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The [illegible] is a development plan document as required by regulation 7(a) of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

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1.1 The purpose of the minerals planning system is to provide a framework for meeting the need for minerals while being prudent in the use of natural resources and addressing other mineral development issues. A sustainable solution also requires the reconciliation of economic demands with the social and environmental implications of mineral extraction.

1.2 This document is the and provides strategic policies and site specific proposals for the period to 2026. This will be supplemented by two development plan documents, a and an , identifying sites where development is expected to take place for those purposes.

1.3 The core strategy includes policies dealing with development management and consequently, where relevant, guidance is provided on the information required to support planning applications.

1.4 The minerals plan applies to all types of mineral development and minerals in Surrey.

1.5 'Mineral development' applies to any development primarily involving the extraction, processing, storage, transportation or manufacture of minerals. It also includes development such as rail aggregate depots and the provision of facilities for aggregate recycling. Policies on these latter facilities are included in the as well as this plan and proposals for new facilities will be made in the a joint DPD

1.6 'Mineral working' or 'mineral extraction' refer to the quarrying of minerals, and ancillary development (such as processing plants, site offices and weighbridges).

1.7 Minerals make a significant contribution to our quality of life. It is important that there is an adequate supply of aggregate minerals for building and repairing houses, roads, schools, and hospitals. Non-aggregate minerals serve industrial applications such as glass, paint and ceramics manufacture. Surrey uses considerable amounts of minerals in order to sustain its economy, most of which are imported as finished products. Energy minerals play a crucial role in the national economy.

1.8 The minerals industry – like farming or forestry – is a primary industry and provides raw materials for the national economy as well as providing local jobs. More significant are the jobs which rely indirectly on the minerals industry, such as those in construction, and the buildings and infrastructure that result. These make a significant contribution to the wealth and quality of life in Surrey and the UK.

1.15 Oil and gas are also produced in modest quantities from the southern part of the county. Additional details about the geology of Surrey are set out in the background report

1.16 National minerals planning policy is set out in minerals policy statements (MPSs), which are gradually replacing mineral planning guidance notes (MPGs). These documents cover a number of different aspects of minerals planning and those most relevant to Surrey are summarised below.

1.17

1.19 (CLG) 2009, forecast a total demand for aggregates of around 4 billion tonnes over the 15 year period. The guidelines suggest the south-east region is to supply 12.18 million tonnes per annum (mtpa) of soft sand and concreting aggregate from land-won sources, some 8% lower than the guideline for 2001-2016.

1.20 sets out national policy for aggregate minerals planning. This states that in preparing minerals plans, provision should be made for the local apportionment of aggregates set in regional spatial strategies (see paragraphs 1.24-28 below).

1.21 Several mineral planning guidance notes have been produced which set out national policy in respect of particular minerals. The most important in relation to Surrey is (CLG) 1996. This document provides guidance on how an adequate and steady supply of silica sand can be maintained at the best balance of social, environmental and economic cost. gives advice on brick clay.

1.22 sets out national policy on planning control of land-based exploration, appraisal, development and extraction of oil and gas. This includes reference to underground storage of natural gas.

1.23 (CLG) 1996 sets out the policies, consultations and conditions which are relevant to achieving effective reclamation of mineral workings. The guidance states that land taken for mineral workings should be reclaimed at the earliest opportunity, and to a standard suitable for the intended after use. Restoration and aftercare should provide a means to maintain – or enhance – the long term quality of land and landscapes taken for mineral extraction. This will be to the benefit of local communities and ensure that a valuable natural asset is passed on to future generations.

1.24 The south east region's mineral planning policy is set out in the South East Plan[6] or regional spatial strategy (RSS) approved in May 2009. The approach of the strategy is to meet identified need for mineral supply in the region but to do so by making significantly more efficient use of natural resources.

[3] MPS1 Annex 1 – Aggregates
[4] MPS1 Annex 2 – Brick clay
[5] MPS1 Annex 4 - On-shore oil and gas and underground storage of natural gas
[6] South East Plan (CLG) 2009 paras 10.59-10.100

1.25 The RSS plans for significant increases in the supply of recycled and secondary aggregates, imports and marine dredged aggregates, which will reduce the quantities of primary land-won sand and gravel to be extracted in the region. Mineral planning authorities in the south east are expected to make provision for sufficient aggregate production to meet forecast demand.

1.26 The RSS identifies the need for Surrey to plan for provision of 2.62mtpa of primary aggregates[7]. Although Policy M3 implies such provision should be applied across the plan period, it was derived from the national guidelines for the period 2001 001.4(It.00_____l(and wasun dee rview, wein the RSS was(approend.Ar )]TJT*0

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- the need to ensure connectivity to advances in internet based technology
- the need for value for money in delivering public services
- an emerging political context of greater austerity where people are encouraged to participate in and influence local decision-making.

The strategy sets out the broad principles and an overall direction for the future of Surrey, which is then to be delivered through plans and programmes developed by thematic partnerships drawn from members of the Surrey Strategic Partnership.

1.30 The Strategy sets out ten priorities that will be the focus for delivery. Five thematic partnerships, working in conjunction with the district and borough local strategic partnerships, will lead delivery. The ten priorities are linked to measures, some of which are included in the Local Area Agreement for 2008-11. These generic priorities do not directly relate to issues within the scope of the

1.35 The strategy also aspires to preserve and enhance Surrey's natural environment and its heritage whilst meeting the need for development. The impacts of mineral working can be significant in the short- to medium-term, but well planned mineral extraction can often lead to long-term benefits. The minerals plan, which steers new workings to areas which will have the least impacts, provides the basis for environmental controls during working, co-ordinates high quality restoration, and secures long-term management of land and creation of new habitats, will contribute to place-shaping and creating sustainable communities.

1.36 An important objective of the strategy is to encourage and facilitate active citizenship to strengthen communities. Stakeholder involvement has been an important part of the preparation of the minerals plan, as set out in the (SCC) 2006 The

core strategy and this does not contain any specific proposals that would impact on Surrey. There are cross-boundary implications related to the location and use of rail aggregate depots. Existing sites adjoin Surrey in Colnbrook, Crawley, Purley, and Tolworth and are likely to have markets which extend into Surrey. One specific cross-boundary issue concerns an area of clay extraction in West Sussex that abuts the southern boundary of Surrey. Permitted reserves are declining in West Sussex and an area of search has been identified for a possible extension to this site into Surrey.

1.52 The plan now looks forward to 2026 and in the case of non-aggregate minerals, with the exception of silica sand, it is evident that resources are adequate to meet any foreseeable demand[12]. However, in relation to silica sand, additional resources occur in the county but a significant part of the resource lies within the Surrey Hills Area of Outstanding Natural Beauty. The plan will therefore need to reconcile the conflict between demand for a scarce mineral and potential effects of mineral working within a protected landscape.

1.53 The plan identifies that the resource position for aggregate minerals, particularly for concreting aggregate, will become critical over the course of the plan period[13]. Surrey has been a significant source of aggregates within the south east for many years but this cannot be sustained indefinitely. Most of the

2.1 The vision for the minerals plan has evolved from consideration of national and regional guidance, community strategies across Surrey, consultation responses received during its preparation, and feedback from the sustainability appraisal.

2.2 The thrust of the vision is that

and this is encompassed in the following

- reducing demand for primary minerals by encouraging efficient use of resources and recycled materials, where appropriate, in preference to excavating new resources;
- safeguarding mineral resources and mineral infrastructure (sites and facilities) from other development;
- providing for future mineral working adequate to meet national and regional requirements where resources are available to do this without significant adverse impacts on the environment or local community;
- planning for mineral development without significant adverse impacts on the environment or local community through careful selection of sites;
- selecting preferred areas for mineral development so as to minimise as far as possible the impacts associated with transporting minerals, including unnecessary carbon dioxide ($CO^2$) generation, and any other cumulative impacts;
- working with the community and industry to ensure that the social and environmental effects of mineral and aggregates recycling development are suitably addressed; and
- adopting an holistic approach to ensure that mineral sites are worked and restored to the highest standards, that restoration and management proposals are considered at the outset and that climate change mitigation is incorporated where possible.

2.3 The objectives set out below describe the plan's overall approach. The objectives require the county council to work in partnership with other organisations, not least the minerals industry and local communities, in order to ensure they are achieved.

O1.1 increasing the supply of recycled, and, where practicable, secondary aggregates;

O1.2 encouraging the sustainable use and recycling of minerals; and

O1.3 encouraging the use of substitute materials in construction.

O2.1 conserving important mineral resources for use by future generations;

O2.2 ensuring that important mineral resources and sites for mineral development are not sterilised by other development;

O2.3 ensuring prior extraction of mineral resources, where possible, if land is to be sterilised by other development; and

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O4.2 establishing planning policies that will ensure potential impacts on local communities and the environment are identified and suitably mitigated by applying the appropriate conditions to planning permissions;

O4.3 protecting the integrity of internationally designated sites and sites and features that have been designated as having national importance other than where exceptional circumstances can be demonstrated;

O4.4 working with communities to ensure local issues are understood and addressed through the planning system; and

O4.5 securing sound practices during the operation of mineral development and restoration of mineral workings, and ensuring that developments comply with conditions attached to their planning permission through rigorous monitoring and enforcement.

