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<td>14 January 2019</td>
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<td>V1.1</td>
<td>Base year shown in Appendix 3 Table A3-1 corrected from 2016 to 2017.</td>
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<td>Discussion for site RE10 amended for consistency.</td>
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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
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### Abbreviations & Acronyms

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<th>Abbreviation</th>
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<tr>
<td>AD</td>
<td>Anaerobic Digestion</td>
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<tr>
<td>AGLV</td>
<td>Area of Great Landscape Value</td>
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<td>AHAP</td>
<td>Areas of High Archaeological Potential</td>
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<td>ALC</td>
<td>Agricultural Land Classification</td>
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<td>AMR</td>
<td>Annual Monitoring Report</td>
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<td>AONB</td>
<td>Area of Outstanding Natural Beauty</td>
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<tr>
<td>AQMA</td>
<td>Air Quality Management Area</td>
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<td>CD&amp;E</td>
<td>Construction, demolition &amp; excavation wastes</td>
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<tr>
<td>C&amp;I</td>
<td>Commercial &amp; Industrial Wastes</td>
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<td>CRC</td>
<td>Community recycling centre</td>
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<td>CSAI</td>
<td>County Sites of Archaeological Importance</td>
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<td>DPD</td>
<td>Development Plan Document</td>
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<td>EfW</td>
<td>Energy from waste</td>
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<td>EU</td>
<td>European Union</td>
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<td>GIS</td>
<td>Geographic Information Systems</td>
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<td>LACW</td>
<td>Local authority collected waste</td>
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<td>LNR</td>
<td>Local Nature Reserve</td>
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<td>MBF</td>
<td>Materials bulking facility</td>
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<td>MGB</td>
<td>Metropolitan Green Belt</td>
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<td>MRF</td>
<td>Materials recovery facility</td>
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<td>MSW</td>
<td>Municipal solid waste</td>
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<td>mtpa</td>
<td>Million tonnes per annum</td>
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<td>NNR</td>
<td>National Nature Reserve</td>
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<td>NPPW</td>
<td>National Planning Policy for Waste</td>
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<td>NPPF</td>
<td>National Planning Policy Framework</td>
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<tr>
<td>RBF</td>
<td>Recyclables bulking facility</td>
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<td>SAC</td>
<td>Special Area of Conservation</td>
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<td>Abbreviation</td>
<td>Description</td>
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<tr>
<td>SPA</td>
<td>Special Protection Area</td>
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<td>SPZ</td>
<td>Source Protection Zone</td>
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<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
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<td>STW</td>
<td>Sewage Treatment Works</td>
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<td>SWP</td>
<td>Surrey Waste Plan</td>
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<tr>
<td>tpa</td>
<td>Tonnes per annum</td>
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<td>WDA</td>
<td>Waste Disposal Authority</td>
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<td>Waste Framework Directive</td>
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<td>WPA</td>
<td>Waste Planning Authority</td>
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<td>WTS</td>
<td>Waste Transfer Station</td>
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<td>WWTW</td>
<td>Waste water treatment works</td>
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Executive Summary

ES. 1 The National Planning Policy for Waste (NPPW) states that “Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations.” The NPPW identifies a range of locational issues that authorities may take into consideration when evaluating the suitability of land for future waste development.

ES. 2 The Waste Planning Authority (WPA) needs to identify, in the new SWLP, sufficient capacity to manage the equivalent amount of waste to that arising in Surrey. The purpose of this report is to outline the methodology used to identify potential sites capable of accommodating strategic waste management facilities, and to evaluate their suitability for allocation in the new Surrey Waste Local Plan (SWLP).

ES. 3 The methodology has been refined in light of comments received during the ‘Issues & Options’ consultation and the ‘Draft Surrey Waste Local Plan Regulation 18 consultation’, and is outlined in Figure 1. The site identification and evaluation process forms part of the evidence base for the new SWLP.

ES. 4 Surrey County Council, in its capacity as WPA for the county, identified 208 potential sites, through reviews of past site assessment work, a call for sites issued as part of the ‘Issues & Options’ consultation carried out in September 2016 and a second call for sites issued as part of the ‘Draft Surrey Waste Local Plan Regulation 18 consultation’ carried out between 1 November 2017 and 7 February 2018. Those sites included existing waste facilities, industrial land, areas of undeveloped land, and permitted and proposed mineral workings.

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1 National Planning Policy for Waste (NPPW), 2014, Paragraph 4
This report does not seek to identify any land for the development of future landfill facilities.

- Identification of potential sites & call for sites
- Compilation of a 'Long List' of potential sites
- Application of Sieves A to F - Preliminary Sieving Process
- Application of Sieves G to L - Short Listing Process
- Testing of alternative scenarios based on the selective application of Sieves G & L
- Identification of site allocation options

*Table 1: The site identification & evaluation process*
1 Introduction

1.1 Background & context

1.1.1. The current Surrey Waste Plan (SWP) was adopted in 2008, and allocated fourteen sites for waste related development, only six of which have been subject to successful planning applications. The process of identifying the sites that were included in the current SWP was carried out during 2004, 2005 and 2006. A large number of sites were evaluated, against criteria that covered proximity to arisings, accessibility, amenity, and environmental quality considerations, amongst other matters.

1.1.2. The site assessment process for the current SWP was documented in seven Site Assessment reports. Those reports formed a key part of the evidence base for the adopted SWP 2008, and were scrutinised throughout the plan preparation process.

1.1.3. Surrey County Council, in its capacity as Waste Planning Authority (WPA) for the county, has identified a need to review and where necessary, update the adopted SWP. The new Surrey Waste Local Plan (SWLP) will cover the period from 2018 to 2033. The new SWLP will allocate sites for waste related development which will supersede those sites allocated in the current SWP.

1.1.4. As part of the process of plan preparation, the emerging SWLP (including proposed site allocations) will be subject to formal assessment in accordance with the requirements of:

- The Planning & Compulsory Purchase Act 2004 (as amended) (Sustainability Appraisal).
- Articles 6(3) and 6(4) of the EU Habitats Directive (Directive 92/43/EEC) (Appropriate Assessment).
- Paragraph 100 (p.23) of the National Planning Policy Framework (Strategic Flood Risk Assessment).

1.1.5. The site selection process will take account of any recommendations arising from those statutory assessments, particularly where individual sites are concerned.
1.2 *Purpose of the report*

1.2.1.1. The purpose of this report is to document the process by which potential sites for future waste related development have been identified, and their suitability for allocation in the new SWLP has been evaluated. This report documents how potential sites were identified and explains potential sites were taken forward or rejected from further consideration.

1.2.1.2. It should be noted that the process used for the identification of the Industrial Land Areas of Search included within the SWLP is documented in the *Industrial Land Areas of Search Identification Report*, whereas this Site Identification and Evaluation report deals explicitly with site allocations.

1.2.1.3. Section 2 of the report discusses the way in which the WPA has approached the task of determining how much additional land would be required to accommodate forecast need for waste related development over the period covered by the new SWLP. Further details are provided in Appendix 3.

1.2.1.4. Section 3 of the report describes the process by which the WPA identified the ‘long list’ of potential sites, that formed the basis for the initial sieving phase of the site identification and evaluation process. The six preliminary sieves that were applied are described, and the outcomes of that stage of the process are documented. That is followed by descriptions of the six further sieves, each of which address specific strategic planning considerations, and the outcomes of that stage of the site identification and evaluation process. Full records of the preliminary and secondary sieving site evaluation processes are provided in Appendices 1 and 2.

1.2.1.5. Section 4 of the report describes the process by which the WPA tested the capacity of different combinations of the secondary sieves to deliver the amount of land required to accommodate future waste development needs over the period of the emerging SWLP. Recommendations are made in respect of those sites that could be proposed for allocation as part of a new SWLP.
2 Determining Future Land Requirements for Waste Development

2.1 Guiding principles for the identification & allocation of land for waste development

2.1.1.1. Article 16 of the Waste Framework Directive (WFD) (Directive 2008/98/EC) requires that Member States have regard to the principles of ‘self-sufficiency’ and ‘proximity’ when planning for the management of waste materials. The WFD is transposed into English law by the Waste (England & Wales) Regulations 2011 (Statutory Instrument 2011 No.988). The proximity principle indicates that new capacity should be located as close as possible to those key settlements that generate the greatest amounts of waste, and which are most likely to experience the highest rates of growth and change in the future.

2.1.1.2. The WPA needs to identify, in the new SWLP, sufficient capacity to manage the equivalent amount of waste to that arising in Surrey. The emerging SWLP also needs to ensure that adequate facilities are available to manage waste arisings at one of the nearest available facilities.

2.1.1.3. The NPPW states that “Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations”. A range of criteria that should be taken into account when identifying land that may be suitable for waste related development are set out in Appendix B to the NPPW.

2.1.1.4. Further to this, PPG paragraph 037 indicates that:

“The siting of waste management facilities will be driven by a number of issues including:

- The likely distributions of waste arisings, which for many wastes would be expected to be similar to the existing and anticipated structure and layout of settlements.

- The likely catchment and necessary flows of waste for the type of facility being proposed.

- Physical and environmental constraints limiting the likely opportunities for accommodating suitable waste management facilities. For example, urban authorities may have limited opportunities to accommodate some types of waste management facility.

- Suitability of local transport infrastructure and availability of sustainable transport methods.

Significant flows of some industrial wastes, and particularly hazardous industrial wastes and low level radioactive wastes, may arise at clearly defined locations, and have specific treatment and disposal needs.

In considering the broad locations for the pattern of waste management facilities care should be taken, particularly for the smaller scale waste streams, to avoid limiting market flexibility.”
2.2 Determining the need for additional land

2.2.1.1. In order to ascertain how much land needs to be allocated to accommodate new waste management facilities in Surrey over the proposed plan period (up to 2035), the WPA commissioned work to establish the following parameters:

- The amount of waste management capacity that currently exists within the county, in terms of overall waste management capacity, and annual capacity for non-landfill and landfill development. Further details are documented in the Waste Capacity Needs Assessment Report (January 2019).

- The potential gap between future demand for waste management facilities, and existing waste management capacity, during and at the end of the proposed plan period based on a range of scenarios for future waste arisings. Figures quoted in this report for future waste management capacity are based on the worst case scenario of demand for waste management facilities. Further details are documented in the Waste Capacity Needs Assessment Report (January 2019).

2.2.1.2. It should be noted that this report does not seek to identify any land for the development of future landfill facilities and values for additional land requirements for landfill facilities are not included in this report.

2.2.1.3. The review of existing capacity and projected future demand indicates that the overall capacity gap for non-landfill development would be up to 1.26 million tonnes per annum (mtpa) by 2035.

2.2.1.4. For recycling (including waste transfer and composting), it is estimated that spare capacity would be 15,000 tonnes per annum by 2035.

2.2.1.5. For wastes that can be treated by anaerobic digestion (AD), it is estimated that spare capacity would be 100,000 tonnes per annum by 2035.

2.2.1.6. For other recovery, it is estimated that the capacity gap would be 148,000 tonnes per annum by 2035. Examples of other recovery include the processing of waste into materials to be used as fuels, backfilling and energy recovery through processes such as incineration with electricity generation, gasification or pyrolysis.

2.2.1.7. For the recycling of construction, demolition and excavation (C, D & E) wastes it is estimated that the capacity gap would be 1.13 million tonnes per annum by 2035.

2.2.1.8. The amount of land required to accommodate the additional waste management facilities that would be required to address the estimated capacity gaps for the waste treatment approaches discussed in paragraphs 2.2.1.3 to 2.2.1.7 above has been calculated (see Appendix 3, Table A3-1). The assumptions that were made about the typical land requirements associated with the different waste management approaches and the sources from which those assumptions were derived, are documented in Appendix 3, Table A3-2.
2.2.1.9. For recycling (including composting and waste transfer) it is estimated that there will be no additional land requirement by 2035. Unless a need is identified for a specific type of facility e.g. a Waste Transfer Station or a facility to manage Dry Mixed Recyclables (DMR).

2.2.1.10. For wastes that can be treated by anaerobic digestion (AD), it is estimated that there will be no additional land requirement by 2035.

2.2.1.11. For other recovery, for example by the processing of waste into materials to be used as fuels, backfilling or energy recovery, it is estimated that the additional land requirement would be 6 ha by 2035.

2.2.1.12. No site allocations are proposed for recycling of construction, demolition and excavation facilities in the SWLP, this is because historically those facilities have come forward as temporary facilities in line with operational mineral workings, and the WPA believes that this is likely to continue. The requirement for additional land excluding C, D & E Recycling facilities is estimated to be 4.9 ha by 2035.

3 Site Identification & Evaluation Method

3.1 Overview of the site identification & evaluation methodology

3.1.1.1. The process by which areas of land that might be suitable for allocation as locations for future waste development in the SWLP involved the following stages:

3.1.1.2. Stage 1 – Identification of a ‘long list’ of potential sites, drawing on information from a range of sources including a Search for Suitable Land undertaken by the WPA in September 2016 (see Section 3.2 for further details).

