



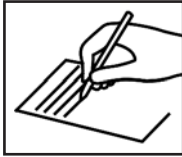
**Surrey Minerals and Waste
Development Framework**

**Surrey Minerals Plan 2011
Primary Aggregates
Development Plan Document**

Adopted 19 July 2011



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Surrey Minerals Plan 2011

Primary Aggregates Development Plan Document

The *Primary Aggregates DPD* is a development plan document under Regulation 7(c) of the Town and County Planning (Local Development) (England) Regulations 2004 (as amended)

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Surrey Minerals Plan

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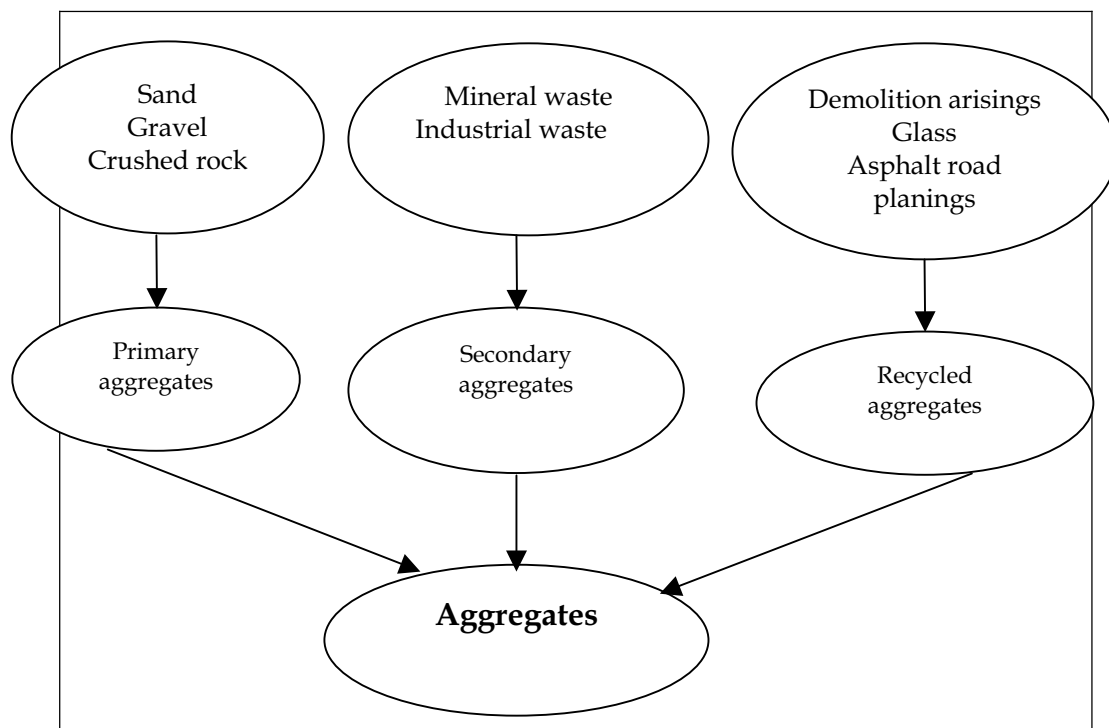
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1 INTRODUCTION

- 1.1 This document forms part of the Surrey Minerals Plan and sets out proposals with regard to the working of primary aggregate resources across the county. Primary aggregates found in Surrey are sand and gravel used principally for producing concrete (concreting aggregates), and soft sand which is used principally in the building and construction industry for mortar and asphalt.
- 1.2 The document identifies the preferred areas for future primary aggregate extraction for the period 2009-2026. It should be read alongside the *Core Strategy Development Plan Document (DPD)* which contains policies to manage mineral extraction and mineral development in Surrey.
- 1.3 The policies and preferred areas set out in this document will be used to determine individual planning applications.

2 PRIMARY AGGREGATES

- 2.1 Aggregates are a basic material used in construction, and principally consist of primary aggregates – sand, gravel and crushed rock. In addition some secondary and recycled materials are used for construction purposes. These include mineral wastes such as colliery spoil and slate waste, other industrial wastes including pulverised fuel ash (PFA) and blast furnace slag, and recycled materials such as demolition arisings (e.g. crushed concrete), glass and asphalt road planings.



