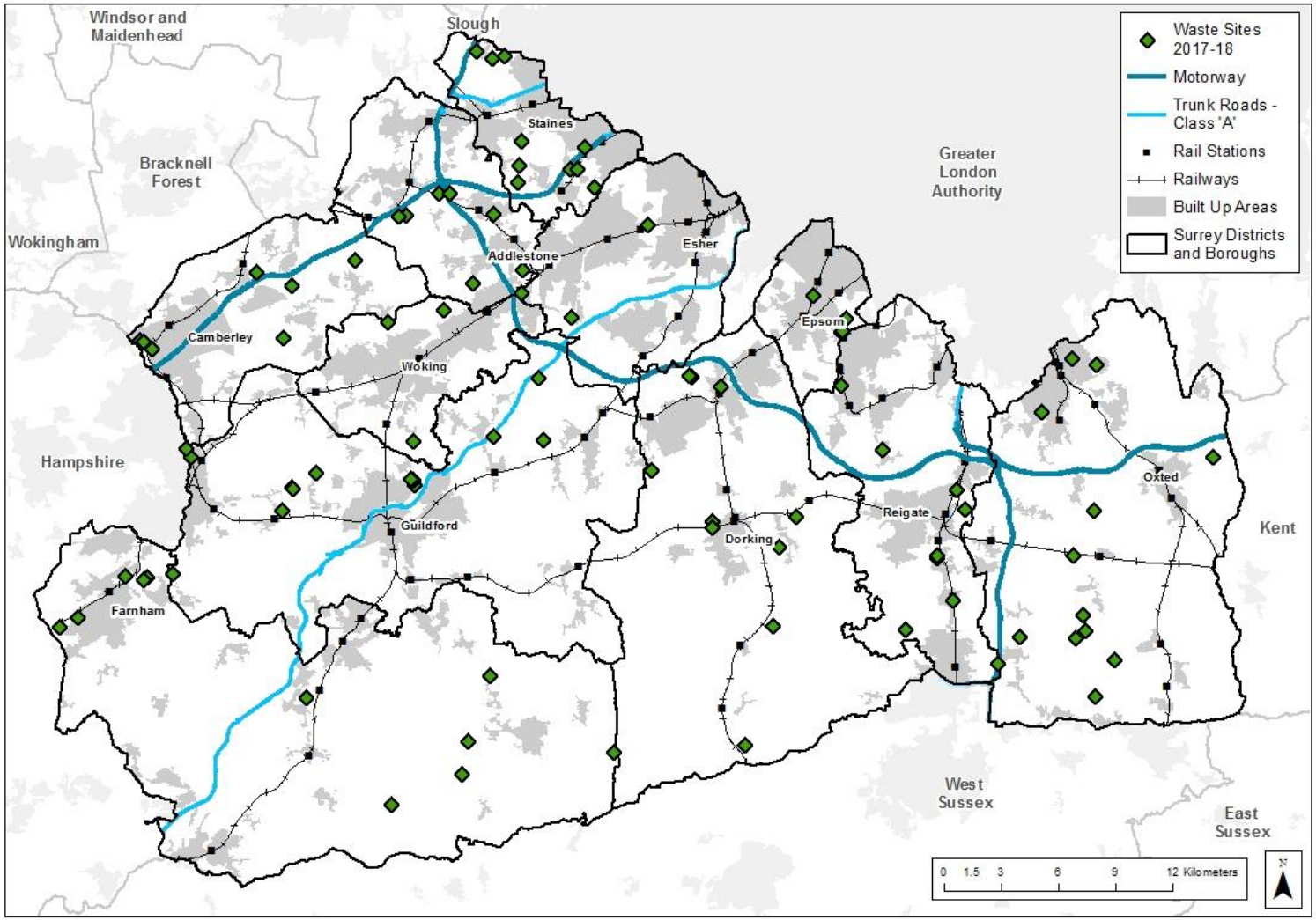


Figure 7: Policies Map of Surrey showing existing waste sites (For full details see Annual Monitoring Report)