3.1.1.3. Stage 2 – Collection of baseline information about each of the sites on the ‘long list’ (see Section 3.3 for further details).

3.1.1.4. Stage 3 – Elimination of sites from further consideration through the application of a series of preliminary sieves, resulting in a ‘long short list’ of sites (see Section 3.4 for further details).

3.1.1.5. Stage 4 – Evaluation of the sites on the ‘long short list’ against a further suite of sieves, using a ‘red’ (eliminate), ‘amber’ (review) and ‘green’ (select) classification system. The outcomes of this stage fed into the process by which a range of possible options were identified (see section 3.5 for further details).

3.1.1.6. Stage 5 – Identification of possible options for the allocation of land for future waste development over the plan period (up to 2033). This stage involved the testing of different combinations of secondary sieves to determine a combination that could provide sufficient land to accommodate the anticipated additional waste management capacity required across the county over the plan period (up to 2033) (see section 4 for further details).
3.2 Stage 1: Identification of potential sites for consideration

3.2.1.1. To ensure that a wide range of alternative locations were considered as potential sites for the emerging SWLP, a number of different sources of information were reviewed to identify land that may be available for development.

3.2.1.2. In its capacity as WPA, with responsibility for minerals and waste related development decision across the county, Surrey County Council produces Annual Monitoring Reports (AMRs), which include details of all permitted minerals and waste sites. Permitted waste sites listed in Appendix 2 to the AMR for 2014/15 were included on the long list of sites for the emerging SWLP to allow for possible redevelopment.

3.2.1.3. During the preparation of the adopted SWP (2008) a number of site assessment reports were prepared, which looked at numerous potential locations for future waste development. Those reports included Site Assessment Report 1 (September 2004), Site Assessment Report 2A (October 2004), Site Assessment Report 2B (January 2005), Site Assessment Report 2C (July 2005), Site Assessment Report 2D (February 2006), and Site Assessment Reports 2E and 3 (June 2006). A total of 14 sites were successfully allocated for future waste development under the adopted Surrey Waste Plan (2008) (excluding the site at Clockhouse Brickworks, Capel, which was removed from the Plan following a Judicial Review in 2009).

3.2.1.4. During the preparation of the Aggregates Recycling Joint Development Plan Document (DPD) a site identification and selection process was undertaken, which is reported in the ‘Assessment of Potential Aggregate Recycling Sites – Long List’ report (November 2009), and the ‘Assessment of Potential Aggregate Recycling Sites – Short List’ report (August 2011). A total of 3 sites were allocated for future development in the Aggregates Recycling Joint DPD.

3.2.1.5. As part of their Local Plan preparation processes, the nine Borough Councils and two District Councils, that together form the county of Surrey, have undertaken land reviews, in order to identify sites capable of accommodating future residential and employment development within Surrey. The reviews of employment land are of greatest relevance to the emerging SWLP, and the documents that were reviewed as part of the site identification process for the SWLP include:

- Employment Land Study, Epsom & Ewell Borough Council, October 2012.
- Employment Land Review, Mole Valley District Council, July 2013.
3.2.1.6. The site identification exercise also takes account of sites nominated during the ‘Search for Suitable Land’ consultations, which formed part of the wider consultations on ‘Issues & Options’ undertaken in September 2016 and the ‘Draft Surrey Waste Local Plan Regulation 18 consultation’ undertaken from 1 November 2017 to 7 February 2018.

3.2.1.7. The site identification exercise has resulted in a total of 208 potential sites being placed on a ‘long list’ of possible future locations for waste related development. All the sites on the ‘long list’ have been considered against the strategic site elimination sieves detailed in Section 3.4 of this report.

3.3 Stage 2: Collection of baseline information about potential sites

3.3.1.1. For each of the sites included on the initial ‘long list’ a baseline report has been compiled (documented in the Site Assessments reports), describing the main environmental characteristics of the land and the surrounding area. The purpose of that characterisation exercise was to compile information that could be used to inform the evaluation of the site’s suitability as a location for future waste related development.

3.3.1.2. The topics covered in the initial report for each site were informed by Appendix B of the NPPW and included: natural environment and biodiversity, landscape designations and landscape character, the historic environment and archaeology, the water environment and flood risk, underlying geology and soils, air quality, and access to the surrounding transport network. The information was compiled from a range of sources, including:

3.3.1.3. For the natural environment and biodiversity, information about Ramsar Site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) and Local Nature Reserve (LNR) designations was sourced from the Multi Agency Geographic Information for the Countryside website (http://www.magic.gov.uk/); and information about Sites of Nature Conservation Importance (SNCIs) and Ancient Woodland was sourced from the County Council’s in-house GIS resources.

3.3.1.4. For the landscape and visual amenity, information about Areas of Outstanding Natural Beauty (AONBs), National Parks, and National Character Areas was sourced from http://www.magic.gov.uk/, and information about the Area of Great Landscape Value (AGLV), and the Landscape Character Areas defined in the Landscape Character Assessment for Surrey (2015) was sourced from the County Council’s GIS resources.

3.3.1.5. For the historic environment and for archaeology, information about Scheduled Monuments, World Heritage Sites, Listed Buildings, Registered Parks & Gardens was sourced from http://www.magic.gov.uk/, and information about County Sites of Archaeological Importance (CSAI), Areas of High Archaeological Potential (AHAPs) and Conservation Areas was sourced from the County Council’s GIS resources.

3.3.1.6. For water environment and flood risk, information about fluvial and coastal flood risk was sourced from https://flood-map-for-planning.service.gov.uk/, information about surface water flood risk

3.3.1.7. For land and soil resources, information about Agricultural Land Classification (ALC) designations was sourced from http://www.magic.gov.uk/, information about superficial deposits and bedrock geology was sourced from http://mapapps.bgs.ac.uk/geologyofbritain/home.html, and information on soils was sourced from http://mapapps2.bgs.ac.uk/ukso/home.html.

3.3.1.8. For access to the surrounding transport network, information was sourced from Ordnance Survey mapping.

3.3.1.9. For air quality, information on declared Air Quality Management Areas (AQMAs) was sourced from the relevant borough or district council website.

3.4 Stage 3: Application of preliminary sieves

3.4.1 Overview

3.4.1.1. A total of six preliminary sieves (denoted A to F) were applied to the 208 sites identified on the ‘long list’, resulting in the elimination of a total of 154 sites from further consideration. The sieves were determined using guiding principles, as outlined in Section 2.1. The six preliminary sieves were determined using a range of information, including guidance from the NPPW, further details and the issues that were taken into account by the sieves are discussed below.

3.4.2 Sieve A – Area of Land Available for Development

3.4.2.1. Having reviewed a range of information, including extant waste planning permissions within the county, other waste local plans, and Planning for Waste Management Facilities: a Research Study (Enviros Consulting for the Office of the Deputy Prime Minister, 2004), the WPA has concluded that, for the purposes of the emerging SWLP, a ‘strategic facility’ can be defined as one that exhibits the following attributes:

- An area of 0.6 hectares or greater.
- A capacity of greater than 20,000 tonnes per annum (tpa), and
- Forms part of a strategic network of facilities.

3.4.2.2. As a result, any sites with an area of less than 0.6 hectare have been eliminated from further consideration as potential future allocations for waste related development.

3.4.3 Sieve B – Established Industrial Estates & Business Parks

3.4.3.1. In line with the guidance set out in paragraph 4 of the NPPW, the WPA has considered industrial estates and other employment land as part of its site identification and evaluation process. Such locations have not been included on the ‘long list’ taken forward for more detailed evaluation.
Industrial sites were excluded from further consideration based on comments from operators through the Issues and Options Consultation (September 2016), the minimal capacity that has been delivered on land used for industrial purposes in Surrey previously (see Delivery of Waste Management Capacity 2008-2017 report) and because regular turn-over in occupation of individual units and sites within industrial estates makes their allocation within the emerging SWLP impracticable.

3.4.3.2. Industrial and employment land will be considered acceptable as a suitable location for waste development through ‘Industrial Land Areas of Search’ identified within the SWLP and through relevant policies within the emerging SWLP, rather than through specific site allocations. This is in accordance with comments received from districts and boroughs through the Issues and Options Consultation (September 2016) and is also in accordance with additional engagement on ILAS that has occurred since the Regulation 18 consultation. The WPA will work with the district and borough councils, to ensure that policies in their Local Plans enable waste uses on industrial estates, where appropriate.

3.4.4 Sieve C – Existing Sewage Treatment Works

3.4.4.1. Existing waste water treatment works (WWTWs) have been excluded from further consideration, except where those sites have more than 1.0 hectare of surplus land associated with them. Following discussions with the relevant sewerage and water companies, the WPA has confirmed that the majority of existing WWTWs in the county would be unavailable for future development.

3.4.4.2. Existing WWTWs will be safeguarded and, where appropriate, promoted as potentially suitable locations for improvement by the inclusion of an appropriate policy within the emerging SWLP, rather than by means of site allocations.

3.4.5 Sieve D – Existing Community Recycling Centres

3.4.5.1. Following discussions with the Waste Disposal Authority (WDA), the WPA understands that land capable of contributing to the need for additional strategic waste management capacity would not be available at any of the existing CRCs distributed across Surrey.

3.4.5.2. Existing CRCs will be safeguarded and, where appropriate, promoted as potentially suitable locations for improvement by the inclusion of an appropriate policy within the emerging SWLP, rather than by means of site allocations.

3.4.6 Sieve E – Former & Operational Mineral Workings & Land Allocated for Mineral Working

3.4.6.1. Land that forms all, or part, of an existing mineral working, where an agreed restoration scheme is in place as part of the extant mineral planning permission was excluded from consideration for future waste development. Exception is made where land is allocated (or proposed to be allocated) in a Local Plan for built development.

3.4.6.2. Former mineral workings, that have been fully or substantively restored, or are in aftercare, were excluded on the basis that such sites are not classified as previously developed land by the NPPF. It should be noted that restored landfill sites were not excluded.
3.4.6.3. Land that has been allocated for mineral working in the Primary Aggregates Development Plan Document (DPD) or the Minerals Core Strategy DPD, or for aggregate recycling in the Aggregates Recycling Joint DPD, but for which no applications have as yet come forward, has also been excluded from further consideration. Such sites are already subject to allocations as potential future development sites, and in the case of the mineral sites, it is anticipated that they would be temporary operations. Whilst there may be opportunities to co-locate aggregate recycling and soil processing facilities on minerals sites, such activity would usually be allowed only as a means to facilitate the restoration of the mineral working.

3.4.7 Sieve F: Land on which non-waste development is permitted or proposed

3.4.7.1. A number of the sites included on the ‘long list’ for the emerging SWLP have been identified as having the potential to contribute to the delivery of housing or employment land, either through allocation in the relevant district or borough Local Plan, or as a consequence of speculative planning applications.

3.4.7.2. Sites for which planning permission for a non-waste related use has been granted, or could be granted in the foreseeable future (e.g. submitted applications, appeals, etc.), and sites that have an extant Local Plan allocation for non-waste related use, have been removed from further consideration in the SWLP site selection process.

3.4.7.3. Those sites that are being proposed as potential allocations for non-waste related use through the relevant district or borough council’s Local Plan process, have not been excluded from further consideration, as uncertainty remains about their allocation.

3.5 Stage 4: Application of the short-listing sieves

3.5.1.1. The sub-set of 54 sites that were not eliminated from further consideration by the application of the preliminary sieves (denoted A to F) described in section 3.4 above, were subjected to a further series of sieves (denoted G to L). These secondary sieves address a range of key issues, including matters listed in Appendix B to the NPPW. The outcome of that process is a short list of sites, from which those which are likely to be proposed for allocation in the emerging SWLP would be identified.

3.5.1.2. For the purposes of the short-listing sieving exercise a ‘red-amber-green’ classification system has been used to evaluate each of the potential sites against each sieve.

- **Red**: The site is affected by / does present significant risks to, the issue of concern, & is therefore not recommended for further consideration as a potential waste site.

- **Amber**: The site may be affected by / may present risks to, the issue of concern, but it may be possible to mitigate for or manage those risks, & it can therefore be subject to further consideration as a potential waste site. However sites that have been classified as ‘green’ for the same issue should be preferred in the first instance.
3.5.2 Sieve G – Metropolitan Green Belt

3.5.2.1. A significant proportion of the county of Surrey (c.70%) is covered by the Metropolitan Green Belt designation associated with London. That designation places limitations on development, as it seeks to preserve the permanent openness of the designated land\(^2\). Waste development will generally be classified as inappropriate development if proposed on land that has been designated as Green Belt, and the NPPW\(^3\) advises WPAs to seek to locate waste development outside of the Green Belt, in the first instances.

3.5.2.2. The purpose of sieve G is to ascertain whether it is feasible to identify sufficient land, outside of the Surrey Green Belt, to meet the emerging SWLP’s identified need for sites capable of accommodating future waste development. The criteria used to classify the individual sites with reference to the question of Green Belt are set out below.