- 2.2 Concreting aggregate in Surrey (sharp sand and gravel) is produced mainly from shallow fluvial and glacial deposits in the valleys of the main rivers. Production is predominantly in north-west Surrey in the Thames valley. The sand and gravel deposits of the Thames valley produce high quality material used mainly in concrete manufacture. Other sand and gravel deposits occur along the Rivers Wey, Blackwater and Mole, although their quality may be more variable. Marine sand and gravel, crushed rock or secondary or recycled materials can be used as an alternative to these minerals but there is little evidence of their extensive use in Surrey.
- 2.3 Soft sand production is located in the Folkestone Formation, part of the Lower Greensand which is exposed in a belt stretching across Surrey from Limpsfield in the east to Farnham in the west. Other sandstones within the Lower Greensand are not generally suitable for mortar or asphalt purposes but may be used in construction as bulk fill or other uses. There are also sand strata in the Reading and Bagshot Beds north of the Downs but their quality tends to be poor and suitable only for low specification purposes. Other materials cannot be substituted for soft sand in high specification uses.

Supply and markets

- 2.4 The south east region has large resources of concreting aggregate, and to a lesser extent, soft sand. The region also imports significant amounts of marine dredged sand and gravel (5.9 million tonnes in 2005), and has limited supplies of crushed rock (1.2mt were imported to the region in 2005)¹. Only limited quantities of land-won sand and gravel are thought to move between different regions. However, strong demand in London means that the south east region as a whole is an important exporter of sands and gravels to London (1.04mt in 2005)².
- 2.5 The Government's mineral survey of 2005 indicated that 33% of the sand and gravel raised in Surrey was used within the Surrey and Sussex sub-region, with a further 26% used elsewhere in the south east³. It is expected that most of the remaining production was used in Greater London, as the cost of transporting sand and gravel means that it generally travels relatively short distances.
- 2.6 Differences in the quality of soft sand deposits in Surrey mean that they can serve different markets and some can travel greater distances. Some sands have been used locally as fill material in major engineering projects, whilst the higher quality building sands may travel further afield for specific building uses.
- 2.7 The spatial development strategy for London encourages it to increase rates of recycling and re-use of aggregate and to safeguard wharves and rail depots for import of marine aggregates and crushed rock. Western boroughs are expected to contribute 0.5mtpa of land-won aggregates towards meeting demand. Surrey's proximity, however, means that London (particularly the south-west sector) will continue to import primary aggregates from Surrey if they are available.
- 2.8 Surrey has no hard rock reserves and crushed rock primary aggregates are predominantly imported from other regions by rail. Similarly small amounts of marine dredged aggregates are imported. Whilst this is not a significant amount at present it could become a more important source of primary aggregates for Surrey in the future.

¹ Collation of the results of the 2005 Aggregate Minerals Survey for England and Wales BGS/CLG May 2007 –Table 2a

² Ibid Table 4b

³ Ibid Table 9b

3 VISION AND OBJECTIVES

- 3.1 The *Core Strategy DPD* provides an overall vision for the Surrey Minerals Plan. This is summarised in the statement:

exploitation of mineral resources in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community.

- 3.2 The *Primary Aggregates DPD* contributes to the vision by identifying specific areas for future mineral extraction. The key element is its role in seeking to meet the needs of the economy by identifying potential areas in a way that is socially and environmentally responsible.
- 3.3 Guidance on requirements for primary aggregates is given at a national and regional level. The latter is apportioned to mineral planning authorities, although MPS1 makes it clear that this still needs to be tested locally when preparing development plan documents.
- 3.4 In Surrey, resources of sand and gravel available for the future have been significantly reduced by the scale of previous working. The preferred areas that have been identified for aggregate extraction will contribute to production in the period to 2026. However, production cannot be sustained indefinitely at current levels of apportionment without unacceptable impact on social and/or environmental considerations.
- 3.5 The following objectives of the Surrey Minerals Plan, set out fully in the *Core Strategy DPD*, are particularly relevant to the implementation of the *Primary Aggregates DPD*:

Objective 3: Meet the need for minerals; by

- O3.1** seeking to ensure that sufficient land is identified to enable the regional requirement for aggregates to be met and to provide appropriate landbanks for silica sand and clay.