O5.1 ensuring the potential impacts from transportation are considered when identifying areas for future mineral development;

O5.2 establishing planning policies that will ensure the impacts from the transportation of minerals are assessed and suitable mitigation provided, where necessary;

O5.3 securing measures to ensure that minerals can be transported safely;

O5.4 encouraging the use of alternative modes of transportation to road where possible; and

O5.5 safeguarding existing rail depots and enabling new ones to be provided if need is demonstrated, to facilitate a long-term shift away from the bulk transportation of minerals by road.

O6.1 promoting an holistic approach to mineral working, where progressive restoration is integrated into the management and phasing of the mineral extraction;

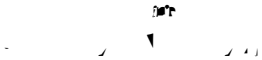
O6.2 ensuring that mineral workings are restored in a timely way, consistent with Green Belt policy and objectives, and to a state that is consistent with – and enhances – local social and environmental character, incorporating priority habitats and flood alleviation capacity, where appropriate; and

O6.3 ensuring that land used for mineral working is restored to an appropriate future use and managed so that it brings value to the environment and local community.

3.1 One of the key aspects of the planning system is to ensure that the spatial aspects of development are properly considered. In the case of minerals planning, any strategy is constrained by the fact that minerals can only be worked where they occur and some resources are sterilised by other development. Current mineral production in Surrey is centred on the production of aggregates for construction and civil engineering, brick clay for building, silica sand for industrial purposes and energy minerals.

3.2 The spatial strategy identifies where mineral development is to take place within the plan period. The key diagram shows the relationship between areas for future mineral development, existing urban areas and key environmental designations.

3.3 Production of sharp sand and gravel for concreting aggregate is concentrated in the Thames valley in north west Surrey and the lower reaches of the Wey valley. Soft sand working for building purposes is restricted to the fairly narrow outcrop of the Lower Greensand Formation which runs east-west across the centre of the county. Existing sand workings are found in the east of the county near Betchworth, Bletchingley and Oxted and in the west around Farnham. The silica sand resource also occurs in the Lower Greensand Formation but is more geographically restricted, occurring from east of Dorking to west of Godstone. The brick and tile clay resource comprises the Wealden clays which outcrop extensively across the southern part of the county. Resources of energy minerals are confined to the Weald Basin.

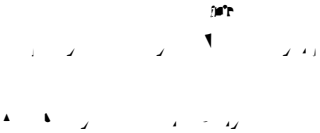


3.4 Terrace gravels associated with the River Thames are the main resource of economically workable sharp sand and gravel in the county and have long supplied Surrey and adjoining parts of Greater London. North west Surrey is densely populated and the potential impact of continued extraction on the

would mean that resources to underpin continued production of sharp sand and gravel would be severely restricted. The plan is supported by a flood risk assessment but project level flood risk assessment to consider the potential risk from all sources of flooding will need to be undertaken when detailed schemes of working are known.

3.6 Sharp sand and gravel extraction will continue to be concentrated in the Lower Thames valley, notably in the boroughs of Runnymede and Spelthorne, through the identification of preferred areas in the . However, it is becoming increasingly difficult to identify areas where impacts on communities or the environment are capable of being suitably mitigated. The remaining resources in this area are safeguarded but have not been identified as preferred areas because the likely significant impact of their working on communities and the environment is considered unacceptable.

3.7 Soft sand has been produced from three locations within the Lower Greensand Formation. These areas are around Farnham, Betchworth and to the east of Redhill. In addition to the impacts on the local community, landscape and transport considerations are significant with respect to the working of this mineral. The resource is located either within or in close proximity to the Surrey Hills Area of Outstanding Natural Beauty and the associated Areas of Great Landscape Value. Many parts of the outcrop lie in areas that are distinctly rural in character with a road network incapable of serving mineral extraction. One preferred area for soft sand extraction has been identified east of Redhill in the . There is a presumption against major new workings of soft sand within the Surrey Hills Area of Outstanding Natural Beauty, because it is not so scarce as to justify sufficient need (in the wider public interest) to outweigh the objectives to conserve the quality and distinctiveness of this protected landscape.



3.8 Weald Clay outcrops extensively across the southern part of the county and clay working was previously widespread. Three brick production sites remain[15], all located in the south central part of the county:

- Clockhouse Brickworks, Capel (Hanson Brick);
-

3.16 Government licenses the exploration, appraisal and production of hydrocarbons. The Weald Basin is one of only two locations in southern England where commercial deposits of hydrocarbons are thought to exist. In Surrey, licences have been issued predominantly to the south of the North Downs.

3.17 Since the 1950s exploration and appraisal has occurred fairly widely across the southern part of the county[18]. There are currently two operational sites producing oil at Felton's Farm, Brockham and Palmers Wood, Godstone. The oilfield at Palmers Wood is coming towards the end of its productive life, but production at Felton's Farm is expected to continue beyond the end of the plan period.

3.18 Exploratory boreholes were established in the 1980s and 1960s at Albury and Kings Farm, South Godstone (the Bletchingley field) respectively which identified natural gas deposits. The gasfield at Albury has been producing for some years.

3.19 Further exploration and appraisal activity within the licensed areas is likely as

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an essential raw material in a number of UK manufacturing industries, for which there is no suitable alternative. It is sparsely distributed and working in the south east is concentrated in Kent and Surrey.

3.35 Potential hydrocarbon resources lie beneath parts of the Surrey Hills AONB designated area. The Albury gasfield lies within this AONB and its potential as a location for underground storage of gas is being promoted.

3.36 The sandstones within and adjoining the Surrey Hills AONB have traditionally been a source of local building stone. Proposals for small scale extraction of building stone where there is a clear demand for its use in heritage conservation projects, either within the Surrey Hills AONB or nearby, will be treated on their merits.

3.37 The county council has supported the efforts of the Surrey Hills AONB Board in promoting a review of the boundary of the AONB with Natural England. As background to this an assessment of the landscape character and quality of the AGLV[25] was undertaken by landscape consultants and their conclusion was that much of the AGLV had characteristics in common with adjoining parts of the AONB. The Executive in 2008[26] endorsed the proposal of the Board that the AGLV should be safeguarded, through the emerging local development framework process, pending any review of the AONB boundary.

preventing the expansion of London and towns in Surrey. In line with national guidance, the MGB will be strongly defended from inappropriate development.

3.45 Almost all workable mineral deposits in Surrey are within the MGB. However, [illegible] states that mineral extraction need not be inappropriate in Green Belts as it is a temporary operation that can be carried out without compromising openness.

3.46 Proposals for other forms of mineral development within the MGB will need to identify very special circumstances sufficient to outweigh any potential harm to the green belt or the reasons for keeping it open.

3.47 Land in the MGB can make a positive contribution to providing opportunities for access to open countryside, outdoor sport and recreation, retaining and enhancing attractive landscapes, improving damaged and derelict land, securing nature conservation interests and retaining land in agricultural, forestry and related uses. Restoration of mineral workings should have regard to these objectives and give particular attention to any priorities identified for particular parts of Surrey, such as those within the Surrey / South West London Green Arc project[28]. The [illegible] (SPD), to be adopted alongside this plan, examines likely restoration frameworks for preferred areas and mechanisms such as local community involvement in their delivery.

[illegible]

[28] See www.surreycc.gov.uk for further information on the project

4.1 Minerals are a finite resource that once removed from the ground cannot be replaced. It is therefore important to reduce the unnecessary use of primary minerals as far as possible, by encouraging efficient use of resources so that they are conserved for future generations.

4.2 Sustainable design, construction and demolition techniques can play a significant role in minimising the demand for primary aggregates and for other minerals used in construction. Careful design can reduce the amount of aggregates, primary or recycled, used in construction, and ensure buildings can be adapted for different uses in the future.

4.3 Changes in industrial processes, such as achieving greater resource efficiency by incorporating more recycled materials, for instance cullet in glass manufacture, can reduce the demand for primary minerals. In determining national guidelines for minerals, regard is had to the potential growth in the proportion of recycled materials used in industry and construction.

