
 Site boundary including civic amenity facility	 Eaton House Walbrook Court North Hinksey Lane Oxford OX2 0QS Tel: 01865 384800 Fax: 01865 384848	Project: 0011326.19	Size: A4
			Date: 22/05/06	Approved: AXB
SURREY COUNTY COUNCIL		Charlton Lane, Shepperton		
		Drawn: KM	Scale: 1:10,000	
		Drawing: charlton.mxd	Rev: 1	

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These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development control policies remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.




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<b>Charlton Lane, Shepperton</b>	
<b>Identified for Policy</b>	WD1: Civic Amenity Sites WD2 : Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment) WD5: Thermal Treatment Facilities
<b>Site Area</b>	5.35ha.
<b>Key Development Criteria</b>	<ul style="list-style-type: none"> <li>• Green Belt: the site is located in an open area that performs an important role of separating the built up areas of Charlton and Upper Halliford. The scale and extent of development to be dependent on the degree to which buildings and plant focus on the existing site. The site layout and any landscaping requirement should seek to minimise impact on the openness of the remaining restored landfill.</li> <li>• Access to the site: any proposal should indicate how queues would be prevented from forming on the public highway and restrictions are likely to be required preventing access through Charlton Village.</li> <li>• Air Quality: the site is within the Spelthorne Air Quality Management Area. Any proposal should demonstrate how it will fit with the objectives of that designation.</li> <li>• Footpath: any development proposal will need to ensure appropriate management of the adjacent footpath.</li> <li>• Appropriate Assessment: Appropriate Assessment required at project level. Particular attention likely to be necessary for the development of thermal treatment plant and for potential impacts from noise.</li> <li>• Visual Impact: A high standard of design is expected for both built development and site layout, including landscaping. A visual impact assessment should be undertaken and submitted with any application.</li> <li>• Flood risk assessment required: A flood risk assessment should be undertaken and submitted with any application. This should be used to inform site layout and attenuation measures.</li> </ul>
<b>Airport Safeguarding Zone</b>	This site falls within the 13km. airport safeguarding zone of Heathrow Airport.

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The site boundary shown on the map is indicative. Future planning permissions for waste development at these sites may not occupy the whole site shown, or may extend beyond the core area within the boundary shown.



  0 200 Metres	 Site Boundary	 Eaton House Wallbrook Court North Hinksey Lane Oxford OX2 0QS Tel: 01865 384800 Fax: 01865 384848	Project: 0011326.19 Date: 28/04/06 Drawn: KM Drawing: oakleafam.mxd	Size: A4 Approved: AXB Scale: 1:10,000 Rev: 0
		SURREY COUNTY COUNCIL	<i>Oak Leaf Farm, Horton Road,          Stamwell Moor</i>	

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These notes present particular aspects of the site that are required to be addressed in conjunction with development. All criteria in the development control policies remain relevant when preparing and assessing planning applications at this site. This list is not exhaustive.

<b>Oak Leaf Farm, Horton Road, Stanwell Moor</b>	
<b>Identified for Policy</b>	WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment)
<b>Site Area</b>	11.30 ha for the whole site, an area of approximately 5 ha. is used for the inert waste processing operations.
<b>Key Development Criteria</b>	<ul style="list-style-type: none"> <li>• Green Belt: this site is located within a developed area including housing at Stanwell Moor, the Staines Reservoirs and Heathrow Airport. Any proposal should seek to manage the impact of development on openness so as to minimise the harm to the Green Belt.</li> <li>• Landscape improvements: the bunds around the operations on site should be enhanced to provide an effective screen, and their appearance should be improved. Any proposal should include long term maintenance arrangements.</li> <li>• Access to the site: could be improved through highway works to provide a dedicated right hand turn off Stanwell Moor Road into Horton Road.</li> <li>• Local amenity: the site is located close to housing and it is considered appropriate to limit any proposed waste management operations to a similar level of impact as the existing activity on the site; for example concrete crushing is not considered an appropriate process at this location.</li> <li>• Appropriate assessment required at project level: particular attention likely to be necessary for potential impacts from dust and noise.</li> <li>• Flood risk assessment required: flood mitigation measures may be required in connection with development of a new waste management facility.</li> </ul>
<b>Airport Safeguarding Zone</b>	This site falls within the 13km. airport safeguarding zone of Heathrow Airport.

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