Objective 4: Address adverse impacts from mineral development on communities and the environment; by

- O4.1** identifying preferred areas for mineral development that have been selected following assessment of their potential impacts on local communities and their quality of life or on the integrity, character and quality of the environment, when considering Surrey as a whole.
- 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.

Objective 5: Address adverse impacts from the transportation of minerals; by

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

Objective 6: Restore mineral workings to the highest standards; by

- 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;
- 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.

4 NATIONAL POLICY ON PRIMARY AGGREGATES

- 4.1 Mineral planning is the subject of government advice contained in mineral policy statements (MPS) and minerals planning guidance (MPG) notes. *Minerals Policy Statement 1:- Planning and Minerals* (MPS1), November 2006, provides overarching guidance and *Annex 1: Aggregates* sets out planning policy on construction aggregates.

National and regional guidelines for the provision of primary aggregates

- 4.2 The Department for Communities and Local Government (CLG) publishes national and regional guidelines for the provision of aggregates in England. These guidelines indicate total and annual production requirements for the supply of aggregates from each region. The 2003 guidelines cover the period 2001-2016 but were replaced in June 2009 by revised guidelines for 2005-2020.
- 4.3 The national guideline for each region is apportioned sub-regionally to give guidance to each mineral planning authority (MPA). A review of the methodology for apportionment in the south east undertaken in 2007/2008 was subject to independent examination in October 2009 and “Proposed Changes” were published by the Secretary of State in March 2010. The “Proposed Changes” reduce the regional total for the south east included in the June 2009 guidelines from 12.18mtpa to 11.12mtpa.

5 AGGREGATES IN THE SOUTH EAST

Provision for aggregates in the south east

- 5.1 Policy M3 of the Regional Spatial Strategy (RSS) sets out the regional apportionment for primary aggregates in Surrey. This is derived from the 2003 national guidelines covering the period 2001-2016 and is an average of 2.62 million tonnes per annum (mtpa).
- 5.2 New regional guidelines were issued by government in June 2009 which for the south east are in total some 8% lower than previously.
- 5.3 The regional aggregate guidelines are apportioned to mineral planning authorities and these are to be taken into account in development plan documents and in determining planning applications. In the south east, the apportionment methodology has been subject to recent review and the results were published as “Proposed Changes” to the then regional policy in March 2010. Subsequent advice issued in July 2010 stated that authorities in the south east should work from the figures in the “Proposed Changes”.
- 5.4 MPAs should maintain a landbank of at least seven years planning permissions for land-won sand and gravel as reflected in the guidance in MPS1. The setting of separate apportionments for sharp sand and gravel and for soft sand, as appropriate, is also encouraged.
- 5.5 The minerals plan must have regard to national planning policy and be in general conformity with the RSS, including the need to address the sub-regional apportionment. This is reflected in Policy MC7 of the *Core Strategy DPD*.
- 5.6 Preparation of the minerals plan has included a detailed assessment of potential resources of primary aggregates. This shows that resources, particularly those suitable for concreting aggregate, are becoming increasingly scarce. In part this reflects the long history of sand and gravel extraction in north west Surrey. The most accessible resources have already been used. Remaining resources are becoming increasingly difficult to exploit either because of their potential impact on local communities or the environment, because they are too small to be economically viable, or because land ownership issues prevent working.
- 5.7 The county council accepts that demand considerations should continue to play a role in assessing requirements. In this sense, resources in north west Surrey are well located to serve adjoining parts of Greater London. However, continuing primary aggregate extraction will deplete remaining resources and make it increasingly difficult to identify further areas for working where potential impacts on local communities and their environment are judged to be acceptable.
- 5.8 National and regional guidance acknowledges that the guideline apportionment is subject to review through the development plan process. In preparing the minerals plan, there is an opportunity to determine whether or not the regional guidelines can be met at acceptable environmental cost.

