

Schedule of Modifications

Annex 1: Minerals – related Development

A total of 66 amendments have been made to this document, these are listed below.

Contents Page Section

1. Officers requested the following paragraph is **amended** to the following:

Paragraph to be **removed**:

The policy drivers for all the subjects listed are the [Surrey Minerals Plan Core Strategy Development Plan Document](#), and [Primary Aggregates Development Plan Document](#), relevant Borough or District Local Plans, the [National Planning Policy Framework](#) and the [National Planning Policy Practice Guidance](#). Specific policies or paragraphs of these policy drivers may be detailed within a specific subject when relevant. This is also true of the [Surrey Aggregates Recycling Joint Development Pan Document](#) and the [Restoration and Enhancement Supplementary Planning Document](#).

Paragraph to be **added**:

The policy drivers for all the subjects listed are the [Surrey Minerals Plan Core Strategy Development Plan Document](#), [Primary Aggregates Development Plan Document](#), the [Aggregates Recycling Joint Development Plan Document](#), and the [Surrey Minerals Plan Minerals Site Restoration Supplementary Planning Document](#); relevant Borough or District Local Plans, the [National Planning Policy Framework](#) and the [National Planning Policy Practice Guidance](#). Specific policies or paragraphs of these policy drivers may be detailed within a specific subject when relevant.

2. Contents list has been **updated as a field** in relation to the updates detailed within this schedule of modification.
3. Officers requested that paragraph numbers have been **added** to the whole annex to make it easier to navigate the different sections.

Planning Statement Section

4. Officers request the word comprehensive should be **added** into site description bullet point under the 'what you must provide' sub-heading so it now reads the following:

A **comprehensive** site description setting out the physical features of the site and its surroundings.

5. Officer requested the **removal** of the wording ‘for Minerals and Waste Plan’ from the following bullet point under the ‘what you must provide’ sub-heading so it now reads the following:

Summaries of any supporting and technical information submitted as part of the application, including relevant key development criteria for preferred areas/areas of search identified in the Surrey Minerals Plan Core strategy and Primary Aggregates DPDS and Aggregate Recycling Joint DPD.

6. Officers requested that the reference to the relevant section should be added into the restoration and aftercare bullet point under the ‘what you must provide’ sub-heading so that it now reads as follows:

Restoration and aftercare including landfilling: please see Landfill and Restoration and Aftercare (**Section 6**). A summary of this can be included in this statement.

7. Officers requested that the following paragraph is **amended** to the following:

Paragraph to be **removed**:

Proposals may involve a combination of minerals and waste related development and if this is the case, the planning statement should address both. The subjects listed below can be incorporated within the Planning Statement or can be submitted as individual, supporting documents as appropriate.

Paragraph to be **added**:

Proposals may involve a combination of minerals and waste management development and if this is the case, the planning statement should address both. The subjects listed below can be incorporated within the Planning Statement or can be submitted as individual, supporting documents as appropriate.

Green Belt Statement Section

8. Within the Green Belt Section Officer requested the following paragraph is **amended** to the following:

Paragraph to be **removed**:

Where the application site lies within the Green Belt and the proposal would be for development other than mineral extraction and primary treatment.

Paragraph to be **added**:

Where the application site lies within the Green Belt, a Green Belt Statement should be submitted.

9. Officers requested that the Policy and Guidance Green Belt Section is amended as follows:

Remove the following links:

- [National Planning Policy Framework: Protecting Green Belt Land](#)
- [Surrey Minerals Plan Core Strategy Development Plan Document Policy Key Spatial Environmental Considerations – Green Belt](#)
- [The County Planning Authority’s Alternative Site Assessment Advice note](#)
- [Minerals and waste performance monitoring – Surrey County Council](#)
- [Surrey County Council Local Aggregates Assessment](#)
- [Surrey County Council Aggregates Monitoring Update](#)

Add in the following links:

- [National Planning Policy Framework: Protecting Green Belt Land](#)
- [Surrey Minerals Plan Core Strategy Development Plan Document Policy Key Spatial Environmental Considerations – Green Belt](#)
- [The County Planning Authority’s Alternative Site Assessment Advice Note \(PDF\)](#)
- [Surrey County Council Annual Monitoring Report](#)
- [Green Belt - GOV.UK](#)

10. Within the Green Belt Section ‘what you must provide’ Officers requested the following paragraphs are to be **amended** to the following:

Paragraphs to be **removed**:

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

An alternative site assessment may be required to demonstrate why the proposal cannot be sited beyond the Green Belt. The alternative site assessment should cross refer to the County Planning Authority’s Alternative Site Assessment advice note.

Paragraph to be **added**:

Need to demonstrate that the proposal meets the definition of appropriate Green Belt development or whether it is considered to be inappropriate development. In the case where the proposal is inappropriate development in the Green Belt, you will need to demonstrate factors that (alone or in combination) amount to very special circumstances which clearly outweighs the harm by reason of inappropriateness and any other harm. In all cases you should explain

the impact of the proposal on the visual and spatial openness of the Green Belt and whether the proposal conflicts with the purposes of the Green Belt.

The five purposes of the Green Belt are:

- To check the unrestricted sprawl of large built-up area.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling the derelict and other urban land.

An alternative site assessment may be required to demonstrate why the proposal cannot be sited beyond the Green Belt. The alternative site assessment should cross refer to the County Planning Authority's Alternative Site Assessment advice note.

