Surrey County Council Minerals and Waste Planning Policy

Surrey Waste Local Plan

Part 2 - Sites and areas of search

For adoption May 2020

Due to the large size of this document and website file size restrictions you may find the document quality is low. A higher quality document can be provided on request if required, please email wasteplan@surreycc.gov.uk

If you have any questions about the consultation or you are having difficulty in accessing the documents please contact Surrey County Council:

☎ Phone: 03456 009 009

Email: wasteplan@surreycc.gov.uk

✉ Letter: Planning and Development Service,
Room 385 County Hall, Penrhyn Road,
Kingston upon Thames, KT1 2DW

Table of Contents

1 Introduction 5

1.1 Purpose of Identifying Areas of Search and Sites 5

1.2 Industrial Land Areas of Search 5

1.3 Allocated Sites 7

2 Site Assessment work 9

2.1 Industrial Land Areas of Search 9

2.2 Allocated Sites 9

3 Issues to be addressed at application stage 11

3.1 Issues to be addressed 11

3.2 Need for project level Appropriate Assessment 11

3.3 Other regulatory regimes 12

4 Industrial Land Areas of Search 13

4.1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate 13

4.2 Molesey Industrial Estate, West Molesey 15

4.3 Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames 17

4.4 Longmead Industrial Estate, Epsom 19

4.5 Slyfield Industrial Estate 21

4.6 Woodbridge Meadows Industrial Estate 23

4.7 Land at Burnt Common warehouse, London Road, Send 25

4.8 Land North and South of Lysons Avenue, Ash Vale 27

4.9 Riverway Industrial Estate, Astolat Business Park & Weyvern Park, Peasmarsh 29

4.10 Land near Dorking West Station – Curtis Road, Station Road 31

4.11 Holmethorpe Industrial Estate, Redhill 33

4.12 Perrywood Business Park 35

4.13 Salfords Industrial Estate 37

4.14 Thorpe Industrial Estate 39

4.15 Byfleet Road Employment Allocation 41

4.16 York Town Industrial Estate, Doman Road and Stanhope Road 43

4.17 Windmill Road Industrial Area, Sunbury 45

4.18 Hobbs Industrial Estate, Felbridge 47

4.19 Farnham Trading Estate including land north of Water lane, Farnham 49
4.20 Land at Dunsfold Park (As part of new settlement) 51
4.21 Coxbridge Business Park, Farnham 53
4.22 Monument Way East Industrial Estate (includes Woking Business Park) 55
5 Allocated sites 57
5.1 Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford 57
5.2 Former Weylands Sewage Treatment Works, Walton-on-Thames 59
5.3 Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead 61
5.4 Oakleaf Farm, Stanwell Moor 63
5.5 Lambs Business Park, Terra Cotta Road, Tillburstow Hill Road, South Godstone 65
5.6 Land adjacent to Trumps Farm, Kitsmead Lane, Longcross 67

1 Introduction

1.1 Purpose of Identifying Areas of Search and Sites

1.1.1 As the waste planning authority[1] (WPA) Surrey County Council is required to produce a local plan for waste development, known as the Surrey Waste Local Plan (the Plan), to show how and where waste will be managed in Surrey in the future. The Plan sets out the planning framework for the development of waste management facilities and is used in determining planning applications for waste management facilities.

1.1.2 The Plan is intended to make sure that land is available to be developed so that there are enough waste management facilities to handle the equivalent amount of waste arising in Surrey. In doing so the SWLP provides policies which ensure these facilities are well located and do not result in unacceptable impacts on communities and the environment.

1.1.3 Part 1 of the Plan sets out the context of the Plan, the vision, objectives and policies that are applied when determining planning applications. This Part 2 of the Plan gives more specific information around the areas and sites identified as being suitable for waste management in accordance with Policies 10, 11(a) and 11(b).

1.2 Industrial Land Areas of Search

1.2.1 Industrial Land Areas of Search are broad areas, not allocated as sites for waste development, but identified as areas of search within which there may be potential for waste development. The areas are those already identified or allocated in district or borough Local Plans (adopted and emerging) as suitable for employment use, industrial and storage use or appropriate mixed use, which are compatible with waste management uses.

1.2.2 Existing employment land areas that are predominantly used for, and considered suitable for, general industry (B2) and storage and distribution (B8) have been included, as these areas are compatible with waste management uses. Land allocated, but not yet developed, for employment use and considered suitable for B2 or B8 uses is also included.

[1] The Town and Country Planning (Prescription of County Matters) (England) Regulations 2003 prescribe classes of waste operations and uses of land that should be dealt with as "county matters".

1.2.3 The process by which the areas were identified is recorded in the Industrial Land Areas of Search Site Identification Report (December 2018). The final list of ILAS is shown in Table 1.

Table 1 Industrial Land Areas of Search

	Area of Search Name	District/Borough
1	Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate	Elmbridge and Woking
2	Molesey Industrial Estate, West Molesey	Elmbridge
3	Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames	Elmbridge
4	Longmead Industrial Estate, Epsom	Epsom and Ewell
5	Slyfield Industrial Estate, Guildford	Guildford
6	Woodbridge Meadows Industrial Estate, Guildford	Guildford
7	Land around Burnt Common Warehouse, London Road, Send	Guildford
8	North and south of Lysons Avenue, Ash Vale	Guildford
9	Riverway Industrial Estate, Astolat Business Park and Weyvern Park, Peasmarsh	Guildford
10	Land near Dorking West Station, Curtis Road/Station Road, Dorking	Mole Valley
11	Holmethorpe Industrial Estate, Redhill	Reigate and Banstead
12	Perrywood Business Park, Salfords	Reigate and Banstead
13	Salfords Industrial Estate, Salfords	Reigate and Banstead
14	Thorpe Industrial Estate, Thorpe	Runnymede
15	Byfleet Road Employment Allocation, Addlestone	Runnymede
16	York Town Industrial Estate, Doman Road and Stanhope Road, Camberley	Surrey Heath
17	Windmill Road, Sunbury-on -Thames	Spelthorne
18	Hobbs Industrial Estate, Felbridge	Tandridge
19	Farnham Trading Estate (including Land off Water Lane), Farnham	Waverley
20	Land at Dunsfold Aerodrome (as part of new settlement), Dunsfold	Waverley
21	Coxbridge Business Park, Farnham	Waverley
22	Monument Way East Industrial Estate (including Woking Business Park), Woking	Woking

1.2.4 These locations are not specifically safeguarded for waste management development, however any existing waste management facilities within these locations are safeguarded by Policy 7.

1.3 Allocated Sites

1.3.1 Certain sites have been allocated to ensure that sufficient land is available to manage the county's existing and future waste arisings during the plan period. These sites listed in section 5 of Part 2, have been tested through the county council's site identification and selection methodology and were assessed as appropriate for development in terms of their location, suitability and deliverability during the plan period.

1.3.2 Sites have been allocated to provide the land necessary to meet the need for new waste management facilities in Surrey up to 2035. For each site a number of key development issues have been identified. The process by which the site allocations were identified is recorded in the Site Identification & Evaluation Report (January 2019).

Table 2 Sites allocated on land not within the Green Belt

Site Name	District/Borough	Area (Ha)
Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford	Guildford	12.7

Table 3 Sites allocated on previously developed land within the Green Belt

Site Name	District/Borough	Area (Ha)
Former Weylands Sewage Treatment Works, Walton-on-Thames	Elmbridge	5.6
Land adjoining Leatherhead Sewage Treatment Works, Randalls Rd, Leatherhead	Mole Valley	3.4
Oakleaf Farm, Stanwell Moor	Spelthorne	6.8

Table 4 Site allocated on land within the Green Belt earmarked for removal from Green Belt by the district/borough

Site Name	District/Borough	Area (Ha)
Land at Lambs Business Park, South Godstone	Tandridge	3.0

1.3.3 The Joint Municipal Waste Management Strategy[2] (Appendix 1) outlines the need to deliver new infrastructure for Dry Mixed Recyclables (DMR) produced by households. In accordance with the nPPG[3] the following site is also allocated, specifically for the management of DMR from households:

Table 5 Site allocated on land within the Green Belt for a specific purpose

Site Name	District/Borough	Area (Ha)
Land adjacent to Trumps Farm, Longcross	Runnymede	6.2

16

[2] The strategy can be found on the Surrey Waste Partnership website https://www.surreywastepartnership.org.uk/our-strategy

[3] National Planning Practice Guidance on Waste Paragraph 019

2 Site Assessment work

2.1 Industrial Land Areas of Search

2.1.1 Assessment of Suitability

2.1.1.1 The areas of search have already been identified as being suitable in principle for a range of industrial and/or storage uses through the relevant district or borough local plan. As a result no new site assessment work was undertaken. However, given the nature of any potentially available land within established industrial estates, it is more likely that suitable waste management facilities will be small to medium in scale (see Table 6).

16

2.1.1.2 There are material considerations associated with these sites which will need to be appraised at the planning application stage. Such considerations include the ability of development to mitigate potential adverse impacts taking account of the particular characteristics of the location.

2.1.1.3 Relevant policies in the borough or district local plan should always be referred to in addition to policies in Part 1 of the Surrey Waste Local Plan. Potentially relevant environmental information is also provided in Section 4 of this part of the Plan for each of the identified ILAS.

2.2 Allocated Sites

2.2.1 Initial Assessment Work

2.2.1.1 As set out in the Site Identification and Evaluation Report a process of site characterisation was carried out for all sites that were identified. Each site characterisation was used to inform the evaluation of the site's suitability as a location for future waste related development.

2.2.1.2 The long list of sites was evaluated against a range of criteria informed by Appendix B of the National Planning Policy for Waste (NPPW) and included: natural environment and biodiversity, landscape and visual amenity, the historic environment and archaeology, the water environment and flood risk, underlying geology and soils, air quality, and access to the surrounding transport network. This resulted in a recommended shortlist of sites that could be proposed for allocation following detailed assessment.

2.2.2 Detailed Site Assessment Work

2.2.2.1 Site assessment work was undertaken for each of the allocated sites in order to better understand specific constraints at each of the sites and their suitability for different types of waste related development. The assessments undertaken were as follows:

- Air Quality Impact Assessment (AECOM, 2018).
- Background Ecological Data Search (Surrey Wildlife Trust, 2018).
- Health Impact Assessment (Surrey County Council, 2018).
- Landscape and Visual Sensitivity Study (Land Use Consultants, 2018).
- Strategic Flood Risk Assessment (Peter Brett Associates, 2018).
- Transport Study (Surrey County Council, 2018).

2.2.2.2 The types of waste facility considered by each of the assessments include: energy from waste, composting (in vessel and open windrow), pyrolysis, gasification, anaerobic digestion, and processing of recyclables (Material Recovery Facilities). These facility types are defined in the Glossary at the end of the Plan (Part 1).

2.2.2.3 These assessments identify specific issues at each allocated site and have informed the key development issues identified in Section 5 of this part of the Plan. It is recommended that the full assessment reports are referred to in order to fully understand the key development requirements. In addition, the assessment work carried out represents a snapshot in time and additional issues may need to be addressed depending on changes in circumstances.

2.2.2.4 For each allocated site an indication of the type of waste use and the scale of facility that may be suitable in that location is provided. This is indicative only based on the site assessments. It is not intended to be definitive, but clearly any proposal that is of greater scale than indicated runs a greater risk of being unacceptable due to it giving rise to potentially unacceptable impacts that cannot be adequately mitigated.

2.2.2.5 In terms of scale of potential facilities the following broad definitions are used based on either hectares or tonnes per annum:

Table 6 Indicative scale of facilities used in the key development issues

Indicative Scale	Size of facility	
	Hectares (ha)	Throughput in tonnes per annum
Small	Up to 5	up to 50,000
Medium	5 to 10	50,000 to 120,000
Large	10 or more	120,000 or more

3 Issues to be addressed at application stage

3.1 Issues to be addressed

3.1.1 Important site specific matters that will need to be addressed to support a planning application have been identified for each allocated site. For ILAS only key environmental sensitivities have been identified.

3.1.2 A range of issues will also likely need to be addressed as part of any planning application for waste development either within an ILAS or on an allocated site. For further guidance see Policy 14 of the Plan and the county council's 'Local List for the Validation of County Development & County Matters Planning Applications: Annexe 2 – Waste Related Development[4]'.

3.1.3 Information relating to the environmental context and likely sensitivity of the sites and areas can be found in Appendix C (Allocated Sites) and Appendix D (ILAS) to the Surrey Waste Local Plan Environmental and Sustainability Report. Applicants should review and update that information as part of any planning application.

3.2 Need for project level Appropriate Assessment

3.2.1 The plan level Appropriate Assessment (as recorded in the Habitat Regulations Assessment report that accompanies the SWLP) made recommendations in respect of the suitability of the allocated sites and ILAS as locations for thermal treatment facilities (e.g. those disposing of waste by some form of combustion resulting in the generation of energy in the form of heat or power). For the ILAS the plan level assessment only examined the potential impacts of a small scale (i.e. less than 50,000 tonnes per annum (tpa)) facility being located on land within the ILAS, on the basis that it would be unusual for sufficient land to become available within an established industrial estate to host a large scale thermal treatment facility. The recommendations of the plan level assessment are carried forward into the detailed guidance set out for each allocated site and ILAS covered in this part of the Plan.

[4] The 'Local List for the validation of county planning applications' identifies the information that the County Planning Authority will normally require to be able to register, assess and determine a planning application. It is available on the county council's website.

3.2.2 A project level Appropriate Assessment will be required for proposals made in respect of any scale of thermal treatment facilities on those sites and ILAS situated within 10km of any Special Protected Area (SPA) or Special Area of Conservation (SAC) that may be sensitive to change due to nutrient nitrogen deposition.

3.2.3 The Appropriate Assessment will need to demonstrate that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the relevant SPA or SAC. Where the 1% site relevant Critical Load threshold would be exceeded, the Appropriate Assessment would need to demonstrate that there would be no significant adverse impact on the ecological integrity of the relevant SPA or SAC.

16

3.2.4 For waste related development of allocated site or ILAS that does not involve thermal treatment, the need for Appropriate Assessment will be determined on a case-by-case basis. Account will be taken of the proximity of the application site to nearby SPAs or SACs, of the features for which any nearby SPA or SAC is designated and their sensitivity to change, and of the nature and scale of the activity proposed at the prospective waste facility.

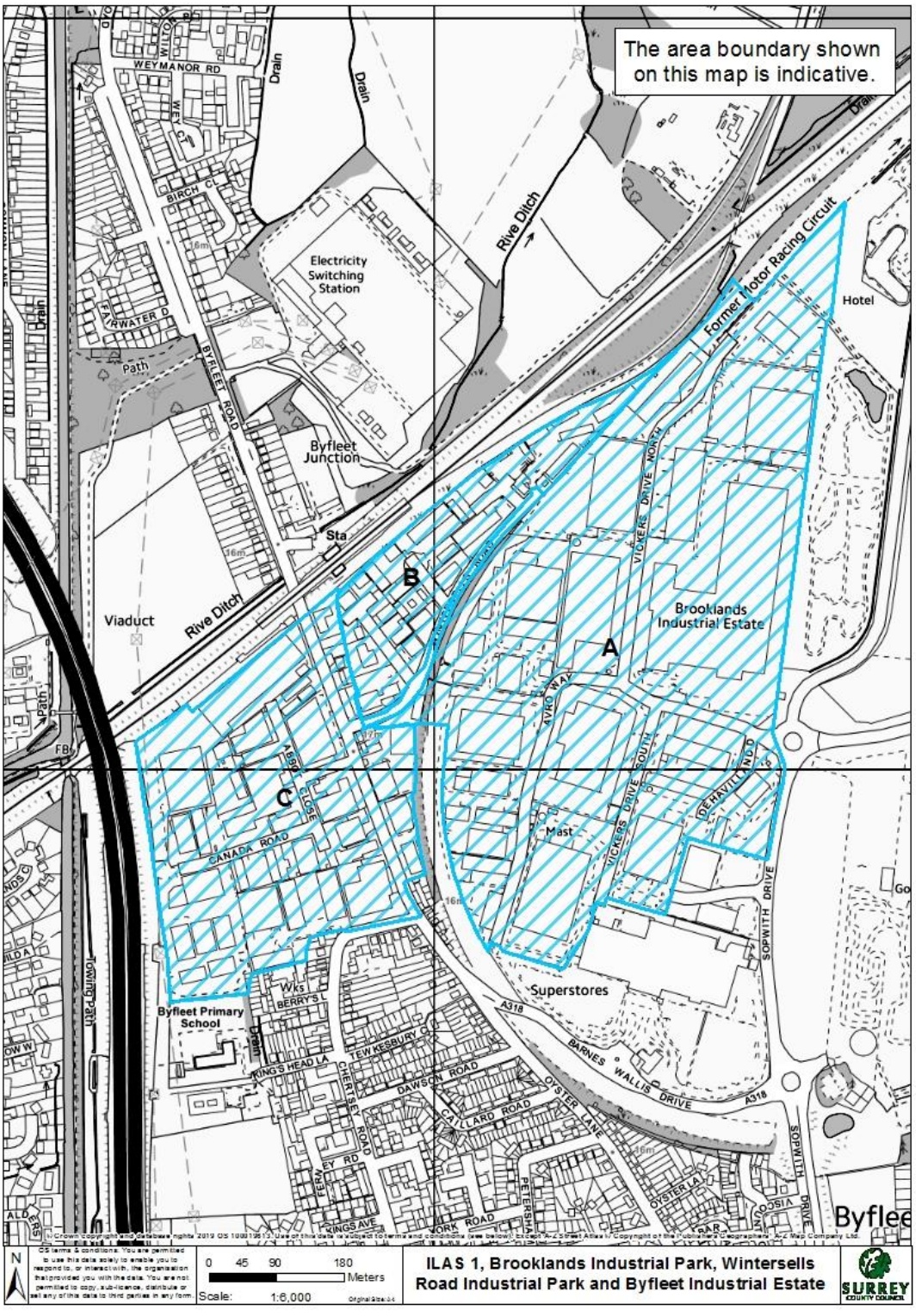
3.3 Other regulatory regimes

3.3.1 It should be noted that some impacts on the environment and amenity, in particular effects on air, land and water, are subject to control by regulatory regimes other than the planning system (e.g. the Environmental Permit regime and local environmental health controls).

3.3.2 Before waste management development can take place authorisation may also be required from the Environment Agency in the form of an Environmental Permit which will control emissions to air, land and water.