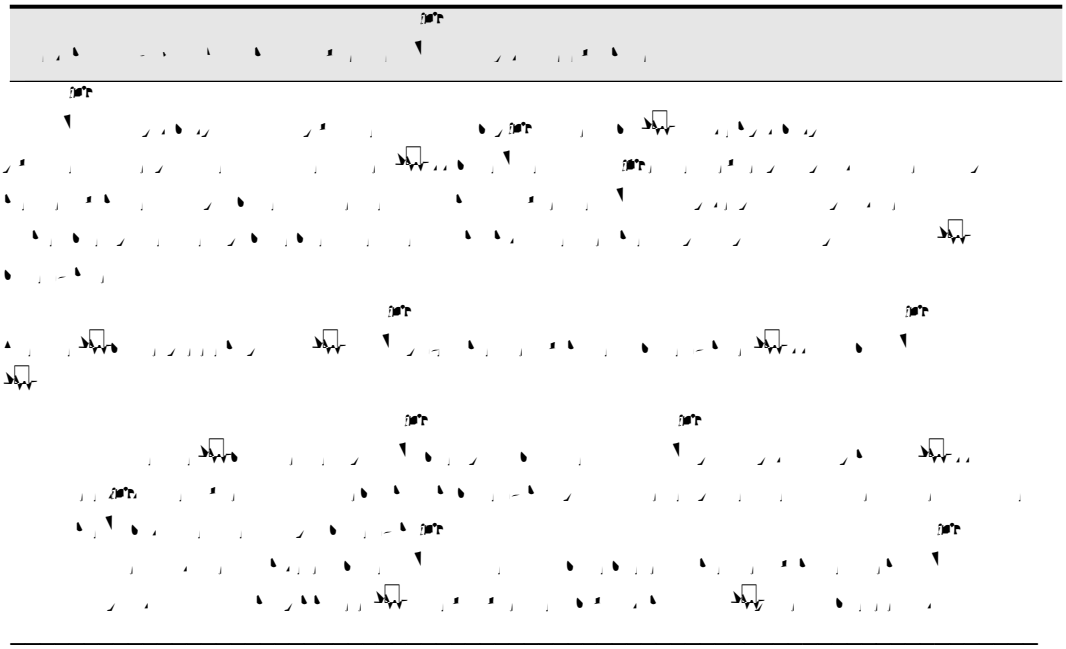
4.4 Substitution of primary aggregates with other materials is another way in which demand can be reduced. Secondary aggregates can be manufactured from industrial and mineral wastes such as colliery spoil, incinerator bottom ash, china-clay waste and slate waste. There are limited sources of secondary aggregates local to Surrey, and to increase their level of use it will be necessary to import them from other parts of the country. It is therefore important that the environmental implications of importing secondary aggregates (such as the requirement for rail aggregate depots to unload the material, or additional long-distance lorry movements) are not overlooked.

4.5 The MPA does not regulate the use of minerals, only their working and management. Therefore, in order to reduce the demand for minerals it is important to work closely with others, for example with the borough and district councils through their local development frameworks and with the construction industry. This can include promoting the use of construction techniques and materials that reduce demand for primary minerals and also meet or exceed building regulation requirements. Industry and government sponsored research is leading efforts to develop techniques and materials, using existing waste streams if possible.

4.6 Where minerals are required for a particular major local construction project, temporary borrow pits can sometimes be developed to obtain very local sources of sand, gravel, chalk or clay. Production from borrow pits is normally limited to use for a specific project, and usually has direct access from the pit to the construction site.

4.7 Extraction of minerals from temporary borrow pits can provide opportunities to supply bulk material from lower grade mineral resources. This can help safeguard resources of higher-grade material for primary uses. It is preferable to transporting material from existing, but distant, sites by minimising the

number of people, buildings, settlements and public roads affected by lorry movements. This results in a lower impact on the community and reduced environmental harm.



4.8 The use of primary aggregates can be reduced by recycling concrete and other materials arising from the demolition of buildings and infrastructure. Recycled aggregates are used as bulk fill but when processed to a higher grade product can substitute for primary aggregate in concrete and other uses. In local markets up to 25% of aggregate demand can be met from recycled products. Further market penetration requires investment in reclamation and separation of materials as well as identification, and take up of, new product specifications designed to use the material.

4.9 Construction and demolition waste can be recycled on the site where it is created and used in the construction of the new development. Site Waste Management Plans (SWMP)[29] identify the waste management action proposed for each different waste type, including re-use, recycling, recovery and disposal. Best practice in segregating recyclable materials from general demolition waste could increase the proportion suitable for re-use in higher specification products. Monitoring the scale of this activity should be included in developers' reports on site waste management plans.

4.10 Where on-site recycling is not feasible, as may be the case on the majority of smaller redevelopment sites, material can be transported to recycling facilities for processing. Such waste is a bulky, low value material which is heavy and therefore expensive to transport, so recycling facilities need to be close to sources of waste and potential markets. Segregating material such as concrete can facilitate its re-use in substitution for land-won aggregate.

[29] The Site Waste Management Regulations 2008 No.314

4.11 Policy M2 of the (the RSS) sets targets for secondary aggregates and the recycling of construction and demolition waste. In Surrey it is estimated that recycling activity from existing sites has the capacity to achieve an output of about 0.4mtpa at present.

4.12 Policy CW5 of the sets the locational criteria for the identification of recycling facilities. Industry may bring forward proposals for recycling facilities on sites in addition to those identified in the Surrey Waste Plan. Where these comply with the development control policies in the , proposals will be supported in the interests of securing higher levels of material recycling. This recognises that the minerals and waste development framework is looking to 2026.

4.13 Temporary aggregate recycling facilities can be appropriately located at mineral workings undergoing restoration. Here they enable the sorting and processing of construction and demolition waste, leaving the residues to be used in restoration. Although some new temporary facilities can be expected, associated with preferred areas identified in the plan, some of the existing temporary sites will cease as conditions implementing their restoration are complied with.

4.14 As indicated above, policies for recycling aggregate and secondary aggregate manufacturing facilities are covered in the Proposals for new facilities for aggregates recycling will be made in the In Surrey there is little evidence of the production of secondary aggregates which can be used to substitute for primary aggregates. Accordingly, the will be concerned with the potential for recycled aggregates only.

4.15 The national waste strategy identifies construction waste as a priority sector for action to achieve reduction. The strategy for sustainable construction in England (2008) targets an increase in the diversion of construction and demolition wastes from landfill. This is reflected in the national and regional guidelines for aggregates where a national target of 60mtpa is assumed for alternative materials in 2011, rising to 65mtpa in 2015. The guidelines advise that production of alternative materials for south east England is assumed to be 130mt over the period 2005-2020.

4.16 The need to increase the capacity for recycling aggregate recognised in the national guidelines was reflected in the development of a sub-regional apportionment for the south east in 2005. This envisaged an increase across the region from 6.6mtpa to 7.7mtpa by 2016 and Surrey was expected to provide 0.8mtpa by 2016 (see paragraph C14 Surrey Waste Plan 2008). It was recognised that authorities with a significant proportion of land designated Green Belt might not be able to implement their full apportionment through site allocations in their development plan documents. The joint Aggregates Recycling DPD will test the extent to which this applies in Surrey.

4.17 The (CLG) 2009 envisaged a 10.17% increase in the amount of alternative materials to be produced over the previous guidelines for 2001-2016. Assuming a similar rate of increase in the production of alternative materials over the period 2016-2026 suggests a further overall increase in the order of 7% would be appropriate

(approximate 10% increase over 16 years is roughly equivalent to a 7% increase over ten years). This suggests that provision of recycling capacity amounting to 0.86 mtpa would be needed by 2026.