Air Quality Section

Air Quality Assessment

11. Statutory Consultee and Officers requested the following paragraph and policy/guidance for air quality assessment to be **amended** to the following:

Paragraph to be **removed**:

Where development is to be located within or adjacent to an Air Quality Management Area (AQMA) or where the development is likely to generate significant vehicle movements as defined by the Environmental Protection UK (EPUK) – Institute of Air Quality Management (IAQM) guidance (or subsequent updates).

Policy and Guidance:

- [Department for Environment Food, and Rural Affairs policy guidance and technical guidance](#)
- [Defra TG\(16\) guidance](#)
- [Environment Agency guidance](#)
- [Planning Practice Guidance: Air Quality](#)
- [IAQM: Land-Use Planning and Development Control: Planning for Air Quality \(PDF\)](#)
- [IAQM: guide to the assessment of air quality impacts on designated nature conservation sites \(PDF\)](#)

Paragraph to be **added**:

Where development is defined by the Environmental Protection UK (EPUK) – Institute of Air Quality Management (IAQM) guidance or subsequent updates:

- Is to be located within or adjacent to an Air Quality Management Area (AQMA) or;
- Is likely to generate significant vehicle movements; or
- Would involve the construction of a new chimney stack.

Policy and Guidance:

- [Department for Environment Food, and Rural Affairs policy guidance and technical guidance](#)
- [Defra TG \(16\) guidance](#)
- [Environment Agency guidance](#)
- [Planning Practice Guidance: Air quality](#)
- [IAQM guidance:](#)
 - Land-Use Planning and Development Control: Planning for Air Quality
 - Guide to the assessment of air quality impacts on designated nature conservation sites

12. Officer requested **addition** of following paragraph to the ‘what you must provide’ for the air quality assessment section:

In situations where the emissions are released close to buildings with relevant receptors, or where the dispersion of the plume may be adversely affected by the size and/or height of adjacent buildings (including situations where the stack height is lower than the receptor) then consideration will need to be given to potential impacts at much lower emission rates.

Construction Dust

13. Officers requested that the word ‘Assessment’ is **added** to the title for Construction Dust. The title now reads as follows:

Construction Dust **Assessment**.

14. Statutory Consultee and Officers requested the following policy/guidance for construction dust to be **amended** to the following:

Policy/guidance to be **removed**:

Policy and Guidance:

- [Department for Environment Food, and Rural Affairs policy guidance and technical guidance](#)
- [Defra TG\(16\) guidance](#)
- [Environment Agency guidance](#)
- [Planning Practice Guidance: Air Quality](#)
- [IAQM: Land-Use Planning and Development Control: Planning for Air Quality \(PDF\)](#)
- [IAQM: guide to the assessment of air quality impacts on designated nature conservation sites \(PDF\)](#)

Policy/guidance to be **added**:

Policy and Guidance:

- [IAQM guidance](#):
 - Guidance on the Assessment of Mineral Dust Impacts for Planning (May 2016 or subsequent revisions)
 - Guidance on the assessment of dust for demolition and construction (Version 1.1 or subsequent revisions)
 - Land-Use Planning and Development Control: Planning for Air Quality
- [Planning Practice Guidance: Air Quality](#)

Operational Dust

15. Officers requested that the word 'Assessment' is **added** to the title for Operational Dust. The title now reads as follows:

Operational Dust **Assessment**.

16. Statutory Consultee and Officers requested the following paragraph for operational dust is **amended** to the following:

Text to be **added**:

The distance criteria in the IAQM Guidance on the Assessment of Mineral Dust impacts for Planning: Screen the need for detailed assessment specify where the dust impact assessment should be a detailed **dust assessment** or a simple qualitative statement.

17. Statutory Consultee and Officers requested the following policy/guidance for operational dust is **amended** to the following:

Policy/guidance to be **removed**:

Policy and Guidance:

- Same as construction dust, above.

Policy/guidance to be **added**:

Policy and Guidance:

- Please refer to the policy guidance documents detailed for Construction Dust Assessment (Section 3.2), as well as the following:
- [IAQM guidance](#): Guidance on Monitoring on the Vicinity of Demolition and Construction Sites October 2018

Ecology Section

Preliminary Ecological Assessment (PEA)

18. Officers requested that the following text is **added** to the following bullet point:

Within 100m or, or is likely to, affect a Priority Habitat or Species (**See section 4.3 for specific requirements relating to Great Crested Newts**).

19. Statutory consultees requested that policy/guidance for Preliminary Ecological Assessment Section is **amended** to the following:

Policy/guidance to be **removed**:

Policy and Guidance

- [Conservation of Habitats and Species Regulations 2010](#)
- [Surrey Biodiversity Information Centre](#)
- [Surrey Wildlife Trust](#)
- [Chartered Institute of Ecology and Environmental Management](#)
- [Natural England - Standing advice for protected species](#)
- [Natural England - SSSI Impact Risk Zones \(PDF\)](#)
- [MAGIC website](#)
- [Office of the Deputy Prime Minister \(ODPM\) Circular 06/2005 "Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system" and the Good Practice Guide](#)
- BS 42020 Biodiversity Code of practice for planning and development
- [Planning Practice Guidance: Natural Environment](#)
- [Wildlife and Countryside Act 1981](#)
- [Conservation of Habitats and Species Regulations 2010](#)
- [National Planning Policy Framework: Conserving and enhancing the natural environment \(PDF\)](#)