6 THE PROVISION OF PRIMARY AGGREGATES IN SURREY

Requirement for aggregate supply 2009-2026

- 6.1 Policy M3 is the current statutory guideline for Surrey, but at 2.62mtpa results in an unattainable requirement of 44.5mt over the plan period. Even if the 8% reduction indicated in the 2009 national guidelines were applied, the figure only falls to 41.0mt.
- 6.2 The guideline for Surrey proposed by the Panel Report on the *Partial Review* of the South East Plan is 1.27mtpa amounting to a total of 20.32mt for the period 2010-2026. This can be regarded as the minimum to plan for, as it should be increased to take account of the requirement for 2009 of 2.62mt, bringing the requirement to a total of 22.94mt. The Panel Report recommendations on sub-regional apportionment were confirmed as “Proposed Changes” by the then Secretary of State in March 2010. Subsequent advice issued in July 2010 stated that authorities in the south east should work from the figures in the “Proposed Changes”.
- 6.3 At present, the guideline requirement which the plan should address could range somewhere between 22.94mt to 44.5mt.
- 6.4 At the end of 2008, the total permitted aggregate reserve was 10.28mt (2.32mt of concreting aggregate and 7.96mt of soft sand). However, production of soft sand at one permitted site will continue after 2026 and the reserve available for production in the plan period is reduced to 8.00mt overall and 5.68mt of soft sand.
- 6.5 This reserve is taken away from the potential guideline figure(s) to give an indication of the amount of additional aggregate resources that the plan should be seeking to identify. This is set out in Table 1 below:

Table 1 Estimated resource requirement

| | LOW (Based on apportionment in “Proposed Changes” March 2010) | HIGH (Based on RSS apportionment of 2.62mtpa) |
|-------------------------------|---|---|
| Potential guideline | 22.9mt | 44.5mt |
| Minus Reserves | 8.0mt | 8.0mt |
| Resources required | 14.9mt | 36.5mt |

Separate requirements for concreting aggregate and soft sand

- 6.6 Concreting aggregate and soft sands generally come from different parts of Surrey, are used for different purposes and serve different markets.
- 6.7 To split the total primary aggregates apportionment into separate concreting aggregate and soft sand apportionments, the annual production figures for each mineral over the last seven years (excluding the highest and lowest figures) have been averaged. When applied to the most recent seven years of production with reliable data (2001-2008⁴), concreting aggregate production has averaged 1.40 mtpa and soft sand production 0.64mtpa, a ratio of 68:32.
- 6.8 The total aggregate requirement can be split into separate concreting aggregate and soft sand requirements by applying this ratio. Permitted reserves for the two materials differ so this has to be taken into account when estimating how much of each resource is required, as shown in Table 2 below.

Table 2 Estimated resource requirement by type (million tonnes)

| Concreting aggregate | LOW | HIGH |
|-----------------------------|--------------|--------------|
| Potential guideline | 15.57 | 30.26 |
| Minus Reserves | 2.32 | 2.32 |
| Resources required | 13.25 | 27.94 |

| Soft Sand | LOW | HIGH |
|---------------------|-------------|--------------|
| Potential guideline | 7.33 | 14.24 |
| Minus Reserves | 5.68 | 5.68 |
| Resources required | 1.65 | 8.56 |

Potential future resources of primary aggregates

- 6.9 The estimated recoverable mineral resource for each preferred area is shown in Tables 3 and 4 below. The resource figures quoted in these tables are based on geological survey information provided by the minerals industry and landowners and assessed by the county council's consultant geologist. They are estimates of recoverable or saleable mineral, with some allowance made for unworked margins at the boundaries. If preferred areas E and P are given consent, then they may continue to be worked beyond 2026, and an estimate has been made of likely production from these areas within the plan period.

⁴ The production figures for 2004 are excluded. The Quarry Products Association had concerns relating to the implications of the Freedom of Information Act 2004 for commercial confidentiality.