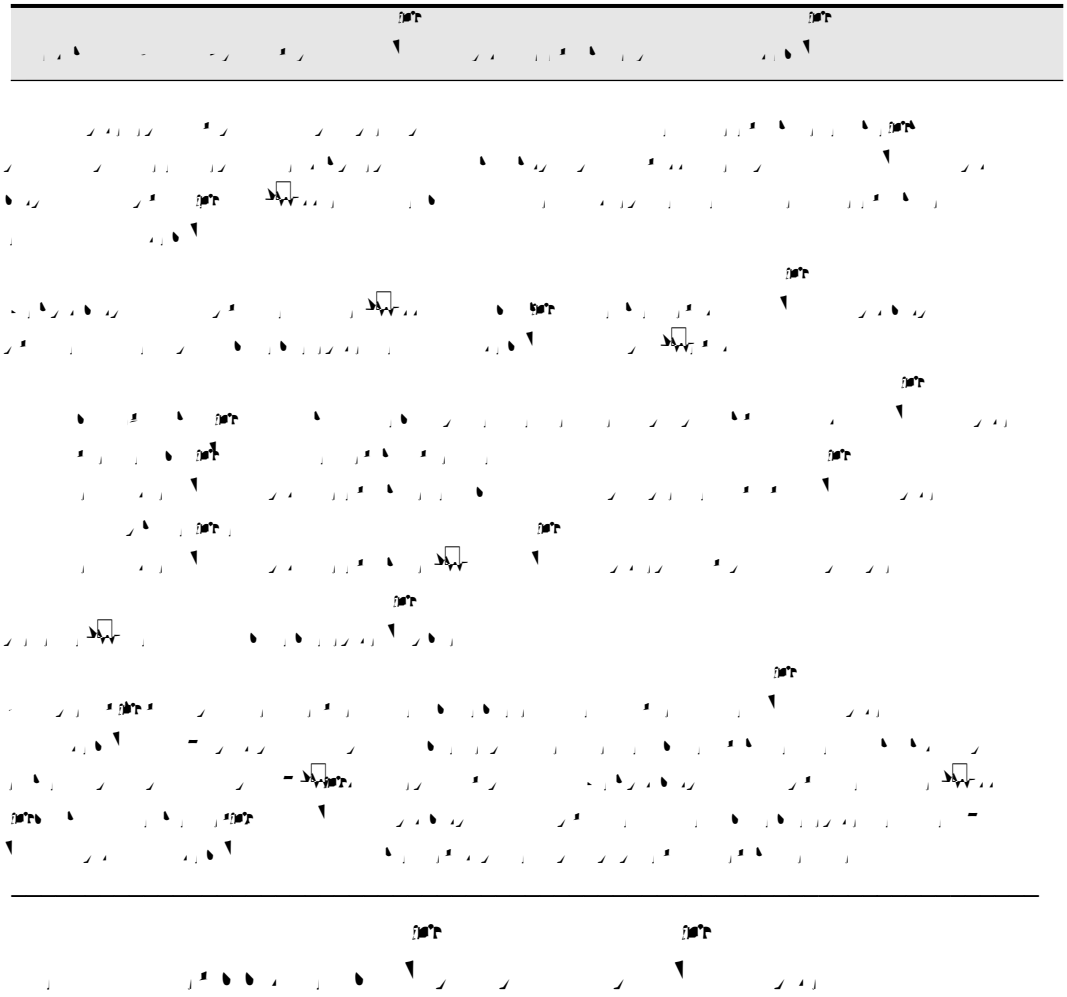
4.18 A regional increase from 6.6mtpa to 7.7mtpa for the period to 2016 represents a 17% increase in the use of secondary aggregates and recycled materials. Assuming a similar rate of increase in the production of alternative materials over the period 2016-2026 suggests that provision of recycling capacity amounting to 0.91 mtpa would be needed by 2026.

4.19 The material difference between these two estimates, 50,000 tpa is small in terms of the provision of recycling facilities. It would therefore be appropriate to consider that in the longer term recycling capacity in the order of 0.90 mtpa by 2026 should be planned for.

4.20 The county council intends to make provision so as to increase the amounts of aggregate that are recycled and Policy MC5 indicates that the production requirement may be exceeded if acceptable proposals come forward. However, in the event that proposals came forward that would mean that the production requirement would be significantly exceeded, the county council would require to be satisfied that such proposals were needed and did not lead to over provision of aggregate recycling facilities in parts of the county.

5.1 The British Geological Survey[30] produces maps showing the broad distribution of mineral resources which may be of current or potential economic interest. The areas defined are not of uniform potential and take no account of planning constraints that may limit their working, or of existing areas that have been worked. Nevertheless, the maps have been used as a basis for developing minerals safeguarding areas that are identified on the Some resources occur in areas of the county where environmental considerations or existing built-up areas are likely to constrain

5.6 As well as safeguarding mineral resources, the MPA may also advise that development should not be permitted if it would constrain the effective operation of existing sites. This is necessary to protect existing infrastructure that supports the minerals industry, and preserve land for future expansion. Of particular importance in this regard are the rail aggregate depots, which allow the importation of minerals such as crushed rock from other parts of the country, and the permanent recycling infrastructure (sites and facilities) that help to reduce demand for primary minerals. In the case of existing and proposed sites for these forms of mineral development, consultation within 200 metres of the site boundary should be provided for. This is to ensure that sensitive land uses which might prejudice their use for mineral development are not introduced.



5.7 The contribution made by aggregate minerals in sustaining the construction and infrastructure sectors of the economy means that national and regional forecasts for aggregate demand are made by government as a basis for plan-making. The regional requirement is then divided up (or apportioned) between MPAs across a region and set out in the RSS. The requirement for Surrey included in Policy M3 of the RSS is 2.62mtpa.

5.8 The Panel Report on the ( ) includes revisions to the method of apportionment of aggregate requirements to sub-regions within the south east. This new method is applied to a regional requirement of 11.12mtpa covering the period 2010-2026. Surrey's

requirement is for an average of 1.27mtpa for this period. The "Proposed Changes" published by the Secretary of State in March 2010 recommended the above figures. In July 2010, in advice issued with the ministerial statement revoking regional spatial strategies, planning authorities were advised to work from the apportionments in the "Proposed Changes".

5.9 The county council supported the review of the sub-regional apportionment as work for the minerals plan had revealed that resources considered potentially suitable for working were scarce. This issue became more significant after revisions were made to regulations requiring that core strategies look at least fifteen years ahead from the time of submission. This in effect meant looking to 2026 and the policy M3 apportionment of 2.62mtpa was, on the basis of evidence available, unrealistic over such a period.

5.10 The [illegible] seeks to deliver an adequate supply by including proposals that will be available over the period to 2026. Preferred areas have been selected following appraisal of a comprehensive list of potential zones drawn up by the MPA in consultation with industry, landowners and other stakeholders[32]. National policy confirms that sub-regional apportionments are not inflexible, and the opportunity is provided, through the LDF process, to test practicality and environmental acceptability of the apportionment.

5.11 It is estimated that the proposals for the preferred areas, along with existing permitted reserves, would deliver some 23.96mt over the period 2009-2026. The plan assumes a figure of 24mt because the estimated yield of the preferred areas would be subject to more detailed geological assessment at the application stage.

5.12 Proposals for mineral extraction within the preferred areas will be determined in the context of the apportionment to the county and the landbank position at the time when applications are considered. The landbank position will be monitored annually and if below seven years, the deficit situation will be a material consideration in determining applications on preferred areas.

5.13 National guidance identifies the need to maintain a landbank of permitted reserves equivalent to at least seven years supply at the required annual rate. Due to the way in which sites come forward, are permitted and worked, it is not always possible to achieve an absolute fit with the required landbank at a specific point in time.

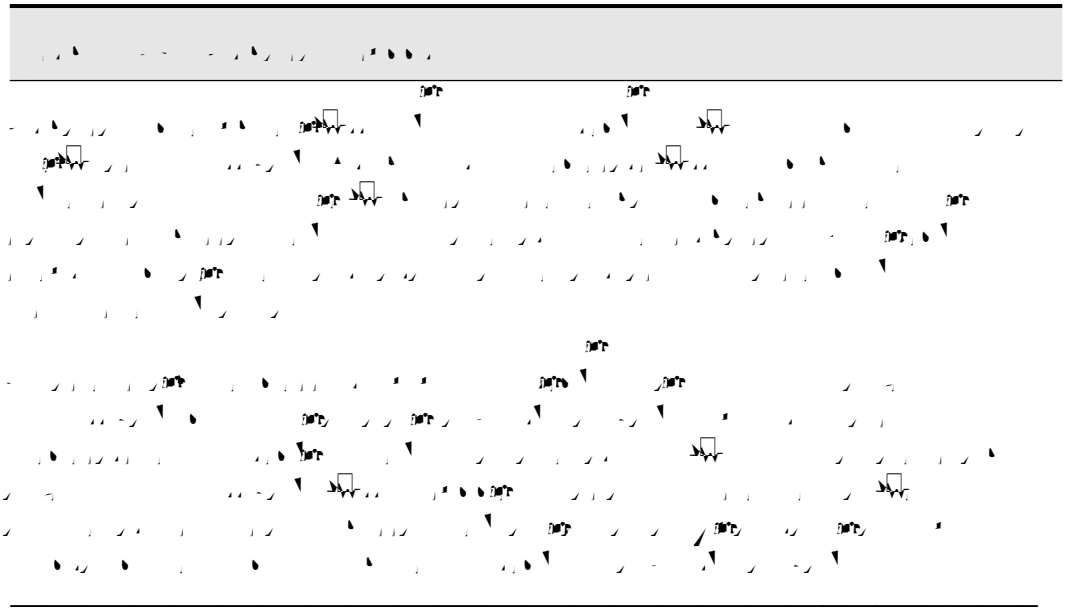
5.14 As MPAs are asked to recognise the distinction between the markets for sharp sand and gravel and those for soft sand in the [illegible], the [illegible] identifies separate requirements and preferred areas for the two materials. Implementation of the proposals in the [illegible] will significantly diminish resources available for extraction in the future, particularly for concreting aggregate, and the MPA will expect this situation to be reflected in future reviews of the regional aggregates apportionment.

[32] Primary aggregates land assessment report (SCC) 2009

5.19 The identification of a preferred area or area of search does not mean that permission will automatically be granted for silica sand extraction, because proposals will be tested under all the relevant development plan policies Key development requirements that will need to be addressed for the preferred area are set out in Appendix A.