Policy/Guidance to be **added**:

- [The Conservation of Habitats and Species Regulations 2017 \(as amended\)](#)
- [Wildlife and Countryside Act 1981](#)
- [Surrey Biodiversity Information Centre](#)
- [Surrey Wildlife Trust](#)
- [Chartered Institute of Ecology and Environmental Management – best practice guidelines for Preliminary ecological Appraisals and Ecological Impact Assessment](#)
- [Natural England - Standing advice for protected species](#)
- [Natural England - SSSI Impact Risk Zones \(PDF\)](#)
- [MAGIC website](#)
- [Office of the Deputy Prime Minister \(ODPM\) Circular 06/2005 "Biodiversity and Geological Conservation – statutory obligations and their impact within the planning system" and the Good Practice Guide](#)
- British Standard BS42020 Biodiversity Code of practice for planning and development
- [Planning Practice Guidance: Natural Environment](#)

- [National Planning Policy Framework: Conserving and enhancing the natural environment \(PDF\)](#)
- [Natural England Standing Advice - Great Crested Newts: Advice for making planning decisions 2022](#)
- [Natural England Standing Advice - Great Crested Newts: District Level Licensing for Local Planning Authorities](#)
- [Protected species and development: advice for local planning authorities](#)

20. Officers requested that the following paragraph is **added** into the 'what you must provide' section for Preliminary Ecological Assessment (PEA).

Please use the timetable guidance for surveys and assessments as outlined in [Protected species and development advice: advice for local planning authorities](#).

Ecological Impact Assessment

21. Officers requested that the following text is **added** to the following bullet point for Ecological Impact Assessment:

Require a protected species survey (**See section 4.3 for specific requirements relating to Great Crested Newts**).

22. Officers requested that the following text is **added** to the policy/guidance section for Ecological Impact Assessment:

Same as PEA (**Section 4.1**)

Great Crested Newts

23. Officers and NatureSpace Partnership (Statutory Consultee) requested that a Great Crested Newts section is added into the Ecology chapter. The following text has been **added**:

Great Crested Newts

Required for the following applications:

Planning application sites that lie within the red and amber impact risk zones – as mapped by NatureSpace Partnership.

What you must provide:

A Preliminary Ecological Appraisal report providing an initial assessment of any likely impacts on Great Crested Newts, unless you can provide evidence at this stage that impacts on this species are unlikely; in the form of the following:

- Written confirmation that none of the following features are present on site with site photographs to demonstrate the lack of suitable features):
 - Ponds
 - Ditches
 - Piles of material, including timber, stones and debris
 - Rough grassland
 - Hedgerows
 - Woodland
 - Scrub
- Written confirmation that there are no ponds within 500 metres (m) of the site.
- And written confirmation that the access points into the site will not affect any suitable features.

If suitable features do exist on site and there are ponds within 500m of the site, then a Preliminary Ecological Appraisal report must be submitted. The main purpose of this will be to assess the habitats present within the site and all ponds within 500m of the site in order to confirm whether Great Crested Newts are likely to be impacted by the proposal and therefore, whether a full survey should be carried out.

A full Great Crested Newts Survey is not required if the applicant opts to use the Council's District Licence under the scheme administered by NatureSpace.

Unless it can be demonstrated that there is no risk of impacts on Great Crested Newts or their habitats (having completed the appropriate level of assessment as described above), you may need a licence to carry out the proposed development. You can get a licence by:

- Carrying out a full great crested newt survey, providing full details of mitigation as part of your planning application and applying directly to Natural England after planning permission has been approved; or
- Becoming authorised by Surrey County Council under their district licence via NatureSpace (<https://naturespaceuk.com/>) by submitting the relevant NatureSpace documents as part of your planning application.

Biodiversity Net Gain

24. The County Ecologist Officer requested that a Biodiversity Net Gain section is added into the Ecology Chapter. The following text has been **added**:

Biodiversity Net Gain (BNG)

Required for the following applications:

All applications except those exempt from BNG requirements.

Please note that the requirement for BNG for small sites does not come into force until Spring 2024. Small sites are defined as (i) For residential: where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare, or where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares; (ii) For non-residential: where the floor space to be created is less than 1,000 square metres OR where the site area is less than one hectare.

Policy and Guidance:

- [National Planning Policy Framework](#)
- [The Environmental Act](#)
- [Town and Country Planning Act 1990 Schedule 7A](#)
- Relevant Borough and District Development Plan Policy
- [The Biodiversity Metric 4.0](#)
- [The Planning Advisory Service](#)
- [National England – Biodiversity Net Gain](#)
- British Standard 42020
- British Standard 8683

What you must provide:

A 'baseline' (before development) and 'post intervention' (post development) metric calculation using the Biodiversity Metric 4.0. The metric needs to be accompanied by a technical BNG report containing methodology including habitat condition results, justification for approach to BNG (following the mitigation hierarchy) and any caveats, assumptions or limitations to the assessment. A UK Hab baseline and post intervention figure must accompany the metric with habitats clearly referenced which correspond to habitats within the BNG report. The report submitted with the planning application will detail how a minimum of 10% gain has been met using the Biodiversity Metric and whether BNG is being provided on site, off site or statutory credits (or a combination). A copy of the Biodiversity Metric assessment (in excel format) must also be provided.