8 Glossary

Term	Definition
Advanced Thermal Treatment (ATT)	Technologies that employ pyrolysis or gasification to process residual wastes. ATT facilities 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 consisting 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 woodland	An area of woodland that has had a continuous tree cover 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 AMR under the Planning & Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and the Town & 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 AHAP 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 AHAP is a local designation described by the county council and adopted by the County, District and Borough planning authorities for use within their Local Plans.
Areas of Great Landscape Value (AGLV)	An area designated at the local level as being of high quality in landscape and visual terms and worthy of conservation.
Area of Outstanding Natural Beauty (AONB)	An area designated under the National Parks & 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.
Aggregates Recycling Joint DPD 2013	Aggregates Recycling Joint DPD (2013) forms part of the Surrey Minerals & 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 categorised as being of grades 1, 2 or 3a under the Agricultural Land Classification system.

Term	Definition
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 (https://surreynaturepartnership.org.uk/).
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 LACW.
Community Recycling Centres (CRCs)	CRCs are sites that are operated by the WDA (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 LPA because of its special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Term	Definition
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 CSAI 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 & Rural Affairs (Defra)	The Government department responsible for policy and legislation in respect of 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 & 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 DPDs prepared by the county council and local plan DPDs as prepared by the LPAs as well as neighbourhood plans.
Development Plan Documents (DPDs)	These are planning policy documents which make up the Local Plan. DPDs 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 slopes.
Dry Mixed Recyclates (DMR)	Typically composed of: • Paper - e.g. dry paper waste, newspapers, office paper and magazines • Cardboard – e.g. corrugated cardboard, cereal boxes and card • Metal cans – e.g. clean, empty drinks cans and food tins • 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 LPAs, 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 the ELV Regulations 2003 and 2005, the environmental impacts associated with the disposal of vehicles are limited, by reducing the amount of waste generated.
Energy from Waste (EfW)	The process of managing waste to create energy - usually in the form of electricity or heat but also potentially biofuels – by means of thermal treatment. Many wastes are combustible, with

Term	Definition
	relatively high calorific values – this energy can be recovered through processes such as incineration with electricity generation, gasification or pyrolysis. EfW 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 (as amended), 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 areas that form part of the Natura 2000 network defined under Article 3 of EU Directive 92/43/EEC (the Habitats Directive). They include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), and are defined in regulation 8 of the Conservation of Habitats & 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 NPPF.
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 (GHG)	A GHG 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). GHGs absorb this infrared radiation and trap the heat in the atmosphere. Many gases exhibit greenhouse properties, including water vapour, carbon dioxide, methane and nitrous oxide.
Green infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Groundwater Source Protection Zone (SPZ)	The Environment Agency identifies SPZs 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 sufficient of these materials to render the waste as a whole hazardous within the definition

Term	Definition
	given above. Defined in the Hazardous Waste (England and Wales) Regulations 2005 (as amended).
Heathland	Lowland heathland is a 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. Non-inert (including non-hazardous) waste is all other waste other than as identified above.
Joint Municipal Waste Management Strategy (JMWMS)	A strategy for the management of waste arising from households across a county or other relevant administrative area. Produced in partnership by the WDA and the WCAs. 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
Listed Buildings	A building of special architectural or historic interest in a list compiled by the Secretary of State under the Planning (Listed Buildings & 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 Natural England (formerly English Nature), under the National Parks & 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	A plan for the future development of a local area, drawn up by the LPA in consultation with the community. In law this is described as the development plan documents adopted under the Planning & Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under law would be considered to be DPDs, 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: A roads (not including trunk roads and primary routes). B roads – which are roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network. 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. 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 & 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
National Nature Reserves (NNRs)	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 NPPF 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 in England, 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	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 NPPF.
PM_{10}	PM_{10} are very small particles of solid and /or liquid in the air with a diameter of 10 micrometres or smaller. They are formed from combustion or burning processes.
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.
Public Right of Ways (PRoW)	PRoW are paths that all members of the public can legally use: footpaths – for walking, running, in mobility scooters or powered wheelchairs; bridleways – for walking, horse riding, bicycles, mobility scooters or powered wheelchairs; restricted byways – for any transport without a motor and mobility scooters or powered wheelchairs; byways open to all traffic – for any kind of transport, including cars (but mainly used by walkers, cyclists and horse riders).