Table 3: Estimated resource in preferred areas for concreting aggregate

| Preferred Area | Name | Estimated resource available 2010-26 (million tonnes) |
|----------------|-------------------------------|---|
| A | Addlestone Quarry Extension | 0.40 |
| C | Hamm Court Farm | 0.78 |
| D | Milton Park Farm ⁵ | 2.38 |
| E | Whitehall Farm | 0.82 |
| F | Home Farm Quarry Extension | 0.54 |
| G | Homers Farm | 0.76 |
| H | King George VI Reservoir | 3.24 |
| J | Manor Farm | 1.30 |
| K | Queen Mary Reservoir | 1.25 |
| L | Watersplash Farm | 1.25 |
| TOTAL | | 12.72 |

Table 4: Estimated resource in preferred areas for soft sand

| Preferred Area | Name | Estimated resource available 2010-26 (million tonnes) |
|-------------------------------|--------------|---|
| P | Mercers Farm | 2.70 |
| TOTAL | | 2.70 |
| TOTAL TABLES 3 & 4 | | 15.42 |

- 6.10 The estimated production available from the preferred areas is 12.72mt of concreting aggregates and 2.70mt of soft sand. This means that the proposals in the plan are likely to supply 15.42mt compared to the low scenario requirements of 14.9mt.
- 6.11 The preferred areas represent the extent of the resource that has been identified as suitable to contribute to regional aggregates supply. Overall they provide a potential aggregates resource of 15.42mt compared with a requirement of 14.9mt under the low scenario. Separate provision should be made for soft sand and for sharp sand and gravel resources where appropriate. The land assessment work undertaken for the plan indicates that available resources for concreting aggregate are becoming increasingly difficult to identify. The likely outcome is that identified potential reserves of concreting aggregate will be almost fully exploited before 2026 even under the low scenarios given above. The potential resource identified in Table 3 of 12.72mt compares with the estimated requirement of 13.25mt in Table 2. Additional resources occur within Preferred Area E and a modest change in production at this site could cover this gap.

⁵ To avoid cumulative impacts, it is not anticipated that the entire reserve of preferred areas D and E could be extracted within the plan period.

- 6.12 Comparison of Tables 2 and 4 indicates that there should be a potential surplus of soft sand resources available to meet requirements in the plan period. However, the likely exhaustion of permitted reserves elsewhere in the county during the plan period means that soft sand production from the identified preferred areas will be required. Soft sand production will continue to contribute to the regional aggregate requirements beyond the plan period given the reserves that will remain at 2026, but precise amounts would depend on market conditions and the capability of individual workings in production terms, matters over which the authority has limited control.

Landbanks

- 6.13 The Government advises on the use of phasing when granting planning permission in order to achieve a balance between meeting the demand for aggregates and keeping the number of operations and permitted reserves to a minimum to reduce environmental consequences. The length of the landbank is the main indicator that should be used to assess this balance. Landbanks are expressed as the number of years supply of a mineral, calculated by dividing the total amount of permitted reserves by the annual apportionment/production.
- 6.14 Current national planning policy guidance⁶ requires the maintenance of a landbank equal to at least seven years extraction for sand and gravel at the annual apportionment. Table 1 indicates that at the end of 2008 permitted reserves amounted to some 8mt comprising 2.32mt of concreting aggregate and 5.68mt of soft sand. The landbank for concreting aggregate of some 2.7 years is well below the guideline, but for soft sand is almost 14 years. The consideration of landbanks needs to be sufficiently flexible to reflect market conditions, for instance a large landbank concentrated in few sites may restrict competition and hence justify the need for further sites to be permitted.
- 6.15 At the regional and local level, authorities have to report each year on the relationship between aggregate reserves, production and demand, and review plans if necessary. The landbank position will therefore be kept under review in the Annual Monitoring Report but it will be for the industry to determine when it brings forward applications to address any shortfall. The *Primary Aggregates DPD* will be reviewed well in advance of 2026, to assess the implications of supply beyond that date given the critical supply position that is likely to emerge by then.

⁶ Minerals Policy Statement 1 Planning and Minerals - (November 2006) Annex 1: Aggregates.