If BNG is to be provided off-site, the off-site land should be identified on a site plan and edged in red and a baseline Ecological Assessment of that land needs to be provided, as the proposed ecological enhancements for it. The 'off-site' tab of the BNG metric will need to be completed with all data fields completed. Any caveats/justification required is to be clearly explained in the accompanying BNG report and in the 'Assessor comments' field of the BNG metric.

In addition, an Ecological Impact Assessment still needs to be carried out on the site to be developed in order to calculate the amount of mitigation required by the off-site provision.

BNG is an additional requirement and does not change existing legal protections for important habitats and species. It maintains the mitigation hierarchy of avoid impacts first, then mitigate and only compensate as a last resort. Where required a Preliminary Ecological Assessment should be provided (please see section 4.1 above).

Applicants are advised to liaise with the County Ecology Team to determine whether their proposal is exempt from BNG

Landscape, Landscaping and Trees Section

Landscape Assessment

25. Officer requested the **rewording** of text to the Landscape Assessment section:

The following text has been **removed**:

Planning applications that require an EIA [Environmental Impact Assessment as required under the Environmental Impact Assessment (England) Regulations 2017].

Planning Applications that are within or visible from the High Weald AONB or Surrey Hills AONB.

All planning applications for development which could have an effect on existing landscape scheme.

The following text has been **added**:

Planning applications where a Landscape and Visual Impact Assessment (LVIA) has been scoped into an EIA under the EIA [Environmental Impact Assessment as required under the Environmental Impact Assessment (England) Regulations 2017]

Planning applications that are within or visible from the High Weald AONB or Surrey Hills AONB. For major development or other development with the potential for significant landscape and/or visual impact, including development within the setting of an AONB, a formal LVIA will be required. For all other development an informal and proportionate Landscape and Visual Appraisal (LVA) will be required. There may be exceptional circumstances (e.g. very minor development which is well-screened) where neither the LVIA or LVA will be required. Applicants should clearly justify the approach taken.

LVIA's and LVAs must be produced by a suitably qualified and experienced landscape professionals and accord with industry best

practice guidance (e.g. GLVIA3, DMRB LA107 or guidance which supersedes these).

All planning applications for development which could have an effect on an existing landscape scheme approved by the County Planning Authority.

26. County Landscape Architect requested the **amendment** of the following text to be added to the Landscape Assessment 'what you must provide' section:

Assessments should be informed by County, District and Borough landscape and townscape character assessments, Conservation Area **Appraisals**, landscape or nature conservation designations, AONB management plans, Listed Buildings, **Registered** Parks and Gardens, Scheduled Monuments or other heritage assets, and existing landscape features.

Photographs, visualisations and photomontages to be provided as appropriate. **Where produced as part of a LVIA or LVA, these should accord with LI Technical Guidance Note 06/19 or any guidance which supersedes this.**

The assessment should help determine whether further details or mitigation measures in the form of a landscape scheme or other compensation will be required (potentially see **Section 5.3**).

Landscape and visual impact assessments must consider the impact from a range of heights, ridges, hillsides and valleys including plans which show the surrounding contours and topography with a discussion on the impacts.

Landscape Scheme

27. County Landscape Architect requested the **addition** of the following policy and guidance for the Landscape Scheme section:

- [Surrey's New Tree Strategy \(2020\)](#)
- [Tree Species Selection for Green Infrastructure: A Guide for Specifiers \(Trees & Design Action Group\)](#)

28. County Landscape Architect and Waverley Borough Council requested the **rewording** of the following paragraph for new planning for 'what you must provide' for the Landscape Scheme section:

The following text has been **removed**:

Where new planting is proposed [this should be native species of local provenance and that species such as Ash and Elm should be avoided where possible] the application should provide as a minimum, a schedule of plants, noting species, plant or stock size, and proposed

spacing, numbers or planting densities, notes on cultivation, and timing of planting. Other information that should be provided may include:

- Proposed finished ground levels or contours; sections.
- A soil management strategy where significant earthworks are required.
- Means of enclosure; fences and boundary treatments.
- Protection measures for existing and new planting.
- Tree pit size, protection, staking/guying.
- Extent and provision of all construction operations, including site compounds, temporary haul roads or access points; and Construction Method Statement.
- Access and Car parking layout.
- Services.
- Implementation timetables.
- Biosecurity including the sourcing of new trees and shrub stock.

The following text has been **added**:

Where new planting is proposed the applicant should provide as a minimum, a schedule of plants, noting species, plant or stock size, and proposed spacing, numbers or planting densities, notes on cultivation, and timing of planting. Within a rural context new planting should typically comprise native species of local provenance, sensitive to the surrounding landscape character. Within an urban context, native species are encouraged, however, a proportion of non-native species may be acceptable. This will be a case-by-case basis to be discussed with the County Planning Authority in order to provide species diversity and resilience to climate change, pests and diseases.

Other information that should be provided may include:

- Proposed finished ground levels or contours;
- Sections;
- A soil management strategy where significant earthworks are required;
- Means of enclosure; fences and boundary treatments;
- Protection measures for existing and new planting;
- Tree pit size, protection, staking/guying;
- Underground cellular systems for tree planting within hard surfaced environments;
- Extent and provision of all construction operations, including site compounds, temporary haul roads or access points; and Construction Method Statement;
- Access and Car parking layout;
- Services;
- Implementation timetables;
- Biosecurity including the sourcing of new trees and shrub stock; and

- Landscape strategy setting out the vision, design approach and justification for species selection.

