

Schedule of Modifications

Annex 3: County related Development (Regulation 3)

A total of 46 amendments have been made to this document, these are listed below.

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Contents Page

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

Planning Statement Section

3. Officer requested the following **amendment** to the Planning Statement Section:

Mandatory for all planning applications

4. Officer requested 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.

Green Belt Section

5. Officer requested the **rewording** of the following text:

The text to be removed:

Where the application site lies within or partially within the Green Belt.

The text which replaces it:

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

6. Officer requested that following guidance is **added** to the Green Belt section

The County Planning Authority Alternative Site Assessment Guidance
Green Belt – GOV.UK

7. Officer requested the following text to be **added** to the Green Belt section:

The five purposes of the Green Belt are;

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

Ecology Section

Preliminary Ecological Assessment (PEA)

8. Statutory consultees requested that policy/guidance section is **amended** the following :

Policy/guidance to be removed:

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
Wildlife and Countryside Act 1981
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
The Conservation of Habitats and Species Regulations 2017

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

Great crested newts: advice for making planning decisions - GOV.UK

Great crested newts: district level licensing for local planning authorities - GOV.UK

Protected species and development: advice for local planning authorities - GOV.UK

9. County Landscape Architect requested that the following paragraph is **reworded** to the following.

Paragraph to be removed:

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

Paragraph to be added:

It is expected that surveys, data collection and analysis follow the guidance in BS 42020. Please use the timetable guidance for surveys and assessments as outlined in Protected species and development advice: advice for local planning authorities.

Great Crested Newts

10. 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 Newt 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 (<https://www.gov.uk/government/publications/great-crested-newts-apply-for-a-mitigation-licence>) 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

11. 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 spare 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 (legislation.gov.uk)
- Relevant Borough and District Development Plan Policy
- The Biodiversity Metric 4.0
- The Planning Advisory Service
- 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 date 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 3.1 above).

Applicants are advised to liaise with the County Ecology Team to determine whether theory proposal is exempt from BNG (ecology.planning@surreycc.gov.uk).

Thames Basin Heaths, Wealden Heaths and Ashdown Forest Special Protection Areas (SPAs)

12. Officers requested that a Special Protection Area section is added into the Ecology Chapter. The following text has been **added**:

Required for the following applications:

Applications (full or outline) seeking a net gain in residential units (including under Class C2) located within a Special Protection Area (SPA) or its identified Zone of Influence (ZOI). Residential development in these areas has the potential to have a significant adverse effect on their ecological integrity and may require a Habitats Regulations Assessment (HRA) and/or Appropriate Assessment (AA) to be carried out.

European and national legislation under the Conservation of Habitats and Species Regulations 2010 requires that 'any plan or project' considers whether it will give rise to any likely significant effect upon these areas. In order to avoid any likely significant effect, proposals for development are required to demonstrate that they can avoid or mitigate any such effect.

The Thames Basin Heaths Special Protection Area (SPA) covers an area of 8,275 ha across Surrey, Berkshire and Hampshire. It is complex of lowland heathlands in Southern England supporting important populations of breeding birds, including the Dartford Warbler, Nightjar and Woodlark. The Surrey boroughs falling within this SPA, or its ZOI, are: Elmbridge, Guildford, Surrey Heath, Runnymede, Waverley and Woking.

The Wealden Heaths Special Protection Area (SPA) (Phases I and II) comprise areas of wet and dry heathland, woodland, valley bogs, open water and permanent grassland across Surrey, Hampshire and West Sussex. Parts of Waverley Borough fall within this SPA, or its ZOI.

The Ashford Forest Special Protection Area (SPA) covers an area of 3,207 ha in the High Weald of East Sussex, and supports important populations of breeding birds, including the Dartford Warbler, Nightjar and Woodlark. Parts of Tandridge District fall within the ZOI of this SPA. Further information can be obtained from Natural England.

What you must provide

A statement to demonstrate either that there would be no significant adverse effect necessitating mitigation, together with the reason why (to include as appropriate a Habitat Regulations Assessment and/or Appropriate Assessment) or; that mitigation would be required, with confirmation of the

mechanism by which it would be secured. This information should be prepared in light of information, advice and guidance produced by the district or borough council within which the development is located, including any current tariff.

Landscape, Landscaping and Trees Section

Landscape Assessment

13. The County Landscape Architect and Officers **amended** the wording 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 an 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 an LVIA or LVA will be required. Applicants should clearly justify the approach taken.

LVIAs and LVAs must be produced by 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.

14. County Landscape Architect Officers **amended** the requirement under what you must provide section for Landscape Assessment.

The text to be removed:

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

Photographs, visualisations and photomontages to be provided as appropriate.

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

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

The text to be added:

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 Historic 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 below).

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.

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

Landscape Scheme

15. County Landscape Architect requested that the following guidance is **added** to the Landscape Scheme:

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

16. Officers and Waverly Borough Council **amended** the wording to 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 layouts.
- Services.
- Implementation timetables.
- Biosecurity including the sourcing of new trees and shrub stock.