- **Site located within the Metropolitan Green Belt** – do not take forward.
- **Site located within the Countryside Beyond the Green Belt** – take forward in preference to Green Belt sites, but discount in favour of non-Green Belt sites.
- **Site located outside the Metropolitan Green Belt, & outside the Countryside beyond the Green Belt** – take forward.

3.5.3 Sieve H – Flood Risk & Water Environment

3.5.3.1. The NPPF\(^4\) requires that planning authorities seek to direct new development away from areas at significant risk of flooding. The national Planning Practice Guidance (nPPG)\(^5\) identifies landfill (as defined in Schedule 10 of the Environmental Permitting (England & Wales) Regulations 2010) and sites used for waste management facilities for hazardous waste as ‘more vulnerable’ to flood risk, and all other forms of waste management facility as ‘less vulnerable’ to flood risk. For the forms of waste development classed as ‘more vulnerable’ the nPPG\(^6\) advises that those are best located within areas subject to Zone 1 (<0.1% annual event probability or AEP) or Zone 2 (0.1% to 1.0% annual event probability or AEP).

\(^2\) National Planning Policy Framework (NPPF), 2012, paragraphs 79 to 92

\(^3\) National Planning Policy for Waste (NPPW), 2014, paragraph 6

\(^4\) National Planning Policy Framework (NPPF), 2012, paragraphs 100 to 102

\(^5\) national Planning Practice Guidance (nPPG) on flood risk Paragraph 066 Reference ID: 7-066-20140306

\(^6\) national Planning Practice Guidance (nPPG) on flood risk Paragraph: 067 Reference ID: 7-067-20140306
fluvial flood risk. For forms of waste development classed as ‘less vulnerable’, the nPPG advises that such development may be located in areas subject to Zone 1, Zone 2 and Zone 3a (>1.0%) fluvial flood risk, but not in Zone 3b (5% AEP).

3.5.3.2. Sieve H addresses the matter identified as relevant to decisions about waste development by paragraph (a) (protection of water resources) of Appendix B to the NPPW. In addition to the consideration of fluvial flood risk, consideration is also given to the presence of groundwater Source Protection Zones (SPZ), and to the Water Framework Directive status of the surface waterbody of the drainage catchment in which the site is located, and of any groundwater bodies that underlie it. The criteria used to classify the individual sites with reference to the questions of flood risk and risks to the water environment are set out below.

| Site located in fluvial flood Zone 3b – do not take forward. |
| Site underlain by groundwater SPZ1 designation – do not take forward. |
| Site located within the catchment of a surface waterbody exhibiting ‘bad’ or ‘poor’ status/potential in the 2015 Water Framework Directive (WFD) reporting cycle – do not take forward. |
| Site is underlain by a groundwater body exhibiting ‘poor’ quantitative and chemical quality in the 2015 WFD reporting cycle – do not take forward. |

| Site located in fluvial flood Zone 3a or 2 – discount if Zone 1 sites available. |
| Site underlain by groundwater SPZ2, SPZ3 or SPZ Special Interest – discount in favour of sites with no underlying SPZ designations. |
| Site located within the catchment of a surface waterbody exhibiting ‘moderate’ status/potential in the 2015 WFD reporting cycle – discount in favour of sites located in catchments with ‘good’ status. |
| Site is underlain by a groundwater body exhibiting ‘poor’ quantitative or chemical quality in the 2015 WFD reporting cycle – discount in favour of sites underlain by groundwater bodies exhibiting ‘good’ quantitative and chemical status. |

| Site located in fluvial flood Zone 1 – take forward. |
| Site not underlain by any designated SPZ – take forward. |
| Site located within the catchment of a surface waterbody exhibiting ‘good’ or ‘high’ ecological status/potential in the 2015 WFD reporting cycle – take forward. |
| Site is underlain by a groundwater body exhibiting ‘good’ quantitative and chemical quality in the 2015 WFD reporting cycle – take forward. |

3.5.4 Sieve I – National & Supra-national Ecological, Landscape & Heritage Designations

3.5.4.1. The county of Surrey benefits from a diverse range of high level nature conservation, landscape and heritage designations. There are 2 Ramsar Sites, 4 SPAs, 3 SACs, 63 SSSI and 3 NNRs located partly or wholly within the county, with a further 1 SPA and 8 SACs located within 10 kilometres of...
the county boundary. The Surrey Hills AONB is wholly located within Surrey, and part of the High Weald AONB covers the south eastern corner of the county. The South Downs National Park adjoins parts of the south western border of the county. There are 166 Scheduled Monuments located within the county of Surrey, and no designated World Heritage Sites.

3.5.4.2. Sieve I addresses the matters identified as relevant to decisions about waste development by paragraphs (c) (visual intrusion), (d) (nature conservation), and (e) (historic environment and built heritage) of Appendix B to the NPPW.

3.5.4.3. For SACs, SPAs and Ramsar Sites a distance of 10 kilometres has been used to distinguish between the ‘green’ (acceptable) and ‘amber’ (potentially acceptable) categories of sites, in line with the criteria applied by the Environment Agency when considering Environmental Permit applications for major industrial installations emitting to the atmosphere (e.g. energy from waste, gasification or pyrolysis plants).

3.5.4.4. For SSSIs a distance of 5 kilometres has been used to distinguish between ‘green’ (acceptable) and ‘amber’ (potentially acceptable) categories of sites, in line with the SSSI impact risk zones developed and promoted by Natural England.

3.5.4.5. For AONBs and National Parks a distance of 5 kilometres has been used to distinguish between the ‘green’ (acceptable) and ‘amber’ (potentially acceptable) categories of sites. The distance of 5 kilometres was selected following a review of the landscape and visual impact assessment work undertaken to inform the preparation of the adopted SWP2008. That work had identified zones visual influence for hypothetical large scale energy from waste facilities on nine sites distributed around the county. For one site the projected zone of visual influence extended over a distance of just under 4 kilometres, which informed the decision to use a precautionary distance of 5 kilometres for the purposes of the current site sieving exercise.

3.5.4.6. For heritage assets of national or international significance, which includes Scheduled Monuments, World Heritage Sites and their buffer zones, Grade I and II* Listed Buildings, and Grade I and II* Registered Parks and Gardens, a distance of 250 metres has been used to distinguish between the ‘red’ (unacceptable) and ‘amber’ (potentially acceptable) categories of sites, and a distance of 1 kilometre has been used to distinguish between the ‘green’ (acceptable) and ‘amber’ (potentially acceptable) categories of sites. Those distances reflect the approaches adopted by other minerals and waste planning authorities in England.

Site located within, or adjoining a Ramsar Site, a SPA, a SAC, a SSSI or a NNR – do not take forward.

Site located within, or adjoining an AONB or a National Park – do not take forward.


8 A large scale facility is defined in the LVIA report for the adopted Surrey Waste Plan as requiring a site of 2 to 5 hectares, with a building footprint of 120 metres by 60 metres, a maximum building height of 25 to 30 metres, and a stack height of 60 to 80 metres.
Site located within, contains, adjoins or within 250 metres of a Scheduled Monument, a World Heritage Site or its associated buffer zone, a Grade I or II* Listed Building, or a Grade I or II* Registered Park & Garden – do not take forward.

Site located within 10 kilometres of a Ramsar Site, a SPA, or a SAC, or within 5 kilometres of a SSSI – take forward in preference to sites within or adjoining such designations, but discount in favour of sites more removed from such designations.

Site located within or adjoining the Surrey AGLV, or within 5 kilometres of an AONB or National Park boundary – take forward in preference to sites within or adjoining the AONBs or National Park, but discount in favour of sites more removed from such designations.

Site located more than 250 metres, but less than 1 kilometre from a Scheduled Monument, a World Heritage Site or its associated buffer zone, a Grade I or II* Listed Building, or a Grade I or II* Registered Park & Garden, or within 250 metres of a Grade II Listed Building, a Grade II Registered Park & Garden, or a Conservation Area – take forward in preference to sites in closer proximity to nationally significant heritage assets, but discount in favour of site more removed from such designations.

Site located more than 10 kilometres from a Ramsar Site, a SPA or a SAC, & more than 5 kilometres from a SSSI – take forward.

Site located outside any landscape designations & more than 5 kilometres from an AONB or National Park boundary – take forward.

Site located more than 1 kilometre from of a Scheduled Monument, a World Heritage Site or its associated buffer zone, a Grade I or II* Listed Building, or a Grade I or II* Registered Park & Garden, or more than 250 metres from a Grade II Listed Building, a Grade II Registered Park & Garden, or a Conservation Area – take forward.

3.5.5  Sieve J – Proximity to Sensitive Receptors

3.5.5.1. The proximity of waste management facilities to a range of sensitive receptors, including residential properties, hospitals, schools and colleges, and cultural or tourist destinations, is a matter that needs to be given consideration when identifying suitable locations for future development. Sieve J includes consideration of the matters identified as relevant to decisions about waste development by paragraphs (g) (air emissions, including dust), (h) (odours), (j) (noise and vibration), (k) (litter) and (l) (potential land use conflict) of Appendix B to the NPPW.
3.5.5.2. Guidance issued by the Institute of Air Quality Management (IAQM) on construction and demolition dust\(^9\) and on odour\(^10\), offers the following advice on the sensitivity of neighbouring land uses to activities that could adversely impact on amenity.

3.5.5.3. **High sensitivity receptor** – surrounding land where: (a) users can reasonably expect enjoyment of a high level of amenity; and (b) people would be expected to be present here continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land. Examples may include, residential dwellings, hospitals, schools/education, and tourist/ cultural. The guidance indicates that high significance impacts are more likely to arise where more than 10 high sensitivity receptors are located within 20 metres of a potential pollution or nuisance source.

3.5.5.4. **Medium sensitivity receptor**: surrounding land where: (a) users would expect to enjoy a reasonable level of amenity, but wouldn’t unreasonably expect to enjoy the same level of amenity as in their home; or (b) people wouldn’t reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Examples may include, places of work, commercial / retail premises and playing/ recreation fields.

3.5.5.5. **Low sensitivity receptor**: surrounding land where (a) the enjoyment of amenity would not reasonably be expected; or (b) there is transient exposure, where people would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land. Examples may include industrial use, farms, footpaths and roads.

3.5.5.6. Part 2 (Facility Profiles) of *Planning for Waste Management Facilities: a Research Study* (Enviros Consulting for the Office of the Deputy Prime Minister, 2004), addresses the question of proximity to sensitive receptors for a range of waste management facilities.

3.5.5.7. A distance of at least 250 metres from sensitive receptors is recommended as being acceptable for the majority of waste management approaches, including composting, anaerobic digestion, mixed waste processing, pyrolysis and gasification, small scale thermal treatment, large scale thermal treatment, landfill gas plant, and waste transfer stations.

3.5.5.8. A distance of 100 metres or less from sensitive receptors is recommended as being acceptable for the processing of recyclables, leachate treatment plant, and civic amenity sites and bring banks.

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\(^9\) IAQM Guidance on the assessment of dust from demolition & construction, January 2014

\(^10\) IAQM Guidance on the assessment of odour for planning, May 2014
Sieve K – Proximity to the Strategic Transport Network

3.5.6.1. Sieve K includes consideration of the matters identified as relevant to decisions about waste development by paragraph (f) (traffic and access) of Appendix B to the NPPW.

3.5.6.2. With reference to the road based element of the strategic transport network, paragraph 1.2 (p.4) of the Department for Transport’s Guidance on Road Classification & the Primary Route Network (2012) gives the following definition of the primary route network, “The primary route network (PRN) designates roads between places of traffic importance across the UK, with the aim of providing easily identifiable routes to access the whole of the country. Primary routes are marked green on most road maps, as opposed to the more common red of an ordinary A road; and road signs are green with white and yellow text.”. The strategic road network is comprised of the motorways and major ‘A’ roads that are maintained and managed by Highways England.

3.5.6.3. For the purposes of site selection, preference is given to those sites that are located in closest proximity to the primary route network, the strategic road network, or classified ‘A’ roads, or that could feasibly be accessed by non-road means (e.g. rail or water).

Sites located more than 250 metres from high sensitivity receptors – take forward.

Sites that are located more than 5 kilometres (by road distance) from an ‘A’ road, the closest component of the primary route network, or the strategic road network, and that could not be accessed by an alternative mode of transport – do not take forward.

Sites that are located between 1 and 5 kilometres (by road distance) from an ‘A’ road, the closest component of the primary route network, or the strategic road network, and that could not be accessed by an alternative mode of transport – take forward in preference to sites that are more than 5 kilometres (by road) from the primary route network or the strategic road network and that could not be accessed by an alternative mode of transport, but discount in favour of sites located within 1 kilometre of the primary route network or the strategic road network, or that could be accessed by an alternative mode of transport.

Sites that are located within 1 kilometre (by road distance) of an ‘A’ road, the primary route network, or the strategic road network, or that could be accessed by an alternative mode of transport – take forward.