29. County Landscape Architect requested the **addition** of the following paragraph into the Landscape Scheme section:

Where replacement trees are proposed a schedule detailing sizes and number/densities of proposed trees should be submitted.

Ancient Woodland

30. Officer requested the **amendment** of the following text regarding the buffer zone between the development and the edge of ancient woodland and veteran trees within the 'what you must provide' section for Ancient Woodland:

Paragraph to be **removed**:

The assessment should state the controls and mitigation, including a 250m buffer zone between the development and the edge of the ancient woodland and veteran trees that will be applied to avoid adverse effects. Tree surveys should be in accordance with guidance in the British Standard BS:5837 2012 'Trees in relation to demolition, design and development'.

Paragraph to be **added**:

The assessment should state the controls and mitigation, including a 15m buffer zone between the development and the edge of the ancient woodland and veteran trees that will be applied to avoid adverse effects (see [Natural England and Forestry commission standing advice – GOV.UK](#)). Tree surveys should be in accordance with guidance in the British Standard BS:5837 2012 'Trees in relation to demolition, design and development'.

Trees and Arboricultural Implications

31. County Landscape Architect requested the **addition** of the following paragraph into the 'what you must provide' section of the Trees and Arboricultural Implications section:

Where replacement trees are proposed a schedule detailing sizes and number/densities of proposed trees should be submitted.

Restoration and Aftercare Section

Restoration

32. Environmental Enhancement Officers requested the **addition** of following text in the 'what you must provide' section of the restoration section.

The following text has been **added**:

A statement setting out the restoration proposals for the land following cessation of operations to include:

- An overall restoration plan, identifying the proposed afteruse of the site.
- Voidspace and total volume and type of fill material (if required) to restore the application site alongside filling rates **and expected levels of settlement**.
- Phasing of restoration and if it shall be progressive including phasing plans to demonstrate this.
- An assessment of the agricultural land classification where applicable.
- **A Soil Resource and Management Plan including:**
 - Information on soil resources, including whether the importation of additional soils is required and how topsoil, subsoil and overburden are to be stripped. Details on how soils and soil making materials are to be handled and their proposed depths in the restored landform.
 - Where soils are to be stored during the operational phase, a statement to be provided detailing where topsoil/subsoil will be located including bund positions and height; and quantities stored.
 - Measures that would be taken to safeguard the soil quality during storage and restoration.
- Pre and post settlement contours (where applicable) of the restored area and its relationship to the surrounding land.
- Drainage of the restored area to include grading to promote natural drainage, surface water catchment, proposed field drains, ditches, culverts, sumps and watercourses, direction of flow and site drainage plan and erosion control measures.
- Proposals for the removal of buildings, plant, equipment, roads and hardstandings.
- Landscape strategy and planting details.
- Ensure restoration plan delivers Biodiversity Net Gain (**please refer to the Biodiversity Net Gain Section 4.4 of this document**).

Aftercare

33. Officers requested that the following text is **added** to the policy/guidance section for Aftercare:

Same as Restoration (**Section 6.1**)

Enhancement

34. Officers requested that the following text is **added** to the policy/guidance section for Enhancement:

Same as Restoration (**Section 6.1**)

Traffic and Highways Section

35. Officers requested that the chapter heading for the Traffic and Highways Section is **amended** to the following:

Removal of the following chapter heading:

Traffic and Highways

Replaced by the following chapter heading:

Highways Traffic and Access

36. Officers requested that the heading for the Traffic Statement Section is **amended** to the following:

Removal of the following heading:

Traffic Statement

Replaced by the following heading:

Transport Statement

Transport Assessment

37. Officers requested that the following policy and guidance is **added** to the policy and guidance section for Transport Assessments:

[Surrey County Council Vehicle Electric Vehicle and Cycle Parking Guidance for New Developments](#)

Geological, Land and Soil Section

Contaminated Land Assessment

38. Officers requested the **addition** of following text for requirements for the Contaminated Land Assessment section:

The following text has been added **added**:

A contaminated land assessment is the minimum requirement to be submitted with an application where the potential for land contamination is suspected or there is reasonable possibility of. In its absence would certainly trigger a pre-commencement condition on suspected sites.

39. Officers requested that the following policy and guidance is **amended** to the policy and guidance section for Contaminated Land Assessment Section:

The following policy and guidance to be **removed**:

- [CL:AIRE Model Procedures for the Management of Land Contamination](#)

The following policy and guidance to be **added**:

- [Land Contamination Risk Management \(LCRM\)](#)
- [Land Contamination: technical guidance- Gov.UK](#)

Agricultural Land Classification and Soils

40. Officers requested that the following policy and guidance is **amended** to the policy and guidance section for Agricultural Land Classification and Soils section:

The following policy and guidance to be **removed**:

- [Good Practice Guide for Handling Soils \(April 2000\) prepared on behalf of MAFF](#)

The following policy and guidance to be **added**:

- [Soil guidance \(quarrying.org\)](#)

41. Officers requested the **addition** of following bullet point for ‘what you must provide’ for the Agricultural Land Classification and Soils section:

The following bullet point has been added **added**:

A soil management plan.