4 Industrial Land Areas of Search

4.1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate





ILAS 4.1: Brooklands Industrial Park, Wintersells Road Industrial Park & Byfleet Industrial Estate, Byfleet

This area comprises three distinct but adjoining industrial estates: Area A – Brooklands Industrial Estate, Elmbridge Borough 31.0 ha; Area B - Wintersells Road Industrial Park, Elmbridge Borough 5.0ha; Area C - Byfleet Industrial Estate, Woking Borough 13.3ha

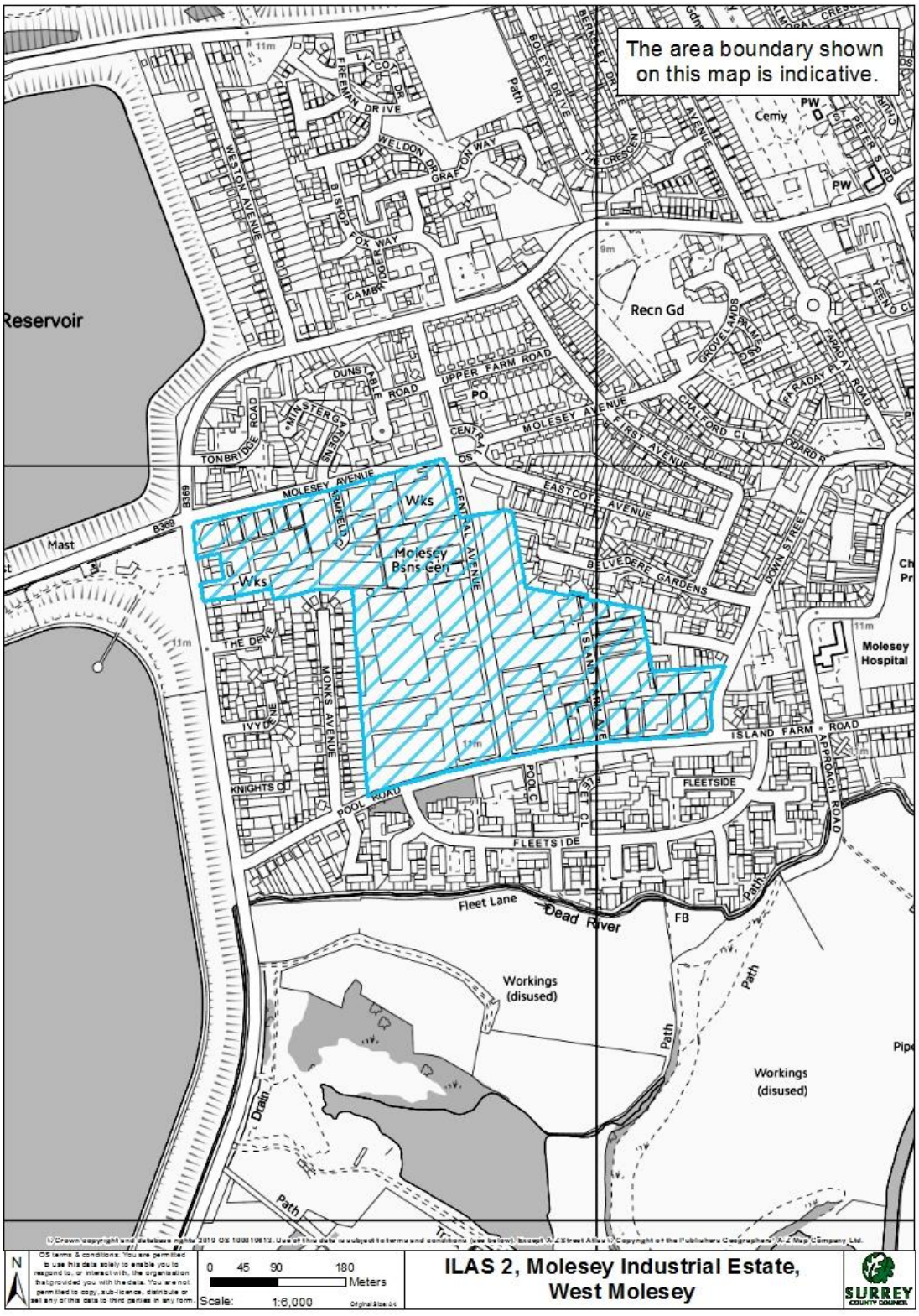
Description	The area comprises three established industrial estates located to the north of Byfleet. The northern boundary is formed by the London Waterloo to Woking and the southwest rail line, the western boundary is formed by the M25 motorway and to the south is a retail superstore and primary school and a residential area. To the east is the former Brooklands Airfield.
Current Uses	Currently the estates comprise B2/B8 uses with a waste use in Unit 10 of Area B.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[5]

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (Brooklands racing circuit & aerodrome; St George's Hill multivallate hillfort) within 2.5 km, of which the Brooklands SM adjoins Area A and Area B. There is 1 Grade II* Listed Building within 1.0 km, and 3 Grade II Listed Buildings within 0.5 km. The closest Registered Parks & Gardens are the Grade II 'Woburn Farm' (2.4 km north) and the Grade II* 'Royal Horticultural Society's Gardens, Wisley' (2.5 km south). The 'Brooklands' Conservation Area covers the whole of Area A.
Nature Conservation	The Thames Basin Heaths SPA is 2.3 km south east, the South West London Waterbodies SPA and Ramsar Site is 5.8 km north west, and the Thursley, Ash, Pirbright & Chobham SAC is 6.1 km north west. The Basingstoke Canal SSSI is 1.1 km west, and the Ockham & Wisley Commons SSSI is 2.3 km south east. The Chobham Common NNR is 6.1 km north west, and the Ockham & Wisley LNR is 2.3 km south east. There are 13 SNCIs within 2.5 km, and 4 areas of Ancient Woodland within 0.5 km.
Flood Risk	Area A is subject to a combination of Zone 3 (>1.0% AEP), and Zone 2 (0.1% to 1.0% AEP) fluvial flood risk.
Air Quality	The Runnymede M25 AQMA is 0.02 km north west, and the Weybridge AQMA is 2.3 km north east.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[5] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA or of the Thursley, Ash, Pirbright & Chobham SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SAC.

4.2 Molesey Industrial Estate, West Molesey



ILAS 4.2: Molesey Industrial Estate, West Molesey

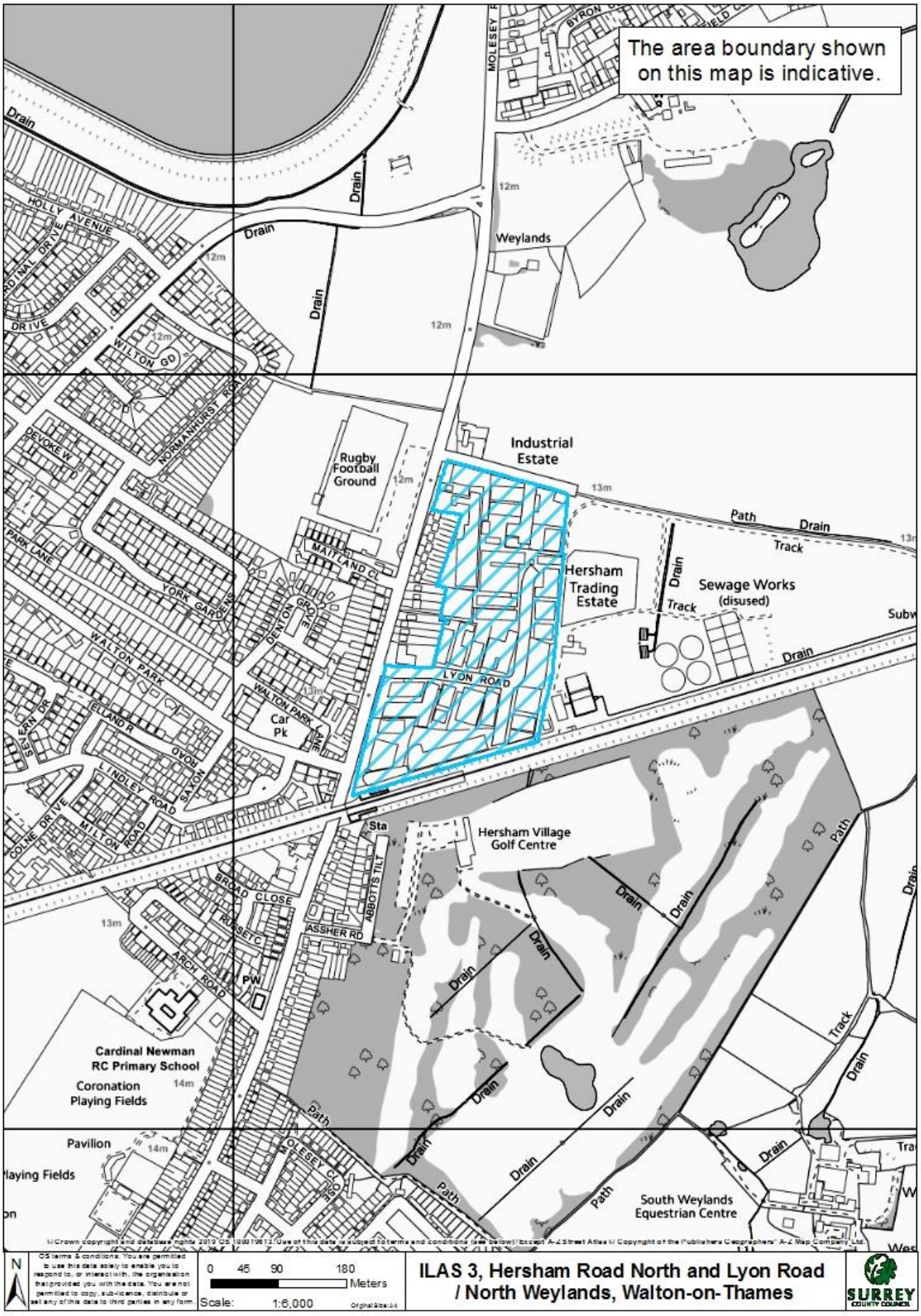
Area	15.0 ha
Description	The area is an established industrial estate located in West Molesey. The area accessed is via Walton Road (B369) which connects to Hurst Road (A3050). The area can also be accessed via Central Avenue and Molesey Avenue. To the west of the area is the Queen Elizabeth II Reservoir. The surrounding area contains mainly residential uses.
Current Uses	Currently the site has B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[6].

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Hampton Court Palace) within 2.5 km. There are 2 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Gardens are the Grade I 'Bushy Park' (2.3 km north east), the Grade I 'Hampton Court' (2.4 km north east), and the Grade II* 'Hampton Court House' (2.4 km north east). The East Molesey Old Village Conservation Area is 1.3 km east.
Nature Conservation	The South West London SPA and Ramsar Site is 0.03 km west, the Richmond Park SAC is 6.7 km north east, and the Wimbledon Common SAC is 8.9 km north east, and the Thames Basin Heaths SPA is 9.6 km south west. The Knight & Bessborough Reservoirs SSSI is 0.03 km west, and the Bushy Park & Home Park SSSI is 2.25 km north east. The Ashtead Common NNR is 8.4 km south east and the Molesey Heath LNR is 0.2 km south. There are 10 SNCIs located within 2.5 km, and no areas of Ancient Woodlands within 0.5 km.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP), and Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The Walton Road, Molesey AQMA is 0.07 km north.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[6] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Thames Basin Heaths SPA or of the Wimbledon Common SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SAC. The Site Improvement Plans for the South West London Waterbodies SPA and Ramsar Site, and for the Richmond Park SAC did not identify nutrient nitrogen deposition as an issue of concern for either of those designated sites.

4.3 Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames



ILAS 4.3: Hersham Road North & Lyon Road / North Weylands, Walton-on-Thames

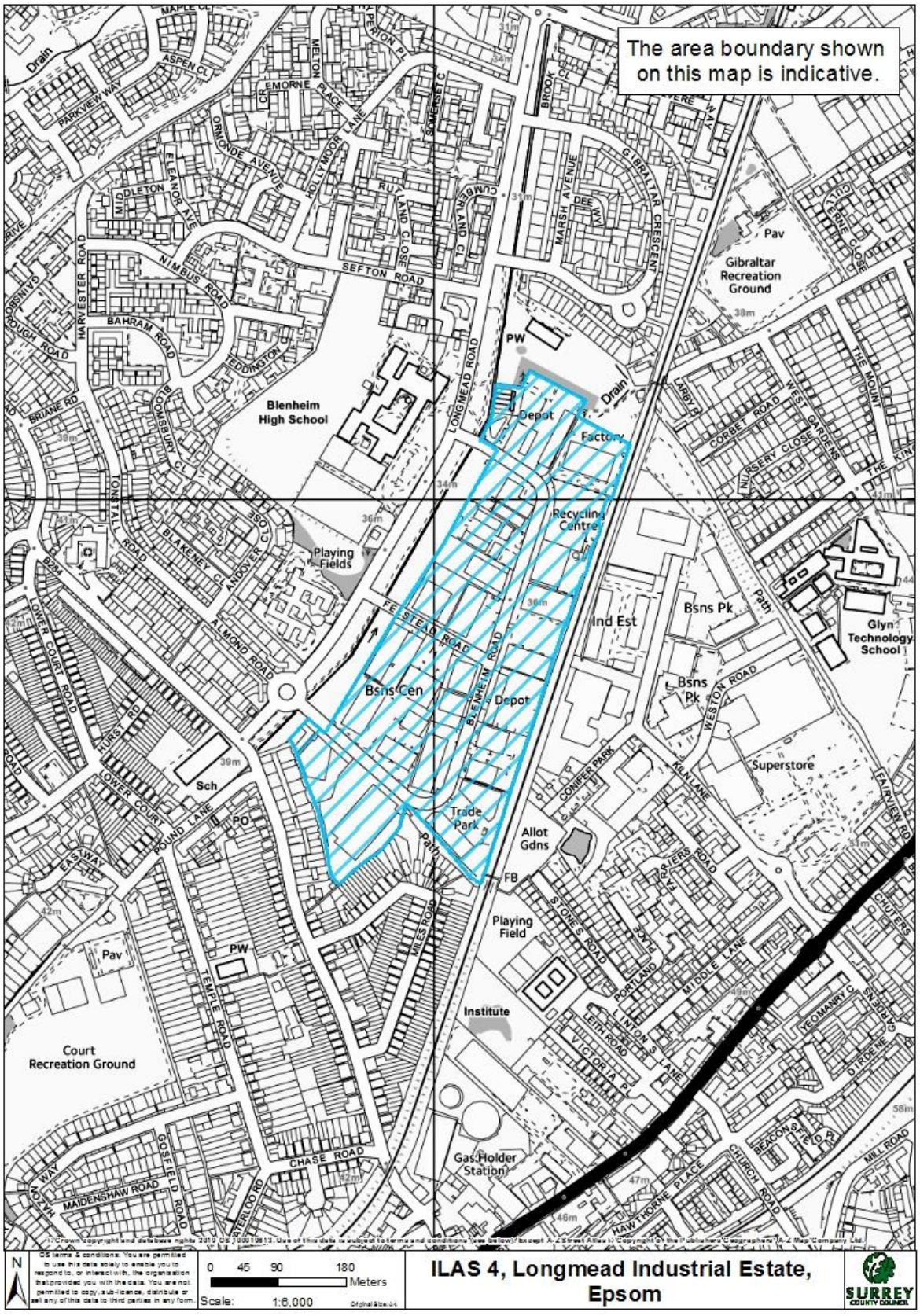
Area	7.2 ha
Description	The area is located on the eastern edge of Walton-on-Thames and the northern edge of Hersham. The area is bordered to the north by the open land of Field Common Farm, a restored former mineral working, and to the south by a rail line with Hersham Golf Club beyond. To the west is residential development, and to the east the area of the former Weylands Treatment Works and the River Mole. The area is an established industrial and trading estate.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[7].

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (White Lady Milestone; The Belvedere, Claremont) within 2.5 km. There is 1 Grade I Listed Building within 1.0 km, and no Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade I 'Claremont' (2.0 km south). The 'Esher' Conservation Area is 1.4 km to the south east.
Nature Conservation	The South West London Waterbodies SPA and Ramsar Site is 1.9 km north, the Thames Basin Heaths SPA is 6.9 km south, and the Richmond Park SAC is 8.2 km north east. The Esher Commons SSSI is 1.71 km south, and the Knight & Bessborough Reservoirs SSSI is 1.9 km north. Ashtead Common NNR is 7.1 km south east, and the Molesey Heath LNR is 1.2 km north east. There are 5 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) for fluvial flood risk.
Air Quality	The Esher High Street AQMA is 1.49 km south east.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[7] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Thames Basin Heaths SPA, or that there would be no significant adverse impact on the ecological integrity of the SPA. The Site Improvement Plans for the South West London Waterbodies SPA and Ramsar Site, and for the Richmond Park SAC did not identify nutrient nitrogen deposition as an issue of concern for either of those designated sites.

4.4 Longmead Industrial Estate, Epsom



ILAS 4.4: Longmead Industrial Estate, Epsom

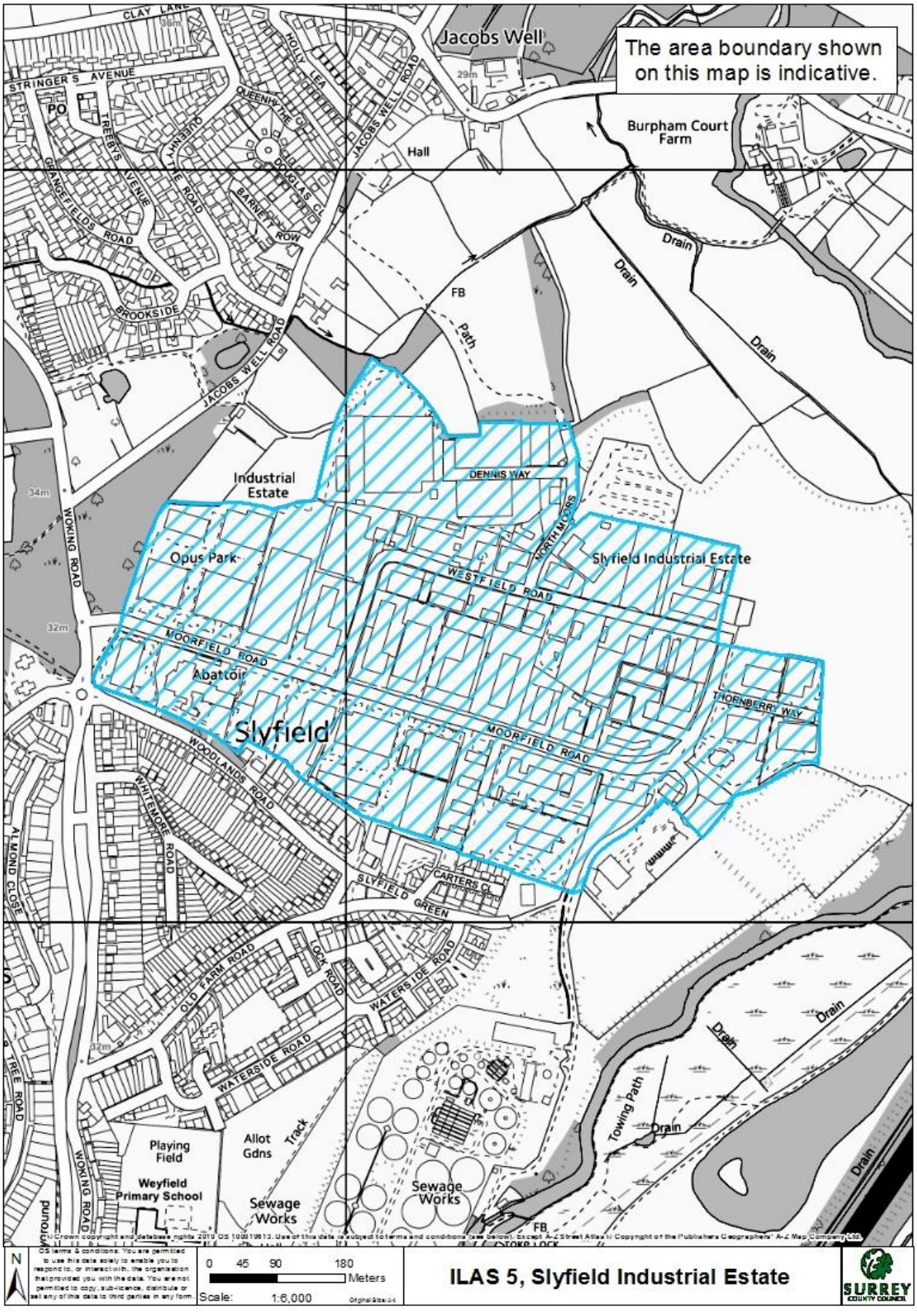
Area	14.0 ha
Description	The area is located off Blenheim Road, to the south west of Ewell town centre and the north east of Epsom town centre. The area is bounded to the north, south and west by industrial units and to the east by a rail line, and further industrial units. Commercial waste vehicles access the area via Roy Richmond Way from Longmead Road (D2266), and domestic customers access the area via Blenheim Road from Longmead Road, which links to the A24 to the south and north.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS may be suited to the development of a small scale (<50,000 tpa) thermal treatment facility[8].

Key environmental sensitivities:

Heritage	There are 3 Scheduled Monuments (Ewell Old Church Tower; Site of Nonsuch Palace & Cuddington Medieval Settlement; Castle Hill Earthwork, Chessington) within 2.5 km. There are 4 Grade II* Listed Buildings within 1.0 km, and 10 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Nonsuch' (1.3 km north east). The 'Ewell Village' Conservation Area is 0.1 km north, and the 'Linton Lane' Conservation Area is 0.2 km south east.
Nature Conservation	The Mole Gap to Reigate Escarpment SAC is 7.25 km south, the Richmond Park SAC is 8.5 km north west, and the Wimbledon Common SAC is 8.6 km north. The Stones Road Pond SSSI is 0.08 km south, and the Epsom & Ashtead Commons SSSI is 1.5 km south west. The Ashtead Common NNR is 2.7 km south west, the Hogsmill LNR is 1.1 km north, and the Epsom Common LNR is 1.2 km south west. There are 8 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP), and Zone 1 (<0.1% AEP) fluvial flood risk.
Water Quality	The southern part of the area is underlain by a SPZ1 (Inner Protection Zone) designation.
Air Quality	The Ewell High Street AQMA is 0.9 km north east.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[8] Subject to it being demonstrated by a project level Appropriate Assessment that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC or of the Wimbledon Common SAC, or that there would be no significant adverse impact on the ecological integrity of the SACs. The Site Improvement Plan for the Richmond Park SAC did not identify nutrient nitrogen deposition as an issue of concern for that designated site.