5.20 The preferred area would provide an extension to the landbank for production at North Park Quarry and cumulative impacts will be minimised by processing output from the preferred area through the plant at that site. The onus will be on the applicant to demonstrate that any proposal to work minerals on the preferred area in tandem with the existing working does not generate unacceptable cumulative impacts.

5.21 The Folkestone Formation in which the silica sand deposits are found are also a source of building sand within Surrey. In some cases material which fails to meet the required specification for industrial use may be found in conjunction with silica sand deposits. The working of such material for aggregate use may be acceptable but the use of silica sand as building sand is to be discouraged. It is unsustainable to use a high quality material where alternatives are available and the mineral operator(s) will be expected to comply with this requirement.



5.22 National guidance[35] seeks to maintain landbanks at existing production sites. There are three working sites in Surrey, each with adequate permitted reserves to satisfy the landbank requirement. A fourth site, producing hand-made tiles, closed in 2008 and a resumption of tile production on-site is unlikely to be economically viable. Production at a site in West Sussex adjoining the county boundary may in future depend on resources within Surrey. There are also three dormant brick making sites at Auclaye (Capel), Crowhurst, and Hambledon where it is assumed that production will not resume.

[35] MPS1 – Annex 2 Brick clay

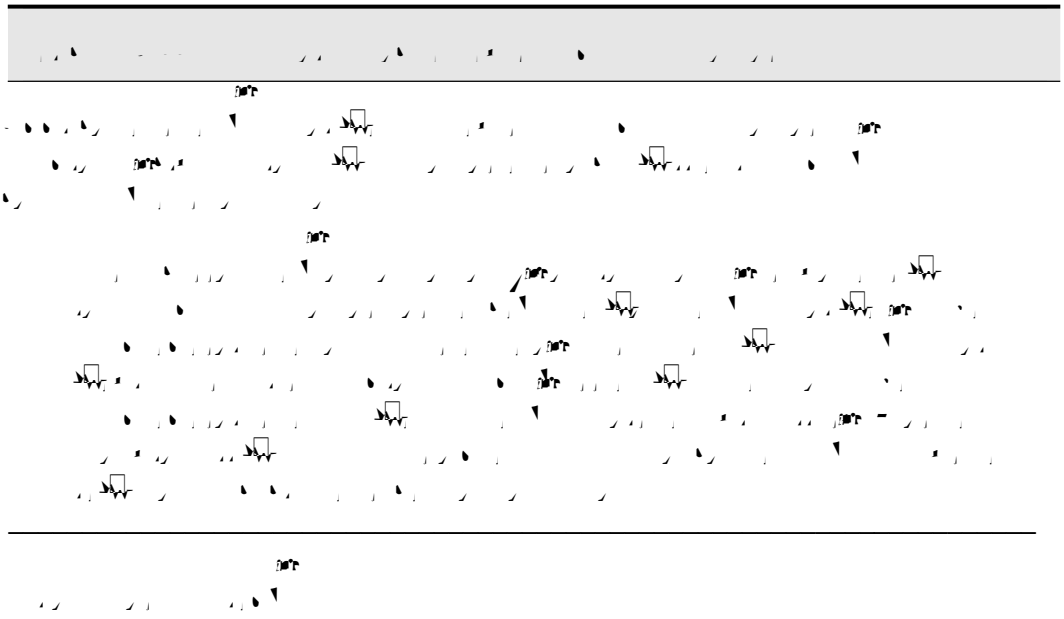
5.23 Permitted reserves at two of the three active sites will be becoming depleted towards the end of the plan period. This plan therefore identifies areas of search related to the existing production areas. Areas of search have been identified to reflect the fact that detailed knowledge of the potential resource is not available at present. The areas of search enable the industry to plan for the longer term should that be commercially appropriate, while making local communities aware that brick-making may continue. The areas of search are shown in Appendices C-F.

5.24 Restoration of brick clay sites can raise particular issues because of the generally slow rate of working and the need to maintain stockpiles for

character and distinctiveness. Historically, outcrops have been worked at a modest level within the Surrey Hills AONB and adjoining areas but no active quarries remain. In the future, working at a small scale may be justifiable to

would be extended and the degree of environmental impact of the existing operations.

5.34 Some soft sand, perhaps as much as 10% of production, is used for purposes such as bulk fill, trench fill, landfill cover, or screeding. A lower quality sand could be used as a substitute in such uses. In the interests of sustainable use of valuable resources, proposals for limited production of lower grade sands will be considered if demand can be demonstrated and alternative low grade recycled products are not available. No specific proposals are made because there is inadequate geological information to assess potential resources. Any application will be determined having regard to the policies in this plan.



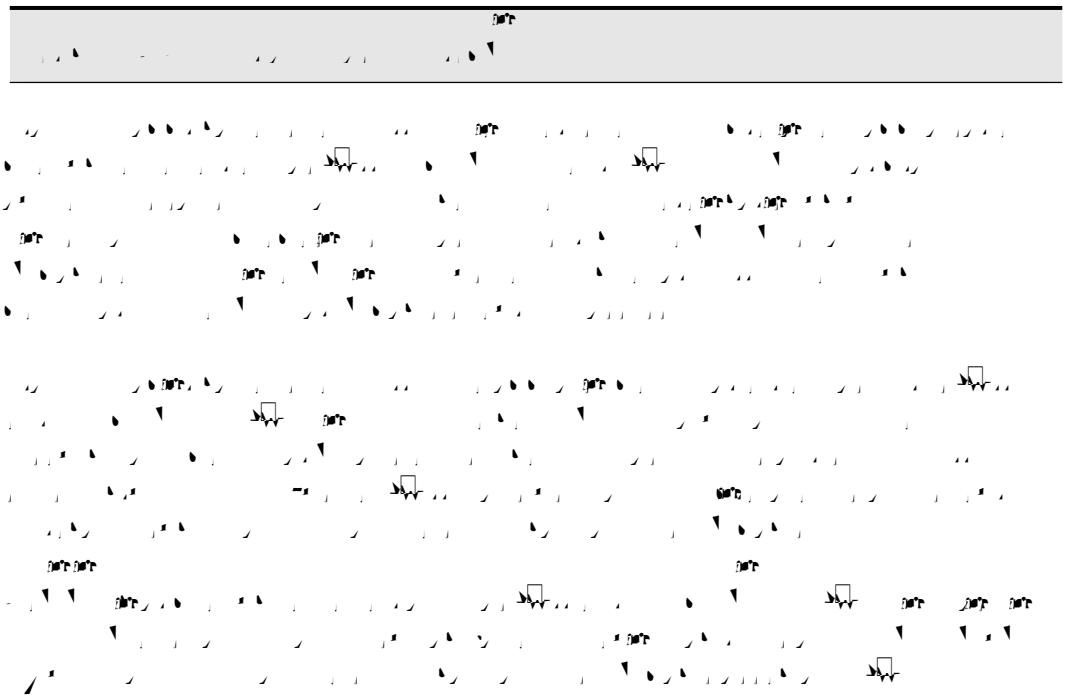
5.35 One of the short / medium term aims of the Government White Paper

5.37 Three separate phases of development are recognised[39], exploration, appraisal and production, each of which requires a separate planning permission. Applications for exploratory wells will be considered on their individual merits in accordance with all levels of policy guidance. Key considerations are locating sites to minimise intrusion, controlling vehicular activity and vehicle routeing, and controlling noise and light emissions from drilling rigs especially during night-time operations. Proposals will be expected to address all these issues.

5.38 Subsequent proposals for appraisal will need to consider the above issues afresh given that this may lead to further applications for production. The appraisal stage may also require the drilling of further wells to determine the extent of a field and consideration needs to be given to the short and long-term impacts associated with all these locations. Directional drilling may offer the prospect of reducing impacts on particular features, although there are practical limits to how far this can be used and will mean a longer drilling phase.

5.39 The final phase of development is the production phase, which may or may not occur depending on whether or not the appraisal identifies that a viable oil or gas field exists. Specific issues on the location of well heads are likely to have been considered in relation to the earlier phases, but what is more critical at this stage are the additional above ground facilities that are associated with production. There is some flexibility in the siting of these facilities and a solution where any environmental impacts can be mitigated to an acceptable level will be required.

5.40 Government issues licenses for exploration[40] and in Surrey these include extensive areas of land within the Surrey Hills AONB. Oil and gas development within this area should be confined to sites where impacts on the character of the countryside, other environmental interests, the local community or wider community interests such as recreation, are capable of suitable mitigation.