Water Environment Section

Flood Risk Assessment

42. The Lead Local Flood Authority and Officers requested the **addition** of following link to the policy and guidance section of the Flood Risk Assessment section:

[Flood risk assessments: climate change allowances - GOV.UK](#)

Sustainable Drainage Systems (SuDS)

43. Officers requested that the following policy and guidance is **amended** in the policy and guidance section for Sustainable drainage Systems (SuDS) section:

The following policy and guidance to be **removed**:

- [Written Ministerial Statement 2014](#)
- [LASOO Guidance on meeting the national standards \(PDF\)](#)
- [The Lead Local Flood Authority](#)
- [Watercourse Consent from Surrey County Council](#)

The following policy and guidance to be **added**:

- [Ordinary Watercourse Consent Form](#)

44. The Lead Local Flood Authority, Statutory Consultee and Officers requested that a Drainage and Water Supply Report section is added into the Water Environment Chapter. The following text has been **added**:

Drainage and Water Supply Report

Required for the following applications:

For applications where there would be a net increase in water and wastewater demand to serve the development where appropriate.

Policy and Guidance:

- [National Planning Policy Framework: Meeting the challenge of climate change, flooding and coastal change \(PDF\)](#)
- [National Planning Policy Guidance: Water Management](#)

What you must provide:

Water supply and sewage/wastewater infrastructure is essential to any development. Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts in the form of internal and external sewer flooding and pollution of land and water courses and/or low water pressure. Calculations of the mains water consumption for the development proposed and sewage demand and whether any upgrades are needed.

Heritage and Archaeology Section

Heritage Assets

45. The Heritage Officer requested the heading for Heritage Assets is **amended** to the following:

Removal of the following heading:

Heritage Assets

Replaced by the following heading:

Heritage Statement

46. The Heritage Officer and Officers requested the following text is **added** to the requirements section of the Heritage Assets:

Text to be **added**:

Where Heritage Assets or features, and their respective settings, may be affected by the proposal. **A statement is required if your proposal links to either:**

- **Work affecting a listed building and/or its setting.**
- **A new development in a conservation area**
- **Demolition work in a conservation area**
- **Work within an area of archaeological potential**
- **Work within the area of a scheduled ancient monument**
- **Work within a historic park or garden**

A Heritage Asset would be considered to be a nationally or locally Listed Building, Nationally Registered or locally listed Park or Garden, Registered Battlefield, Conservation Area, Historic Landscape and/or associated natural heritage features, or undesignated features or structures of demonstrable historic or cultural heritage interest.

Please Note Listed Building Consent is determined by the relevant district or borough and not by Surrey County Council.

47. The Heritage Officer and Officers requested that the following policy and guidance is **amended** in the policy and guidance section for Heritage Assets section:

The following policy and guidance to be **removed**:

- Surrey County Council Heritage Conservation Team Officer: heritageconsultations@surreycc.gov.uk
- [Surrey Historic Environment Record](#)
- [Schedule of Ancient Monuments](#)
- [Historic England Registered Parks and Gardens](#)
- [Historic England Listed Buildings Register](#)
- [Historic England Good Practice Advice Notes: GPA1, GPA2 and GPA3](#)
- [Surrey Historic Landscape Characterisation Assessment](#)

- [National Planning Policy Guidance: Historic Environment](#)
- [Historic England: Mineral Extraction and Archaeology Guidance](#)
- [Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets](#)

The following policy and guidance to be **added**:

- Historic Environment Planning Team Officer:
heritageconsultations@surreycc.gov.uk
- [Land Planning and Development Heritage and Planning Historic Environment Record](#)
- [Schedule of Ancient Monuments](#)
- [Historic England Registered Parks and Gardens](#)
- [Historic England Listed Buildings Register](#)
- [Enabling Development and Heritage Assets – Historic England](#)
- [Surrey Historic Landscape Characterisation Assessment](#)
- [National Planning Policy Guidance: Historic Environment](#)
- [Historic England: Mineral Extraction and Archaeology Guidance](#)
- [Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets](#)

48. The Heritage Officer and Officers requested that the following paragraph is **amended** in the ‘what you must provide’ section for Heritage Assets section:

The following paragraph is to be **removed**:

A Heritage Statement setting out the significance of all Heritage Assets affected by a proposed development. The statement should be comprehensive but proportionate to the level of potential harm posed by the development proposal. Loss of, or damage to, any Heritage Asset will need to be justified within a wider context of enhanced understanding of the asset, or an mitigation of greater benefit to the preservation and continued sustainability of heritage features elsewhere within the development. Contact the County Historic Environmental Planning Team and the Historic Environment Record to support the Heritage Statement.

The following paragraphs is to be **added**:

A Heritage Statement setting out the significance of all Heritage Assets affected by a proposed development. The statement should be comprehensive but proportionate to the level of potential harm posed by the development proposal. Loss of, or damage to, any Heritage Asset will need to be justified within a wider context of enhanced understanding of the asset, or a mitigation of greater benefit to the preservation and continued sustainability of heritage features elsewhere within the development. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where

a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The applicant and/or agent should provide details of how the proposal impacts the listed building/asset and also the context of the setting the building/asset within their heritage statement.

If your proposal affects a locally listed asset applicants and/or agents may need to discuss with the relevant district or borough who hold the register for that asset.