4.5 Slyfield Industrial Estate, Guildford



ILAS 4.5: Slyfield Industrial Estate, Guildford

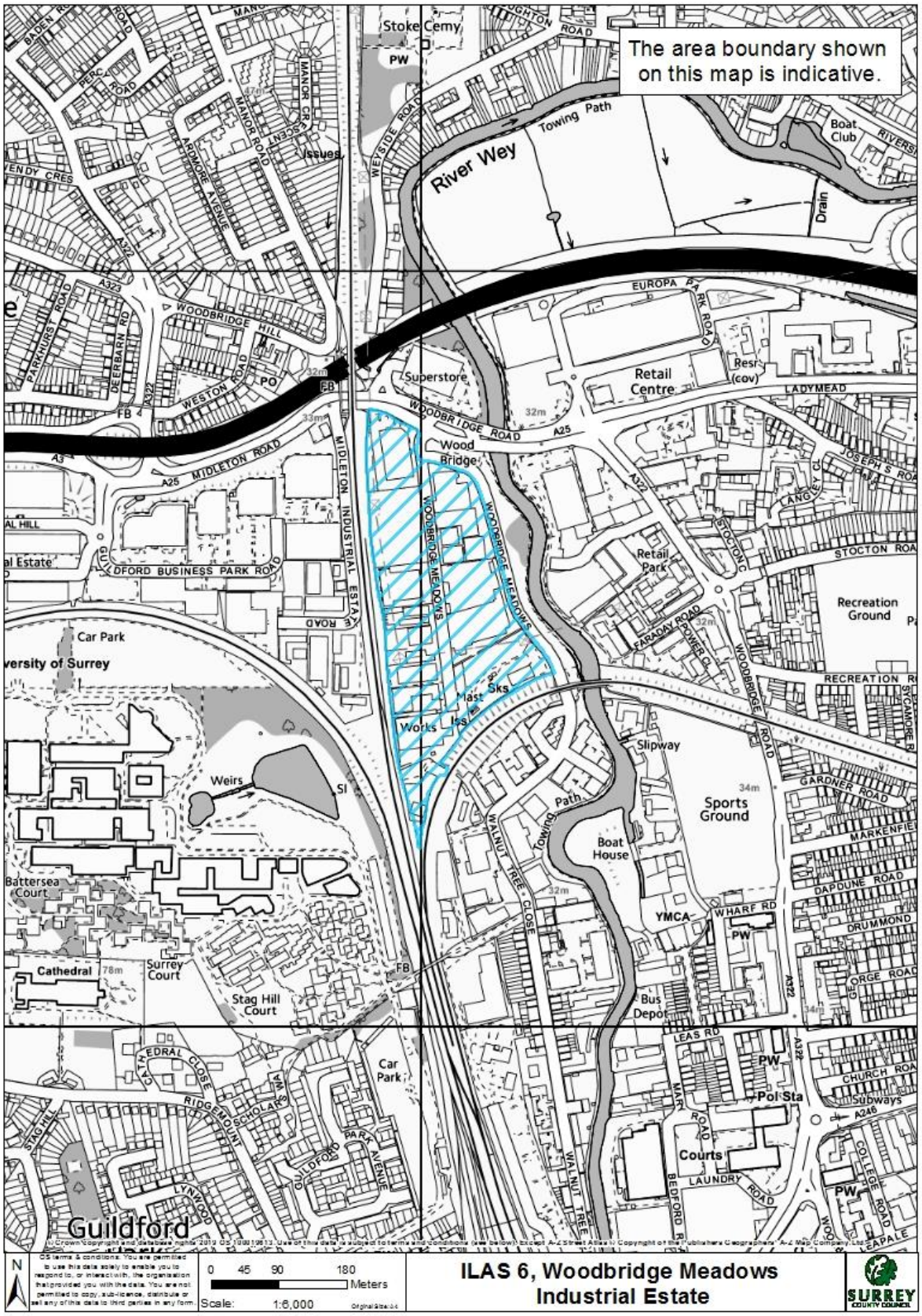
Area	39.0 ha
Description	The area is an established industrial and trading estate located to the north east of Guildford. To the north and east the area is bounded by undeveloped land including the floodplain of the River Wey, with residential development situated to the north west beyond an area of open land, and further residential development immediately to the south. To the north east the area adjoins a site allocated for waste related development under Policy WD2 of the adopted Surrey Waste Plan, and proposed for continued allocation under Policy 11a of the Surrey Waste Local Plan (2019-2033). The area is accessed from the west, from the A320 (Woking Road).
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to the development of any scale of thermal treatment facility.

16

Key environmental sensitivities:

Heritage	There are 3 Scheduled Monuments (Linear boundary on Whitmoor Common; Disc barrow on Whitmoor Common; Site of Old Manor House, Sutton Park) within 2.5 km. There are 4 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II* 'Sutton Place' (0.8 km north). The 'Wey & Godalming Navigations' Conservation Area is 0.2 km east.
Nature Conservation	The Thames Basin Heaths SPA is 0.8 km north west, and the Thursley, Ash, Pirbright & Chobham SAC is 4.2 km north west. The Whitmoor Common SSSI is 0.8 km north west. The Chobham Common NNR is 10.4 km north west, the Riverside Park LNR is 0.14 km east, and the Whitmoor & Rickford Commons LNR is 0.9 km north west. There are 13 SNCIs within 2.5 km, and 1 area of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 2.5 km south.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) for fluvial flood risk.
Water Quality	The area is underlain by SPZ2 (Outer Protection Zone) and SPZ3 (Total Catchment) designations.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

4.6 Woodbridge Meadows Industrial Estate, Guildford



ILAS 4.6: Woodbridge Meadows Industrial Estate, Guildford

Area	8.7 ha
Description	The area is an established industrial estate and trading estate located to the north of Guildford town centre. To the west of the area, beyond a rail line, is the Midleton Industrial Estate, and to the east, beyond the River Wey, are the industrial and trading estates on Woodbridge Road. To the south the area is bounded by a rail line, and to the north by the A25, with the University of Surrey campus located to the south west. The area is accessed from Woodbridge Meadow (D4003), which links to the A25 (Midleton Road/Woodbridge Road/Ladymead) to the north.
Current Uses	The area is occupied by B1/B2 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities. [9]

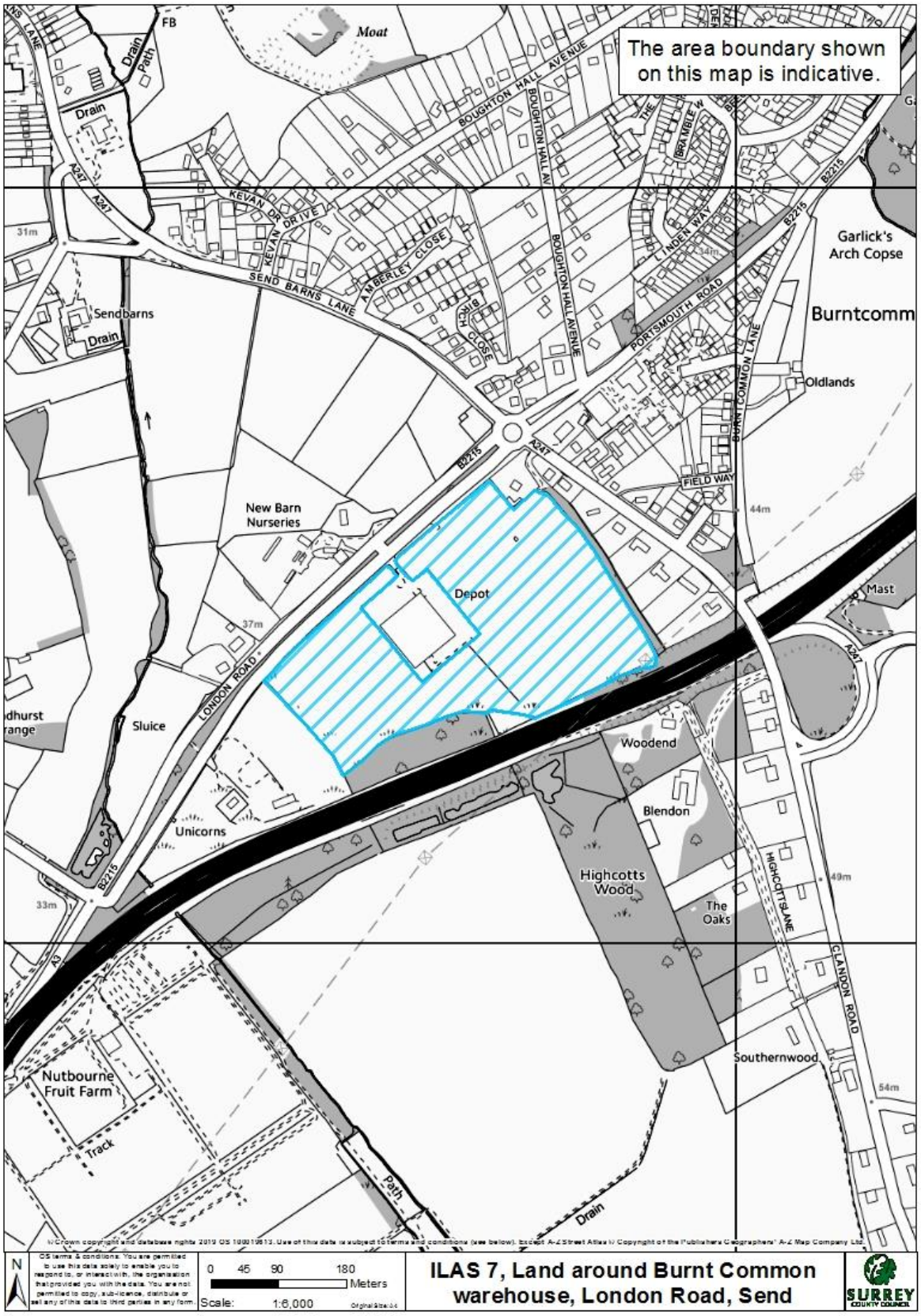
16

Key environmental sensitivities:

Heritage	There are 6 Scheduled Monuments (Treadwheel Crane; Medieval undercroft 50-52 High Street; Medieval undercroft 72-74 High Street; Guildford Castle; Henley Fort; Guildford Park Manor Medieval moated site) within 2.5 km. There are 4 Grade II* Listed Buildings within 1.0 km, and 5 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'The Jellicoe Roof Garden, Guildford', 1.0 km south east. The 'Wey & Godalming Navigations' Conservation Area lies immediately to the east.
Nature Conservation	The Thames Basin Heaths SPA is 2.2 km north, the Thursley, Ash, Pirbright & Chobham SAC is 5.0 km north west, and the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA is 9.7 km south west. The Whitmoor Common SSSI is 2.2 km north, and the Wey Valley Meadows SSSI is 2.25 km south. The Thursley NNR is 10.9 km south west, and the Riverside Park LNR is 0.8 km north. There are 9 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 1.3 km south west, and the Surrey AGLV is 1.1 km south west.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Water Quality	The area is underlain by SPZ1 (Inner Protection Zone) and SPZ2 (Outer Protection Zone) designations.
Amenity	The perimeter of the ILAS is located within between 20 and 250 metres of a number of sensitive receptors, including residential properties.

[9] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright & Chobham SAC, or of the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, or that there would be no significant adverse impact on the ecological integrity of the SPAs or the SAC.

4.7 Land at Burnt Common Warehouse, London Road, Send



ILAS 4.7: Land around Burnt Common Warehouse, London Road, Send

Area	9.3 ha
Description	This area is located between the A3 dual carriageway and London Road (old A3 slip road) at Burnt Common, Send in Surrey. There is a currently an existing industrial building located in the centre of the land. There are residential properties to the north east of the area. Guildford Borough Council proposes that once developed, the new employment land at Burnt Common would be treated as an Industrial Strategic Employment Site.
Current Uses	The area is occupied by B1/B2 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[10]

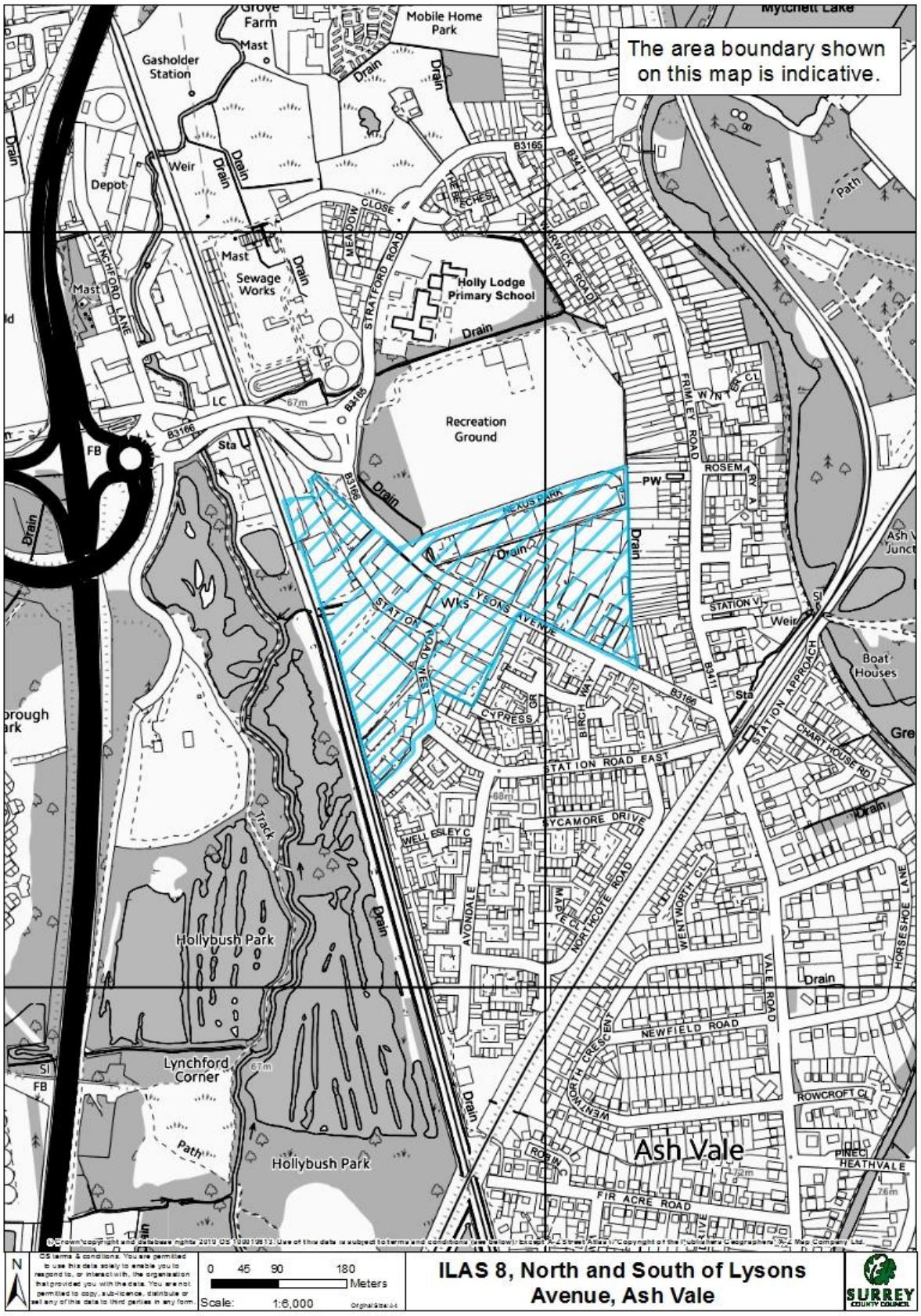
16

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Medieval moated site & earlier earthwork, Boughton Hall) within 2.5 km. There is 1 Grade II Listed Building within 0.5 km. The closest Registered Park & Garden is the Grade II* 'Sutton Place' (1.7 km south west). The 'Wey & Godalming Navigations' Conservation Area is 1.4 km south west, and the 'Sutton Place' Conservation Area is 1.4 km south west.
Nature Conservation	The Thames Basin Heaths SPA is 3.6 km west, and the Thursley, Ash, Pirbright & Chobham SAC is 7.5 km west. The Papercourt SSSI is 1.2 km north. The Chobham Common NNR is 9.6 km north west, and the Riverside Park LNR is 2.9 km south west. There are 15 SNCIs within 2.5 km, and 6 areas of Ancient Woodland within 0.5 km including 1 that adjoins the area (for which a minimum buffer of 15m would be required).
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[10] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heath SPA or of the Thursley, Ash, Pribright & Chobham SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SAC.

4.8 Land North and South of Lysons Avenue, Ash Vale



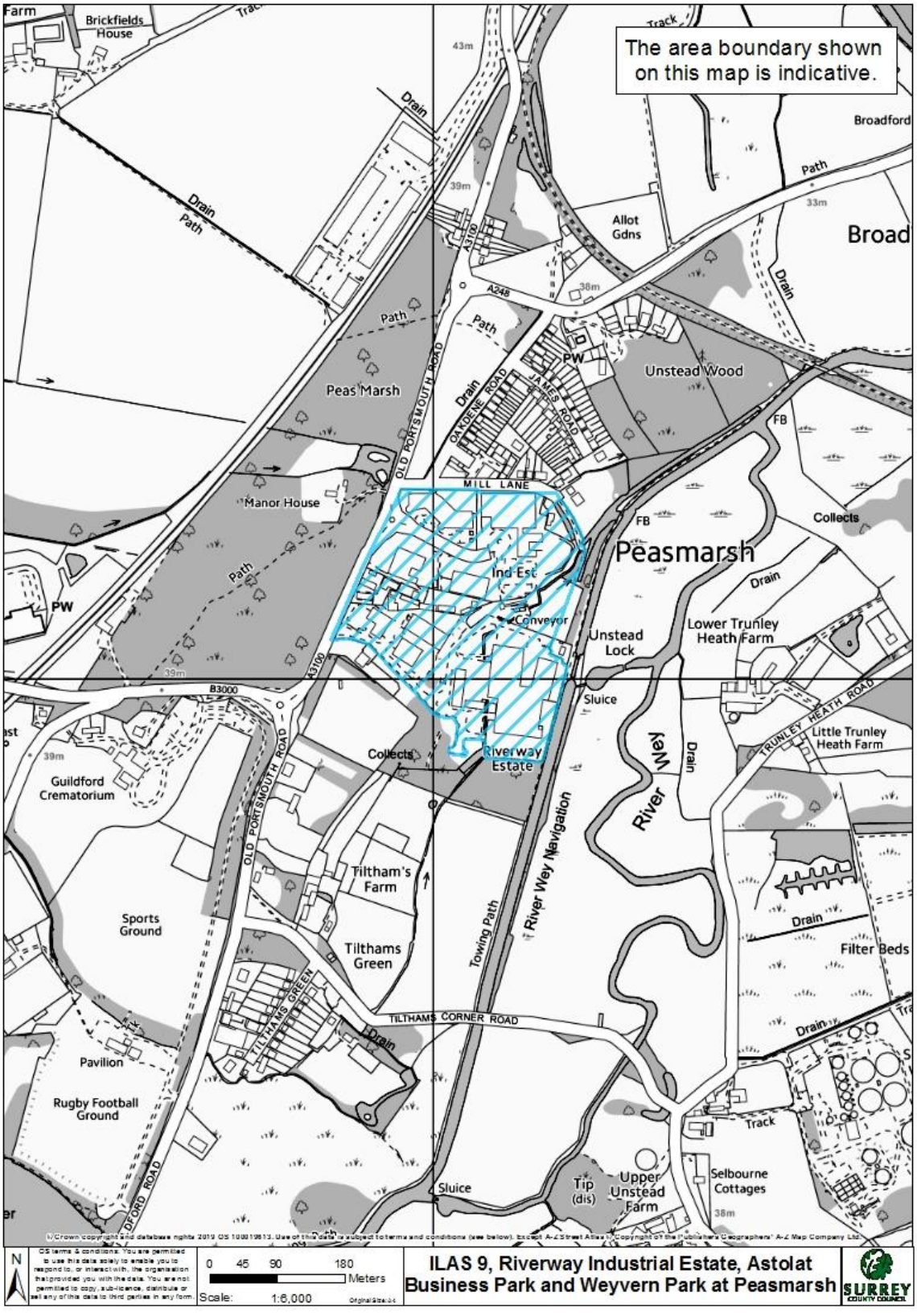
ILAS 4.8: Land North & South of Lysons Avenue, Ash Vale

Area	7.0 ha approx.
Description	The area is comprised of land in existing industrial use situated on the northern and southern sides of Lysons Avenue in Ash Vale. An established waste transfer station is situated in the north western part of the area. To the north is an area of open land in recreational use, with a school beyond, whilst to the east and south are areas of residential development. To the west the area is bounded by open land, and the floodplain of the Blackwater river. The area is accessed from Lysons Avenue (B3166), which links to the A331 to the west.
Current Uses	The area is occupied by B1/B2 uses, including an existing waste use.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to development of any scale of thermal treatment facility.