Term	Definition
Priority habitats and species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment & 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.
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 & Compulsory Purchase Act 2004. The RSS for Surrey was the South East Plan but this was revoked in 2013 except for policy (NRM6) relating to the Thames Basin Heaths Special Protection Area.
Regionally Important Geological & Geomorphological Sites (RIGS)	RIGS, also known as Local Geological Sites, are areas for geological or geomorphological importance that are not subject to statutory protection as geological Sites of Special Scientific Interest (SSSI). RIGS 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 should be an integral part of 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 a condition equivalent to its former use or suitable for its anticipated future use following mineral extraction. It includes processes that take place before

Term	Definition
	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 buy refillable containers or reuse plastic bags. Reuse contributes to sustainable development and can save raw materials, energy and transport costs.
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 & Archaeological Areas Act 1979.
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: What types 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.
Special Areas of Conservation (SAC)	SACs are habitats designated under the EU 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 (2009/147/EC) to protect wild 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.
Suitable alternative natural greenspace (SANG)	Green space that is of a quality and type suitable to be used as mitigation for new residential development in the context of the Thames Basin Heaths Special Protection Area (SPA). Its role is to provide alternative open space which will divert local residents away from visiting the SPA.
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.

Term	Definition
Surrey Minerals Plan 2011	The Surrey Minerals Plan was adopted in 2011 and provides strategic policies and site-specific proposals for the extraction of primary aggregate, silica sand and brick clay for the period to 2026.
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 2020.
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.
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. Transport assessments 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 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 & 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 (2008/98/EC) 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.

Term	Definition
Waste hierarchy	A concept devised by the WFD 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'.
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.

Appendix 1: Table of Indicators, Triggers and Targets Relating to the Monitoring of Policy 14

	Indicator	Target/Trigger	Actions	Relevant P14 Clauses
Policy 14 Part A: Key Environmental Assets (e.g. AONB, , Ramsar Site, SPA, SAC, SSSI, NNR, Scheduled Monument, Listed Building, Registered Park & Garden)				
14A.1	All applications for waste related development determined during the monitoring year where the proposal has the potential to affect one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14	Trigger: Any applications refused during the monitoring year, where the reasons for refusal include unacceptable impacts on one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of unacceptable impacts. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part A (i) National Landscapes; Part A (ii) Supranational / National Natural Assets; Part A (iii) National Heritage Assets
14A.2		Trigger: Any applications granted permission during the monitoring year, with conditions attached in respect of the protection of the categories of sensitive environmental assets referred to in Part A of Policy 14 Target: 100% applications granted permission include conditions to manage identified impacts	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	
Policy 14 Part B: Impacts on the Wider Environment				
14B.1	All applications for waste related development determined during the monitoring year where the proposal would give rise to impacts on one or more of the environmental receptors referred to in Part B of Policy 14	Trigger: Any applications refused during the monitoring year, for which the reasons for refusal make reference to unacceptable impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of impacts. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part B (iii) Air Quality; (iv) Water Environment; (v) Landscape; (vi) Natural Environment; (vii) Historic Environment; (viii) Land & Soil Resources
14B.2		Trigger: Any application granted permission during the monitoring year. Target: 100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	

Indicator		Target/Trigger	Actions	Relevant P14 Clauses
Policy 14 Part B: Impacts on Local Communities				
14B.3	All applications for waste related development determined during the monitoring year where the proposal would give rise to impacts on one or more of the community receptors referred to in Part B of Policy 14	Trigger: Any applications refused for which the reasons for refusal make reference to unacceptable impacts on one or more of the categories of community receptors referred to in Part B of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of impacts on one or more of the categories of community receptors referred to in Part B of Policy 14. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part B (i) Public Amenity & Safety; (ii) Aerodrome & Airport Safeguarding
14B.4		Trigger: Any application granted permission during the monitoring year. Target: 100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of community receptors referred to in Part B of Policy 14	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	