3.5.7 Sieve L – Land Status
3.5.7.1. The use of previously developed land\textsuperscript{11} (PDL), as defined in Annex 2 of the NPPF, for new development is identified as a core planning principle in both the NPPF (paragraph 17, pp.5-6, and paragraph 111, p.26) and the NPPW (paragraph 4, fifth bullet point, p.5). For the purposes of the SWLP site identification and selection process, those sites that are currently developed, or that can be classified as PDL, will be preferred over those considered to be greenfield.

3.5.7.2. The purpose of sieve L is to ascertain whether it is feasible to identify sufficient land with a developed or previously developed status, to meet the emerging SWLP’s identified need for sites capable of accommodating future waste development. The criteria used to classify the individual sites with reference to the question of development status are set out below.

- Site classified as greenfield land – do not take forward.
- Site classified as previously developed land – take forward in preference to greenfield sites, but discount in favour of developed sites.
- Site classified as developed land – take forward.

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\textsuperscript{11} Previously developed land is defined as Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) & any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds & allotments; & land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. (Source: Annex 2, National Planning Policy Framework, 2012, p.55)
3.6 Outcomes of Stages 1 to 4 of the Site Identification & Evaluation Process

3.6.1.1. Stage 1 of the site identification and evaluation process for the emerging SWLP involved the identification of a ‘long list’ of potential sites. In total 208 sites or areas of land were identified across the county (see Table 2).

<table>
<thead>
<tr>
<th>Borough or District</th>
<th>Sieve A</th>
<th>Sieve B</th>
<th>Sieve C</th>
<th>Sieve D</th>
<th>Sieve E</th>
<th>Sieve F</th>
<th>Sites Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elmbridge BC</td>
<td>0</td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Epsom &amp; Ewell BC</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Guildford BC</td>
<td>3</td>
<td>11</td>
<td>4</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>10</td>
</tr>
<tr>
<td>Mole Valley DC</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Reigate &amp; Banstead BC</td>
<td>4</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>Runnymede BC</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>8</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Spelthorne BC</td>
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<td>0</td>
<td>1</td>
<td>10</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Surrey Heath BC</td>
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<td>1</td>
<td>2</td>
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<td>Waverley BC</td>
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<td>3</td>
<td>3</td>
<td>8</td>
<td>1</td>
<td>5</td>
</tr>
</tbody>
</table>

Table 2 Sites identified in the County of Surrey, by district/borough

Table 3 Sites eliminated by preliminary sieves (A to F) and sites remaining
3.6.1.3. Stage 4 of the site identification and evaluation process for the emerging SWLP involved consideration of the remaining 54 sites on the initial short list against a further suite of sieves (G to L), using a ‘red’ (do not take forward), ‘amber’ (review) and ‘green’ (take forward) classification system (see Appendix 2). The results of that secondary sieving exercise are presented in Table 4, in terms of the numbers of sites that were classed as ‘red’ (do not take forward) against one or more of the secondary sieves. Only 1 site was not given a ‘red’ classification against any of the 6 secondary sieves.

Table 4 Results of the secondary sieving exercise (sieves G to L)

<table>
<thead>
<tr>
<th>Sites</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites with no ‘red’ classifications</td>
<td>WA29</td>
</tr>
<tr>
<td>Sites with 1 ‘red’ classification</td>
<td>EL03; EL07; EP03; EP04; GU03; GU22; GU23; GU32; GU33; MO16; RE05; RE06; RE09B; RE11; RE16; RU02A; RU09; SP02; SU07; TA10; WA03; WA22; WA30; WO03</td>
</tr>
<tr>
<td>Sites with 2 ‘red’ classifications</td>
<td>GU05; GU28; GU34; MO03; RE09D; RE10; RE20; RU02C; RU04C; SP07; SP20; SU08; TA03; TA04; TA07; TA09; TA12; TA13; TA24; TA29; TA30; WA25; WO02; WO09</td>
</tr>
<tr>
<td>Sites with 3 ‘red’ classifications</td>
<td>GU06; GU35; RE08; SU05</td>
</tr>
<tr>
<td>Sites with 4 ‘red’ classifications</td>
<td>MO01</td>
</tr>
</tbody>
</table>
4 Review of the site identification & evaluation process, & development of a preferred option (Stage 5)

4.1 Review of the effectiveness of stages 3 & 4 of the site identification & evaluation process

4.1.1 Strict application of the preliminary and subsequent sieves resulted in the identification of very few sites with no over-riding constraints in respect of future waste related development. In total, only 1 site (WA29), with an area of 1.4 hectares, was found to be substantially unconstrained, providing insufficient land to meet the anticipated need. When land required for C, & D Recycling was omitted, the anticipated need was calculated to be 12.04 ha up to 2035.

4.1.2 In order to determine whether it is possible to identify a scenario where there would be sufficient sites to meet the anticipated future need for land from the 54 sites that were not eliminated by the application of the preliminary sieves, different combinations of secondary sieves were tested, this process is set out in Section 4.2 below.

4.2 Testing different combinations of secondary sieves

4.2.1 As the application of all of the secondary sieves resulted in an insufficient amount of land to meet anticipated future need (see 4.1.1), an alternative approach was developed. This involved the selective use of two of the secondary sieves (sieve L – Land Status and sieve G – Metropolitan Green Belt). Sieves H and I focus on the protection of the water environment, the natural environment, the landscape and the historic environment, and were therefore applied across all scenarios. Sieves J and K had resulted in the elimination of only a single site each from further consideration, and were therefore applied across all scenarios. The remaining sieves (G and L) were considered to be the most appropriate sieves to apply selectively across the scenarios. Please see Table 5 for further information.

Table 5 Matrix displaying the different combinations of secondary sieves that were applied

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Sieve G</th>
<th>Sieve H</th>
<th>Sieve I</th>
<th>Sieve J</th>
<th>Sieve K</th>
<th>Sieve L</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>On</td>
<td>On</td>
<td>On</td>
<td>On</td>
<td>On</td>
<td>On</td>
</tr>
<tr>
<td>2</td>
<td>On</td>
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<td>3</td>
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<td>On</td>
</tr>
<tr>
<td>4</td>
<td>Off</td>
<td>On</td>
<td>On</td>
<td>On</td>
<td>On</td>
<td>Off</td>
</tr>
</tbody>
</table>

4.2.2 Scenario 1 – All secondary sieves applied
4.2.2.1. Under Scenario 1, which involved the application of all the secondary sieves in parallel, only the following site was identified as sufficiently unconstrained to be considered for allocation in the SWLP. If allocation of the single site were feasible, the scenario would deliver a total 1.4 hectares of land.

- Site WA29 – Scrap yard adjacent to old Ewhurst Brickworks, Horsham Road, Walliswood. The site has an estimated area of some 1.4 hectares and is currently used for the recycling of end of life vehicles and scrap metal. The site is fully utilised by the established waste operations. The site is situated in close proximity to a number of residential properties, and a major minerals site and associated brick factory, Ewhurst Brickworks, which has been dormant for a number of years but is being brought back into active use. Given the lack of unused land within the site, and taking account of its proximity to sensitive receptors, it would not be appropriate to recommend the site for allocation in the emerging SWLP.

4.2.2.2. The discussion above indicates that under Scenario 1 no additional land would be available for allocation by the emerging SWLP, as the single site identified through the sieving process is already fully occupied by waste related uses and offers no spare capacity. The waste capacity needs assessment has identified a need for 12.04 ha of land over the lifetime of the emerging SWLP, which would not be met if Scenario 1 was employed in the site identification and evaluation process. Consequently it is concluded that Scenario 1, whilst offering a high level of protection for a range of significant planning and environmental designations, would not result in a Plan that was capable of addressing projected future need for waste management capacity across the county.

4.2.3. Scenario 2 – Sieve L (Land Status) not applied

4.2.3.1. Under Scenario 2, which involved the in parallel application of five of the secondary sieves, and the exclusion of sieve L (land status), a total of four sites were identified as sufficiently unconstrained to be considered for allocation in the SWLP. If allocation of all four sites were feasible, this combination of sieves would deliver a total of approximately 29.6 hectares of land.

- Site GU22 – Land to the south east of Slyfield Industrial Estate, Guildford. The site has an estimated area of some 10.7 hectares, but has been identified for future residential, industrial and commercial development as part of Guildford Borough Council’s Slyfield Area Regeneration Programme, and is therefore unlikely to be available for waste related development.

- Site GU23 – Land to the north east of Slyfield Industrial Estate, Guildford. The site has an estimated area of some 12.7 hectares and is currently allocated for waste related development in the adopted SWP (2008). The site is located close to the town of Guildford and has been identified for future waste related development as part of Guildford Borough Council’s Slyfield Area Regeneration Programme (SARP), including for the relocation of the existing sewage treatment works that serves Guildford and the surrounding area. The site is considered to be potentially suitable for allocation in the emerging SWLP. The SARP project anticipates the site being used to accommodate a new sewage treatment works (5.26 hectares on the west of the site), and a new community
recycling centre and waste transfer station (4.60 hectares on the east of the site), as relocation of the existing facilities located to the east and south east of the Slyfield industrial estate is critical to the implementation of the SARP vision for the wider area. Consequently, although the site should be retained as an allocated site in the emerging SWLP, it has limited capacity to contribute to the additional waste management capacity that needs to be delivered over the proposed plan period.

- Site WA22 – Land north of Dunsfold Park, Stovolds Hill, Dunsfold, Cranleigh. The site has an estimated area of some 4.8 hectares, and currently benefits from planning permission (WA/2012/0940) for the construction of an AD facility. The site has been identified as part of the area covered by the planning application (WA/2015/2395) for the redevelopment of the Dunsfold airfield site, that Waverley BC’s planning committee resolved to approve in December 2016, and was the subject of an Inquiry (commencing 18 July 2017) as a result of a Secretary of State call-in. The decision that was reached on 29 March 2018 was for the approval of the new settlement at Dunsfold airfield, it is therefore not appropriate to include the site for allocation in the emerging SWLP.

- Site WA29 – Scrap yard adjacent to old Ewhurst Brickworks, Horsham Road, Walliswood. The site has an estimated area of 1.4 hectares, but was not recommended to be taken forward (see paragraph 4.2.2.1 above for full discussion).

4.2.3.2. Under Scenario 2, four sites were identified as being sufficiently unconstrained to be considered for allocation in the SWLP. When the discussion above is applied, it was found that 12.7 hectares of land would be available for allocation by the emerging SWLP, on a single site (GU23) located in the borough of Guildford. The waste capacity needs assessment has identified a need for 12.04 ha of land (see Appendix 3), over the lifetime of the emerging SWLP, which would be met if Scenario 2 was employed in the site identification and evaluation process. However, as it is anticipated that existing facilities will be relocated to this site in order to implement Guildford Borough Council’s Slyfield Area Regeneration Programme (see site discussion in 4.2.3.1), it is considered that the site has limited capacity to contribute to the additional waste management capacity that needs to be delivered over the proposed plan period.

4.2.4 Scenario 3 – Sieve G (Metropolitan Green Belt) not applied

4.2.4.1. Under Scenario 3, which involved the in parallel application of five of the secondary sieves, and the exclusion of sieve G (Metropolitan Green Belt), a total of 22 sites were identified as sufficiently unconstrained to be considered for allocation in the SWLP. If allocation of all 22 sites were feasible, the scenario would deliver a total of approximately 133.6 hectares of land.

4.2.4.2. In the borough of Elmbridge, two sites were identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- EL03 – Depot 46, Redhill Road, Cobham. The site has an estimated area of 1.3 hectares, but has previously been the subject of an unsuccessful planning application (EL12/0423) for the construction and operation of a small scale (30,000 tpa) biomass EfW plant. This was due to a failure to demonstrate very special circumstances which clearly outweigh
the harm to Green Belt, but also the fact that the use of HGVs at the levels proposed was considered to cause further harm to the character of the area and local amenities. The site is located in very close proximity to a constituent part of the Thames Basin Heaths SPA, and to sensitive receptors, including residential properties. Given the planning history of the site, and the sensitivity of the area in which it is situated it is not recommended for inclusion in the emerging SWLP.

- EL07 – Former Weylands Sewage Treatment Works, Molesey Road, Walton-on-Thames. The site has an estimated area of 5.6 hectares, is currently occupied by a range of waste related uses, is allocated in the adopted SWP 2008, and has been the subject of an unsuccessful planning application (EL/2013/1251) due to a failure to demonstrate very special circumstances for development in the Green Belt and insufficient information on waste arisings, HGV movements and noise. However, it is considered that the site has potential for future waste related development, and is well located in terms of proximity to waste arisings. Any allocation would need to consider the scale and type of facility that could be appropriately accommodated on the site given the proposal that is being pursued (Appeal ref. APP/K3605/W/17/3172429) for the redevelopment of the area of land immediately to the north of the site for residential development (c.1,000 new homes).

4.2.4.3. In the borough of Epsom & Ewell, two sites were identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- EP03 – The Chalk Pit, College Road, Epsom. The site has an estimated area of 1.8 hectares. The site hosts three waste related businesses, offering between them a combination of waste transfer and materials recovery services, in addition to a number of non-waste related enterprises. The size and nature of the site, which is in mixed business use, is such that it is unlikely to offer sufficient additional capacity to warrant allocation as a future strategic waste management site, and consequently is not recommended for inclusion in the emerging SWLP.