Key environmental considerations:

Heritage	There are 2 Scheduled Monuments (Bowl barrow on the Cockadobby Hill roundabout; Bowl barrow in Albert Road) within 2.5 km. There are no Grade I or II* Listed Buildings within 1.0 km, and no Grade II Listed Buildings within 0.5km. The closest Registered Park & Garden is the Grade II* 'Military Cemetery, Aldershot' (2.1 km south west). The 'Basingstoke Canal' Conservation Area is 0.2 km east.
Nature Conservation	The Thames Basin Heaths SPA is 0.4 km east, the Thursley, Ash, Pirbright & Chobham SAC is 0.4 km east, and the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA is 9.7 km south. The Basingstoke Canal SSSI is 0.2 km east, and the Ash to Brookwood Heaths SSSI is 0.4 km east. The Thursley NNR is 11.95 km south, and the Snaky Lane LNR is 0.4 km north. There are 7 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination of Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

4.9 Riverway Industrial Estate, Astolat Business Park & Weyvern Park, Peasmarsh



ILAS 4.9: Riverway Industrial Estate, Astolat Business Park & Weyvern Park, Peasmarsh

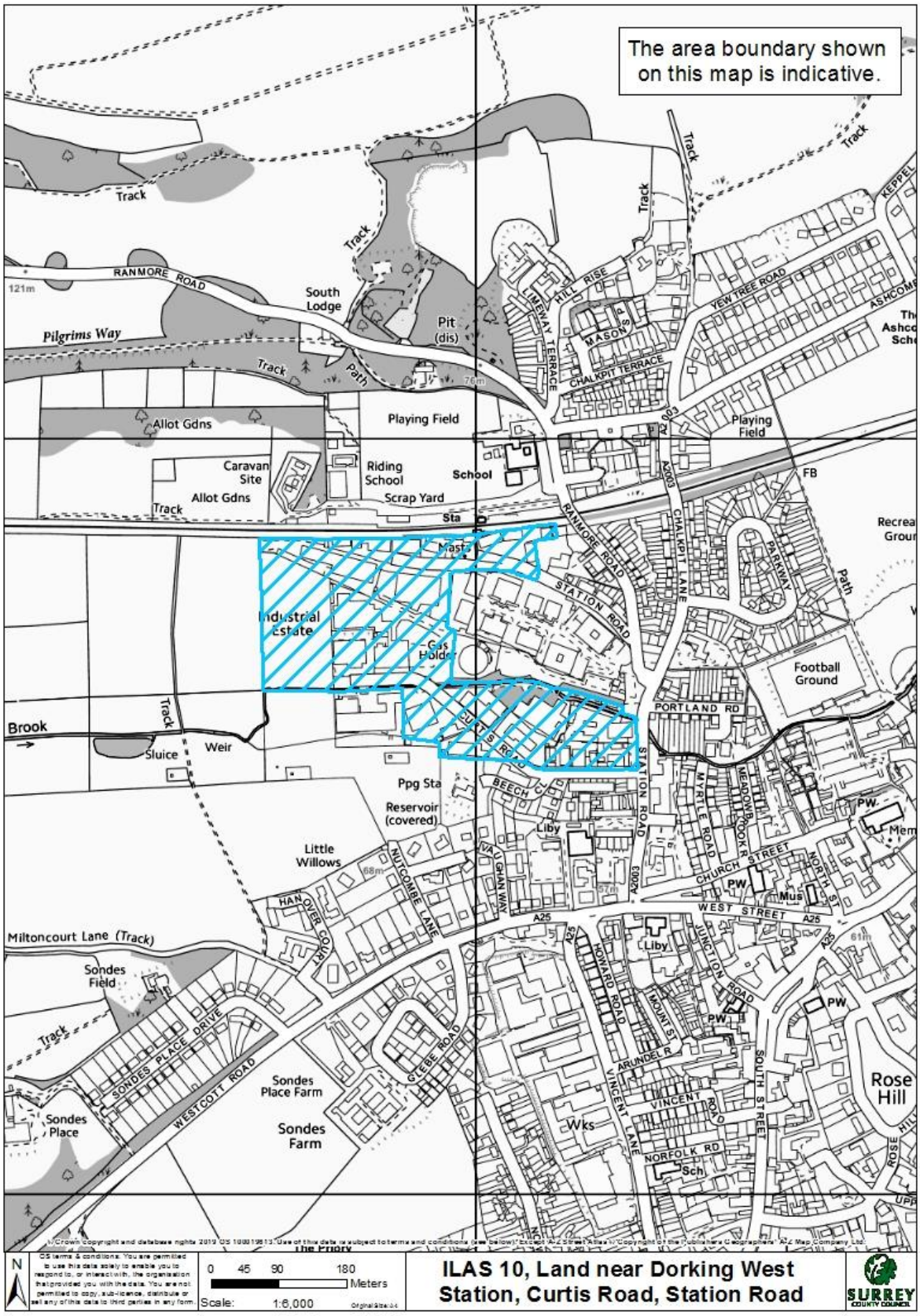
Area	7.0 ha approx.
Description	The area is comprised of three industrial and trading estates, located to the south of Guildford and the north of Godalming on the eastern side of the Old Portsmouth Road (A3100). Residential development is located immediately to the north of the area, with open land to the west, south and east. The River Wey Navigation forms the eastern boundary of the area, with the River Wey beyond.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[11]

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (St Catherine's Chapel) within 2.5 km. There are 2 Grade II* Listed Buildings within 1.0 km, and 7 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II* 'Orchards' (2.5 km south). The 'Wey & Godalming Navigations' Conservation Area lies immediately to the east.
Nature Conservation	The Thames Basin Heaths SPA is 6.8 km north, the Thursley, Ash, Pirbright & Chobham SAC is 6.6 km south west, the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA is 6.6 km south west, and the Thursley & Ockley Bogs Ramsar Site is 8.2 km south west. The Wey Valley Meadows SSSI is 0.01 km east. The Thursley NNR is 7.6 km south west, and the Chinthurst Hill LNR is 1.8 km east. There are 16 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 0.2 km west, and the area lies within the Surrey AGLV.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[11] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright & Chobham SAC, the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA or of the Thursley & Ockley Bogs Ramsar Site, or that there would be no significant adverse impact on the ecological integrity of the SPAs, the SAC or the Ramsar Site.

4.10 Land near Dorking West Station – Curtis Road, Station Road, Dorking





ILAS 4.10: Land near Dorking West Station – Curtis Road, Station Road, Dorking

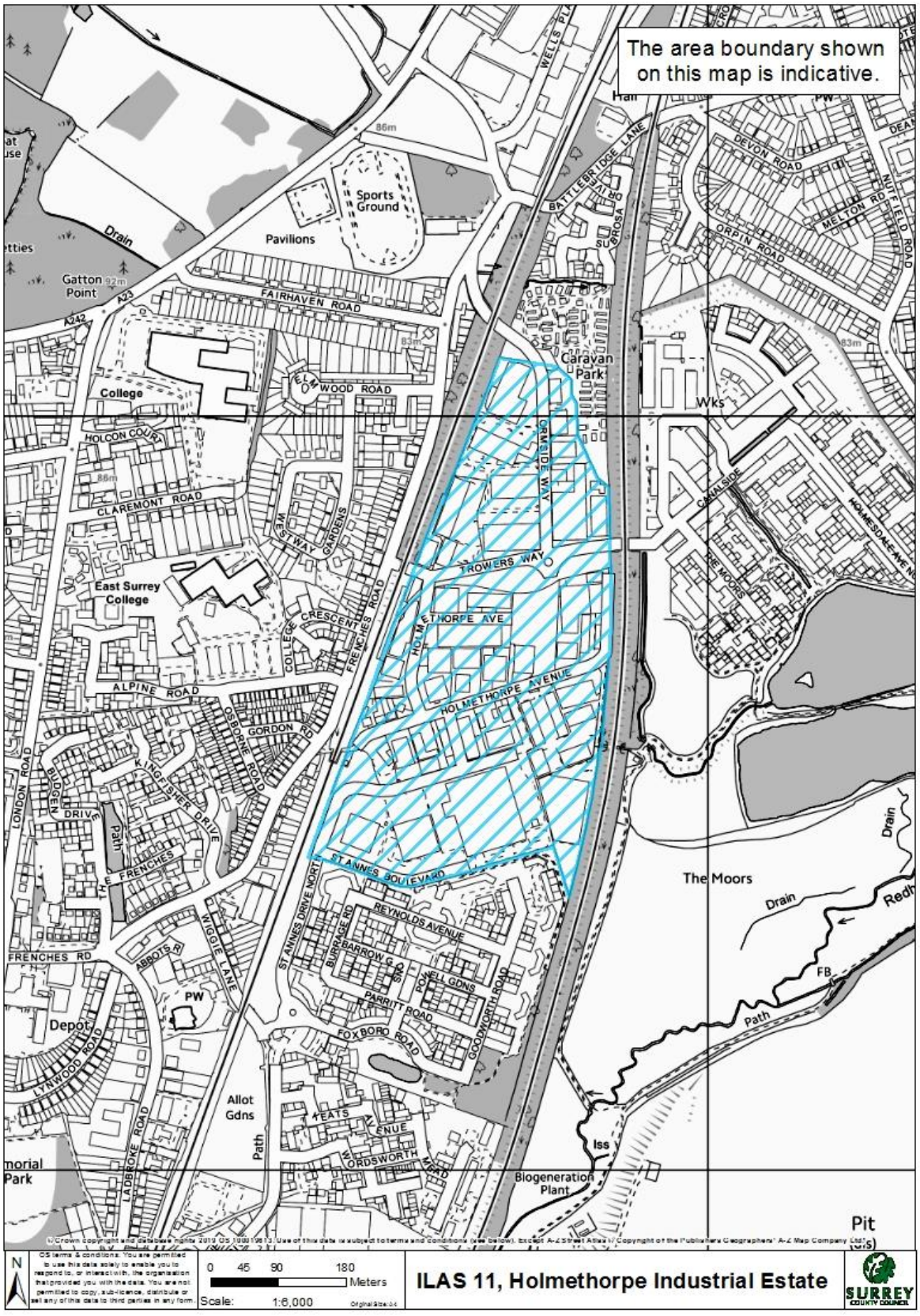
Area	8.6 ha
Description	The area is comprised of a number of industrial estates and business parks located in the west of Dorking, off Curtis Road, Station Road and Ranmore Road. To the north is a rail line, beyond which are a mix of land uses including industrial units, allotments, an equestrian centre and a primary school, to the west and south west is open land in agricultural use, and to the east and south east are areas of predominantly residential development. The area is accessed from the A2003 (Station Road), which links to the A25 (Westcott Road) to the south and to the A24 to the east.
Current Uses	The site is occupied by B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[12].

Key environmental sensitivities:

Heritage	There are 5 Scheduled Monuments (Bowl barrow on Milton Heath; Bowl barrow in the Glory Wood; West Humble Chapel; Box Hill Fort; Bowl barrow on Box Hill) within 2.5 km. There are 4 Grade II* Listed Buildings within 1.0 km, and 86 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II* 'The Deepdene (including Chart Park)' (0.9 km south east). The 'Dorking' Conservation Area is 0.03 km south.
Nature Conservation	The Mole Gap to Reigate Escarpment SAC is 1.7 km north east. The Hackhurst & White Downs SSSI is 0.4 km north west, the Ranmore Common SSSI is 1.0 km north east, and the Mole Gap to Reigate Escarpment SAC is 1.7 km north east. The Ashtead Common NNR is 9.1 km north, and the Inholm's Claypit LNR is 2.6 km south east. There are 6 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 0.03 km north, and the Surrey AGLV is 0.03 km north.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Water Quality	The area is underlain by SPZ1 (Inner Protection Zone) and SPZ2 (Outer Protection Zone) designations.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[12] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC, or that there would be no significant adverse impact on the ecological integrity of the SAC.

4.11 Holmethorpe Industrial Estate, Redhill





ILAS 4.11: Holmethorpe Industrial Estate, Redhill

Area	18.0 ha
Description	The area is an established industrial and trading estate located in the north east of Redhill. The area is bounded to the north, south, west and north east by areas of residential development, and to the south east by an area of open land that has been restored for nature conservation following mineral working. The area is accessed from the west off Frenches Road, which links to the A23 to the south west and north west.
Current Uses	The area is occupied by B1/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[13]

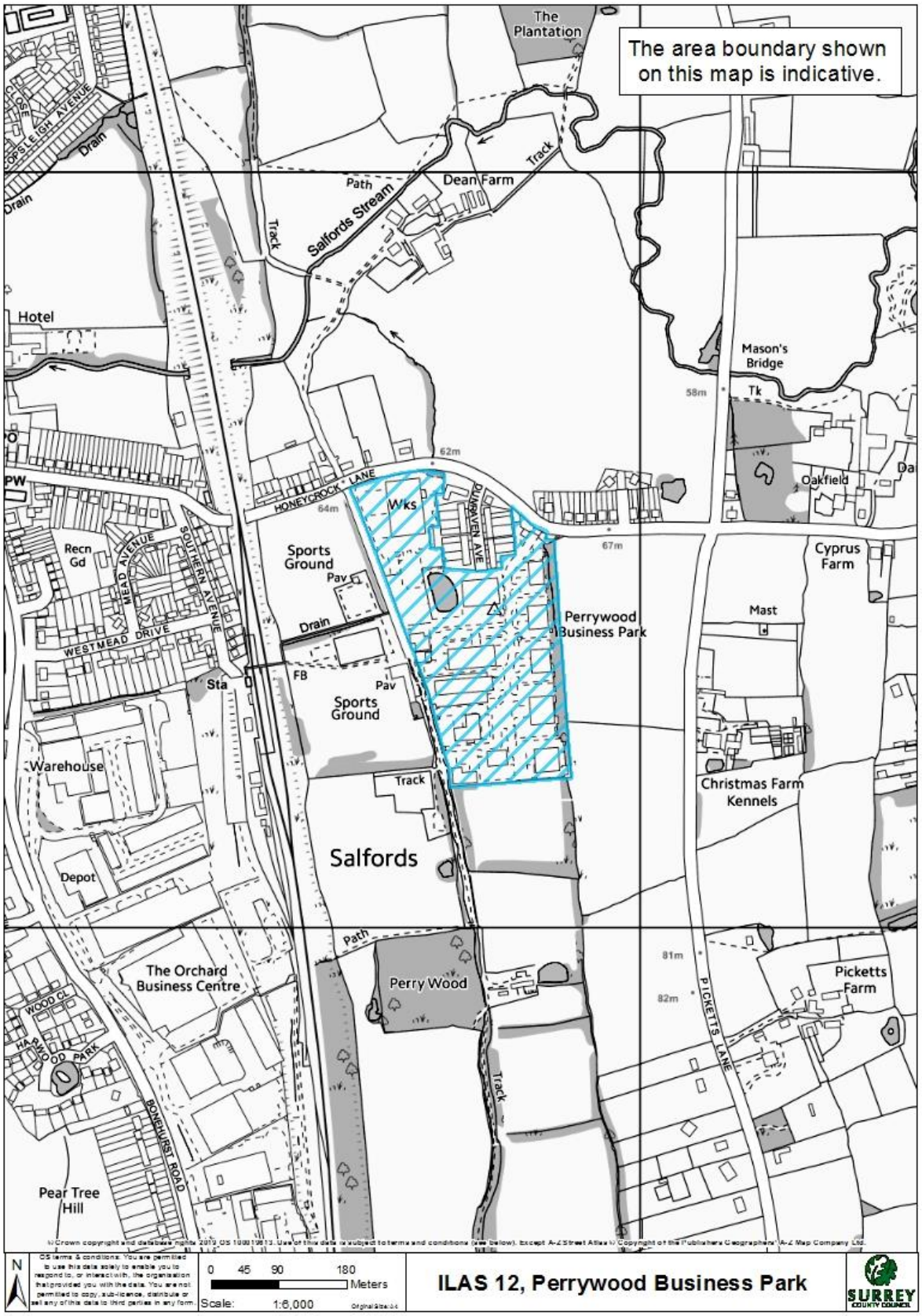
16

Key environmental sensitivities:

Heritage	There are 3 Scheduled Monuments (Medieval moated site, Albury Farm; Earthworks of Surrey Iron Railway; Alderstead Fort) within 2.5 km. There are 4 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Lower Gatton Park' (0.4 km north west). The 'Redstone Hill, Redhill' Conservation Area is 0.9 km south.
Nature Conservation	The Mole Gap to Reigate Escarpment SAC is 2.5 km west. The Mole Gap to Reigate Escarpment SSSI is 1.6 km west. The Ashtead Common NNR is 12.2 km north west, and the Earlswood Common LNR is 2.3 km south west. There are 5 SNCIs within 2.5 km, and 1 area of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 0.4 km north west, and the Surrey AGLV is 0.4 km north west.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The 'Redhill' AQMA is 0.7 km south west.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties

[13] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC, or that there would be no significant adverse impact on the ecological integrity of the SAC.

4.12 Perrywood Business Park, Salfords



ILAS 4.12: Perrywood Business Park, Salfords

Area	6.9 ha
Description	The area is an established business and industrial park located to the east of Salfords, in a rural setting. The area is bounded to the south, east and south west by agricultural land, and to the west by land used for recreational purposes, with residential properties located to the north. The area is accessed from the north, off Honeycrock Lane, which links to the A23 (Bonehurst Road) to the west.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[14]

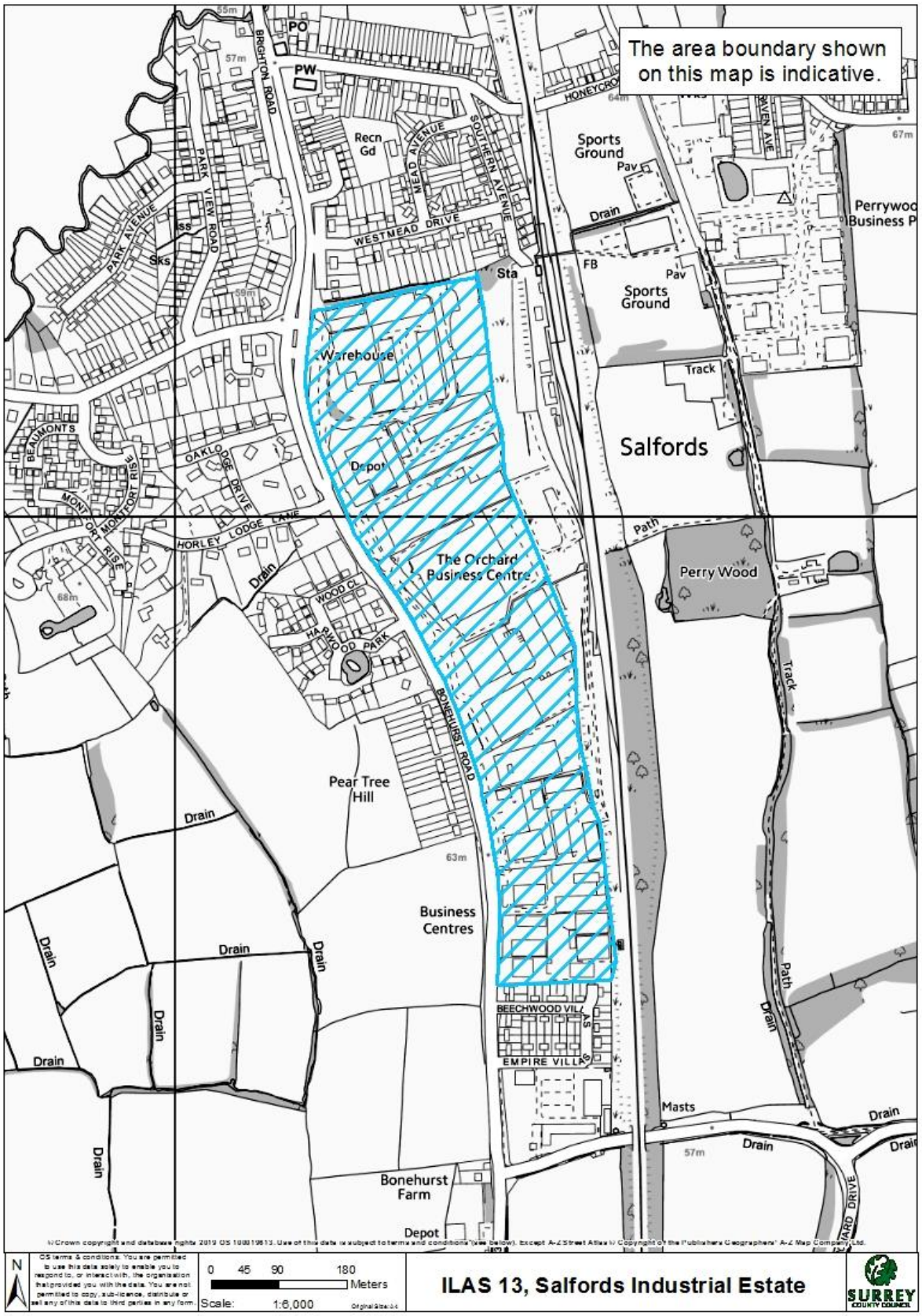
16

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Medieval / post-Medieval tannery, Scotchman's Copse) within 2.5 km. There are 7 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Reigate Priory' (4.3 km north west). The 'Cross Oak Lane, Salfords' Conservation Area is 1.1 km south east.
Nature Conservation	The Mole Gap to Reigate Escarpment SAC is 5.9 km north west. The Reigate Heath SSSI at 5.6 km north west, is the closest such designation. The Ashtead Common NNR is 16.2 km north west, and the Earlswood Common LNR is 2.1 km north west. There are 12 SNCIs within 2.5 km, and 1 area of Ancient Woodland within 0.5 km.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[14] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC, or that there would be no significant adverse impact on the ecological integrity of the SAC.

4.13 Salfords Industrial Estate



ILAS 4.13: Salfords Industrial Estate, Brighton Road / Bonehurst Road, Salfords

Area	22 ha
Description	Salfords Industrial Estate is the combination of several distinct estates and business centres along the A23. The area has a range of unit types and sizes which attracts a variety of different uses and occupiers. The area is located to the east of the A23 main road and the west of the Horley to Redhill main rail line in the settlement of Salfords. To the north, south and west the area is bounded by residential development, and to the east by open land and woodland, beyond the rail line. The area is accessed from the west, off the A23 (Brighton Road / Bonehurst Road).
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[15].