Archaeology

49. Officers requested that the following text is **added** to the policy/guidance section for Archaeology:

Same as Heritage **Statement (Section 10.1)**

Amenity Section

50. Officers requested that the chapter heading for the Amenity Section is **amended** to the following:

Removal of the following chapter heading:

Amenity

Replaced by the following chapter heading:

Other Environmental Impacts

Noise Assessment

51. Officers requested that the requirements for Noise Assessment is **amended** to the following:

The following paragraph is to be **removed**:

Requirement for the following applications:

Where:

- The development is likely to affect sensitive land uses such as dwelling, school or care-home.
- Where the development involves the use of a mobile site plant, processing plant or machinery such as a crusher, screener, conveyor or trommel.
- Where the development involves engineering activities such as earth moving, bund creation or soil stripping.

- Where the development is likely to affect a designated (international, national or local) Nature Conservation or Geological site.
- Where the development is to be located within the AONB and Area of Great Landscape Value.

The following paragraph is to be **added**:

Requirement for the following applications:

Where the development:

- Is likely to affect sensitive land uses such as dwelling, school, or care- home.
- Involves the use of mobile site plant, processing plant or machinery such as a crusher, screener, conveyor, or trommel.
- Involves engineering activities such as earth moving, bund creation or soil stripping.
- Is likely to affect a designated (international, national, or local) Nature Conservation or Geological site.
- Is to be located within the AONB and Area of Great Landscape Value.

52. Officers requested that the following policy and guidance is **amended** in the policy and guidance section for Noise Assessment section:

The following policy and guidance to be **removed**:

- [“Guidelines for Noise and Vibration Assessment and Control – Minerals, Waste, and Other County Development” Surrey County Council \(PDF\)](#)

The following policy and guidance to be **added**:

- [Surrey County Council Guidelines for Noise and Vibration Assessment and Control](#)

53. Officers requested that High Pressure Pipeline Search is **removed** from the Other Environmental Impacts section and is **replaced** with its own chapter (now Chapter 12 of Annex 1).

High Pressure Pipeline Search Section

54. Officers requested the following link is **updated** within the policy and guidance section for High Pressure Pipeline Search:

[National Grid - Check before you dig - location of our cables and equipment](#)

55. Officers requested that the ‘what you must provide’ for High Pressure Pipeline Search is **amended** to the following:

The following paragraph is to be **removed**:

For all developments involving excavation or below ground works. There are special requirements for safe working in close proximity to a high pressure pipeline and proposed works require approval from a pipeline operator prior to commencing.

The following paragraph is to be **added**:

For all developments where excavation or below ground works are proposed an applicant must carry out a search to determine whether a high pressure pipeline is present in the vicinity of the application site. Most pipeline operators are signed up to Linesearch and it is recommended a search should be carried out using the Linesearch tool to establish the presence of pipeline infrastructure. The results of any pipeline search undertaken are to be submitted with a planning application.

Airport Safeguarding Section

56. Gatwick Airport and Heathrow Airport Safeguarding Officer requested the **amendment** to the following paragraphs.

Paragraphs to be **removed**:

All applications within the consultation area of civil and military aerodromes and airstrips [including Heathrow, Gatwick, Biggin Hill, Farnborough, Fairoaks, Northolt, Odiham] and where:

- The proposal involves landfilling
- The development involves features attractive to hazardous birds such as: amenity landscaping and water features, this includes the enhancement of existing wet areas or water courses and buildings with ledges, gantries and flat roofs.

Where the proposal includes lighting which may impact on airport safety (i.e. dazzling).

Where a proposal involves the venting and flaring of gas.

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

Applicants are advised to discuss non-official safeguarding areas with planning officers.

Paragraphs to be **added**:

Aerodrome Safeguarding is a legislative requirement for officially safeguarded aerodromes of which Heathrow Airport and Gatwick Airport is one. Aerodrome safeguarding is the process used to ensure the safety of aircraft while taking off and landing or flying in the vicinity of aerodromes. It is embedded in the Town & Country Planning process by way of ODPM/DfT Circular 01/2003 'Safeguarding of Aerodromes, Technical Sites & Military Explosives Storage Areas: The Town & Country Planning (Safeguarding Aerodromes, Technical Sites & Military Explosives Storage Areas) Direction 2002.

Required for the following applications:

All applications within the consultation area of civil and military aerodromes and airstrips [including Heathrow, Gatwick, Biggin Hill, Farnborough, Fairoaks, Northolt, Odiham] and where:

- The proposal involves landfilling
- The development involves features attractive to hazardous birds such as: amenity landscaping and water features, this includes the enhancement of existing wet areas or water courses and buildings with ledges, gantries and flat roofs.
- Where the proposal includes lighting which may impact on airport safety (i.e. dazzling).
- Where a proposal involves the venting and flaring of gas.
- Where buildings/structures have the potential to impact on Communication, Navigation & Surveillance Equipment (CNS).
- Where the buildings/structures have the potential to impact on including instrument flight procedures (IFPs)
- Where the buildings/structures have the potential to infringe Obstacle Limitation Surfaces (OLS)
- Where the buildings/structures have the potential to cause building/structure induced turbulence
- Where the proposals include wind turbines or large areas of solar panels
- Where a crane or tall construction equipment is to be used on site, a permit may be required from Gatwick Airport Crane Permits (gatwickairport.com) and/or Heathrow Airport Works Approval Team (Airside_Works_Approvals@heathrow.com).

Applicants are advised to discuss non-official safeguarding areas with planning officers.