The following text has been added:

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. 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 layouts.
- Services.
- Implementation timetables.
- Biosecurity including the sourcing of new trees and shrub stock.
- Landscape strategy setting out the vision, design approach and justification for species selection.

Ancient Woodland

17. Officers **amended** the policy and guidance requirement under ancient woodland to the following:

The following policy/guidance has been removed:

- [National Planning Policy Framework: Conserving and enhancing the natural environment \(PDF\)](#)
- [Natural England and Forestry Commission Standing Advice on Ancient Woodland and veteran trees](#)
- [Surrey Ancient Woodland Inventory](#)
- [Surrey Interactive Map](#)
- [Surrey Biodiversity Information Centre](#)
- [Surrey historic and landscape character assessments & Historic Environment Record](#)
- [The Forestry Commission](#)
- [Natural England](#)
- [Woodland Trust](#)
- [Veteran Trees: A Guide to Good Management](#)

The following policy/guidance has been added:

- [National Planning Policy Framework: Conserving and enhancing the natural environment \(PDF\)](#)
- [Natural England and Forestry Commission Standing Advice on Ancient Woodland and veteran trees](#)
- [Surrey Ancient Woodland Inventory](#)
- [Surrey Interactive Map](#)
- [Surrey Biodiversity Information Centre](#)
- [Surrey Landscape Character Assessment](#)
- [Surrey Historic Environment Record](#)
- [The Forestry Commission](#)

- Natural England
- Woodland Trust
- Veteran Trees: A Guide to Good Management

18. Officers **amended** the following text under the what you must provide requirement for ancient woodland.

The following text has been 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 British Standard BS:5837 2012 'Trees in relation to demolition, design and development'

The following text has been 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. Tree surveys should be in accordance with guidance in British Standard BS:5837 2012 'Trees in relation to demolition, design and development'.

19. Officers **added** a footnote into the ancient woodland section.

The following footnote has been added:

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions – GOV.UK.

Trees and Arboricultural Implications

20. Officers **updated** the policy and guidance requirement under the Trees and Arboricultural Implications section.

The following guidance has been removed:

A tree survey should be carried out by a suitably qualified and experienced Arboriculturist to British Standard BS:5837: 2012 'Trees in Relation to Design, Demolition and Construction to Construction – Recommendations' Each surveyed tree will be categorised according to the cascade chart for tree quality assessment, Table 1 of the standard.

The following guidance has been added:

A tree survey should be carried out by a suitably qualified and experienced Arboriculturist to British Standard BS:5837: 2012 'Trees in Relation to Design, Demolition and Construction to

Construction – Recommendations’ Each surveyed tree will be categorised according to the cascade chart for tree quality assessment, Table 1 of the standard.

21. Officers **added** the following requirement under what you must provide for Trees and Arboricultural Implications section:

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

Traffic, Highways and Rights of Way

Travel Plan

22. County Highway Authority requested that the following guidance is **added** to replace the following guidance under the Travel Plan section:

Guidance to be removed:

Surrey County Council “Travel Plan Good Practice Guide” 2010

Guidance to be added

Surrey County Council Travel Plans – a good practice guide for developers 2018

Transport Assessment

23. Officers requested that the following policy and guidance is **added** to the Transport Assessment section:

Vehicle, electric vehicle and cycle parking guidance for new developments

Water Environment Section

Sustainable Drainage Systems

24. Lead Local Flood Authority Officer requested the **addition** of the following paragraph to the sustainable drainage systems section:

A surface water drainage assessment should be carried out to demonstrate that all developments make use of SuDS and will not create an increased risk of flooding from surface water to the development and the surrounding area. The SuDS pro-forma should be completed and returned to the CPA as part of the planning application.

25. Lead Local Flood Authority Officer requested the **removal** of the following policy/guidance under Sustainable Drainage Systems:

Surrey Advice Note supporting the provision of a Surface Water Drainage Statement.

26. Lead Local Flood Authority Officer requested the **addition** of the following policy/guidance under Sustainable Drainage Systems.

Planning Advice - Sustainable Drainage System Design Guidance – Surrey County Council.

Flood risk assessments: climate change allowances.

27. Lead Local Flood Authority Officer request the following text is **amended** when required in the Sustainable Drainage section.

The following text removed:

Evidence shall be provided to demonstrate that the most sustainable strategy is proposed taking into account flood risk, site layout, topography, geology, etc.). Any assessment should be accompanied by the Surrey County Council Surface Water Drainage Summary Proforma.

The following text has been added:

Evidence shall be provided to demonstrate that the most sustainable strategy is proposed taking into account flood risk, site layout, topography, geology, etc.). Any assessment should be accompanied by the Planning Advice - Sustainable Drainage System Design Guidance – Surrey County Council.

28. Lead Local Flood Authority Officer request the following text is **amended** when required in the Sustainable Drainage section.