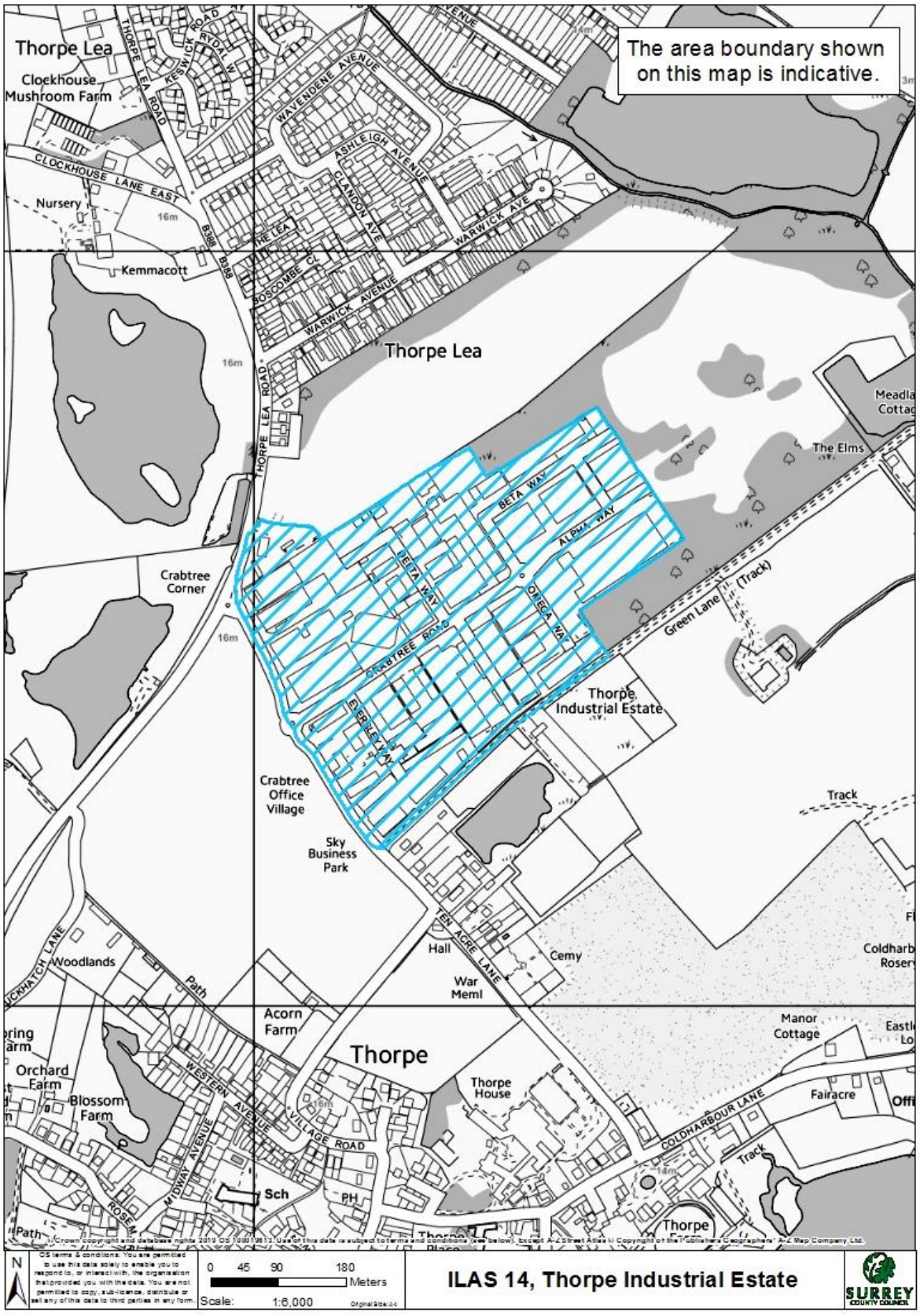
16

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Medieval / post-Medieval tannery, Scotchman's Copse) within 2.5 km. There is 1 Grade II Listed Building within 0.5 km. The closest Registered Park & Garden is the Grade II 'Reigate Priory' (4.2 km north west). The 'Cross Oak Lane, Salfords' Conservation Area is 1.0 km east.
Nature Conservation	The Mole Gap to Reigate Escarpment SAC is 6.1 km north west. The Reigate Heath SSSI at 5.4 km north west, is the closest such designation. The Ashtead Common NNR is 16.2 km north west, and the Earlswood Common LNR is 2.2 km north west. There are 12 SNCIs within 2.5 km, and 2 areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[15] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC, or that there would be no significant adverse impact on the ecological integrity of the SAC

4.14 Thorpe Industrial Estate



ILAS 4.14: Thorpe Industrial Estate, Ten Acre Lane, Egham

Area	18.0 ha
Description	The area is an established industrial and trading estate located in a largely undeveloped area to the north of Thorpe, the south of Thorpe Lea and Egham Hythe, and the west of Staines-upon-Thames. The area is bounded to the north by open land with residential development beyond, to the west by a combination of fishing lakes and agricultural land, and to the east by open land with the Thorpe Hay Meadow SSSI beyond. To the south of the area are the closed former landfill sites of Coldharbour Lane and Norlands Lane, and a number of residential properties. The area is accessed from the west, off Thorpe Lea Road (B388), which links to the A308 and the A320 to the north east, and to the A320 to the south east.
Current Uses	The area is occupied by B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[16].

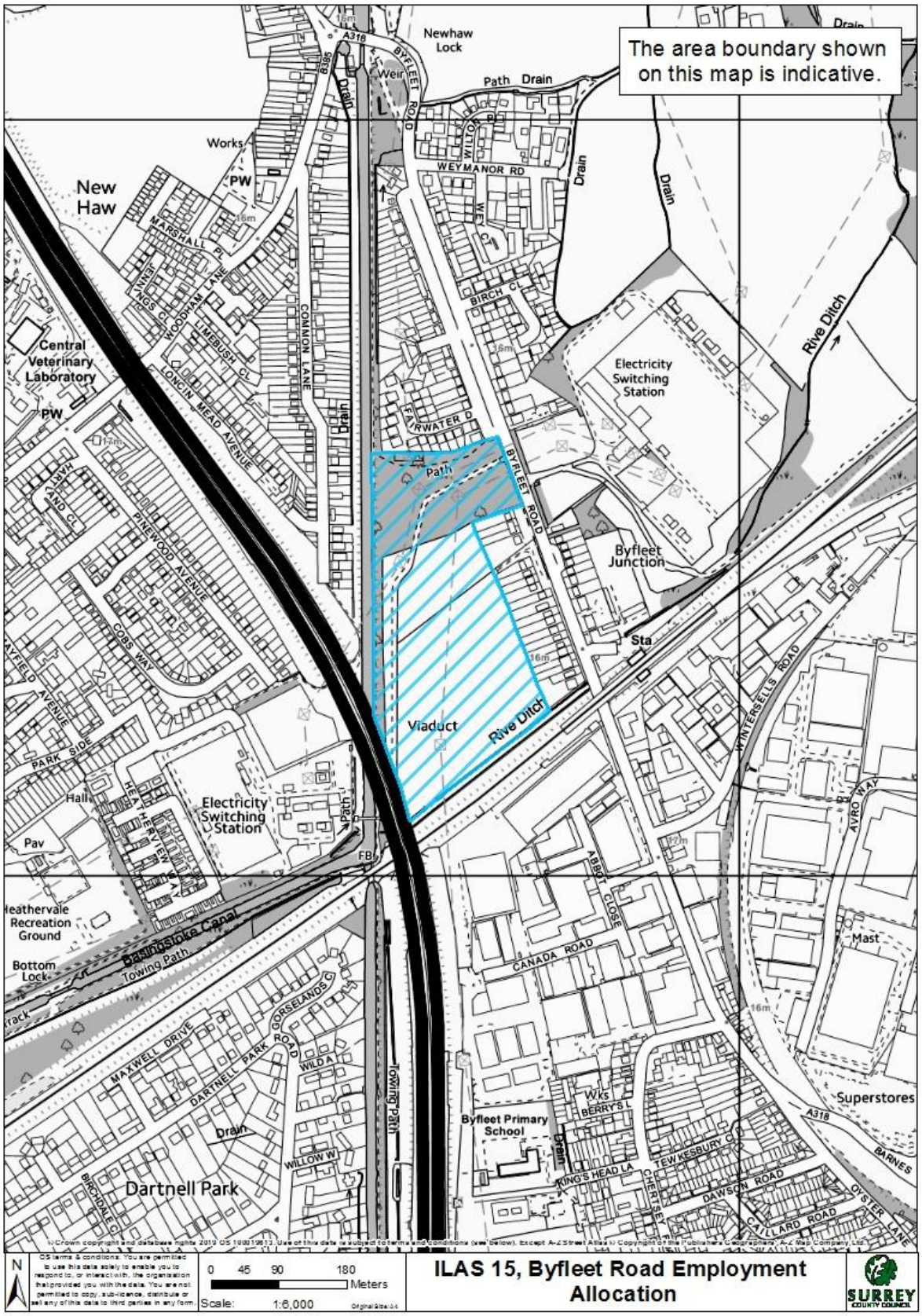
16

Key environmental sensitivities:

Heritage	There are 3 Scheduled Monuments (Univallate hillfort & 14th century chapel, St Ann's Hill; Bronze Age settlement, Runnymede Bridge; Earthworks on Laleham Burway) within 2.5 km. There is 1 Grade I Listed Building and 4 Grade II* Listed Buildings within 1.0 km, and 3 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II* 'Great Fosters' (0.4 km west). The 'Thorpe' Conservation Area is 0.1 km south.
Nature Conservation	The South West London Waterbodies SPA and Ramsar Site is 0.65 km south, the Windsor Forest & Great Park SAC is 4.8 km west, the Thames Basin Heaths SPA is 5.5 km south west, and the Thursley, Ash, Pirbright & Chobham SAC is 5.5 km south west. The Thorpe Hay Meadow SSSI is 0.4 km north east, the Thorpe Park No.1 Gravel Pit SSSI is 0.7 km south, and the Langham Pond SSSI is 2.4 km north west. The Chobham Common NNR is 5.5 km south west, and the Riverside Walk, Virginia Water LNR is 2.5 km south west. There are 14 SNCIs within 2.5 km, and 1 area of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Water Quality	The area is underlain by a SPZ3 (Total Catchment) designation.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[16] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright & Chobham SAC or of the Windsor Forest & Great Park SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SACs. The Site Improvement Plan for the South West London Waterbodies SPA and Ramsar Site did not identify nutrient nitrogen deposition as an issue of concern for that designated site.

4.15 Byfleet Road Employment Allocation, Addlestone



ILAS 4.15: Byfleet Road Employment Allocation, New Haw, Addlestone

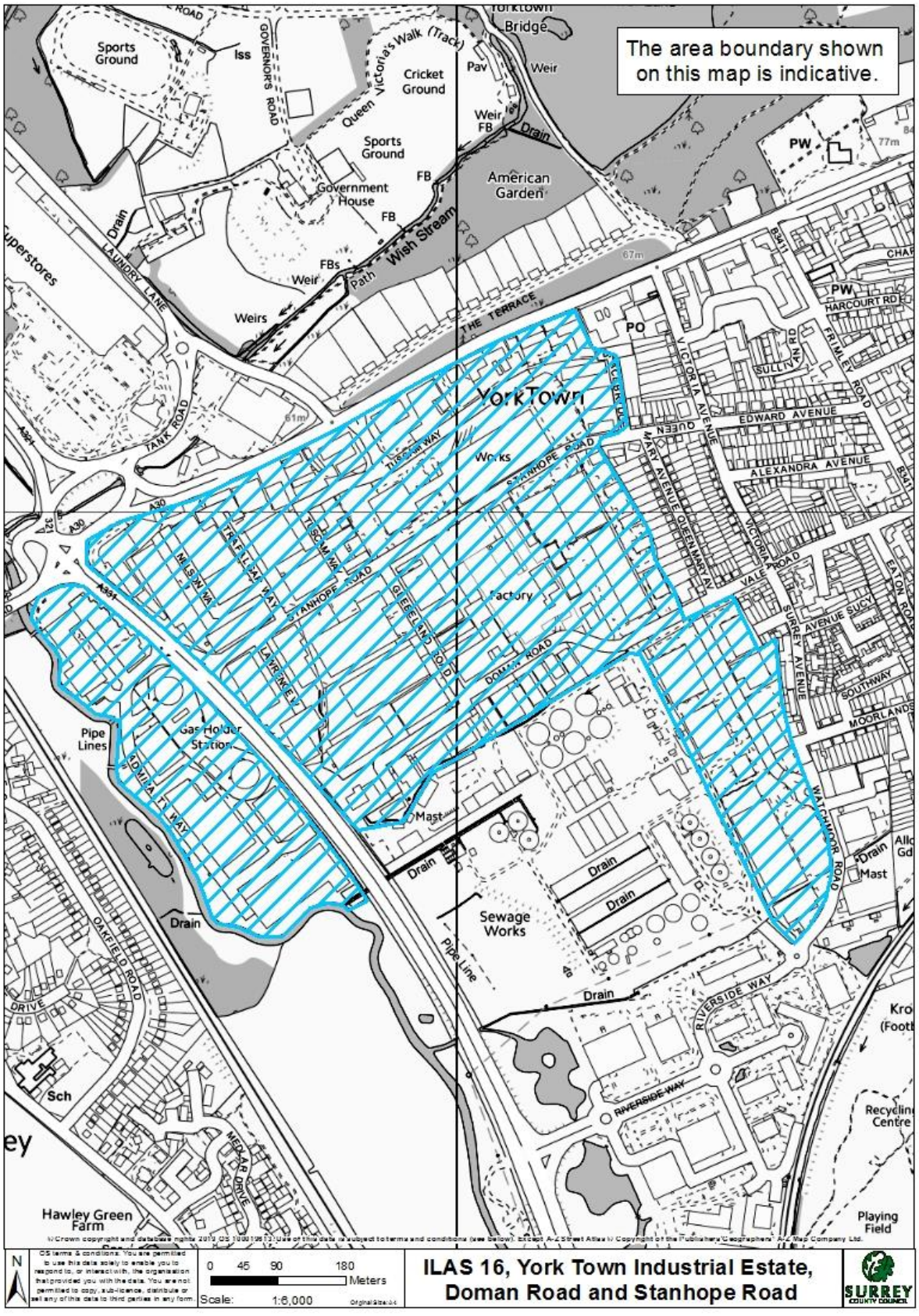
Area	7.9 ha
Description	The area has been proposed by Runnymede Borough Council in their 2030 Submission Local Plan as potentially suitable for industrial use. The area is comprised of undeveloped land situated to the north of the settlements of Byfleet and West Byfleet, to the east of New Haw and west of Addlestone Quarry. The area is bounded to the west by the route of the River Wey Navigation, and to the east and north by residential development, with the Rive Ditch and a rail line forming the southern perimeter. The area is accessed from the east off Byfleet Road (A318).
Current Uses	The area is currently undeveloped.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[17].

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Brooklands racing circuit & former aerodrome) within 2.5 km. There are no Grade I or II* Listed Buildings within 1.0 km, and no Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II* 'Royal Horticultural Society Gardens, Wisley' (2.9 km south). The 'Wey Navigation' Conservation Area adjoins the area to the west.
Nature Conservation	The Thames Basin Heaths SPA is 2.9 km south east, the South West London Waterbodies SPA and Ramsar Site is 5.5 km north west, and the Thursley, Ash, Pirbright & Chobham SAC is 6.0 km north west. The Basingstoke Canal is 1.1 km south west. The Chobham Common NNR is 6.0 km north west, and the Ockham & Wisley LNR is 2.8 km south east. There are 13 SNCIs within 2.5 km, and 1 area of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination of Flood Zone 2 (0.1% to 1.0% AEP) and Flood Zone 3 (<0.1% AEP) fluvial flood risk.
Air Quality	The Runnymede M25 AQMA is immediately west.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[17] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, or of the Thursley, Ash, Pirbright & Chobham SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SAC. The Site Improvement Plan for the South West London Waterbodies SPA and Ramsar Site did not identify nutrient nitrogen deposition as an issue of concern for that designated site.

4.16 York Town Industrial Estate, Doman Road and Stanhope Road, Camberley



ILAS 4.16: York Town Industrial Estate, Doman Road and Stanhope Road, Camberley

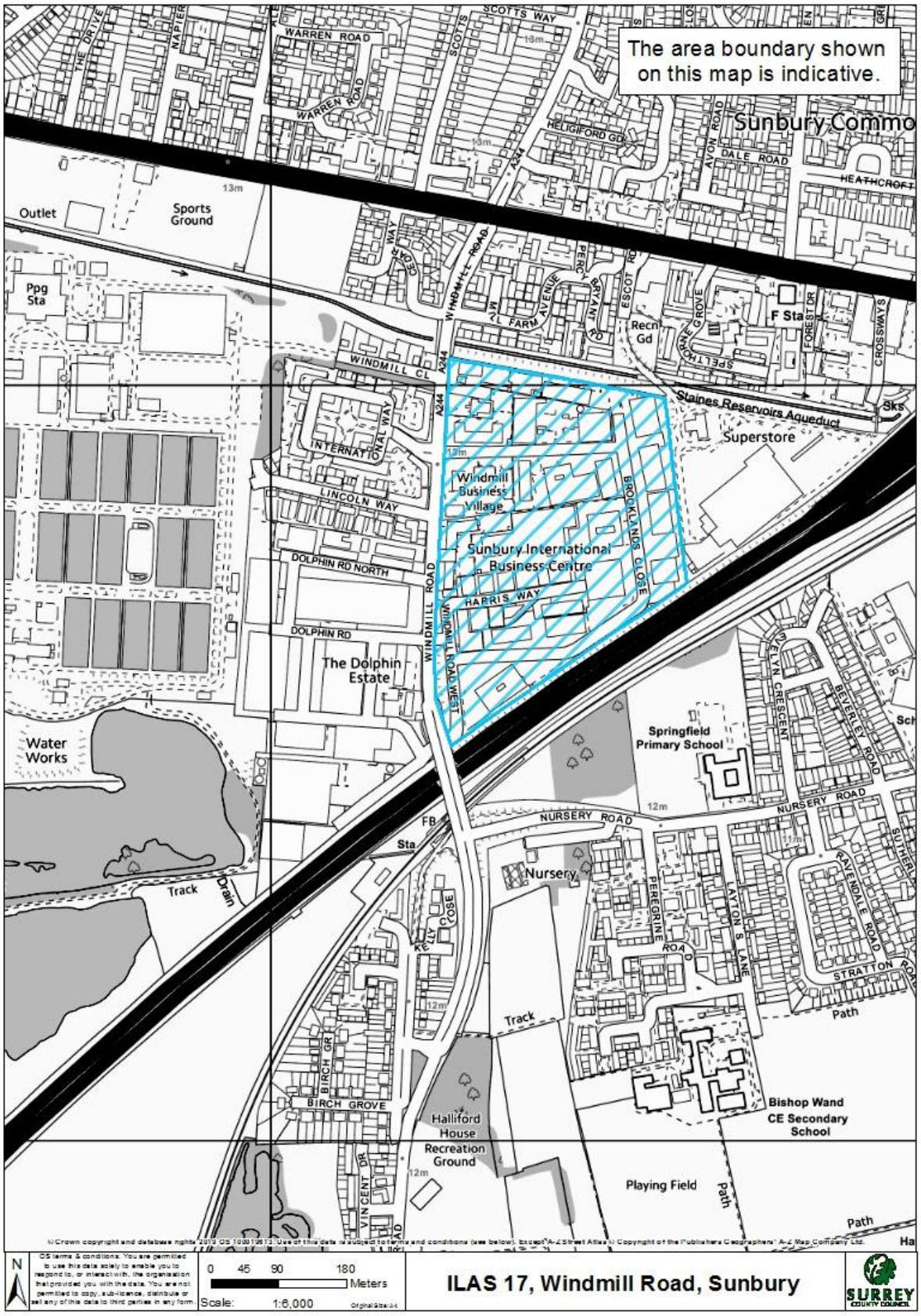
Area	30.0 ha approx.
Description	The area is an established industrial and trading estate located in the north west of Camberley, close to the border with Hampshire. To the north of the area is the A30 (London Road), and to the immediate west is the A331 (Blackwater Valley Road) with the Blackwater River beyond. To the south are the Camberley sewage treatment works, further business and commercial development, and a rail line. To the east is residential development.
Current Uses	The site is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered unlikely to be suited to the development of any scale of thermal treatment facility.