- EP04 – Mid-Surrey Farm, 133 Reigate Road, Ewell. The site has an estimated area 1.9 hectares. The site is an operational waste site, engaged in the biological treatment of waste and soil recycling, which operates under a certificate of lawful established use (EP05/1080) and a number of extant planning permissions relating to different aspects of the waste development. The size and nature of the site is such that it is unlikely to offer sufficient additional capacity to warrant allocation as a future strategic waste management site, consequently it is not recommended for inclusion in the emerging SWLP.

4.2.4.4. In the borough of Guildford, two sites were identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.
- GU23 – Land to the north east of Slyfield Industrial Estate, Guildford. The site has an estimated area of some 12.7 hectares, and is considered to be potentially suitable for allocation in the emerging SWLP (see paragraph 4.2.3.1 above for full discussion).

- GU32 – Brick Kiln Copse, Brick Kiln Farm, Old Lane, Ockham. The site has an estimated area of 2.0 hectares. The site was used for the open windrow composting of green waste in the past, under a temporary planning permission (GU02/1483) that was limited to a period of 2 years. The most recent application for planning permission (SCC Ref 2014/0100) for green waste composting submitted in respect of the site was never validated. Planning permission GU02/1483 was amended by permission GU03/2128 to limit the number of vehicle movements to and from the site (50 movements per day). Given the concerns over access and the fact that Old Lane is subject to a 7.5 tonne weight limit, which would restrict the scale of any waste management facility, the site is not recommended for inclusion in the emerging SWLP.

- GU33 – Land at New Marsh Farm, Horsley Road, Ockham. The site has an estimated area of 3.4 hectares. It is situated close (<5km) to sensitive receptors including Bookham Commons SSSI, Ashtead Common NNR and Ockham and Wisley LNR. There are eight areas of Ancient Woodland within 0.5km of the site. The site has a history of unauthorised waste operations, and has been subject to enforcement action by both the WPA and Guildford BC. There is a poor access to Horsley Road. The site is not recommended for inclusion in the emerging SWLP.

4.2.4.5. In the district of Mole Valley, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- MO03 – Land at & adjoining Leatherhead STW, Randalls Road, Leatherhead. The site has an estimated area of 3.4 hectares. The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. The area of land to the east hosts a range of permitted waste facilities, including a materials recovery facility (MO03/0751 and subsequent permissions), a community recycling centre (MO92/0195 and subsequent permissions), and a sewage treatment works. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. It is recommended that the site be retained as an allocated site through the emerging SWLP.

- MO16 – Reigate Road Quarry & MRF, Reigate Road, Betchworth. The site has an estimated area of 1.8 hectares. The site is occupied by a permitted materials recovery facility (MO06/0577), which handles a combination of industrial and commercial, and construction and demolition wastes. The site was allocated for waste related development under the adopted SWP (2008). The site has been developed and is not considered to offer further potential as a strategic allocation. The site is not recommended for inclusion in the emerging SWLP.
4.2.4.6. In the borough of Reigate & Banstead, five sites were identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- **RE05** – Little Orchard Farm, 24-26 Reigate Road, Hookwood. The site has an estimated area of 3.4 hectares. The site is an established materials recovery facility and waste transfer operation, originally permitted on Appeal against an Enforcement Notice in 1994 (T/APP/C/93/B3600/629193). An application for the rationalisation and improvement of the existing facility was granted by the WPA in 2005 (RE04/1403). In 2013 an application for a new waste reception building was refused and dismissed on appeal. The site owners have nominated the site as having the potential for additional waste management capacity. However it is considered that the site offers limited scope for further expansion, and further proposals can be dealt with under relevant policy for the enhancement and expansion of existing waste sites. It is therefore not recommended for inclusion in the emerging SWLP.

- **RE06** – New Pond Farm, Woodhatch Road, Woodhatch, Redhill. The site has an estimated area of 1.1 hectares. The site is currently used for the storage and processing of wood and associated materials, in association with a tree surgery business, under planning permission (99/08460/F) granted in October 1999 by Reigate & Banstead BC. The site is situated adjacent to a residential property. As an operational tree care business and given the proximity of the residential property there is considered to be no scope for a strategic waste use on this site.

- **RE09B** – Earlswood Materials Bulking Facility & Waste Transfer Station, Horley Road, Redhill. The site has an estimated area of 1.7 hectares. The site comprises of an existing Reigate & Banstead BC depot, which has permission to be redeveloped as a materials bulking facility (RE/P/13/01661/CON). Part of the area of land occupied by the waste facilities was allocated for development in the adopted SWP (2008). The site is fully occupied by waste related development, and offers no scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.

- **RE16** – Copyhold Works, Nutfield Road, Redhill. The site has an estimated area of 5.4 hectares. The site was allocated in the adopted SWP (2008), but no applications have come forward over the plan period. The site is now promoted for residential development by the owner and is shown as part of an area of search for sustainable urban extensions to the east of Redhill in the adopted Local Plan Core Strategy July 2014. Subsequently, the site (as sites ERM2 (Land west of Copyhold) and ERM3 (Former Copyhold Works, Redhill)) has been proposed for allocation in the emerging Part 2 (Development Management Plan) (Regulation 18 consultation) of the Reigate & Banstead BC Local Plan. Since the site allocation in the emerging Local Plan is underpinned by a strategic area of search in the Core Strategy there is an expectation that the site will be allocated for residential development. It is therefore not recommended that the site is included in the emerging SWLP.
RE18 – Patteson Court Landfill, Cormongers Lane, Nutfield, Redhill. The site has an estimated area of 65.40 hectares and is an operational landfill facility that is expected to close by 2027. Some 3.7 hectares of land within the boundaries of the landfill site is occupied by a soil processing facility, and would cease operations and be removed prior to the completion of the full restoration of the landfill. Given that restoration of the site is a requirement of the extant planning permission for the landfill, and that restoration is expected to be completed within the period covered by the emerging SWLP, the site is not recommended for inclusion.

4.2.4.7. In the borough of Runnymede, two sites were identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not strictly applied.

- RU02A – Land adjoining Trumps Farm, Kitsmead Lane, Longcross. The site has an estimated area of 4.5 hectares. The site encompasses two neighbouring permitted waste operations undertaking composting and green waste treatment (RU08/0556, RU09/0543 and subsequent permissions) and AD and waste wood pelleting (RU10/0872 and subsequent permissions). The composting and green waste treatment planning permissions (RU08/0556, RU09/0543 and subsequent permissions) cover an area of some 1.2 hectares, and the AD and waste wood pelleting (RU10/0872 and subsequent permissions) cover an area of some 2.6 hectares. There is scope for some rationalisation of composting and green waste operations but only limited scope to increase capacity hence it is not recommended for inclusion in the emerging SWLP.

- RU09 – Land at Capital House, Woodham Park Road, Woodham. The site has an estimated area of 1.2 hectares. Planning permission (APP/B3600/A/06/2007220) was granted on appeal in April 2007 for use of land for waste transfer and recycling activities comprising storage, separation, breaking, screening, sorting and redistribution of materials such as: hardcore, scalping, topsoil, road planings, ballast, shingle, sand, bricks, wood, timber, slates, tiles, concrete and engineering materials; loading and unloading of skips incorporating associated materials as listed above; and the storage, repair and maintenance of ancillary plant, machinery and vehicles. Condition 16 of the Appeal decision required that improvements be made to the site access, approval for which was given in 2016 (RU.15/1888). The site offers limited scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.

4.2.4.8. In the borough of Spelthorne, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- SP02 – Oakleaf Farm, Horton Road, Stanwell Moor. The site has an estimated area of 6.8 hectares. The site was allocated for waste related development in the adopted SWP (2008). Planning permission (SP08/0992) was granted in November 2009, for a permanent recycling, recovery and processing facility for construction and demolition wastes (including commercial and industrial wastes), with associated development such as a Materials Recycling Facility (MRF) building, site office and workshop, wheel wash,
weighbridges, and landscaped bunds. The site is well located in terms of its proximity to waste arisings. It is recommended that the site be retained as an allocated site through the emerging SWLP.

4.2.4.9. In the borough of Surrey Heath, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- SU07 – Bluebell Copse, Hook Mill Lane, Windlesham. The site has an estimated area of 1.0 hectares. In October 2007 retrospective planning permission (SU07/0264) was granted for the development of approximately 1.1 hectares as a green waste reprocessing centre, involving the shredding and chipping of green waste to produce bio-mass fuel and soil improver for export off site. Several limitations to this were imposed. No more than 2,500 cubic metres of green waste is to be processed on site at any one time and no waste materials other than green waste is to be stored on site. There are also limits to the permitted vehicle movements. This is in order to minimise the impact of the site on the local environment, residents and highway network. Given these limitations, in particular the limits on the volume of material that can be held on the site, the site is not recommended to be taken forward in the emerging SWLP.

4.2.4.10. In the district of Tandridge, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- TA10 – Lambs Brickworks, Terra Cotta Road, Tilburstow Hill Road, South Godstone. The site has an estimated area of 3.0 hectares. The site forms part of a former brickworks and mineral working. The eastern part of the wider brickworks site has been extensively redeveloped as a business park, whilst the western part is largely comprised of the voids left by past clay extraction, restoration of which is required by 31 May 2047. The site benefits from an existing rail siding, which could enable a waste use to be pursued whilst complying with the limits on road access imposed by the Tandridge DC Site Brief SPG (2004). The site was promoted for inclusion in the Aggregates Recycling Joint DPD, but was not taken forward as an allocation by the Inspector. It is considered likely that the site is located at a sufficient distance from designated SPAs and SACs for its use for some form of energy recovery to be feasible (a matter considered in greater detail in the HRA of the plan). It is recommended that the site be taken forward for allocation in the emerging SWLP.

4.2.4.11. In the borough of Waverley, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not applied.

- Site WA29 – Scrap yard adjacent to old Ewhurst Brickworks, Horsham Road, Walliswood. The site has an estimated area of 1.4 hectares, but was not recommended to be taken forward (see paragraph 4.2.2.1 above for full discussion).
4.2.4.12. In the borough of Woking, one site was identified as potentially suitable for future waste related development, if the principle of not allocating land within the Metropolitan Green Belt is not strictly applied.

- W003 – Mimbridge Nurseries, Station Road, Chobham. The site has an estimated area of 1.4 hectares. The site is occupied by a range of business uses, and benefits from a certificate of lawful use for the processing of waste materials to produce hardcore. Given the history of the site, its range of current uses, and the lack of un-utilised and underutilised space, the site is not recommended for inclusion in the emerging SWLP.

4.2.4.13. Under Scenario 3, 22 sites were identified as sufficiently unconstrained to be considered for allocation in the SWLP. When the discussion above is applied, it was found that some 31.5 hectares of land would be available for allocation by the emerging SWLP, on five sites distributed across five boroughs and districts. It is noted that even if part of the land at site GU23 (Land to the north east of Slyfield Industrial Estate, Guildford) is discounted from this total, due to the likelihood of it being used to accommodate the relocation of a sewage treatment works and community recycling centre and waste transfer station as part of the SARP (estimated to be some 9.86 ha), the amount of land available for development would still be some 21.6 ha.

4.2.4.14. The waste capacity needs assessment has identified a need for 12.04 ha of land (see Appendix 3), over the lifetime of the emerging SWLP, which could be met or partially met if Scenario 2 was employed in the site identification and evaluation process.

4.3 Scenario 4 – Sieve L (Land Status) and Sieve G (Metropolitan Green Belt) not applied

4.3.1.1. Under Scenario 4, which involved the in parallel application of 4 of the secondary sieves, and the exclusion of sieve G (Metropolitan Green Belt) and Sieve L (Land Status), a total of 31 sites were identified as sufficiently unconstrained to be considered for allocation in the SWLP. If allocation of all 31 sites were feasible, the scenario would deliver a total of approximately 111.6 hectares of land.

4.3.1.2. In the borough of Elmbridge, 2 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

- EL03 – Depot 46, Redhill Road, Cobham. The site has an estimated area of 1.3 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.2 above for full discussion).

- EL07 – Weylands Treatment Works site, Molesey Road, Walton-on-Thames. The site has an estimated area of 5.6 hectares, and is recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.2 above for full discussion).

4.3.1.3. In the borough of Epsom & Ewell, 2 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.
EP03 – The Chalk Pit, College Road, Epsom. The site has an estimated area of 1.8 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.3 above for full discussion).

EP04 – Mid-Surrey Farm, 133 Reigate Road, Ewell. The site has an estimated area of 1.9 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.3 above for full discussion).

4.3.1.4. In the borough of Guildford, 5 sites (including GU32 and GU33 discussed under scenario 2, and GU22 and GU23 discussed under Scenario 3) were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

Site GU22 – Land to the south east of Slyfield Industrial Estate, Guildford. The site has an estimated area of 10.7 hectares, but was not recommended to be taken forward (see paragraph 4.2.3.1 above for full discussion).