57. Gatwick Airport and Heathrow airport Safeguarding Officer requested **removal** and **addition** of the following policy/guidance:

Guidance to be **removed**:

[Guidance on Civil Aviation Authority \(CAA\) Planning Consultation Requirements \(PDF\)](#)

Guidance to be **added**:

[Commercial industry | Civil Aviation Authority \(caa.co.uk\)](http://caa.co.uk)

Sustainable Design and Waste Management Section

58. Officers requested that the chapter heading for the Sustainable Design and Waste Management Section is **amended** to the following:

Removal of the following chapter heading:

Sustainable Design and Waste Management

Replaced by the following chapter heading:

Phasing and Working Programme

Phasing Programme

59. Officer requested that a new section called Phasing Programme is **included**.

The following text has been **added**:

Phasing Programme

Required for the following applications:

All mineral extraction proposals and proposals that involve waste management for the restoration of a mineral site.

Policy and Guidance:

- [Landfill \(England and Wales\) Regulations 2002](#)
- [National Planning Policy for Waste](#)
- [Surrey Waste Local Plan](#)
- [Surrey Minerals Plan](#)
- [National Planning Policy Guidance: Waste](#)

What you must provide:

Information/plans relating to the phasing and working programme of the operations proposed including timescales, mineral volumes per each phase, volume of material involved for landfilling or recovery, methods of proposed operations throughout the life of the development; stockpile location and design (soil/ mineral/ waste materials/ restoration materials). Where waste is to be generated, having regard to the waste hierarchy details of how waste produced during all stages of development will be minimised and managed in a sustainable manner, including what type of waste would be generated, how the waste would

be managed; and which contractors will be used to ensure the waste is managed sustainably.

Statement on the proposed void space, volume of fill material involved, rates of fill, type and source of material, expected levels of settlement including justification thereof, and proposed methods of compaction (pre and post settlement levels) as part of the phasing programme and for the proposal overall.

The development involves the minimum quantity of waste necessary.

Landfill and Landraising Statement

60. Officers requested the **amendment** to the following paragraphs for 'what you must provide'.

Paragraphs to be **removed**:

Statement on the proposed capacity, amount of material involved, rates of fill, type and source of material, expected levels of settlement including justification thereof, and proposed methods of compaction (pre and post settlement levels).

Demonstration that the amount of fill proposed is the minimum requisite required.

Paragraphs to be **added**:

Statement on the proposed void space, volume of fill material involved, rates of fill, type and source of material, expected levels of settlement including justification thereof, and proposed methods of compaction (pre and post settlement levels).

Demonstration that the amount of fill proposed is the minimum requisite required.

Sustainable Design and Construction Statement

61. Officers requested that the Sustainable Design and Construction Statement Section is **removed** from this Chapter.

The following text has been removed from Annex 1:

Sustainable Design and Construction Statement

Required for the following applications:

Large Scale Developments (Over 5 hectare) [As defined in the General Development Management Procedure 2015 however there isn't a definition of major use in the AONB – it is a matter for the decision

maker to determine whether a proposed development in the AONB context is major development.]

Policy and Guidance:

- [Surrey Waste Plan: Core Strategy and Waste Development Control Policies \(PDF\)](#)
- [Surrey Minerals Plan: Reducing Demand for Minerals – Efficient use of mineral resources \(PDF\)](#)
- [Surrey Minerals Plan: Reducing Demand for Minerals – Recycled and Secondary Aggregates \(PDF\)](#)
- [National Planning Policy Guidance: Climate Change](#)
- [Surrey County Councils Sustainable Construction Standing Advice Notice.](#)

What you must provide:

Statement detailing how sustainable forms of design/construction have been incorporated into the new development and any proposed renewable energy technologies. This statement should also set out how waste produced during all stages of development will be minimised and managed in a sustainable manner, including the following details:

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

Community Involvement Section

62. Officers requested that the chapter heading for the Community Involvement Section is **amended** to the following:

Removal of the following chapter heading:

Community Involvement

Replaced by the following chapter heading:

Community Engagement

63. Officers requested that the following policy and guidance is **removed** in the policy and guidance section for Statement of Community Involvement Section:

The following policy and guidance to be **removed**:

- [Surrey County Council's Statement of Community Involvement](#)

64. Officers requested the **amendment** of the following paragraphs under the 'what you must provide' for the Statement of Community Involvement Section.

The following paragraphs to be **removed**:

A Statement explaining how the applicant has complied with the pre-application engagement recommendation made in Surrey County Council's Statement of Community involvement.

Developers are encouraged to inform the community of their plans to ensure that a link is established at an early stage in the process.

The following paragraphs are to be **added**:

The National Planning Policy Framework (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".

Surrey County Council encourages developers to enter into pre-application discussions with the Council to establish the information that will be required, and to identify key issues and policies associated with any potential application.

A statement explaining how the applicant has complied with any community engagement recommendations made in [Surrey County Council's Statement of Community Involvement](#).

Developers are encouraged to inform the community of their plans to ensure that a link is established at an early stage in the process. Applicants are advised to submit details of the engagement carried out as well as the comments made by the public. Applicants are advised to demonstrate how they are addressing (if any) comments raised by the public.

Appendices Section

65. Officers requested the **addition** of the following text to Appendix 1:

The following text has been **added**:

Where relevant please refer to any appropriate neighbourhood plan documents, which can be accessed from the district and borough websites

66. Officers requested the **addition** of the following statutory consultee to Appendix 2:

The following statutory consultee has been **added**:

Aerodrome Operator

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