Policy MA1 - Aggregate supply

Provision will be made for the supply of around 24 million tonnes of primary aggregates, comprising 15 million tonnes of concreting aggregate and 9 million tonnes of soft sand between 2009 and 2026. Preferred areas will be identified, which together with permitted reserves will enable production of concreting aggregate at an average rate of 0.90 million tonnes per annum, and production of soft sand at an average rate of 0.50 million tonnes per annum in the period 2009-2026.

In determining proposals for mineral working, regard will be paid to the level of permitted reserves, and the need to maintain continuity of supply in terms of an appropriate landbank.

7 PREFERRED AREAS FOR SAND AND GRAVEL EXTRACTION

The approach

- 7.1 The provision of locations to meet the aggregate apportionment may take the form of specific sites, preferred areas, or areas of search identified in development plans and proposals maps⁷.
- 7.2 The approach adopted in this plan is to limit specific sites to existing sites with planning permission. These make up the permitted reserves that contribute to the landbank. New areas with potential for working will be identified as preferred areas. Specific requirements are set out relating to each preferred area, its restoration and to any controls on the way in which land comes forward to be worked. Areas of search are not identified for aggregates.

Process of assessment

- 7.3 In order to ensure that all alternatives were considered and the selection of areas was as comprehensive as possible, 106 potential mineral zones (PMZs) for aggregates were identified and assessed⁸. These zones came from three sources of information:
- all sites in the *Surrey Minerals Local Plans 1993 and 1989*, and *North West Surrey Minerals Local Plan 1985* were assessed to see if there were remaining unworked reserves;
 - economically viable primary aggregate deposits in Surrey identified by the county council's consultant geologist;
 - other land put forward by industry.
- 7.4 In selecting preferred areas for inclusion in the plan, assessment of the PMZs was undertaken to weigh up the choices and alternatives. This is recorded in the *Primary Aggregates Land Assessment Report*⁹.
- 7.5 In drawing up development plans, MPAs are required to appraise the policy and site options in terms of the social, environmental and economic effects against the objective of securing a prudent use of natural resources¹⁰. This appraisal process is known as sustainability appraisal (SA) and can incorporate strategic environmental assessment (SEA). A combined SEA/SA was undertaken alongside the assessment process, informing different stages in the assessment of the implications of alternative options. The results are recorded in an *SEA/SA Environmental Report*¹¹.

⁷ MPS 1 Annex 1

⁸ Report on Potential Mineral Zones (PMZ Report) (SCC) 2004

⁹ Primary Aggregates Land Assessment (SCC) November 2009

¹⁰ Mineral Policy Statement 1- Good practice guidance, paragraph 28

¹¹ Strategic Environmental Assessment and Sustainability Appraisal (SCC) November 2009

Preferred areas

- 7.6 Preferred areas have been identified from within which future concreting aggregate and soft sand production can contribute towards the regional guideline. These are listed in policies MA2 and MA3 respectively. The preferred areas provide the locations where it is considered that mineral working is possible without imposing significant adverse impacts on the environment or local community. Appendix 1 includes plans and key development requirements for each preferred area.
- 7.7 The boundaries of the preferred areas do not necessarily indicate the extent of mineral extraction that may be permitted. It is possible that some land outside the preferred area boundaries may have to be included in proposals, for example, to provide access to the site from the public highway or allow room for additional landscaping. However, actual mineral extraction beyond the boundaries of the preferred areas will not normally be permitted without good justification. More detailed assessments will be required when applications for working are submitted to establish precisely the acceptable boundaries of the working area.
- 7.8 Environmental Impact Assessments (EIAs) will be required to support planning applications which may identify additional issues and constraints. Identification of a preferred area does not mean that permission will automatically be granted for aggregate extraction because proposals will also be tested under the relevant development plan policies. In addition, conditions will be imposed on planning permissions to protect features of importance and restrict operations in order to address impacts on local communities and the environment. Detailed matters relating to the operation of sites will be considered and addressed at the time a planning application is made.

Policy MA2 - Preferred areas for concreting aggregate

Provision for the extraction of concreting aggregate will be met from land within the following preferred areas.