Site GU23 – Land to the north east of Slyfield Industrial Estate, Guildford. The site has an estimated area of 12.7 hectares, and is recommended to be taken forward (see paragraph 4.2.3.1 above for full discussion).

GU28 – Three Acres Yard, Tithebarn Lane, Send. The site has an estimated area of 0.6 hectares. The site has planning permission (GU06/0086, GU11/1717 and GU14/P/00029) for the importation, storage and treatment of waste wood and green waste. Given the scale and context of the site, which is situated in an agricultural setting, and the fact that use of the site is limited, by condition, to materials arising from the site operator’s tree surgery business it is concluded that there is limited to scope for further development. A planning application for 13 houses is also yet to be determined on land fronting Tithebarn Lane (17/P/00523). The site is not recommended for inclusion in the emerging SWLP.

GU32 – Brick Kiln Copse, Brick Kiln Farm, Old Lane, Ockham. The site has an estimated area of 2.0 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.4 above for full discussion).

GU33 – Land at New Marsh Farm, Horsley Road, Ockham. The site has an estimated area of 3.4 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.4 above for full discussion).

4.3.1.5. In the district of Mole Valley, 2 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

MO03 – Land at & adjoining Leatherhead STW, Randalls Road, Leatherhead. The site has an estimated area of 3.4 hectares. The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. The area of land to the east hosts a range of permitted waste facilities,
including a materials recovery facility (MO03/0751 and subsequent permissions), a community recycling centre (MO92/0195 and subsequent permissions), and a sewage treatment works. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. It is considered that the site could be suitable to be retained as an allocated site through the emerging SWLP.

- MO16 – Reigate Road Quarry & MRF, Reigate Road, Betchworth. The site has an estimated area of 1.8 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.5 above for full discussion).

4.3.1.6. In the borough of Reigate & Banstead, 7 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

- RE05 – Little Orchard Farm, 24-26 Reigate Road, Hookwood. The site has an estimated area of 3.4 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.6 above for full discussion).

- RE06 – New Pond Farm, Woodhatch Road, Woodhatch, Redhill. The site has an estimated area of 1.1 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.6 above for full discussion).

- RE09B – Earlswood Materials Bulking Facility & Waste Transfer Station, Horley Road, Redhill. The site has an estimated area of 1.7 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.6 above for full discussion).

- RE09D – Land west of Earlswood STW, Woodhatch Road, Redhill. The site has an estimated area of 2.3 hectares. The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. It is considered that the site could be suitable to retain as an allocated site in the emerging SWLP.

- RE10 – Land at former Kiln Brow Allotments, Horley Road, Earlswood, Redhill. The site has an estimated area of 1.8 hectares. The site is a former area of allotment gardens that is not currently in any form of active use. An application (14/01399/CON) was submitted in 2014 for the temporary use of the land for a combination of dog day care and horse grazing, but was not progressed. The site is located within 200 metres of site RE09A, which hosts a community recycling centre and a materials bulking facility and waste collection depot. The site is Greenfield land and as such is not recommended for inclusion in the emerging SWLP.
• RE16 – Copyhold Works, Nutfield Road, Redhill. The site has an estimated area of 5.4 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.6 above for full discussion).

• RE18 – Patteson Court Landfill, Cormongers Lane, Nutfield, Redhill. The site has an estimated area of 66.0 hectares, of which some 3.7 hectares is occupied by a soil processing facility. The site was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.6 above for full discussion).

4.3.1.7. In the borough of Runnymede, 4 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

• RU02A – Land adjoining Trumps Farm, Kitsmead Lane, Longcross. The site has an estimated area of 4.5 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.7 above for full discussion).

• RU02C – Land adjoining M3 & former Trumps Farm landfill, Kitsmead Lane, Longcross. The site has an estimated area of 6.2 hectares. The site was allocated in the adopted Surrey Waste Plan (2008). Application (GU08/0673) for construction of EFW facility withdrawn in January 2010. The adjacent former DERA site is the subject of proposals for the development of the Longcross Garden Village, to include c.1,800 residential dwellings. An EIA Scoping Opinion has been sought from Runnymede BC in respect of the proposed residential development of the Longcross site, and the land is also being proposed for allocation in the emerging Local Plan for the borough. The area of land immediately to the south of site RU02C is a former landfill (RU02B), beyond which are two neighbouring permitted waste facilities undertaking composting and green waste treatment (RU08/0556 and subsequent permissions) and AD and waste wood pelleting (RU10/0872 and subsequent permissions) (RU02A). Given the fact that the site is already allocated it is considered that the site could be suitable to be retained as an allocation in the emerging SWLP.

• RU04C – Land adjoining Lyne Lane STW, Lyne Lane, Chertsey. The site has an estimated area of 2.9 hectares. Allocated in the SWP 2008, but no applications have come forward for the site over the Plan period. The site is currently undeveloped, and comprises of scrub and poor quality grassland, and is located immediately to the west of land occupied by an operational sewage treatment works. It is considered that the site could be suitable to be retained as an allocated site through the emerging SWLP.

• RU09 – Land at Capital House, Woodham Park Road, Woodham. The site has an estimated area of 1.2 hectares, but was not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.7 above for full discussion).

4.3.1.8. In the borough of Spelthorne, 1 site was identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.
• SP02 – Oakleaf Farm, Horton Road, Stanwell Moor. The site has an estimated area of 6.8 hectares. The site is recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.8 above for full discussion).

4.3.1.9. In the borough of Surrey Heath, 1 site was identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

• SU07 – Bluebell Copse, Hook Mill Lane, Windlesham. The site has an estimated area of 1.02 hectares, but was not recommended to be taken forward (see paragraph 4.2.4.9 above for full discussion).

4.3.1.10. In the district of Tandridge, 2 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

• TA07 – Land at Whyte Gate Farm, Tilburstow Hill Road, South Godstone. The site has an estimated area of 4.9 hectares. The site forms part of the land holding of Whyte Gate Farm Stables, which operates as a stud and a livery and training yard. Given its established use, which would not be compatible with waste related development, the site is not recommended to be taken forward in the emerging SWLP.

• TA10 – Lambs Brickworks, Terra Cotta Road, Tilburstow Hill Road, South Godstone. The site has an estimated area of 3.0 hectares. The site is recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.10 above for full discussion).

4.3.1.11. In the borough of Waverley, 2 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

• Site WA22 – Land north of Dunsfold Park, Stovolds Hill, Dunsfold, Cranleigh. The site has an estimated area of 4.8 hectares, but was not recommended to be taken forward (see paragraph 4.2.3.1 above for full discussion).

• Site WA29 – Scrap yard adjacent to old Ewhurst Brickworks, Horsham Road, Walliswood. The site has an estimated area of 1.4 hectares, but was not recommended to be taken forward (see paragraph 4.2.2.1 above for full discussion).

4.3.1.12. In the borough of Woking, 3 sites were identified as potentially suitable for future waste related development, if the principles of not allocating greenfield sites or land within the Metropolitan Green Belt were not strictly applied.

• WO02 – Land at Havering Farm, Guildford Road, Worplesdon. The site has an estimated area of 1.6 hectares. The site is occupied by a range of business uses, including some involving the importation and processing of waste materials, and has a complex planning history. Conditions to previous planning permissions restrict use of the site in order to preserve the visual amenity of the site and the openness of the greenbelt. Given the
history of the site, its range of current uses, and the lack of un-utilised and underutilised space, the site is not recommended for inclusion in the emerging SWLP.

- **WO03** – Mimbridge Nurseries, Station Road, Chobham. The site has an estimated area of 1.4 hectares. The site is not recommended for inclusion in the emerging SWLP (see paragraph 4.2.4.12 above for full discussion).

- **WO09** – Land at Martyrs Lane, Woking. The site has an estimated area of 7.3 hectares. Allocated in the SWP 2008, but no applications have come forward for the site over the Plan period. The site is currently undeveloped and is a former landfill that now comprises of scrub and poor quality grassland. Forms part of a wider urban extension that is being proposed for inclusion in the Woking BC Site Allocations DPD (consultation in January 2017). As allocation in the emerging Woking BC Local Plan is not certain it is considered that the site could be suitable to be retained as an allocated site through the emerging SWLP.

4.3.1.13. Under scenario 4, 31 sites were identified as being sufficiently unconstrained to be considered for allocation in the SWLP. When the discussion above is applied, it was found that some 50.2 hectares of land would be available for allocation by the emerging SWLP, on 9 sites distributed across 8 boroughs and districts. The waste capacity needs assessment has identified a need for 12.04 ha of land (see Appendix 3), over the lifetime of the emerging SWLP, which could be met in part or in full if the scenario 4 approach to site identification and selection were employed.

4.4 Review of the outcomes of the different scenarios, & identification of a preferred option

4.4.1.1. The outcomes of applying different combinations of sieves indicate that the tested combinations would provide varying amounts of land for future waste development, depending on whether Sieve L (Land Status) and Sieve G (Metropolitan Green Belt) are applied (see Table 6 below).

4.4.1.2. Scenarios 2, 3 and 4 would provide enough land to meet the 12.04 ha minimum requirement for future waste development set out the in the waste capacity needs assessment for the period covered by the emerging SWLP (See Table 6).

4.4.1.3. However, it is anticipated that a large proportion of the single site identified through Scenario 2 (GU23 – Land to the north east of Slyfield Industrial Estate, Guildford) will be used for the relocation of existing waste management capacity as part of the SARP. It is thought this will take up approximately 9.86 ha of the 12.7 ha site. As a result, this site offers limited additional capacity for waste management purposes and it is considered that Scenario 2 offers insufficient land to meet anticipated future need.
4.4.1.4. The land that could be provided by Scenario 4 is in well in excess of the land requirement as identified using figures from the Waste Capacity Needs Assessment (2018). In accordance with the spatial strategy of the SWLP, land in the Green Belt that is not developed is not preferred to land in the Green Belt that is developed. As such, it is considered that the five sites that were not eliminated in Scenario 3 would be the preferred option for allocation in the emerging SWLP. Together these sites would deliver sufficient land to meet the projected need for waste management capacity over the plan period. These sites are set out in Table 7.

Table 7 Shortlist of sites suitable for allocation, based on sieve combination 3 (Sieve G - Metropolitan Green Belt not applied)

<table>
<thead>
<tr>
<th>Sites suitable for allocation</th>
<th>Total land available (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EL07 Weylands Treatment Works site, Molesey Road, Walton-on-Thames</td>
<td>5.6</td>
</tr>
<tr>
<td>GU23 Land to the north east of Slyfield Industrial Estate, Guildford</td>
<td>12.7</td>
</tr>
<tr>
<td>MO03 Land at &amp; adjoining Leatherhead STW, Randalls Road, Leatherhead</td>
<td>3.4</td>
</tr>
<tr>
<td>SP02 Oakleaf Farm, Horton Road, Stanwell Moor</td>
<td>6.8</td>
</tr>
<tr>
<td>TA10 Lambs Brickworks, Terra Cotta Road, Tilburstow Hill Road, South Godstone</td>
<td>3.0</td>
</tr>
<tr>
<td>Total</td>
<td>31.5</td>
</tr>
</tbody>
</table>
4.4.1.5. It should be noted that although the site at Land to the north east of Slyfield Industrial Estate, Guildford is being retained as an allocated site, it has limited capacity to contribute to the additional waste management capacity that needs to be delivered over the proposed plan period as it is primarily capacity for the replacement and/or relocation of existing waste management facilities as part of the Guildford Borough Council’s Slyfield Area Regeneration Programme (SARP). Hence the total land available to meet the projected need for waste management capacity is 18.8 ha.

5 Deliverability

5.1.1.1. Each site identified for allocation is considered to be deliverable for the following reasons:

- Strategic sites have been selected using a robust site identification and evaluation process, informed by key waste planning considerations set out in the NPPW, which seeks to ensure that the sites identified for allocation are suitable in principle for waste related development.

- Further to this, additional detailed assessment work has been undertaken on the sites identified that confirms each site as suitable for some form of waste related development. The results of this work are summarised in Part 2 of the SWLP. The results indicate the types and scales of development that are likely to be suitable at each site.

- Each of the sites is available for development and site landowners are supportive, in principle, of waste related development at their site.

- Consistent and comprehensive engagement has taken place with Surrey districts and boroughs in relation to these sites.

6 Conclusion

6.1.1.1. This report has set out the process used to identify possible sites for new or enhanced waste management facilities and to assess the suitability of these sites for inclusion in the new Surrey Waste Local Plan (SWLP).

6.1.1.2. The process had several stages which sought to filter the sites according to suitability criteria, strategic planning considerations and whether sites could together deliver the amount of land required to accommodate the future waste development needs over the period of the SWLP.

6.1.1.3. This resulted in a recommended shortlist of sites that could be proposed for allocation as part of the SWLP. This list of sites would be able to fully meet the additional land requirement for waste management sites over the period of the SWLP, as identified in the waste capacity needs assessment.