16

Key environmental sensitivities:

Heritage	The closest Scheduled Monument ('Bowl barrow on Hornley Common') is 2.9 km west. There is 1 Grade II* Listed Building within 1.0 km, and 20 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Minley Manor' is 0.6 km south west. The 'Royal Military Academy/Staff College/A30 London Road Frontage' Conservation Area is 0.05 km north.
Nature Conservation	The Thames Basin Heaths SPA is 0.6 km west and the Thursley, Ash, Pirbright & Chobham SAC is 4.4 km east. The Blackwater Valley SSSI is 0.1 km north west, the Castle Bottom to Yateley & Hawley Commons SSSI is 0.6 km west, and the Broadmoor to Bagshot Woods & Heaths SSSI is 1.35 km north east. The Castle Bottom NNR is 5.4 km west, and the Edgebarrow Woods LNR is 3.2 km north west. There are 6 SNCIs in Surrey within 2.5 km, and 2 areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The Camberley M3 AQMA is 1.1 km south.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

4.17 Windmill Road Industrial Area, Sunbury-on - Thames



ILAS 4.17: Windmill Road Industrial Area, Sunbury on Thames

Area	12.2 ha
Description	The area comprises of industrial and commercial development located to the west of Windmill Road (A244), to the south of its junction with the A308 (Staines Road West), and to the north of the M3 motorway. The area is located to the north west of Sunbury on Thames, and to the north east of Charlton.
Current Uses	The site is occupied by B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[18]

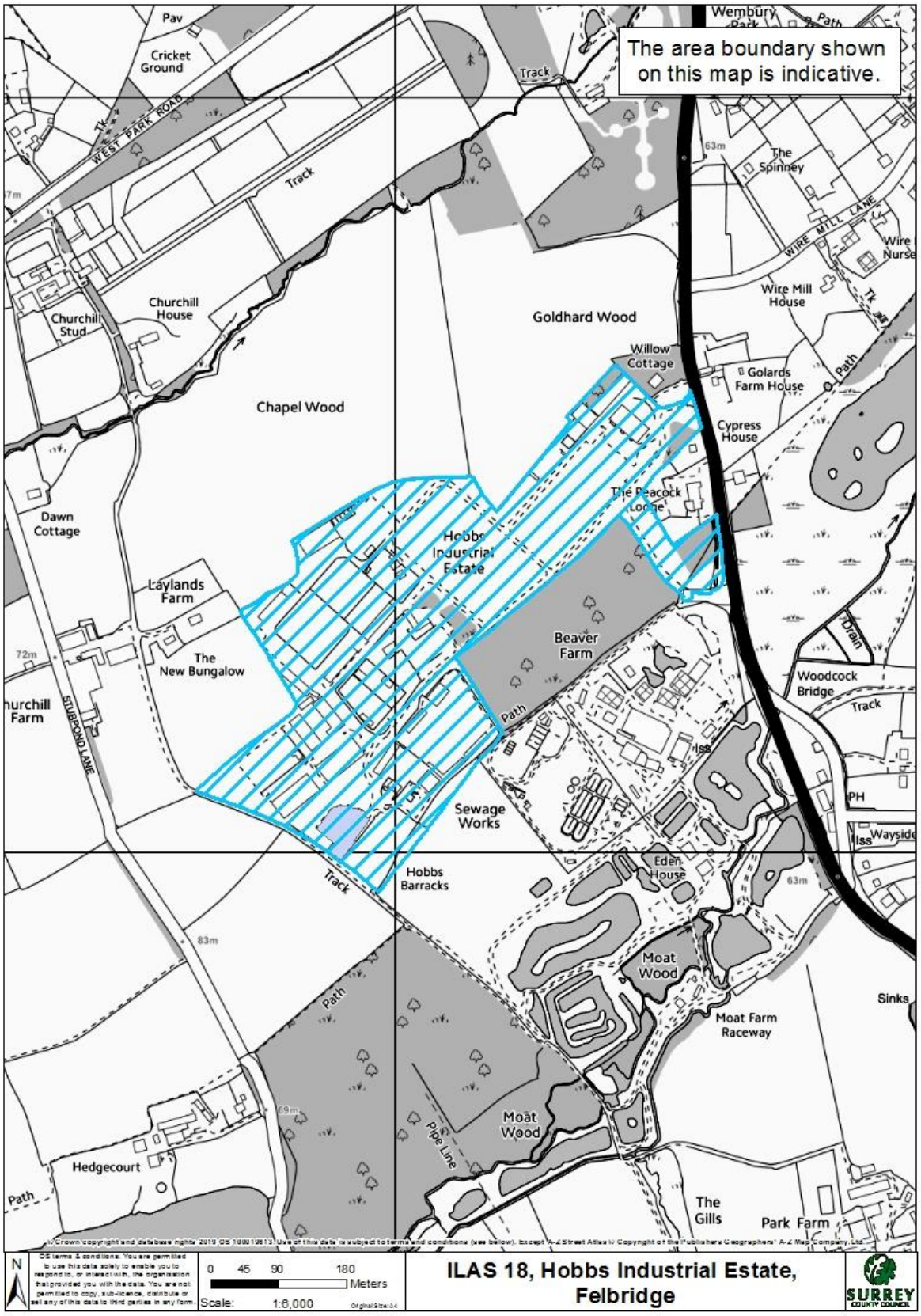
16

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (Cloven Barrow, Sunbury; Kempton Park Pumping Station) within 2.5 km. There are no Grade I or II* Listed Buildings within 1.0 km, and no Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Oatlands' (3.7 km south). The 'Upper Halliford' Conservation Area is 1.25 km south.
Nature Conservation	The South West London Waterbodies SPA and Ramsar Site is 2.2 km north east, the Richmond Park SAC is 9.7 km east, and the Thames Basin Heaths SPA is 9.8 km south. The Kempton Park Reservoirs SSSI is 2.2 km north east, and the Dumsey Meadows SSSI is 4.35 km south west. The Chobham Common NNR is 11.2 km south west and the Chertsey Meads LNR is 4.2 km south west. There are 13 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The area is within the Spelthorne AQMA.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[18] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Thames Basin Heaths SPA, or that there would be no significant adverse impact on the ecological integrity of the SPA. The Site Improvement Plans for the South West London Waterbodies SPA and Ramsar Site, and for the Richmond Park SAC did not identify nutrient nitrogen deposition as an issue of concern for either of those designated sites.

4.18 Hobbs Industrial Estate, Felbridge



ILAS 4.18: Hobbs Industrial Estate, Eastbourne Road, Felbridge

Area	18.2 ha
Description	The area is an established industrial estate located to the south of Newchapel and the north of Felbridge, close to the boundary with West Sussex. The area is surrounded by agricultural land, horticultural development, woodlands, open waterbodies and a sewage treatment works which is located immediately to the south.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS may be suited to the development of a small scale (<50,000 tpa) thermal treatment facility[19]

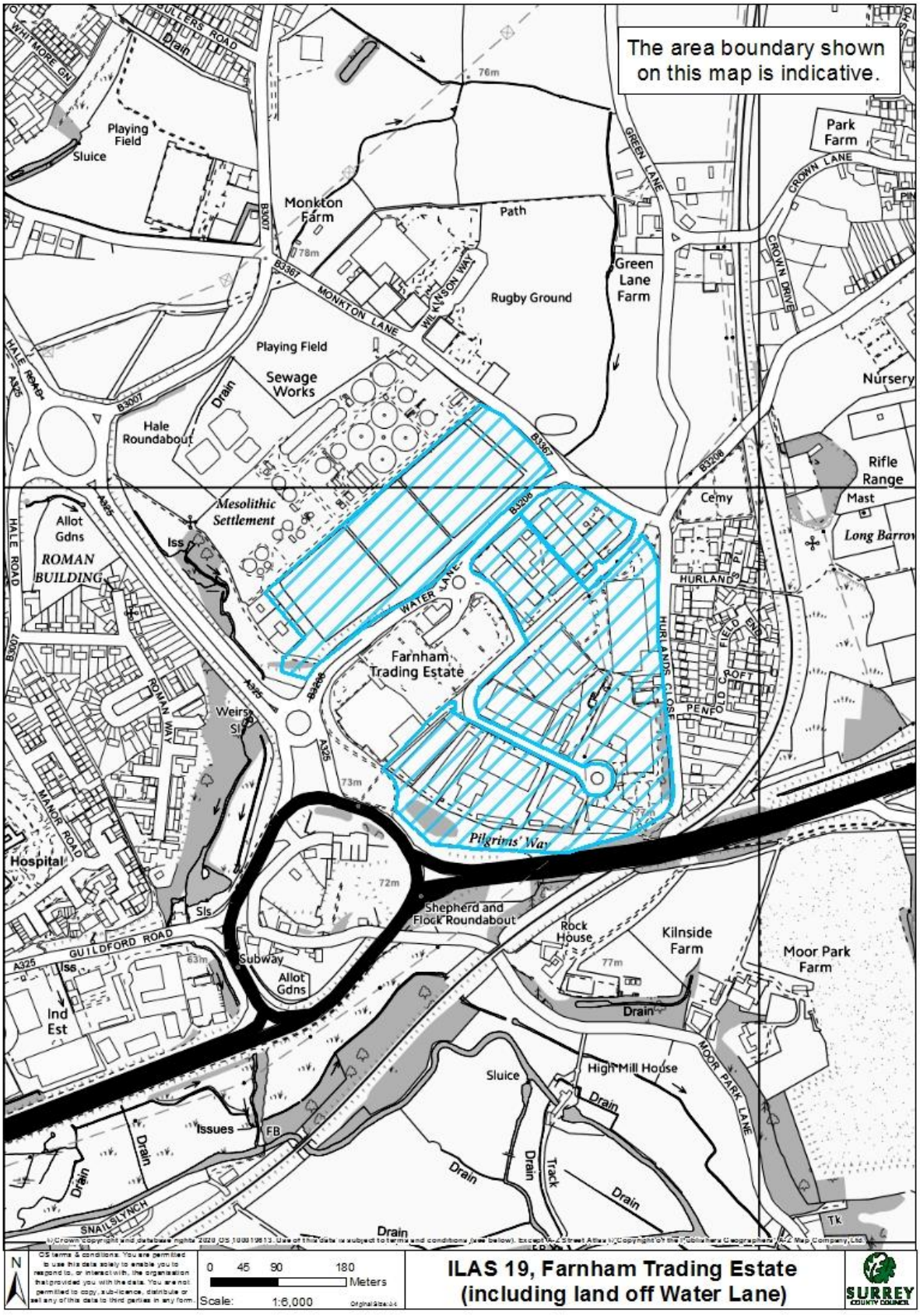
16

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (Moated site, Felbridge; Warren Furnace) within 2.5 km. There is 1 Grade II* Listed Building within 1.0 km, but no Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Greathed Manor' 4.5 km east. The 'Lingfield (High Street / Gun Pond / Church Town)' Conservation Area is 2.9 km north east.
Nature Conservation	The Ashdown Forest SPA and the Ashdown Forest are 8.6 km south. The Hedgecourt SSSI is 0.30 km south. The Ashtead Common NNR is 24.9 km north west, and the Blindley Heath LNR is 2.9 km north. There are 2 SNCIs within 2.5 km, and 3 areas of Ancient Woodland within 0.5 km including 1 that lies within the perimeter of the area (for which a minimum buffer of 15m would be required).
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[19] Provided a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Ashdown Forest SAC, or that there would be no significant adverse impact on the ecological integrity of the SAC. The Site Improvement Plan for the Ashdown Forest SPA did not identify nutrient nitrogen deposition as an issue of concern for that designated site.

4.19 Farnham Trading Estate (including land north of Water lane), Farnham



ILAS 4.19: Farnham Trading Estate (including land north of Water Lane), Water Lane, Farnham

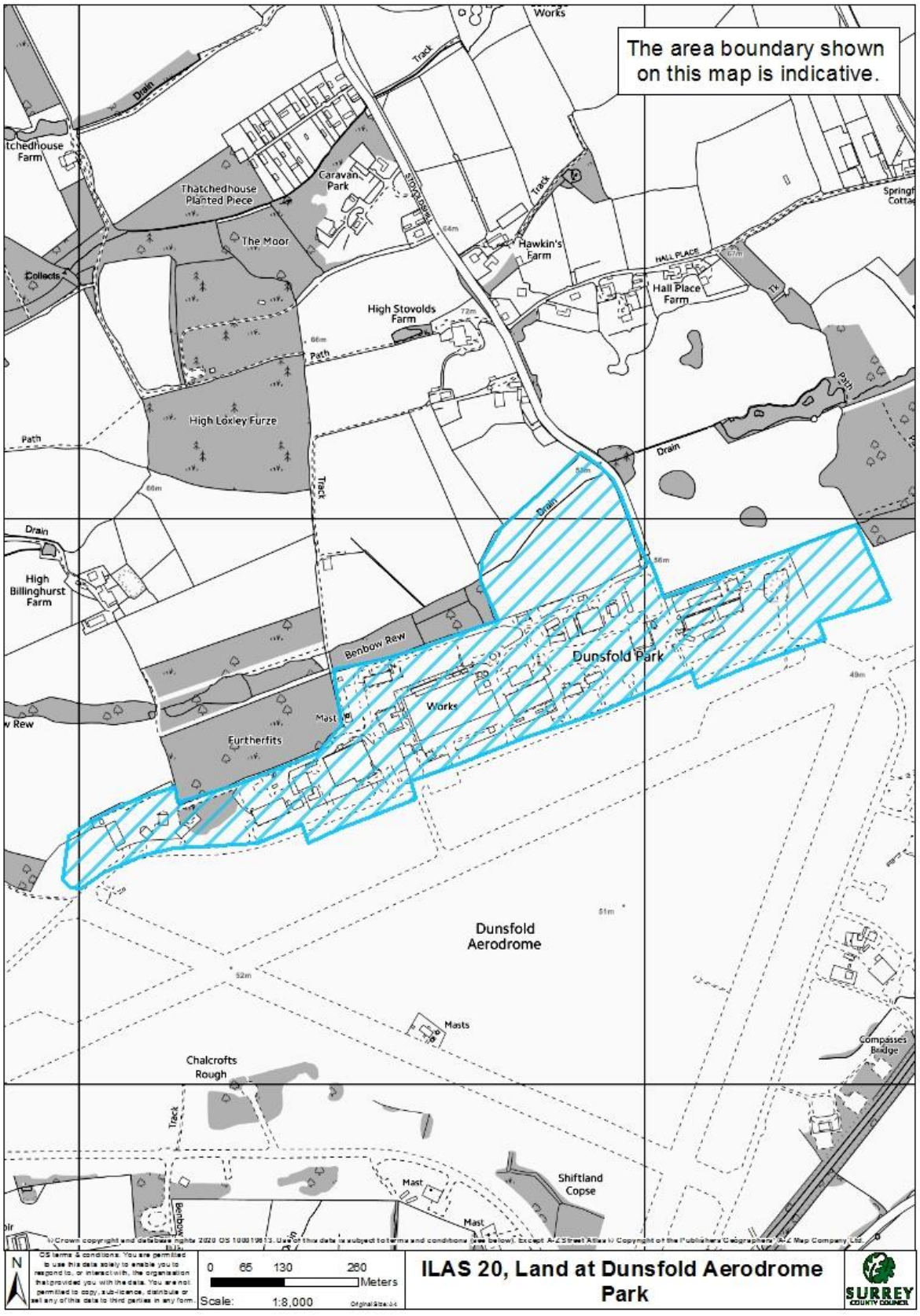
Area	16.2 ha
Description	This area is made up of an established trading estate and land which has been proposed by Waverley Borough Council as a suitable Strategic Employment Site in the Adopted Local Plan Part 1 (2018). The area is located to the north east of Farnham, immediately south of the Farnham sewage treatment works, and the north of the junction of the A31 and the A325. To the immediate east is an area of residential development.
Current Uses	B2/B8 uses are present in the established trading estate, and the undeveloped land to the north of Water Lane is currently retained operational land for sewage treatment works.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[20].

Key environmental sensitivities:

Heritage	There are 5 Scheduled Monuments (Roman Site, Roman Way Estate; Farnham Castle; Botany Hill Earthwork; Waverley Abbey; Soldiers Ring Hillfort) within 2.5 km. There is 1 Grade II* Listed Building within 1.0 km, and 7 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Farnham Park' (0.63 km west). The 'Farnham' Conservation Area is 1.5 km south west.
Nature Conservation	The Thames Basin Heaths SPA is 2.1 km north west, the Thursley, Ash, Pirbright & Chobham SAC is 4.8 km south, the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase I) SPA is 4.8 km south, the Thursley & Ockley Bogs Ramsar Site is 6.9 km south east, the East Hampshire Hangers SAC is 9.5 km south west, and the Wealden Heaths Phase 2 SPA is 9.7 km south east. The Moor Park SSSI is 1.8 km south east, and the Bourley & Long Valley SSSI is 2.1 km north west. The Thursley NNR is 7.3 km south east, and the Weybourne LNR is 0.35 km north. There are 7 SNCIs within 2.5 km, and 2 areas of Ancient Woodland within 0.5 km.
Landscape	The Surrey Hills AONB is 0.9 km south east, and the Surrey AGLV is 0.1 km south.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Water Quality	The northern part of the area is underlain by a SPZ3 (Total Catchment) designation.
Air Quality	The Farnham AQMA is 0.8 km south west.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

[20] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright & Chobham SAC, of the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, or of the East Hampshire Hangers SACs. The Site Improvement Plan for the Wealden Heaths Phase 2 SPA did not identify nutrient nitrogen deposition as an issue of concern for that designated site.

4.20 Land at Dunsfold Park (as part of new settlement), Dunsfold



ILAS 4.20: Land at Dunsfold Aerodrome (as part of new settlement), Dunsfold

Area	28 ha
Description	The area is situated within the northern part of a former airfield, now used for a range of industrial and commercial purposes, and located in a rural setting to the east of Dunsfold and the north west of Alfold Crossways. The area is bounded to the north by agricultural land, land in equestrian use, and woodland, and to the south by the open grassland, runways and taxiways of the former airfield. To the north west is an established solar farm, and to the east is further agricultural land. The area is accessed from the north from Stovolds Hill, which links to the A281 (Horsham Road) to the east.
Current Uses	The majority of the area is occupied by B1/B2/B8 uses, and also includes an anaerobic digestion (AD) facility.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[21]

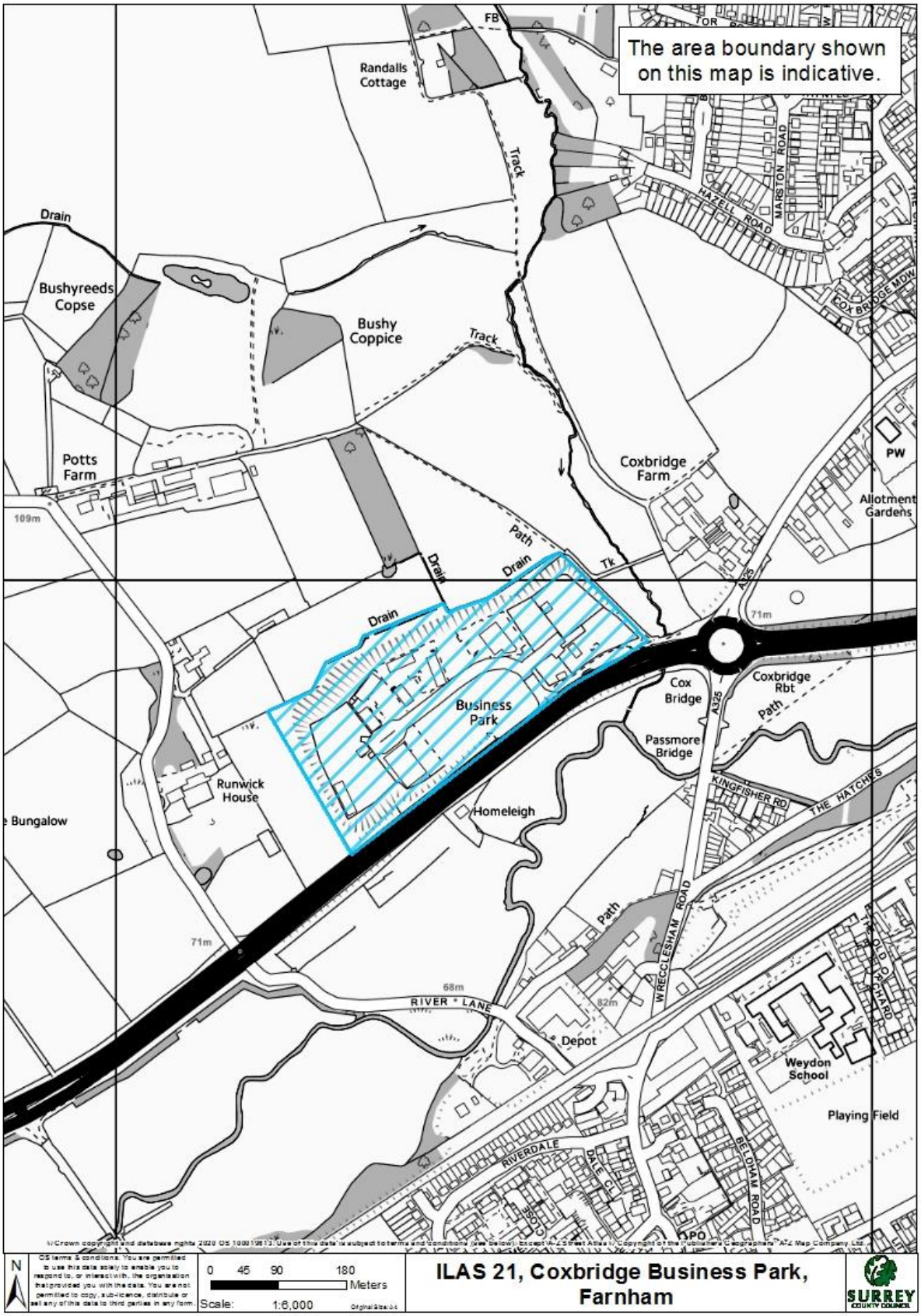
16

Key environmental sensitivities:

Heritage	There is 1 Scheduled Monument (Medieval moated site & pillow mound, Wildwood Copse) within 2.5 km. There are 9 Grade II Listed Buildings within 0.5 km, including 2 within the area. The closest Registered Park & Garden is the Grade II* 'Vann' (3.6 km north west). The 'Dunsfold' Conservation Area is 1.2 km west.
Nature Conservation	The Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA is 8.7 km north west, the Thursley, Ash, Pirbright & Chobham SAC is 8.7 km north west, and the Ebernoe Common SAC is 8.8 km south west. The Chiddingfold Forest SSSI is 1.1 km south west. The Ebernoe Common NNR is 9.8 km south west, and the Sayers Croft LNR is 5.8 km north east. There are 18 SNCIs within 2.5 km, and 10 areas of Ancient Woodland within 0.5 km including 2 that adjoin the area (for which a minimum buffer of 15m would be required).
Landscape	The Surrey Hills AONB is 1.3 km north, and the Surrey AGLV adjoins the area to the north.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Amenity	The perimeter of the ILAS is located within between 20 metres and 250 metres of a number of sensitive receptors, including residential properties. The ILAS is part of a new settlement allocated in the Waverley Borough Local Plan Part 1.