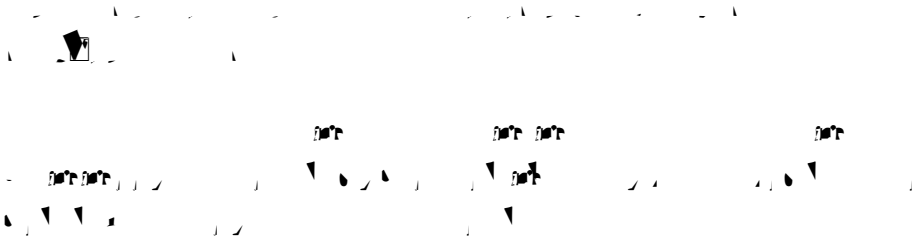


[39] MPS1 Annex 4 - On-shore oil and gas and underground storage of natural gas

[40] Non-aggregate minerals background report (SCC) 2009

5.41 Gas can be stored in porous rock, such as depleted gas and oil reservoirs and aquifers and, if properly designed, large-scale underground storage is more practical and safer than surface storage. , states that storage facilities are important for balancing peaks and troughs in supply and safeguarding against disruption to delivery of gas. This extra security to supply is important to the UK as North Sea and other gas reserves diminish and supply increasingly becomes reliant on international imports via pipelines or sea transport. Storage facilities must accommodate gas safely, be relatively close to national distribution networks and ideally close to demand. Two potentially suitable locations have been identified by government, at Albury and South Godstone, (the Bletchingley field)[41].

5.42 In determining applications or in responding to consultations on development for gas storage in porous strata underground, the MPA will require evidence of the need for such a facility at that location. It will also need to be satisfied that potential locations for wellheads have been assessed thoroughly and that the chosen sites will not give rise to significant adverse impacts. Similarly, in determining proposals or in responding to consultations for related surface development for compression and cleaning of the gas, which can be of significant scale, the MPA will expect that alternative locations for ancillary facilities, including areas remote from the wellhead, have been assessed, especially where the wellhead affects designated areas. A thorough assessment of the routeing of any pipeline required between the wellhead, the surface treatment facilities and the national grid will be required to ensure that any potentially adverse effects are properly mitigated.



6.1 The challenge associated with meeting the need for mineral development should not be underestimated. The need for such development has a number of origins. On the one hand there are the requirements that national and regional policy define notably through the need to maintain appropriate levels of landbanks for the most important minerals or to plan to enable certain production levels to be achieved. In other cases need for mineral development has to be justified if a proposal is located in a particular area, for instance an Area of Outstanding Natural Beauty or Green Belt.

6.2 Surrey is the most densely populated shire county in England and the accessible mineral resources, especially of concreting aggregate, lie in the most densely settled part of the county. The impacts on local people and their quality of life, including the local environment, are key considerations when weighing where to locate new development.

6.3 The wide range of potential adverse impacts associated with mineral development are considered below (6.7 et seq). Lorry traffic generated by transporting minerals is usually the most widespread concern and is discussed in greater detail in the next chapter. Other impacts, specific to the site and its immediate surroundings, can be addressed either partially or completely, through controls applied under the planning system. The specific nature of such impacts and ways of addressing them will vary case-by-case.

6.4 The majority of planning applications for mineral development will be screened to determine whether or not they require an Environmental Impact Assessment (EIA)[42]. The screening process helps to identify whether the proposal is likely to have significant environmental effects. An Environmental Statement must accompany a planning application for EIA development.

6.5 Most proposals for mineral extraction are likely to fall within the category of major development likely to have significant impacts on the environment and consequently require an EIA. The EIA will identify the likelihood of significant impacts occurring with respect to the issues identified in the scoping opinion. The EIA will show how these could be mitigated, and alternative ways in which the development could be carried out.

6.6 In response to these issues, conditions and legal agreements will often be attached to regulate the operation of the development. Planning conditions can be used to agree the specific details about parts of the proposal (such as a landscape scheme) or to ensure that the effects on local communities or the environment are reduced (such as control of working hours). Where significant

[42] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 – SI1999 No.293

6.15 Mineral working can result in significant changes to landscape character (both beneficial and adverse), not only while working is in progress but also in the long-term. Changes are particularly apparent, for example, where a green field site is restored to a water body. Temporary landscape works such as bunds or earth mounds can affect the appearance of an area but may be positive in terms of reducing local visual and noise impacts. Permanent minerals developments (such as new rail aggregates depots) will have longer-term landscape and visual impacts that will need to be addressed in an appropriate way.

6.16 Significant parts of Surrey's countryside are nationally designated landscapes, forming the Surrey Hills and part of the High Weald AONBs. These designated areas cover about a quarter of the county and the adjoining AGLVs cover a further tenth. Mineral development within such areas will require particular justification as indicated in the spatial strategy. Development elsewhere in the countryside should pay particular regard to local character and seek, through appropriate restoration, to conserve this. Locally, features such as veteran trees, hedgerows and shaws can make a significant contribution to character, may form part of a wider framework of vegetation to support wildlife and biodiversity, and provide a framework for restoration.

6.17 Impacts on the landscape during mineral working can be reduced or overcome by careful location of processing plant and by protecting important views. Planting schemes and landscaped bunds may be used to screen developments. Sensitive planting design and the use of appropriate species can help to enhance local landscape character and integration with the final restoration proposals. Advance planting may be carried out around mineral workings to allow plants time to establish and form a visual screen before production begins.

Action Plan[45]. A baseline ecological survey is useful in identifying what exists on the site and whether these features can be retained and managed. Restored sites may also contribute to the creation or maintenance of green corridors enabling wildlife migration and adaptation to pressures such as climate change.

6.21 Measures can be adopted to help avoid or minimise adverse impacts on biodiversity and geological conservation interests, and mineral development can often actively help to protect and enhance them in the long-term. These include:

- managing existing habitats on or near the site;
- habitat creation – while some habitats are irreplaceable (such as ancient woodland), other habitats of conservation value can be created. On some sites, the biodiversity interest is a direct result of mineral working and restoration meeting targets within the Biodiversity Action Plan can assist habitat creation; and
- protecting and enhancing biodiversity and geological interest during working. For example, protecting geological features, or maintaining quarry faces that provide a nesting ground for sand martins and avoiding extraction at nesting times.

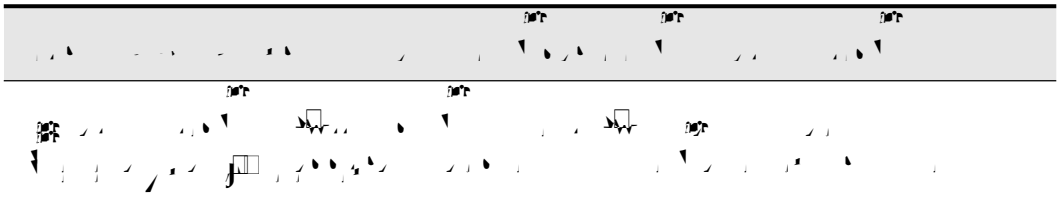
6.22 Heritage, or the historic environment, includes archaeology, buildings and structures, areas of historic landscape such as detailed patterns of fields and farms, woodland, villages and historic parks and gardens, cultural artefacts and memories and written and visual archives.

6.23 Surrey's identity and sense of place is closely linked with its rich heritage, an irreplaceable resource that can be vulnerable to damage from development. Conflicts may arise between protecting our heritage and meeting the need for minerals. By addressing heritage considerations before planning applications are submitted, there is greater scope to avoid or minimise any potential adverse impacts.

6.24 Listed buildings and conservation areas should be protected. The emphasis will be on preserving the physical structure, setting or any features of special architectural or historic interest of a listed building and to preserving or enhancing the character or appearance of a conservation area. Some potential impacts may be avoided by routeing lorries away from conservation areas or buildings in order to protect their fabric, character or setting.

6.25 Careful attention will be given to protecting the setting of an historic building or parkland, or a rural settlement where the historic pattern or fabric of the landscape is of particular value. Whilst landscape character can be restored following mineral development, the historic landscape will have been irretrievably lost. Therefore it is necessary to ensure that these landscapes are protected and managed, in particular historic parks and gardens (registered and unregistered), designated Areas of Special Historic Value and other

[45] Surrey Biodiversity Action Plan 1999



not compromise highway safety, and that where costs for improvements are incurred, these are met by the mineral operators rather than the community. Equally, the needs of pedestrians, cyclists and horse riders should be considered, especially where the highway forms a link in the rights of way network and potential impacts on vulnerable road users might occur.

7.8 Some of Surrey's resources of minerals are inaccessible because they are located in areas that do not have roads capable of supporting direct access to lorry traffic. However, new access arrangements, including pipelines, tunnels, private haul routes or conveyors may allow such resources to be extracted in the future, albeit at additional cost.

7.9 Planning applications for mineral development will be expected to show that alternatives to road-based movement of minerals, for instance use of existing railheads or wharves, have been considered as part of a Transport Assessment[48]. However, the majority of mineral that is produced in Surrey is transported over relatively short distances, and lorries are often the only practicable, cost effective option. It is important to ensure the effects of traffic generated by mineral developments on local communities, the environment and the local road network, are carefully considered. In some parts of the county, the proximity of existing workings or preferred areas to one another may justify the need to phase development to limit cumulative impacts from transport movements. Prior discussion with the Highways Agency on motorways and trunk roads, and with the Highway Authority on other roads, will be expected.