6.1.1.4. The five sites considered suitable for allocation are as follows:

- EL07 - Weylands Treatment Works site, Molesey Road, Walton-on-Thames
- GU23 - Land to the north east of Slyfield Industrial Estate, Guildford
- MO03 - Land at & adjoining Leatherhead STW, Randalls Road, Leatherhead
- SP02 - Oakleaf Farm, Horton Road, Stanwell Moor
- TA10 - Lambs Brickworks, Terra Cotta Road, Tilburstow Hill Road, South Godstone
### Appendix 1: Stage 3 Application of the Preliminary Sieves to the Long List of Sites

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name &amp; Address</th>
<th>Preliminary Sieves</th>
<th>Key Issues &amp; Reasons for Exclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>EL01</td>
<td>Wintersells Trading Estate (Unit 10), Wintersells Road, Weybridge</td>
<td>A: &lt;0.6ha, B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate, on which at least one waste operator is currently present (Unit 10). The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>EL02</td>
<td>Avro Way, Brooklands Trading Estate, Byfleet</td>
<td>C: STW</td>
<td>The site is situated within an established industrial estate, that coincides in part with a designated Scheduled Monument, encompasses a number of Listed Buildings and is designated as a Conservation Area. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>EL03</td>
<td>Depot 46, Redhill Road, Cobham</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>EL04</td>
<td>BP Oil Storage Depot, Waterside Drive, Walton-upon-Thames</td>
<td></td>
<td>The site is currently in use as an oil storage depot, and is unlikely to become available for redevelopment within the period covered by the new SWLP.</td>
</tr>
</tbody>
</table>
### Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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</thead>
<tbody>
<tr>
<td>EL05</td>
<td>Molesey Reservoirs, Hurst Road, West Molesey</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is a former sand and gravel quarry (EL97/1455), at which active mineral working ceased in 2012. The site is being restored as a wetland habitat, and is therefore unavailable for future waste related development.</td>
</tr>
<tr>
<td>EL06</td>
<td>Hersham Trading Estate, Lyon Road, Hersham</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>EL07</td>
<td>Weylands Treatment Works, Molesey Road, Walton-on-Thames</td>
<td>C: STW</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>EL08</td>
<td>Field Common North, Field Common Lane, Molesey Road, Hersh</td>
<td>D: CRC</td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert and non-inert waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>EL09</td>
<td>Esher Water Pollution Control Works, Farm Road, Esher</td>
<td>E: Mins Site</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the</td>
</tr>
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</table>
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<tr>
<td></td>
<td></td>
<td>A Area &lt;0.6ha</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>B Ind or Bus Use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>C STW</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>D CRC</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>E Mins Site</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>F Other Use</td>
<td></td>
</tr>
<tr>
<td>EP01</td>
<td>Epsom CRC, MRF &amp; WTS, Blenheim Road, Epsom</td>
<td></td>
<td>The site is occupied by an existing operational community recycling centre, waste transfer station and materials recovery facility. The site is small in size, and is situated within an established industrial/trading estate. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
</tr>
<tr>
<td>EP02</td>
<td>Nonsuch Business Park, Kiln Lane, Epsom</td>
<td></td>
<td>The site is occupied by established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>EP03</td>
<td>The Chalk Pit, College Road, Epsom</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>EP04</td>
<td>Mid-Surrey Farm, 133 Reigate Road, Ewell</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>GU01</td>
<td>Land at Lynchford Lane, Farnborough</td>
<td></td>
<td>The site measures some 0.54 hectares in size, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management plan.</td>
</tr>
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<tr>
<td>GU02</td>
<td>Ash Vale STW, Meadow Close, Ash Vale</td>
<td>A: Area &lt;0.6ha, B: Ind or Bus Use, C: STW, E: Mins Site</td>
<td>Facility. The majority of the site is located within the county of Hampshire.</td>
</tr>
<tr>
<td>GU03</td>
<td>Ash Vale WTS, Station Road West, Ash Vale</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>GU04</td>
<td>Seale Lodge Sandpit / Landfill, Seale Lane, Seale</td>
<td>D: CRC, E: Mins Site</td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert &amp; non-inert waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>GU05</td>
<td>Land at Strawberry Farm, Glaziers Lane, Normandy</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>GU06</td>
<td>Chapel Farm, Guildford Road, Normandy</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>GU07</td>
<td>Sunnyside, Clasford Bridge, Aldershot Road, Worplesdon</td>
<td>A: Area &lt;0.6ha</td>
<td>The site measures some 0.58 hectares, and is excluded from further consideration as part of the</td>
</tr>
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</table>
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</thead>
<tbody>
<tr>
<td>GU08</td>
<td>Dalmead, Aldershot Road, Worplesdon</td>
<td>A Area &lt;0.6 ha</td>
<td>SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>GU09</td>
<td>Surrey Research Park, Priestly Road / Occam Road, Guildford</td>
<td>B Ind or Bus Use</td>
<td>The site measures some 0.40 hectare, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>GU10</td>
<td>Industrial Estates &amp; Business Parks on Deacon Field, Cathedral Hill, Guildford Business Park Way, &amp; Middleton Industrial Estate Road, Guildford</td>
<td>C STW</td>
<td>The site is occupied by an established research park, the future development of which is restricted by policy in the adopted Local Plan for the borough of Guildford, to research uses linked to Surrey University.</td>
</tr>
<tr>
<td>GU11</td>
<td>‘Cold Store’ site, New Pond Road, Artington</td>
<td>D CRC</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E Mins Site</td>
<td>Planning permission for redevelopment of the site as a place of worship was granted on Appeal in July 2004 (Appeal Ref. APP/Y3615/A/03/1133431). That permission has been implemented, and the site is not available for waste related development.</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------------------------------------------------------------</td>
<td>--------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>GU12</td>
<td>Woodbridge Meadow Industrial Estate, Woodbridge Meadow, Guildford</td>
<td>A: Area &lt;0.6ha</td>
<td>- The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU13</td>
<td>Peasmarsh Industrial Estates (Mill Lane, Astolat Way &amp; Weyvern Park), Old Portsmouth Road, Peasmarsh, Guildford</td>
<td>B: Ind or Bus Use</td>
<td>- The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU14</td>
<td>Guildford Railway Station car park, Walnut Tree Close, Guildford</td>
<td>E: Mins Site</td>
<td>- A planning application (14/P/02168) for the redevelopment of the site to provide a mixed residential / office / commercial scheme was refused by Guildford BC in June 2016. An Appeal (APP/Y3615/W/16/3161412) was lodged against that decision in December 2016, and is awaiting determination. The site has also been proposed for allocation under Policy A7 of the Pre-Submission version (2017) of the GBC Local Plan.</td>
</tr>
<tr>
<td>GU15</td>
<td>Woodbridge Park Industrial Estate, Woodbridge Park, Guildford</td>
<td>F: Other Use</td>
<td>- The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
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</tr>
<tr>
<td>GU16</td>
<td>Land east of the Slyfield Abattoir, Moorfield Road, Slyfield Industrial Estate, Guildford</td>
<td>A Area &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU17</td>
<td>Land at Westfield Road, Slyfield Industrial Estate, Guildford</td>
<td>B Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU18</td>
<td>Land at 14 Westfield Road, Slyfield Industrial Estate, Guildford</td>
<td>C STW</td>
<td>The site is an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU19</td>
<td>Guildford STW, Slyfield Industrial Estate, Moorfield Road, Guildford</td>
<td>D CRC</td>
<td>The site is occupied by an existing operational sewage treatment works. The site is identified in the Slyfield Area Regeneration Programme, as a future location for residential development, following relocation of the STW to the land to the north east of the Slyfield industrial estate, which was allocated for waste related development in the adopted Surrey Waste Plan (2008). The site is also proposed for allocation under Policy A24 of the Pre-Submission version (2017) of the Guildford BC Local Plan.</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
<td>---------</td>
<td>-------------------------------------------------</td>
<td>--------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>GU20</td>
<td>20-24 Westfield Road, Slyfield Industrial Estate, Guildford</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is an established waste facility located within an established industrial estate. The site is safeguarded from non-waste related development in SWP (2008) and it is safeguarded from non-employment use in accordance with the Guildford Local Plan (2003). The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU21</td>
<td>Guildford CRC &amp; WTS, Moorfield Road, Slyfield Industrial Estate, Guildford</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an existing community recycling centre and waste transfer station. The site is identified by the Slyfield Area Regeneration Programme, as a future location for industrial and commercial development, following relocation of the CRC and WTS to the land to the north east of the Slyfield industrial estate, allocated for waste related development in the adopted Surrey Waste Plan (2008). The site is also proposed for allocation under Policy A24 of the Pre-Submission version (2017) of the Guildford BC Local Plan.</td>
</tr>
<tr>
<td>GU22</td>
<td>Land to south east of Slyfield Industrial Estate, Moorfield Road, Guildford</td>
<td>C: STW</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>GU23</td>
<td>Land to the north east of Slyfield Industrial Estate, Guildford</td>
<td>D: CRC</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
</tbody>
</table>
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</tr>
</thead>
<tbody>
<tr>
<td>GU24</td>
<td>Henley Business Park (former Vokes site), Pirbright Road, Normandy, Guildford</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU25</td>
<td>Merrow Highway Depot, Merrow Lane, Guildford</td>
<td>B: Ind or Bus Use</td>
<td>The site is an established highway depot. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>GU26</td>
<td>West Clandon Chalkpit, Epsom Road, West Clandon</td>
<td>C: STW</td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert &amp; non-inert waste materials, and now forms part of a golf course. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>GU27</td>
<td>Ripley STW, Newark Lane, Ripley</td>
<td>D: CRC</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>GU28</td>
<td>Three Acres Yard, Tithebarn Lane, Send</td>
<td>E: Mins Site</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
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<tbody>
<tr>
<td>GU29</td>
<td>Albury Landfill, Shere Road, Albury</td>
<td>A: Area &lt;0.6ha  B: Ind or Bus Use</td>
<td>The site is a former mineral working, that has been subsequently infilled with a combination of inert &amp; non-inert waste materials. As a former mineral working and landfill, which is still undergoing the final stages of restoration, the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>GU30</td>
<td>Wisley STW, Wisley Lane, Wisley</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>GU31</td>
<td>Land at former Wisley Airfield, Ockham</td>
<td>B: Ind or Bus Use</td>
<td>The site is located adjacent to the Ockham &amp; Wisley Common SSSI, which is part of the Thames Basin Heaths SPA. Planning permission (15/P/00012) was refused by Guildford BC in April 2016 for the phased development of a new settlement of up to 2,068 dwellings incorporating up to 60 sheltered accommodation units and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old Lane and revised access to Elm Corner, a primary/secondary school, community provision, nursery provision, health facility, a local centre (incorporating food &amp; drink, retail, a visitor centre and offices), employment area, 8 travellers pitches, sports and recreational facilities (incorporating a floodlit sports pitch and pavilion). Sustainable Drainage Systems and an area of Suitable Alternative Natural Greenspace (SANG) incorporating a landform feature and car parking. The erection of associated utilities infrastructure. The development proposal to incorporate the</td>
</tr>
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<td></td>
<td></td>
<td>A Area &lt;0.6ha</td>
<td>B Ind or Bus Use</td>
</tr>
<tr>
<td>GU32</td>
<td>Brick Kiln Copse, Brick Kiln Farm, Old Lane, Ockham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GU33</td>
<td>Land at New Marsh Farm, Horsley Road, Ockham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GU34</td>
<td>Land adj Ash Vale STW, Meadow Close, Ash Vale</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GU35</td>
<td>Land at Home Farm, A3 By-Pass, Shackleford</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MO01</td>
<td>Land at Coast Hill Farm, Sheephouse Lane, Wotton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MO02</td>
<td>Land at Longacre Farm, 81 Woodlands Road, Little Bookham</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name &amp; Address</th>
<th>Preliminary Sieves</th>
<th>Key Issues &amp; Reasons for Exclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>MO00 3</td>
<td>Land at &amp; adjoining Leatherhead STW, Randalls Road, Leatherhead</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>MO00 4</td>
<td>Industrial &amp; Business Parks off Curtis Road, Station Road &amp; Ranmore Road, Dorking (including Dorking West Station Yard, Ranmore Road, Dorking)</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>MO00 5</td>
<td>Dorking CRC, Ranmore Road, Dorking</td>
<td></td>
<td>The site is occupied by an existing community recycling centre. Limited scope for expansion / intensification. Site is being proposed for closure by the WDA, but is only 0.20 hectares in size, so would be eliminated on those grounds.</td>
</tr>
<tr>
<td>MO00 6</td>
<td>Industrial &amp; Business Park at Vincent Lane, Dorking</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>MO00 7</td>
<td>Regent Park Business Park, Brook Way, Leatherhead</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>Site Ref</td>
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<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>MO08</td>
<td>Industrial &amp; Trading Estates west of Kingston Road, Leatherhead</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>MO09</td>
<td>Auclaye Brickworks, Horsham Road, Capel</td>
<td>B: Ind or Bus Use</td>
<td>The site is a former mineral working, with extant permission for further extraction of the brick clay resource. An application has been submitted (2017) under the provisions of the Environment Act 1995, to agree modern conditions pursuant to the working of the remaining brick clay reserve and the infilling of the resultant void with inert waste. The site is required to be restored to an agricultural end use, subsequent to the completion of mineral working and infilling. The site encompasses the Auclaye SSSI, which is designated for the geological interest of the site. The submitted application is accompanied by an Environmental Statement.</td>
</tr>
<tr>
<td>MO10</td>
<td>Leatherhead Highway Depot, Leatherhead By-Pass, Leatherhead</td>
<td>C: STW</td>
<td>The site is occupied by an operational highway depot, and offers no scope for redevelopment, or for the incorporation of waste related development into the existing facility.</td>
</tr>
<tr>
<td>MO11</td>
<td>Clockhouse Landfill, Horsham Road, Capel</td>
<td>D: CRC</td>
<td>The site is a former mineral working, &amp; subject to an outstanding requirement for restoration. Part of the void left by former clay extraction has been landfilled. The brickworks located to the north of</td>
</tr>
</tbody>
</table>
### Site Ref | Site Name & Address | Preliminary Sieves | Key Issues & Reasons for Exclusion
--- | --- | --- | ---
| MO1 2 | Dorking STW, Pixham Lane, Dorking | | The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility. |
| MO1 3 | South Holmwood Brickworks, Newdigate Road / Thurbarns Hill, Newdigate | | The site is an operational mineral working & brickworks, which will continue in its current for the duration of the period to be covered by the emerging SWLP. The approved scheme of working & restoration for the site includes infiling of the void left by mineral working with inert waste, & restoration of the site to a combination of agricultural use & nature conservation interest. |
| MO1 4 | Holmwood STW, Henfold Lane, South Holmwood | | The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the... |
## Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