The following text has been removed:

Any works to be carried out which will affect the flow or storage of water within, or which place or alter a structure/obstruction within an ordinary watercourse will require Ordinary Watercourse Consent from Surrey County Council. *Note:* These can include permanent or temporary structures or works. An 'ordinary watercourse' is a watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Consent within Surrey is issued by the Sustainable Drainage and Consenting Team within Surrey County Council. The team can provide information on the requirements for consent and the application procedure and is contactable by email on SuDS@surreycc.gov.uk Please note consent cannot be issued retrospectively. Works affecting designated Main River require consent from the Environment Agency.

The following text has been added:

Any works to be carried out which will affect the flow or storage of water within, or which place or alter a structure/obstruction within an ordinary watercourse will require Ordinary Watercourse Consent from Surrey County Council. *Note:* These can include permanent or temporary structures or works. An 'ordinary watercourse' is a watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Consent within Surrey is issued by the Flood Risk Planning and Consenting Team within Surrey County Council. The team can provide information on the requirements for consent and the application procedure and is contactable by email on SuDS@surreycc.gov.uk Please note consent cannot be issued retrospectively. Works affecting designated Main River require consent from the Environment Agency.

29. Lead Local Flood Authority Officer request the following text is **amended** when required in the Sustainable Drainage section.

The following text has been removed:

Evidence to show have 'in principal' agreement with the water board to discharge to discharge into surface water sewer.

The following text has been added:

Evidence to show you have 'in principle' agreement with the water and sewerage Authority to discharge into surface water sewer.

Drainage and Water Supply Report

30. The Lead Local Flood Authority, Statutory Consultee and Officers requested that a Drainage and Water Supply Report 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
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 Statement

- 31. Officers suggested **renaming** Heritage Assets section to Heritage Statement.
- 32. Officers requested that the following paragraphs is **amended**.

The following text has been removed:

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

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.

The following text has been 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 or 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 that listed building consent is determined by the relevant district or borough and not by Surrey County Council.

33. The Historic Buildings Officer requested that the following policy/guidance is **added** to the following.

The following policy/guidance has been 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/guidance has been 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](#)
- [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](#)
- [Enabling Development and Heritage Assets | Historic England](#)

34. Officers requested that the following paragraphs are **amended**.

The following paragraph has been 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. Contact the County Historic Environmental Planning Team and the Historic Environment Record to support the Heritage Statement.

The following paragraphs have been 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 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. Contact the County Historic Environmental Planning Team and the Historic Environment Record to support the Heritage Statement. 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 may need to discuss with the relevant district or borough who hold the register for that asset.

High Pressure Pipeline Search

35. Officers requested that the following paragraphs are amended.

Paragraph to be removed:

Evidence to show that a high pressure pipeline search has been carried out and plan to show location of pipes.

Paragraph 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 vicinity of the application site. Most pipeline operators are signed up to Linesearch and it is recommended a search should be carried 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.

Other Environmental Impacts

36. Officer requested that this section is **renamed** from Amenity to Other Environmental Impacts.
37. Officers requested that the following guidance is added to air quality assessment:

IAQM: Land-Use Planning and Development Control: Planning for Air Quality.

38. Officers requested that the following paragraph is amended regarding air quality assessment.

The following paragraph has been removed:

Assessment of existing air quality, and assessment of predicted air quality as a result of the development. [Note: indicative minimum threshold or HDV flows (AADT) of 25 within/adjacent to AQMA, or 100 elsewhere; LDV flows (AADT) of 100 within/adjacent to AQMA, or 500 elsewhere].

The following paragraphs have been added:

Assessment of existing air quality, and assessment of predicted air quality as a result of the development, including details of planned green infrastructure/landscaping ensuring air quality enhancements through pollution capture/filtration and carbon sequestration [Note: indicative minimum threshold or HDV flows (AADT) of 25 within/adjacent to AQMA, or 100 elsewhere; LDV flows (AADT) of 100 within/adjacent to AQMA, or 500 elsewhere].

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.

39. Officers requested that the following guidance is removed and additional guidance is added to the lighting assessment.

Guidance to be removed:

Sport England lighting design guide (PDF)

Guidance to be added:

Sport England Artificial Lighting

Airport Safeguarding

40. 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 (Safeguarded 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).

41. 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)

Sustainable Design and Waste Management

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

Policy 4 – Sustainable Construction and Waste Management in New Development from the Surrey Waste Plan: 2020

Community Engagement

43. Officers requested the **amendment** of the title of the section from Community Involvement to Community Engagement.

44. Officers requested the amendment of the following paragraphs.

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.

Pitch Layout Section

No changes have been proposed to this section.

Structural Engineering Section

No changes have been proposed to this section.

Contaminated Land Section

45. The district EHO officer requested the addition of the following paragraph to the Contaminated Land Assessment.

Paragraph to be added:

A contaminated land assessment is the minimum requirement to be submitted with an application where the potential for land contamination is suspected/there is reasonable possible of. In its

absence would certainly trigger a pre-commencement condition on suspected sites.

Appendices Section

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46. Officer requested addition of the following text to appendix 1:

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