



Standing Advice Note . Sustainable Construction

Thank you for consulting the County Council in its roles as Mineral and Waste Planning Authority. This advice should be read alongside our response.

When consulted on planning applications, Surrey County Council will only respond with bespoke comments where there are significant concerns regarding minerals and waste safeguarding. However, in all new built development (not only where safeguarding is an issue) the County Council recommends that the borough or district council promotes sustainable construction.

The use and implementation of sustainable construction design and techniques can significantly reduce waste production, reduce reliance on landfill, increase the production of recycled aggregates and reduce the reliance on land won aggregates. Sustainable design can also promote recycling and help reduce the amount of black bag waste sent to landfill.

The NPPW states that¹:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that ... the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.

Surrey County Council considers that development proposals should:

Demonstrate a commitment to minimise waste production

Incorporate sustainable construction and demolition techniques that provide for the efficient use of minerals including a proportion of recycled or secondary aggregates

Encourage the re-use of construction and demolition waste at source or its separation and collection for recycling

Include the design and provision of integrated storage facilities for waste and recycling in all new developments.

The Surrey Waste Partnership is encouraging the alignment of planning policies which promote the provision of adequate space for waste and recycling in residential development. Adequate space should be provided for recycling than residual (black bag) waste².

The relevant Surrey County Council Development Plan policies are:

Surrey Waste Plan Policy CW1: Waste Minimisation

Surrey Minerals Plan Core Strategy Policy MC4: Efficient use of mineral resources

Surrey Minerals Plan Core Strategy Policy MC5: Recycled and secondary aggregates

Other relevant policies include the County Council's own sustainable construction policies

¹ National Planning Policy for Waste paragraph 8

² The Minerals and Waste Improvement Team are able to provide advice if this would be helpful.