- A Addlestone Quarry Extension (Wey Manor Farm), Addlestone**
- C Hamm Court Farm, Weybridge**
- D Milton Park Farm, Egham**
- E Whitehall Farm, Egham**
- F Home Farm Quarry Extension, Shepperton**
- G Homers Farm, Bedfont**
- H King George VI Reservoir, Stanwell**
- J Manor Farm, Laleham**
- K Queen Mary Reservoir, Ashford**
- L Watersplash Farm, Halliford**

-
- 7.9 The above list excludes some preferred areas that were identified in the Preferred Option Minerals Plan (April 2006). Preferred area B (Knight and Bessborough Reservoirs) has been deleted from the list following the outcome of the Habitats Regulations Assessment undertaken subsequently. The

assessment identified that aggregate could not be extracted from the reservoirs without an adverse impact on the integrity of the South West London Reservoirs and Water Bodies Special Protection Area. Preferred area M (Monkton Lane, Farnham) has been deleted because planning permission was granted in April 2009, after being called-in by the Secretary of State, for alternative development on part of the area.

- 7.10 Preferred area K (Queen Mary Reservoir) is retained in the list as a preferred area despite planning permission being granted in 2009 because the resource was not included in the permitted reserve figure at the end of 2008.

Policy MA3 – Preferred areas for soft sand

Provision for the extraction of soft sand will be met from land within the following preferred areas.

P Mercers Farm, Nutfield Marsh

- 7.11 Policy MA3 also excludes some preferred areas that were identified in the Preferred Option Minerals Plan (April 2006). Preferred area N (Eashing Farm) has been excluded in order to safeguard land within the Area of Great Landscape Value from major mineral development in advance of a potential review of the boundary of the Surrey Hills Area of Outstanding Natural Beauty. Preferred area R (Runfold South extension) was granted planning permission on appeal in 2007. Preferred area O (Common Field, Betchworth) was granted planning permission in 2008. In both latter cases the resource is included in the permitted reserve figure for the end of 2008.

Low-grade soft sands

- 7.12 No provision was made in the *Surrey Minerals Local Plan 1993* for low-grade aggregate extraction, and most of the primary aggregates extracted in Surrey have been of a quality suitable to meet British Standard specifications for building and construction sands. However, some soft sand is used inappropriately in low-grade applications such as landfill cover and engineering, and bulk fill. It is unsustainable to use a higher quality material where a poorer substitute could be used. Annual monitoring surveys have indicated that up to 10% of soft sand may have been used in this way.
- 7.13 In order to safeguard higher-grade primary aggregates for the future, the plan recognises that working lower grade sands would be beneficial in conserving higher quality resources. No specific proposals are made because there is inadequate information, both from an economic and a geological perspective, to assess potential resources. Any application will be considered against the policies in the plan, in particular core strategy Policy MC11. The definition of aggregate used in the four yearly national survey of production includes material used as construction fill. Any material used in this way, including from within the preferred areas identified in Policies MA2 and MA3, will be considered as making a contribution to the regional guideline.

8 IMPLEMENTATION AND MONITORING

- 8.1 The primary aggregates proposals are a key element of the minerals plan. Throughout the lifetime of the plan, it will be necessary to monitor and review the policies to determine the extent to which they are being successfully implemented. Where they are not being implemented effectively, reasons should be included in an annual monitoring report¹².
- 8.2 In particular, this DPD will be kept up to date in light of:
- changes to national policy – particularly in relation to the national need for primary aggregates and to any changes to the regional aggregates apportionment rate;
 - changes to other development plan documents and supplementary planning documents;
 - planning permissions granted for preferred areas identified within the plan; and
 - information from the annual monitoring report regarding progress on policy implementation and in particular the primary aggregate landbank and production rates.

Implementation

- 8.3 The tables below summarise key aspects of the implementation of each of the three policies within this document.