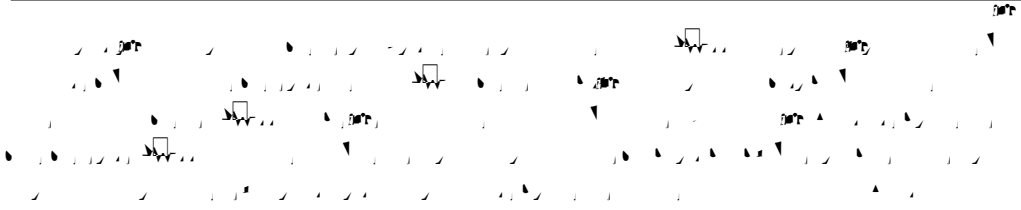
7.10 Movement of minerals by road should as far as possible be confined to the motorway and primary route network and potential impacts on these roads assessed as part of the transport assessment of proposals. However, for many sites direct access on to this network is not possible. Particular attention should therefore be given to the routeing of vehicles between the proposed development and the motorway and primary route network. Where appropriate the use of routeing agreements will be encouraged to confine lorries to the most appropriate roads. These are usually secured through legal agreements.

7.11 Rail transportation plays a role in the importation of minerals (particularly crushed rock and marine aggregate) into Surrey. It may also play a role in the future as a means of importing secondary aggregates to supplement local land-won aggregates. The protection of existing rail depot infrastructure can promote the more sustainable movement of minerals.

7.12 Existing facilities are located at Salfords and Woking, although the former is currently operating at a very low throughput largely due to existing significant road access and land ownership constraints[49]. Existing rail depots in outer London, at Purley and Tolworth, in Colnbrook and Crawley have potential to serve parts of Surrey. A rail siding exists at South Godstone (Lambs) Brickworks, but proposals to use it as the basis of a rail aggregates depot were rejected on Green Belt grounds in 2001.

7.13 The existing rail aggregate depots are well-located with respect to major towns in the southern part of the county, and their safeguarding, or acceptable relocation, is necessary. Woking has an established market and the resumption of use of the Salfords depot would provide additional capacity on the eastern side of the county subject to the provision of improved road access.

7.14 The 2009 regional study, [illegible] indicates that there is significant capacity at railheads at present. The study identifies potential depot sites for the future, none within Surrey. This supports the conclusion that there is no significant need for additional depots in the county at present, but this should not preclude the industry from bringing proposals forward if acceptable sites can be found and the need can be justified. Proposals for the use of existing sidings for the movement of minerals out of the county will be considered on their merits.



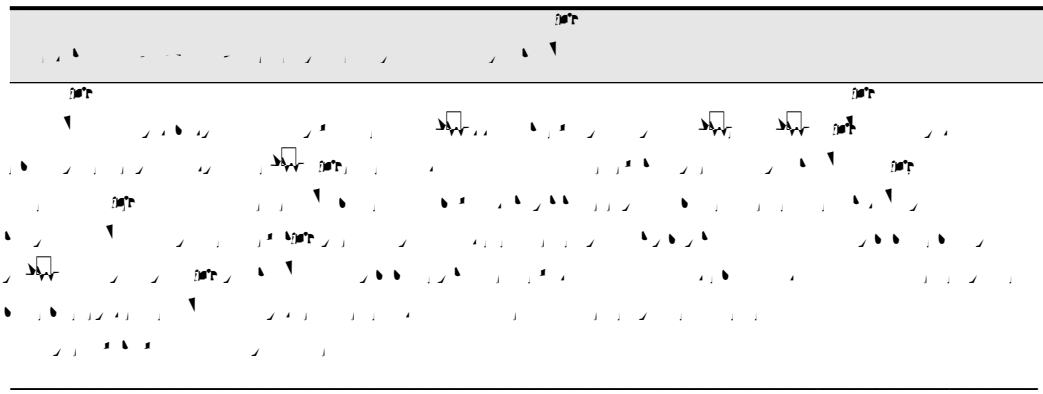
[49] Rail aggregate depots background report (SCC) 2009

[50] Study of Aggregate Wharves and Rail Depots in South East England (SEERA) Feb 2009

8.1 Achieving high quality restoration is integral to consideration of applications for mineral extraction. The way land is restored and its subsequent management offer the means to enhance the character of land taken for mineral working. Properly managed, restoration will benefit communities and their local environment and ensure that a valuable asset will be passed on to future generations. To 09rest0sn__lve collaboration between key interest groups including landowners, mineral operators, local authorities, local communities, prospective land managers, and non governmental organisations. Enlightened operators already actively support local liaison groups (see paragraph 9.20) set up to deliver better understanding.

8.6 The majority of mineral workings lie in the Green Belt and after-use needs to be appropriate to that designation. Minerals sites can be appropriately restored for a range of after-uses including agriculture, forestry, recreation and nature conservation. For some sites a mix of uses may be appropriate, however such schemes would need to be carefully designed and managed to avoid conflicts (such as when combining recreational and nature conservation uses).

refers specifically to wider area enhancement schemes such as the Nutfield Ridge and Marsh Project and the Surrey / South West London GreenArc Project where such initiatives are already in place. In some cases, wider area improvements may include former areas of mineral workings where opportunity exists to enhance the quality of previously worked land.



9.13 A number of sites within Surrey are protected under the European Habitats or Birds Directives. Development which is likely to have an adverse affect on the particular interests for which these sites are designated should not be permitted. Although the plan proposals have been subject to appropriate assessment, at the project level an appropriate assessment will be needed where

between the MPA and mineral operators. Many of the mineral operators in Surrey have environmental accreditations such as ISO14001, which require that best practice be followed. However, the role for the county council as an independent regulator is important, and helps to increase confidence among local communities. Efficient and effective monitoring can identify potential problems on site at an early stage, or investigate residents' concerns and ensure that they are resolved satisfactorily, whilst enforcement may be used when expedient. A monitoring system has been in place for many years within Surrey and regular site visits enable site progress and development to be monitored and controlled within the planning system.

9.19 Surrey takes a proactive policy based approach towards restoration enhancement and is one of the few counties to have an officer working with mineral operators exclusively to encourage the enhanced restoration of mineral workings. The role of the enhancement officer includes the provision of opportunities to achieve biodiversity benefits, integrate former workings with the surrounding wider landscape and promote long-term management including access. It also provides assistance to enforcement monitoring officers dealing with landscape restoration issues at sites with less complex requirements. Progressive restoration is always encouraged on larger sites, though market forces may affect timescales on sites requiring inert infilling. The supplementary planning document describes the approach adopted across Surrey and the benefits that this brings. The active enhancement role pursued in Surrey is valued and has achieved wide recognition for schemes of excellence from NGOs and industry alike over the past 15 years.

9.20 Many operators establish good relationships with the local community. At some sites, liaison groups which include planning officers and representatives of the local community and the mineral industry are set up so that any issues of concern relating to the development can be discussed and resolved as soon as possible after the problems arise.

9.21 By law, an annual monitoring report (AMR) should assess:

- the implementation of the local development scheme (timetable for preparing the minerals and waste development framework); and
- the extent to which policies in development plan documents are being implemented.

9.22 An AMR has been prepared by the county council for over twenty years and the format will be adapted to include details of progress against the performance indicators set out in the core strategy to help identify whether the minerals plan is being implemented successfully. The effectiveness of the will be assessed annually, and it will be reviewed if deemed necessary.

9.23 There are two core regional indicators concerning minerals, which are the production of primary land-won aggregates and the production of secondary

Surrey is not delivering what is required. A review may also be triggered by external events such as significant changes in government policy or the economy of the region.

9.24 In more minor cases a review of the may not be required, and reviews of individual development plan documents will be brought forward as appropriate. Supplementary planning documents may be produced or reviewed over a faster timescale, which reflects their lower statutory weight in determining planning applications. However, they can be kept more up-to-date and reflect faster changing issues such as site restoration.

9.25 The core strategy includes policies which are aimed at managing development through the lifetime of the minerals plan. These will be monitored to determine the extent to which they are being successfully implemented. Where the policies are not being implemented effectively, reasons will be identified in the AMR if it is possible to determine them.

9.26 The MPA is required to monitor any significant environmental effects of implementing the minerals plan, to identify any adverse effects and appropriate remedial action. The Environmental Report of the combined Strategic Environmental Assessment and Sustainability Appraisal includes recommendations for monitoring the social, economic and environmental effects of the minerals plan. Any monitoring requirements arising from this process will be incorporated within the minerals plan, and may include working in partnership with other bodies that collect or hold relevant monitoring data.