[21] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thursley, Ash, Pirbright & Chobham SAC, of the Thursley, Hankley, Frensham Commons (Wealden Heaths Phase 1) SPA, or of the Ebernoe Common SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or SACs.

4.21 Coxbridge Business Park, Farnham



ILAS 4.21: Coxbridge Business Park, Farnham

Area	7.7 ha
Description	The area is currently occupied by an established business and industrial park. The area is located in a rural setting to the west of Farnham and north of Wrecclesham, and is surrounded by agricultural land. The area is accessed from the south, direct from the A31 (Alton Road).
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (<50,000 tpa) thermal treatment facilities[22]

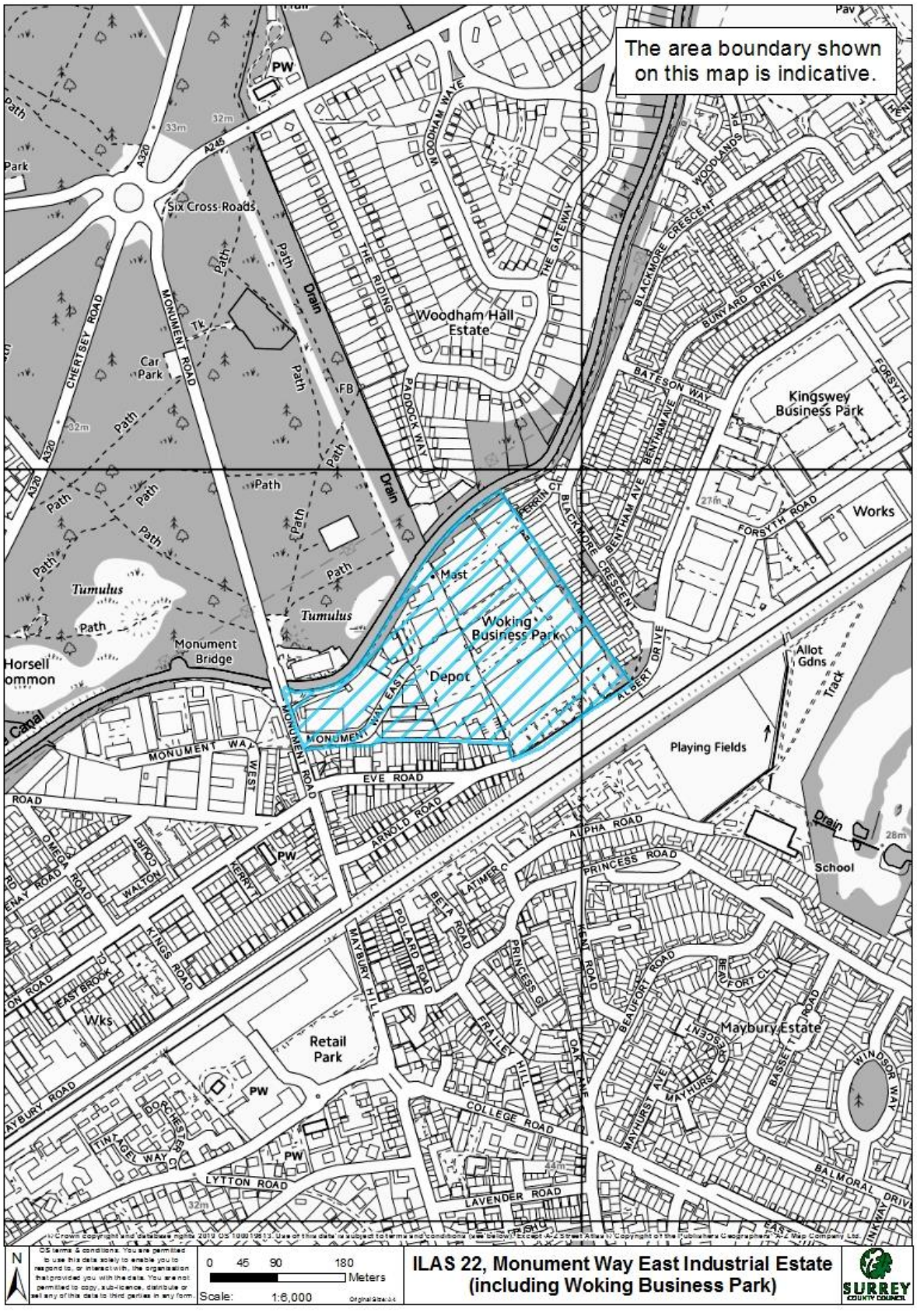
16

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (Powderham Castle; Farnham Castle) within 2.5 km. There are 5 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Farnham Park' (1.6 km north east). The 'Wrecclesham, Farnham' Conservation Area is 0.55 km south.
Nature Conservation	The Thames Basin Heaths SPA is 3.2 km north, the Thursley, Ash, Pirbright & Chobham SAC is 4.8 km south east, the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA is 4.8 km south east, the East Hampshire Hangers SAC is 6.0 km south west, the Thursley & Ockley Bogs Ramsar Site is 8.6 km south east, and the Shortheath Common SAC is 9.4 km south west. The Bourley & Long Valley SSSI is 3.2 km north. The Thursley NNR is 8.5 km south east, and the Farnham Park LNR is 1.8 km north east There are 4 SNCIs in Surrey within 2.5 km, and 3 areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is subject to a combination of Zone 3 (>1.0% AEP), Zone 2 (0.1% to 1.0% AEP) and Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The Farnham AQMA is 1.3 km north east.
Amenity	The perimeter of the ILAS is located within between 20 metres and 250 metres of a number of sensitive receptors, including residential properties.

[22] Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright, Chobham SAC, of the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, of the East Hampshire Hangers SAC, of the Shortheath Common SAC or of the Thursley & Ockley Bogs Ramsar Site, or that there would be no significant adverse impact on the ecological integrity of the SPAs, SACs or Ramsar Site.

4.22 Monument Way East Industrial Estate (incl. Woking Business Park), Woking



ILAS 4.22: Monument Way East Industrial Estate (including Woking Business Park), Woking

Area	8.0 ha
Description	The area is an established industrial estate located in central Woking, to the east of Monument Road (C144), the south of the Basingstoke Canal, and to the north of the main rail lines that pass through the town. The area is surrounded by a mixture of residential properties, open land, woodland, scrub and heath.
Current Uses	The area is occupied by B1/B2/B8 uses.
Type	The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered unlikely to be suited to the developments of any scale of thermal treatment facility.

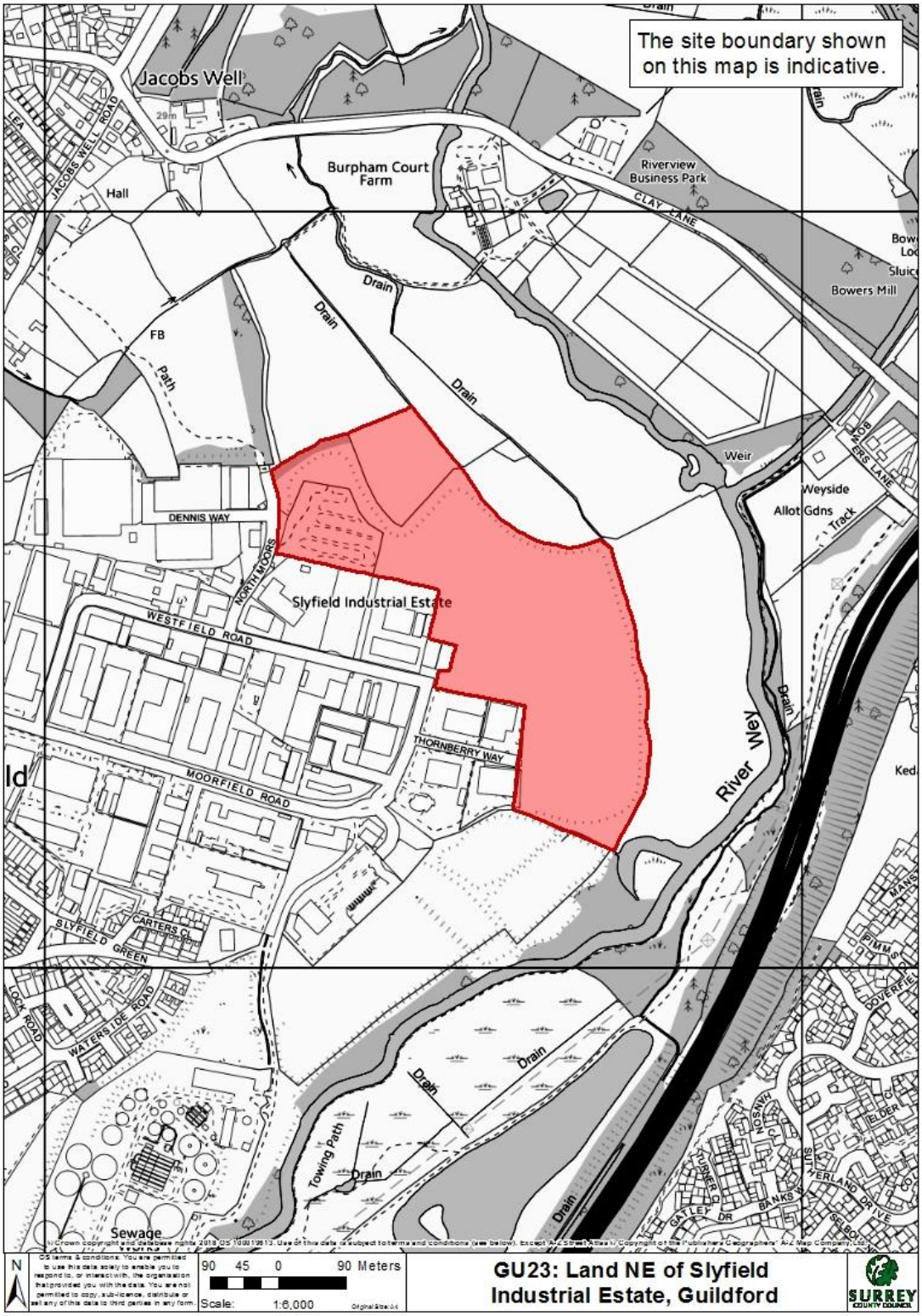
16

Key environmental sensitivities:

Heritage	There are 2 Scheduled Monuments (Bell barrow on Horsell Common; Bell barrow & disc barrow on Horsell Common) within 2.5 km. There is 1 Grade I Listed Building and 1 Grade II* Listed Building within 1.0 km, and 2 Grade II Listed Buildings within 0.5 km. The closest Registered Park & Garden is the Grade II 'Pyrford Court' (1.1 km south east). The 'Basingstoke Canal (East & West)' Conservation Area adjoins the area to the north.
Nature Conservation	The Thames Basin Heaths SPA is 0.7 km north, the Thursley, Ash, Pirbright & Chobham SAC is 4.1 km north west, the South West London Waterbodies SPA and Ramsar Site is 8.3 km north, and the Windsor Forest & Great Park SAC is 9.3 km north west. The Basingstoke Canal SSSI adjoins the area to the north, and the Horsell Common SSSI is 0.7 km north. The Chobham Common NNR is 4.1 km north west, and the White Rose Lane LNR is 1.85 km south. There are 12 SNCIs within 2.5 km, and no areas of Ancient Woodland within 0.5 km.
Flood Risk	The area is classed as Zone 1 (<0.1% AEP) fluvial flood risk.
Air Quality	The Guildford Road, Woking AQMA is 1.9 km south west.
Amenity	The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.

5 Allocated sites

5.1 Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford



Land to the north east of Slyfield Industrial Estate, Moorfield Road, Guildford

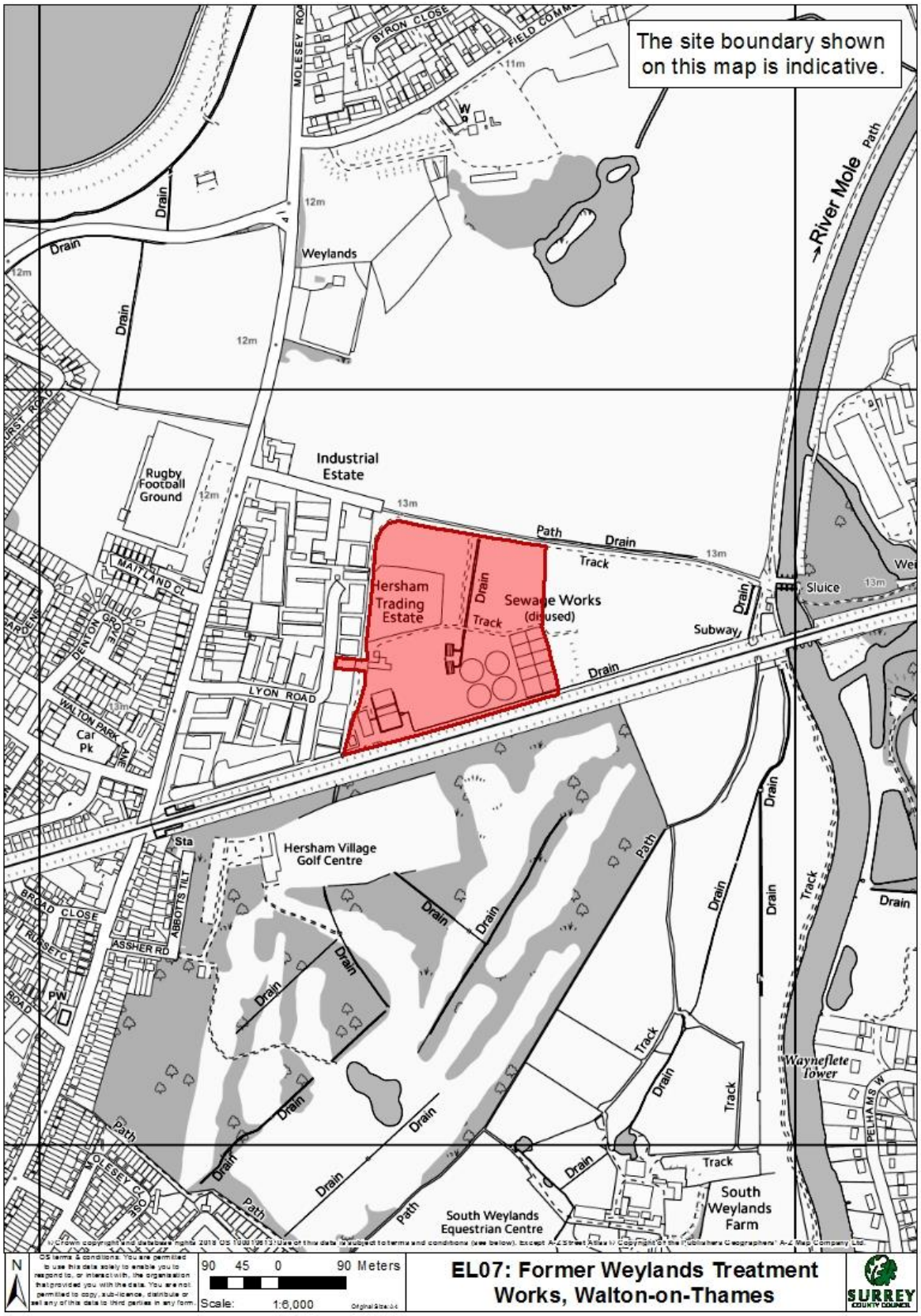
Area	12.7 ha
Site Description	The site is an area of predominantly undeveloped land located to the north east of the Slyfield Industrial Estate. Two areas have been previously used for the landfilling of a range of waste materials. Part of the western area is also used for open storage purposes. The south west and west of the site is bounded by industrial development, and to the south, east and north is undeveloped land.
Indicative scale	Medium – large scale
Type of facility	Suitable for a range of potential waste management facilities. Based on the findings of the HRA for the Plan, the site is considered unlikely to be suited to the development of any scale of thermal treatment facility. The allocated site forms part of the wider area covered by the Slyfield Area Regeneration Project (SARP) being led by Guildford Borough Council. To enable the proposed mixed use re-development of the SARP area, the allocated site would facilitate replacements for the existing community recycling centre, waste transfer station and sewage treatment works.

16

Key development issues:

Green Belt	The majority of the site is within the urban area of Guildford. A small area of land at the northern end of the site is within the Green Belt.
Transport	The site is accessed from the A320 (Woking Road) to the west. The junction of Moorfield Road and the A320 may require improvements.
Biodiversity	The Thames Basin Heaths SPA, and the Thursley, Ash, Pirbright & Chobham SAC both lie within 10km of the site. Whitmoor Common SSSI is 1.2 km north west, Riverside Park LNR and the Slyfield Meadow & Riverside Park (Slyfield Meadow) SNCI adjoin the site to the east. The site may host reptiles, including protected and priority species. The site is within 0.5km of two areas of Ancient Woodland.
Heritage	The Wey & Godalming Navigation Conservation Area is 0.1km east. The Sutton Place Grade II* Registered Park & Garden is 0.75km north.
Water Resources	The southern part of the site is underlain by groundwater SPZ3 designation. The site is 160m west of the River Wey.
General Amenity	The site is situated within 250m of sensitive receptors (residential and a community centre).
Flood Risk	The site is classified as Flood Zone 1 and Flood Zone 2/3 for fluvial flood risk.
Land and soil	Part of the site is identified as a historic landfill (Slyfield Emergency Landfill) used for the disposal of a range of wastes.

5.2 Former Weylands Sewage Treatment Works, Walton-on-Thames





Former Weylands Sewage Treatment Works, Walton-on-Thames

Available Area	5.6 ha
Site Description	The site is located to the east of Lyon Road and the Hersham Industrial Estate on the eastern edge of Walton-on-Thames. The site currently hosts a range of activities, including construction and demolition waste processing, skip and scaffolding hire, open and closed storage, metal recycling and industrial units.
Indicative scale	Medium – large scale.
Type of facility	Suitable for a range of potential waste management facilities. Based on the findings of the HRA for the Plan, the site may be suited to the development of a small scale thermal treatment facility[23].