Monitoring the effectiveness of the primary aggregates policies

- 8.4 The MPA is also required to monitor any significant environmental effects of implementing the minerals plan, to identify any adverse effects and appropriate remedial action. The combined SEA/SA includes recommendations for monitoring the social, economic and environmental effects of the plan. Any monitoring requirements arising from this process will be incorporated within the annual monitoring report. This may involve working in partnership with other bodies that collect or hold relevant monitoring data.
- 8.5 Table 5 below identifies each primary aggregates policy, whether monitoring is qualitative or quantitative, the data required and the agencies that will be involved in undertaking the monitoring and collecting of relevant information.
- 8.6 Table 5 is concerned only with monitoring the effectiveness of the policies. There are separate mechanisms for monitoring sites once they are in operation, to ensure that development is being carried out in line with the planning permission. The county council and relevant technical bodies, such as the Environment Agency, carry out this monitoring.

¹² The county council is required to prepare an Annual Monitoring Report each year.

| | |
|----------------------------|--|
| Policy MA1 | |
| Relevant Objectives | O3.1 |
| National policies | MPS1 |
| Key outcomes | <ul style="list-style-type: none"> ▪ Concreting aggregate production averages 0.90mtpa 2009 – 2026 ▪ Soft sand production averages 0.50mtpa 2009 – 2026 ▪ Seek to maintain at least a seven year landbank of permitted reserves of aggregates |
| Key agencies | Mineral planning authority, mineral operators, landowners/developers |

| | |
|----------------------------|---|
| Policy MA2 | |
| Relevant Objectives | O4.1, O4.3, O5.1, O6.1, O6.2, O6.3 |
| National policies | PPS1, PPS5, PPS7, PPS9, PPS12, PPS23, PPS25, PPG2, PPG13, PPG24, MPS1, MPS2, MPG2, MPG5, MPG7 |
| Key outcomes | <ul style="list-style-type: none"> ▪ Grant of planning permission on preferred areas for primary aggregates ▪ Seek to maintain at least a seven year landbank of permitted reserves of aggregates |
| Key agencies | Mineral planning authority, mineral operators, landowners/developers |

| | |
|----------------------------|---|
| Policy MA3 | |
| Relevant Objectives | O4.1, O4.3, O5.1, O6.1, O6.2, O6.3 |
| National policies | PPS1, PPS5, PPS7, PPS9, PPS12, PPS23, PPS25, PPG2, PPG13, PPG24, MPS1, MPS2, MPG2, MPG5, MPG7 |
| Key outcomes | <ul style="list-style-type: none"> ▪ Grant of planning permission on preferred areas for primary aggregates ▪ Seek to maintain at least a seven year landbank of permitted reserves of aggregates |
| Key agencies | Mineral planning authority, mineral operators, landowners/developers |

Table 5: Monitoring framework for primary aggregates policies

| Policy reference | Nature of Target | Type of Indicator | Indicator | Data source | Prompts for consideration of remedial action |
|---|---|--------------------------------------|--|-------------------------------|--|
| MA1 Aggregate supply | Maintaining supply of aggregate minerals and adequate landbanks | Contextual Output/ Outcome | Annual production of concreting aggregate and soft sand Landbank of permitted reserves for primary aggregates (Target to maintain at least seven year landbank) | Surrey CC & mineral operators | Failure to reach a seven year landbank within two years of adoption of the <i>Primary Aggregates DPD</i> and thereafter to maintain at least a seven year landbank for two or more years |
| MA2 Preferred areas for concreting aggregate | Delivery of preferred areas for concreting aggregate extraction | Output | Number of planning permissions granted for preferred areas and permitted reserves at year end | Surrey CC | See under MC7 and MA1 |
| MA3 Preferred areas for soft sand | Delivery of preferred areas for soft sand extraction | Output | Number of planning permissions granted for preferred areas and permitted reserves at year end | Surrey CC | See under MC7 and MA1 |

Notes

Types of indicator

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

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

Output/outcome 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.

Remedial Action

Remedial action has been identified only where issues that relate to the strategy of the plan as a whole are raised. These issues will also be relevant to the monitoring of the Core Strategy DPD and there will be a degree of overlap between the two. The Annual Monitoring Report will include a commentary on implementation of both of the plans.

Database

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