9.27 Table 2 on page x sets out a framework for monitoring the core strategy of this plan, the targets, and the relevant indicators identified for each policy.

| | |
|---|---|
| Relevant Objectives | O3.1, O3.2, O3.3, O4.1, O4.3 |
| National policies | PPS1, PPS12, MPS1 |
| Key outcomes | ▪ prepared showing preferred areas<br>▪ Mineral development confined to existing sites, preferred areas, areas of search or safeguarded areas<br>▪ Safeguard existing and planned areas and facilities for mineral development |
| Key agencies | Mineral planning authority, mineral operators, landowners / developers |

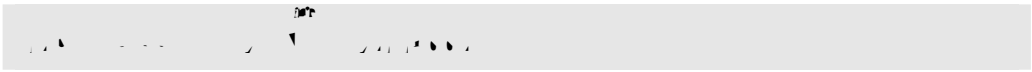
| | |
|---|---|
| Relevant Objectives | O3.1, O3.2, O3.3, O4.1, O4.3 |
| National policies | PPS1, PPS5, PPS7, PPS9, PPS12, MPS1, MPS2 |
| Key outcomes | ▪ prepared showing preferred areas<br>▪ Mineral development confined to existing sites, preferred areas, areas of search or safeguarded areas<br>▪ Consult Natural England on proposals within or affecting AONBs or SSSIs<br>▪ Consult English Heritage on proposals affecting heritage interests<br>▪ Screen proposals within vicinity of internationally recognised sites of biodiversity interest for Habitats Regulations Assessment and consult Natural England |
| Key agencies | Mineral planning authority, Natural England, English Heritage, Environment Agency, mineral operators, landowners / developers |

| | |
|---|---|
| Relevant Objectives | O3.1, O3.2, O3.3, O4.1, O4.5, O6.1, O6.2, O6.3 |
| National policies | PPS1, PPG2, PPS12, MPS1, MPS2 |
| Key outcomes | ▪ prepared showing preferred areas<br>▪ Mineral development confined to existing sites, preferred areas, areas of search or safeguarded areas |
| Key agencies | Mineral planning authority, Natural England, English Heritage, mineral operators, landowners / developers |

| | |
|---|---|
| Relevant Objectives | O1.1, O1.2, O1.3, O2.1, O2.4 |
| National policies | PPS1, PPS10, PPS12, MPS1 |

Key outcomes

- LDF policies on sustainable construction adopted across Surrey
- Development uses more resource efficient methods of construction including use of recycled aggregates
- Borrow pits used for major construction projects to safeguard scarce resources for higher grade use



| | |
|---|---|
| Relevant Objectives | O2.1, O2.2, O3.2, O4.3 |
| National policies | PPS1, PPS12, MPS1, MPG13 |
| Key outcomes | ▪ Potential resources of fuller's earth safeguarded<br>▪ Further working of chalk or peat opposed unless proven need is sufficient to outweigh potential impacts of development<br>▪ Small scale production of building stone for conservation of the built heritage supported |
| Key agencies | Mineral planning authority, Natural England, English Heritage, Environment Agency, mineral operators |

| | |
|---|---|
| Relevant Objectives | O3.1, O4.3 |
| National policies | PPS1, PPS12, MPS1 |
| Key outcomes | ▪ Majority of permissions are within preferred areas<br>▪ Landbanks are maintained where possible<br>▪ Minor extensions of existing workings prevent sterilisation of potentially valuable resources<br>▪ Sands suitable only for lower specification uses are available to substitute for higher grade minerals where market exists |
| Key agencies | Mineral planning authority, Environment Agency, mineral operators, landowners/developers |

| | |
|---|---|
| Relevant Objectives | O4.2, O4.3, O4.5, O5.4, O6.2 |
| National policies | PPS1, PPS12, MPS1 |
| Key outcomes | ▪ Identification and exploitation of geologically suitable structures for underground gas storage in Surrey<br>▪ Ensure that no significant adverse impacts will be associated with appraisal or use of geological structures suitable for gas storage<br>▪ Ensure that significant adverse impacts related to surface facilities associated with underground gas storage will be suitably mitigated |
| Key agencies | Secretary of State for Energy and Climate Change, mineral planning authority, oil and gas exploration and production companies |

| | |
|---|---|
| Relevant Objectives | O5.1, O5.3, O5.4, O5.5 |
| National policies | PPS1, PPS12, PPG13, MPS1 |
| Key outcomes | ▪ Existing rail aggregate depot sites are safeguarded to maintain ability to supply a proportion of demand via imported aggregates<br>▪ Need for additional depot sites to supplement local land-won aggregate supply considered on individual merits<br>▪ Adverse impacts from rail aggregates depots are addressed through the planning applications process and environmental impact assessment, including the use of conditions and legal agreements attached to planning permissions |
| Key agencies | Mineral planning authority, Network Rail, rail operating companies, mineral industry, landowners / developers |

have been identified where the plan specifies other process-related activities that are required such as the preparation of other planning documents.

provide a backcloth against which to consider the effects of policies and inform the interpretation of output indicators.

measure the performance of policies in terms of their quantified results. They cover direct planning outputs of the implementation of the policies, along with any outcomes of relevance to wider considerations.

has been identified where issues that relate to the plan as a whole are being considered. No specific actions are identified against the development management aspects of the plan as the starting point is that the policies will be implemented as intended and consequently development will only be permitted when compliant with the policy requirements in all respects. The Annual Monitoring Report has a commentary on planning decisions taken each year and this will be the appropriate place in which to discuss detailed implementation issues against the targets indicated.

The number of planning applications determined by the MPA each year will form the basic source of most monitoring information. Decisions made on appeal will also be monitored.

| | | | | | |
|---|---|---|---|---|---|
| MC2 Spatial strategy | Opposing mineral development in or affecting designated sites of national landscape, nature conservation or heritage importance unless reasons of national need are paramount. | Contextual<br><br>Output | Number of planning applications affecting AONBr5s8( )]TJosing m]TJosing m]TJosing m]Ts[(AONBr5C2)186(affectin1ing m]TJ4l)4.1(anning ap)7.6(p)8.3(l | | |

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|---|---|---|---|---|---|
| MC4 | Efficient use of mineral resources | Process | Local development frameworks in Surrey to include policies on sustainable construction and seek to encourage the use of recycled aggregates | LDFs | Failure of LDFs to include sustainable construction policies that promote efficient use of mineral resources |
| | | Contextual | Number of MPA responses relating to the need to address efficient use of mineral resources in LDF policies development briefs or design guides | | |
| | | Output | Number of MPA responses that have resulted in the inclusion of, or revision to, a draft policy in the LDF | | |
| | Supporting use of borrow pits for major construction projects | Contextual | Number of planning applications for borrow pits permitted | | |
| | | Output | Number of permissions for borrow pits that meet criteria (Target 100%) | | |

| | | | | | |
|---|---|---|---|---|---|
| MC5 | Provision of productive capacity for the supply of recycled and secondary aggregates | Process | prepared in accordance with MWDS | Surrey CC | Insufficient productive capacity for the supply of recycled and secondary aggregates at a rate of 0.8mtpa by 2016 |
| | | Contextual | Quantity of recycled and secondary aggregates produced per annum | | |
| | | Output | Number of permissions on sites in the | | |
| | | Output | Supply of recycled and secondary aggregates (Target - steady increase in supply with milestone of at least 0.8mt by 2016) | | |
| MC6 | Safeguarding mineral resources, sites and infrastructure from alternative development | Process | Inclusion of mineral safeguarding areas in local development framework proposals map | Local Planning Authorities and Surrey CC | Failure of LDFs to incorporate mineral safeguarding areas and adopt consultation protocol |
| | | Process | Agree and adopt consultation protocol on safeguarding with LPAs (Target to agree protocol within six months of adoption of ) | | |
| | | Contextual | Number of consultations on mineral safeguarding received by MPA | | One permission or more for other forms of major development within |
| | | Output | Number of planning permissions following objection from SCC on the grounds of the need to safeguard land for mineral development (Target 0%) | | |

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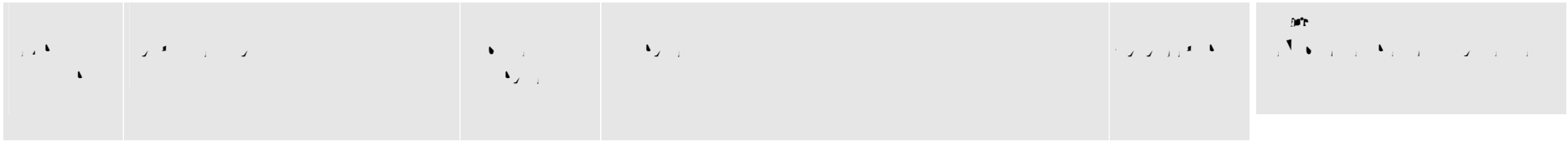

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|---|---|---|---|---|---|
| MC18 | Restoration and enhancement | Contextual<br><br>Output / Outcome | Links between mineral site restoration and surrounding area enhancement<br><br>Percentage of planning permissions contributing towards the Biodiversity Action Plan, enhancement schemes or other wider benefits (Target 100%) | Surrey CC | |