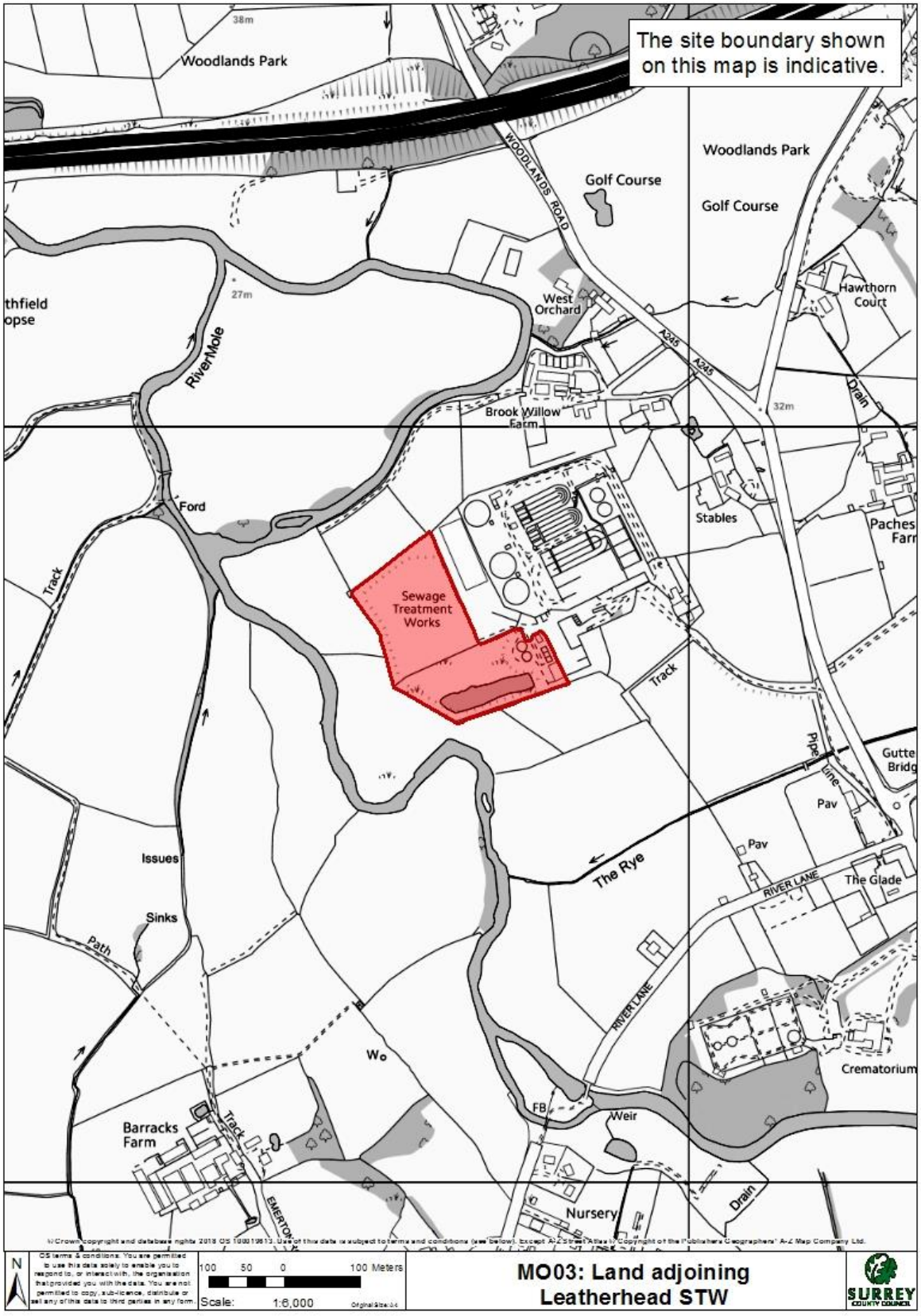
16

Key development issues:

Green Belt	The site is within the Green Belt.
Transport	The site is accessed from Molesey Road. This existing site access is unsuitable. Any new development should include a new access via Lyon Road. The routing of HGVs to access the SRN will need to be controlled to avoid unsuitable local roads including Rydens Road and Walton Park.
Air Quality	The site is linked via the highways network to a number of AQMAs (designated for nitrogen dioxide), including those at Walton on Thames and Molesey.
Biodiversity	The Richmond Park SAC, the South West London Waterbodies SPA and Ramsar Site, the Thames Basin Heaths SPA, and the Wimbledon Common SAC all lie within 10km of the site. Esher Commons SSSI is 1.7 km south, Molesey Heath LNR is 1.2 km north, and the Field Common/Hersham Pits SNCI is <0.1km north. Potential for ecological enhancement of land to the east of the site – the River Mole BOA is relevant.
Flood Risk	The site is classified as Flood Zone 1 for fluvial flood risk.
Water resources	The site is 260m west of the River Mole.
General Amenity	The site is situated within 250 metres of sensitive receptors (residential properties).
Land and soil	The site has a history of waste use including the treatment of sewage.
Rights of Way	Bridleway 10 runs along the northern boundary of the site and is joined by Footpath 9 which runs alongside the River Mole.

[23] Subject to it being demonstrated by a project level Appropriate Assessment that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Thames Basin Heaths SPA or the most sensitive habitat of the Wimbledon Common SAC, or that there would be no significant adverse impact on the ecological integrity of the SPA or the SAC. The Site Improvement Plans for the South West London Waterbodies SPA and Ramsar Site, and for the Richmond Park SAC did not identify nutrient nitrogen deposition as an issue of concern for either of those designated sites.

5.3 Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead



Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead

Available Area	3.4 ha
Site Description	The site is comprised of a former landfill site and adjoining land. It is located adjacent to an established materials recovery facility, community recycling centre, waste transfer station and sewage treatment works. The site is located in a rural setting to the north west of Leatherhead, and the north of Great Bookham, with the M25 motorway to the north.
Indicative scale	Medium – large scale
Type of facility	Suitable for a range of potential waste management facilities Based on the findings of the HRA for the Plan, the site may be suited to the development of a small scale thermal treatment facility [24].

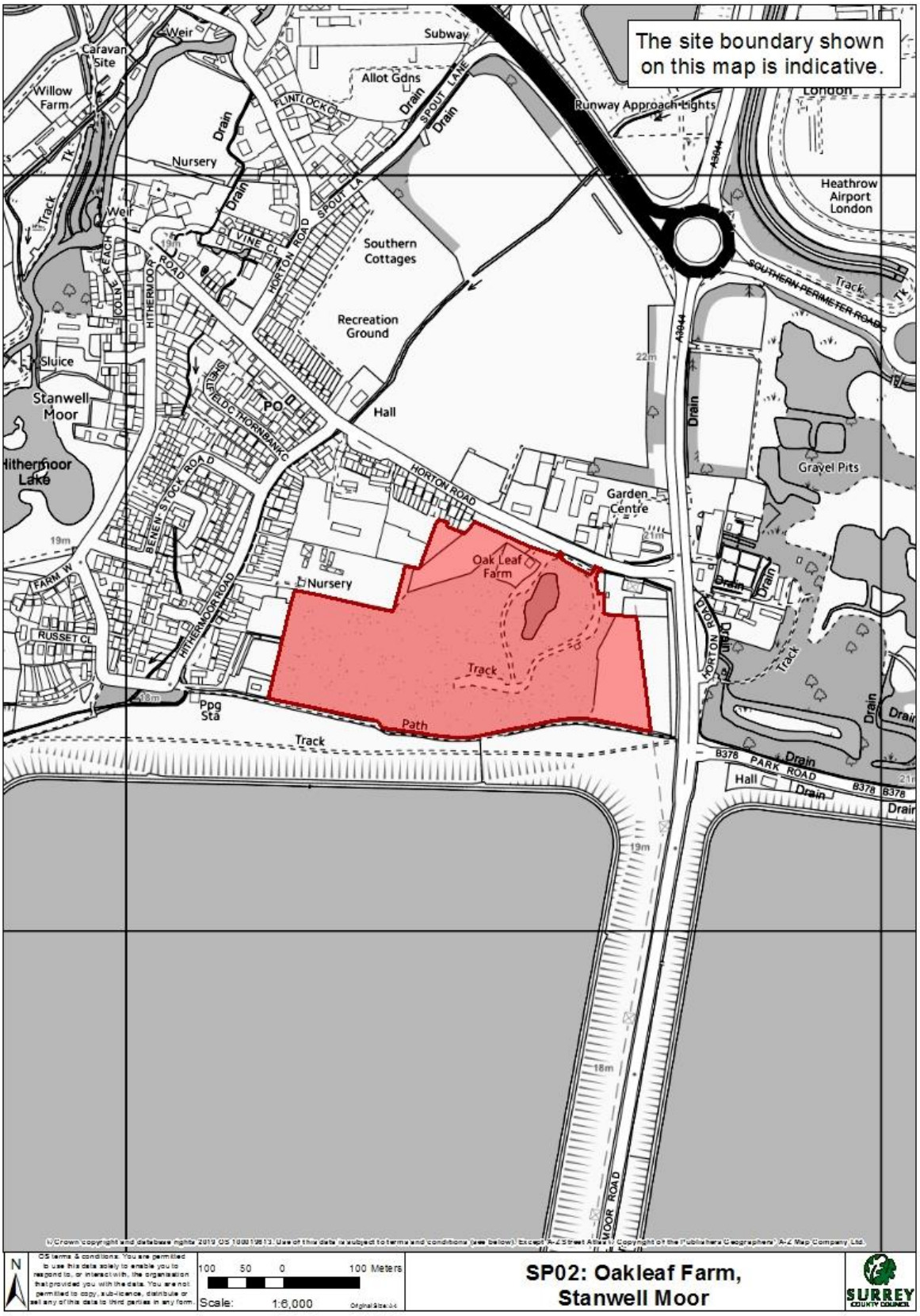
16

Key development issues:

Green Belt	The site is within the Green Belt.
Transport	The site is accessed from the east, off the A245 (Randalls Road/Woodlands Road) along with adjoining waste facilities. The site is likely to be able to accommodate all facility types, including those of a larger scale, subject to appropriate improvements to the site access road (including its junction with the A245 Randalls Road) and improvements at the junction of the A245 Randalls Road and Oaklawn Road.
Biodiversity	The Mole Gap to Reigate Escarpment SAC and the Thames Basin Heaths SPA both lie within 10km of the site. Bookham Common SSSI is 1.1km south west, and the Epsom & Ashtead Commons SSSI is 2.2km to the north east of the site. The River Lane Fields SNCI and the River Mole LNR adjoin the site, and the Ashtead Common NNR is located 2.2km to the north east.
Heritage	A Scheduled Monument (Medieval moated site, The Mounts, Pachesham Farm) is 0.6km east. Four Grade II Listed Buildings are within 0.5km of the site.
Water Resources	Water Resources: Southern part of site underlain by groundwater SPZ3. River Mole lies within 100m of the site
General Amenity	There are sensitive receptors (residential properties) alongside the site access road and also within 250m of the site. To mitigate impacts on local amenity, the existing perimeter bunding should be retained and development should take place within the bunded area.
Flood Risk	The site is classified as Flood Zone 1 and Flood Zone 2 for fluvial flood risk and a combination of mainly 'very low' and 'low' risks of surface water flooding.
Land and soil	The site includes an historic landfill site (Leatherhead Landfill)

[24] Subject to it being demonstrated by a project level Appropriate Assessment that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC or the most sensitive habitat within the Thames Basin Heaths SPA, or that there would be no significant adverse impact on the ecological integrity of the SAC or the SPA.

5.4 Oakleaf Farm, Stanwell Moor



Oakleaf Farm, Stanwell Moor

Available Area	6.8 ha
Site Description and context	The site is an operational waste recovery and recycling operation with scope for a significant increase in capacity. The site is located to the south east of the settlement of Stanwell Moor and the west of the settlement of Stanwell, with the King George VI Reservoir to the immediate south. The site has potential to be affected by the expansion of Heathrow Airport.
Indicative scale	Medium – large size.
Type	Suitable for a full range of potential waste management facilities Based on the findings of the HRA for the Plan the site may be suitable for a small, medium, or large scale thermal treatment facility[25].

16

Key development issues:

Green Belt	The site is within the Green Belt.
Transport	The site is accessed via Horton Road (C237), which provides access to the A3044 (Stanwell Moor Road). The site is likely to be able to accommodate medium sized facility types. If suitable mitigation can be implemented, by allowing all movements at the Horton Road/Stanwell Moor Road junction, a larger facility may be accommodated. Site traffic must be prevented from using the route through Stanwell Moor Village. Intensification of use of the site would likely mean that there is a need to improve the access to the site from Horton Road.
Biodiversity	The South West London Waterbodies SPA & Ramsar Site and the Windsor Forest Great Park SAC both lie within 10 km of the site. The Staines Moor SSSI is some 0.1km to the south, and the Wraysbury Reservoir SSSI is some 1.2km west. The Stanwell II SNCI lies 0.1km to the east and the River Colne SNCI is 0.4m west.
Heritage	Hithermoor Farmhouse Grade II Listed Building is located 0.4km south west of the site.
Air Quality	The site is located within the borough of Spelthorne, which is covered by a borough-wide AQMA for nitrogen dioxide concentrations.
Flood Risk	The site is classified as Flood Zone 1 for fluvial flood risk.
General Amenity	There are sensitive receptors (housing) within 150 metres to the west of the site. To mitigate impacts on local amenity, the existing perimeter bunding should be retained and development should take place within the bunded area.
Public Rights of Way	A public right of way, Bridleway 3 and Footpath 3 run along the southern boundary of the site.
Aerodrome Safeguarding	This site falls within the airport safeguarding zone of Heathrow Airport. There may be height restrictions for development. In addition, if any tall flues or chimneys are proposed an Instrument Flight Procedure (IFP) Assessment may also need to be carried out.

[25] Subject to it being demonstrated by a project level Appropriate Assessment that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Windsor Forest & Great Park SAC or that there would be no significant adverse impact on the ecological integrity of the SAC. The Site Improvement Plan for the South West London Waterbodies SPA and Ramsar Site did not identify nutrient nitrogen deposition as an issue of concern for the designated site.

5.5 Lambs Business Park, Terra Cotta Road, Tillburstow Hill Road, South Godstone



Lambs Business Park, Terra Cotta Road, Tillburstow Hill Road, South Godstone

Available Area	Approximately 3.0 ha (this is a minimum and could be extended).
Site Description and context	The site comprises former clay pits to the west of South Godstone. The clay pits are in the process of being restored in accordance with an approved restoration scheme. The site shares an access with the adjacent business park located on the site of the former brickwork buildings. The site is bounded to the north by the Redhill to Tonbridge railway and includes a disused rail siding. Through the emerging Local Plan the site (along with the land to the south and the adjoining business park) is being proposed for release from the Green Belt as suitable for employment development.
Indicative scale	Medium - large.
Type	Suitable for a full range of potential waste management facilities. Based on the findings of the HRA for the plan the site may be suited for a small, medium or large scale thermal treatment facility[26].

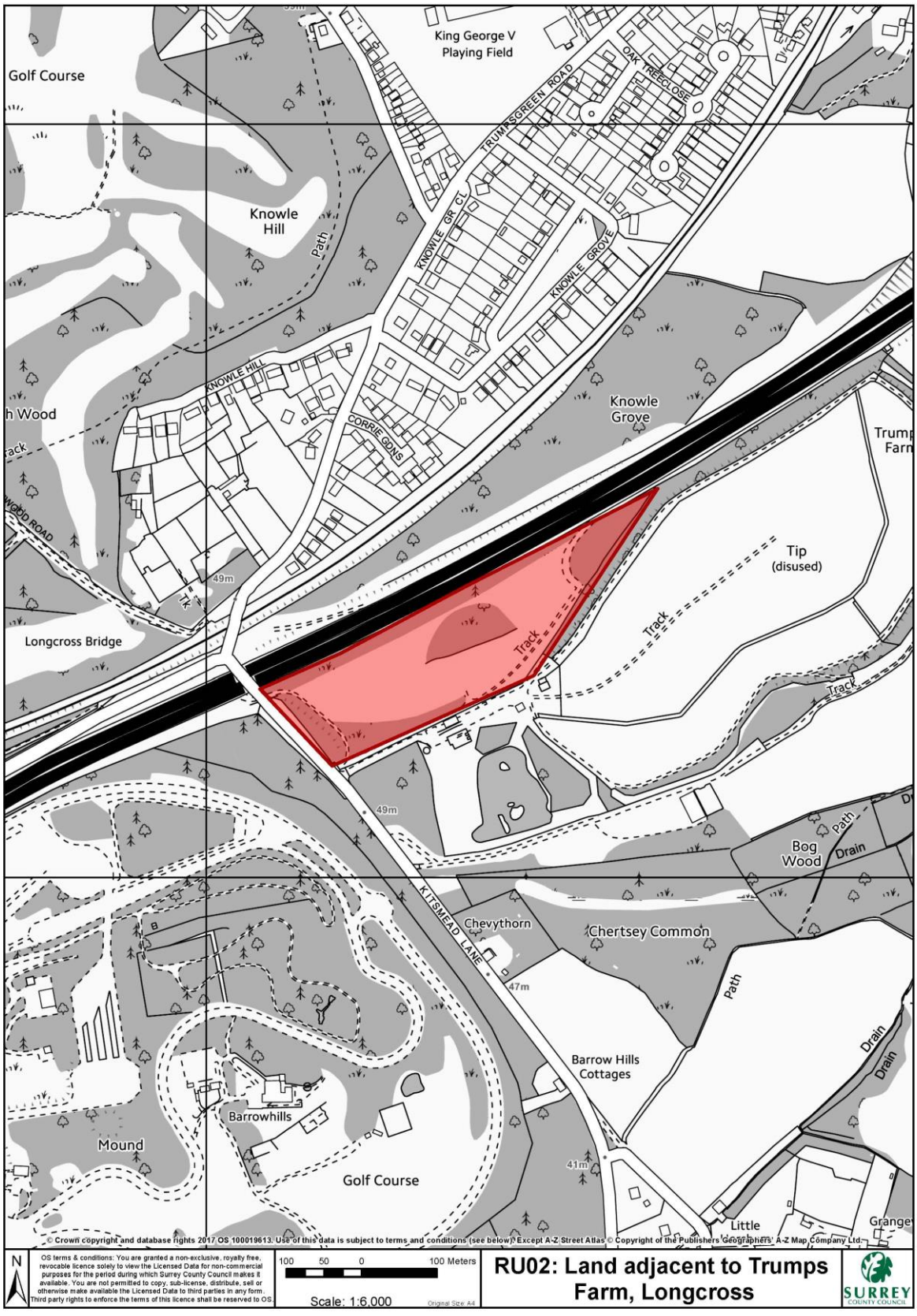
16

Key development issues:

Green Belt	The site is within the Green Belt but proposed to be removed through the emerging Tandridge Local Plan.
Transport	The site is accessed from Tilburstow Hill Road (D395), which links to the A22 (Eastbourne Road) to the south, east and north. Appropriate improvements to the junction of the A22 and Tilburstow Hill Road (D395) at Anglefield Corner will be required depending on the scale of the facility and utilisation of rail. Transport by road is restricted with little opportunity to increase total HGV movements using the business park. Any large-scale waste use is therefore likely to require the reopening of the existing rail sidings in order to utilise the rail network.
Biodiversity	The Mole Gap to Reigate Escarpment SAC is located within 10km of the site. The Godstone Ponds SSSI is located 2.5km from the site, and the Mole Gap to Reigate Escarpment SSSI is located 8.4km from the site. Maple Wood SNCI (an Ancient Woodland) adjoins the site and Furze Wood SNCI is 0.2 km north of the site. Great crested newts are recorded nearby and likely to be present on the site.
General Amenity	There are sensitive receptors (housing) situated along the access road to the site (Terracotta Road).
Landscape	The Surrey AGLV designation commences immediately to the north of the site, and the site is sensitive in terms of landscape character and visual amenity.
Heritage	The South Park Conservation Area is 0.4km north east, and a Scheduled Monument (Medieval moated site, Lagham Manor, South Godstone) is 0.75km east.
Aerodrome Safeguarding	This site falls within the airport safeguarding zone of Gatwick Airport.

[26] Subject to it being demonstrated by a project level Appropriate Assessment that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitat of the Mole Gap to Reigate Escarpment SAC or that there would be no significant adverse impact on the ecological integrity of the SAC.

5.6 Land adjacent to Trumps Farm, Kitsmead Lane, Longcross



Land adjacent to Trumps Farm, Kitsmead Lane, Longcross

Available Area	6.2 ha
Site Description and context	The site is an area of rough grass and scrub with some woodland bounded to the north by the M3 motorway, to the south and east by a former landfill site. On the opposite side of Kitsmead Lane there is the former DERA tank testing track. To the south, beyond the former landfill are existing green waste recycling and food waste anaerobic digestion (AD) facilities. The former tank testing track is being promoted as a Garden Village by Runnymede Borough Council through its emerging Local Plan.
Type	Suitable only as a recycling facility for dry mixed recyclables (DMR) from households.
Indicative scale	Small size (up to 50,000 tpa) but potentially medium size (up to 120,000 tpa) with improvements to the highway network.

16

Key development issues:

Green Belt	The site is within the Green Belt.
Transport	Access to the site is gained from the west, off Kitsmead Lane, which links to the A320 to the south east, via the B386. The site is likely to be able to accommodate small scale facility types (with capacities of up to 50,000 tpa) without wider improvements to the highway network.
Air Quality	The closest AQMA to the site is the 'M25' AQMA, 2.5 km east designated for nitrogen dioxide concentrations and particulate matter (PM_{10}) concentrations.
Flood Risk	The site is classified as Flood Zone 1 for fluvial flood risk.
Biodiversity	Thames Basin Heaths SPA, Thursley, Ash, Pirbright & Chobham SAC, South West London Waterbodies SPA & Ramsar site and Windsor Forest & Great Park SAC all lie within 10 km of the site. The Chobham Common SSSI, which is also designated a NNR, is 1.4 km to the south west of the site, and the Riverside Walk, Virginia Water LNR is 0.9 km north. The site contains two small areas of Ancient Woodland. The proposed Suitable Alternative Greenspace (SANG) at Chertsey Common is located some 200 metres to the south east of the site. This is part of the Thames Basin Heaths SPA mitigation package for the proposed Longcross Garden Village development.
General Amenity	There are houses within 150 metres of the site on the opposite side of the M3 and also on Kitsmead Lane.
Land and Soil	The site adjoins an historic landfill and potentially could have issues with contaminated land.
Aerodrome Safeguarding	This site falls within the airport safeguarding zone of Heathrow Airport.