<table>
<thead>
<tr>
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<th>Key Issues &amp; Reasons for Exclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>MO1 5</td>
<td>Wood Yard, Feltons Farm, Old School Lane, Brockham</td>
<td>●</td>
<td>The site measures some 0.03 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>MO1 6</td>
<td>Reigate Road Quarry &amp; MRF, Reigate Road, Betchworth</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RE01</td>
<td>24 Epsom Lane, North Tadworth</td>
<td>●</td>
<td>The site measures some 0.09 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>RE02</td>
<td>Albert Road North Industrial Estate, Albert Road North, Reigate</td>
<td>●</td>
<td>The site is an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>RE03</td>
<td>West View, Brighton Road, Lower Kingswood</td>
<td>●</td>
<td>The site measures some 0.18 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to...</td>
</tr>
</tbody>
</table>
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<tbody>
<tr>
<td>A</td>
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<tr>
<td>B</td>
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<td>E</td>
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<tr>
<td>F</td>
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</tr>
</tbody>
</table>

#### Site Details

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name &amp; Address</th>
<th>Area &lt;0.6ha</th>
<th>Ind or Bus Use</th>
<th>STW</th>
<th>CRC</th>
<th>Mins Site</th>
<th>Other Use</th>
<th>Key Issues &amp; Reasons for Exclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE04</td>
<td>Kingswood Highway Depot, Brighton Road, Lower Kingswood</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The site measures some 0.57 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>RE05</td>
<td>Little Orchard Farm, 24-26 Reigate Road, Hookwood</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RE06</td>
<td>Land at New Pond Farm, Woodhatch Road, Woodhatch, Redhill</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RE07</td>
<td>Lee Street STW, Lee Street, Horley</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>RE08</td>
<td>Land at Gatton Bottom, Merstham, Reigate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RE09 A</td>
<td>Earlswood CRC, Horley Road, Earlswood, Redhill</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The site is occupied by an existing operational community recycling centre. The site has been</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
<td></td>
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</tr>
<tr>
<td>RE09</td>
<td>Earlswood MBF &amp; WTS, Horley Road, Earlswood, Redhill</td>
<td>A: Area &lt;0.6ha</td>
<td>remodelled under permissions granted in 2007 (RE06/2004) and 2008 (RE08/0253). The site is small in size, and is situated adjacent to an established materials bulking facility and waste transfer station, and an established sewage treatment works. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
<td></td>
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</tr>
<tr>
<td>RE09</td>
<td>Earlswood STW, Woodhatch Road, Earlswood, Redhill</td>
<td>B: Ind or Bus Use</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
<td></td>
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</tr>
<tr>
<td>RE09</td>
<td>Land west of Earlswood STW, Woodhatch Road, Earlswood, Redhill</td>
<td>C: STW</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
<td></td>
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</tr>
<tr>
<td>RE10</td>
<td>Land at Kiln Brow Allotment, Horley Road, Earlswood, Redhill</td>
<td>D: CRC</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>RE11</td>
<td>Day’s Rail Aggregate Depot, Westmead Drive, Salfords</td>
<td>E: Mins Site</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
<td></td>
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</tr>
<tr>
<td>Site Ref</td>
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<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
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</tr>
<tr>
<td>RE12</td>
<td>Holmetherope Industrial Estate, Holmetherope Avenue, Redhill</td>
<td>A: &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
<td></td>
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</tr>
<tr>
<td>RE13</td>
<td>Wells Place Industrial Estate, Battle Bridge Lane, Redhill</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RE14</td>
<td>Perrywood Business Park, Honeycrock Lane, Salfords</td>
<td>C: STW</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RE15</td>
<td>Gatwick Metro site, Balcombe Road, Horley</td>
<td>D: CRC</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RE16</td>
<td>Copyhold Works, Nutfield Road, Redhill</td>
<td>E: Mins Site</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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<tr>
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<th>Key Issues &amp; Reasons for Exclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE17</td>
<td>Merstham Goods Yard, Station Road North, Merstham</td>
<td>A: Area &lt;0.6ha</td>
<td>The site measures some 0.47 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>RE18</td>
<td>Patteson Court Landfill, Cormongers Lane, Nutfield, Redhill</td>
<td>B: Ind or Bus Use</td>
<td>This site has an estimated area of 66.0 hectares and is an operational landfill facility that is expected to close by 2027. Some 3.7 hectares of land within the boundaries of the landfill site is occupied by a soil processing facility, and would cease operations and be removed prior to the completion of the full restoration of the landfill. The restoration of the site is a requirement of the extant planning permission for the landfill.</td>
</tr>
<tr>
<td>RE19</td>
<td>Merstham STW, Albury Road, South Merstham</td>
<td>C: STW</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>RE20</td>
<td>2 Perrylands Lane, Smallfield</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
</tbody>
</table>
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</tr>
</thead>
<tbody>
<tr>
<td>RU01</td>
<td>Former DERA site, Longcross Road, Longcross, Chertsey</td>
<td>A: Area &lt;0.6ha</td>
<td>The part of the site situated to the north of the M3 motorway has planning permission (RU.13/0586) for a mixed use scheme of residential &amp; industrial/commercial development. The larger southern part of the site has been identified as potential major residential development by Runnymede BC, &amp; is proposed for allocation in the emerging Local Plan. An application for the development of the southern part of the site is expected in 2018.</td>
</tr>
<tr>
<td>RU02</td>
<td>South West London AD Facility, Trumps Farm, Kitsmead Lane, Longcross, Chertsey</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RU02 A</td>
<td>Trumps Farm, Kitsmead Lane, Longcross, Chertsey</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RU02 B</td>
<td>Former Trumps Farm Landfill, Kitsmead Lane, Longcross, Chertsey</td>
<td></td>
<td>The site is a former landfill that has been fully restored, &amp; accepted household, industrial &amp; commercial waste when in operation. The site is in aftercare &amp; offers no potential for further development</td>
</tr>
<tr>
<td>RU02 C</td>
<td>Land adjoining M3 &amp; former landfill, Kitsmead Lane, Longcross, Chertsey</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RU03</td>
<td>Milton Park Farm, Stroude Road, Egham</td>
<td></td>
<td>The site is allocated (Preferred Area D) for the extraction of concreting aggregate in the Surrey Minerals Plan Primary Aggregates DPD (2011). An application for planning application (RU09/0299) is awaiting determination by the WPA. Any</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
<td>---------</td>
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</tr>
<tr>
<td>RU04 A</td>
<td>Lyne Lane CRC, Lyne Lane, Chertsey</td>
<td></td>
<td>Permission granted would require restoration of the site to a state comparable to that which existed prior to extraction.</td>
</tr>
<tr>
<td>RU04 B</td>
<td>Lyne Lane STW, Lyne Lane, Chertsey</td>
<td></td>
<td>The site is occupied by an existing operational community recycling centre. The site has been remodelled under permissions granted in 2006 (RU06/0716) and 2007 (RU07/1074). The site is small in size, and is situated adjacent to an established sewage treatment works. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
</tr>
<tr>
<td>RU04 C</td>
<td>Land west of Lyne Lane STW, Lyne Lane, Chertsey</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>RU05</td>
<td>Ruxbury Farm, St Annes Hill Road, Chertsey</td>
<td></td>
<td>The site measures some 0.59 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to</td>
</tr>
<tr>
<td>Site Ref</td>
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<td>Key Issues &amp; Reasons for Exclusion</td>
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</tr>
<tr>
<td>RU06</td>
<td>Thorpe Industrial Park &amp; Thorpe Industrial Estate, Crabtree Road, Thorpe</td>
<td>A &lt;0.6ha</td>
<td>accommodation a strategic waste management facility.</td>
</tr>
<tr>
<td>RU07</td>
<td>Royal Hythe Farm, Chertsey Lane, Egham</td>
<td>B Ind or Bus Use</td>
<td>The site is an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>RU08</td>
<td>Land at Coldharbour Lane, Thorpe</td>
<td>C STW</td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert &amp; non-inert waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development. The site may be affected by works associated with the development of the proposed River Thames flood relief scheme.</td>
</tr>
<tr>
<td>RU09</td>
<td>Land at Capital House, Woodham Park Road, Woodham</td>
<td>D CRC</td>
<td>The site is a former mineral working, that has been subsequently infilled with inert waste materials. As a former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>RU10</td>
<td>Penton Hook Landfill, Chertsey Lane, Chertsey</td>
<td>E Mins Site</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>F Other Use</td>
<td>The site is a former mineral working site that is now being restored by the Environment Agency. The site extends to some 16.7 hectares, but an area of some 1.6 hectares was allocated for development</td>
</tr>
</tbody>
</table>
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</thead>
<tbody>
<tr>
<td>RU11</td>
<td>Whitehall Farm, Whitehall Lane, Egham</td>
<td>A: Area &lt;0.6ha</td>
<td>as a temporary aggregate recycling facility in the adopted Aggregates Recycling Joint DPD.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B: Ind or Bus Use</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>C: STW</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>D: CRC</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>E: Mins Site</td>
<td>The site is allocated (Preferred Area E) for the extraction of concreting aggregate in the adopted Surrey Minerals Plan Primary Aggregates DPD (2011). The phasing envisaged by the Minerals Plan would see the site come into production subsequent to the completion of working at the Milton Park Farm (Preferred Area D) site to the north.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>F: Other Use</td>
<td></td>
</tr>
<tr>
<td>RU12</td>
<td>Fordwater Trading Estate, Ford Road, Chertsey</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C: STW</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>D: CRC</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>E: Mins Site</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>F: Other Use</td>
<td></td>
</tr>
<tr>
<td>RU13</td>
<td>Addlestone Quarry, Byfleet Road, Addlestone</td>
<td>A: Area &lt;0.6ha</td>
<td>This site has an estimated area of 61 hectares, of which some 1.2 hectares is occupied by an aggregate recycling facility. Part of the site (east of the River Wey) allocated in the SMP 2011 for the extraction of concreting aggregate – application submitted in 2006 was withdrawn. Main part of the site has permission (RU09/1103) for mineral working and restoration by infilling with inert waste, with restoration to have been completed by 31 December 2020. Planning permission RU.16/01960 allows for the import of CD&amp;E waste.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B: Ind or Bus Use</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>C: STW</td>
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<td></td>
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<td>D: CRC</td>
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<td></td>
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<td>E: Mins Site</td>
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<td>F: Other Use</td>
<td></td>
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## Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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<tr>
<td></td>
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<tr>
<td></td>
<td></td>
<td>B Ind or Bus Use</td>
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<td></td>
<td>C STW</td>
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<td></td>
<td></td>
<td>D CRC</td>
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<tr>
<td></td>
<td></td>
<td>E Mins Site</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>F Other Use</td>
<td></td>
</tr>
<tr>
<td>RU14</td>
<td>Hamm Court Farm, Weybridge Road, Weybridge</td>
<td>●</td>
<td>and the production of recycled aggregates to December 2020.</td>
</tr>
<tr>
<td>SP01</td>
<td>Hithermoor Quarry, Leylands Lane, Stanwell Moor</td>
<td>●</td>
<td>The site is allocated (Preferred Area C) for the extraction of concreting aggregate in the adopted Surrey Minerals Plan Primary Aggregates DPD (2011). No applications have been made to date for the working of mineral from the site.</td>
</tr>
<tr>
<td>SP02</td>
<td>Oakleaf Farm, Horton Road, Stanwell Moor</td>
<td></td>
<td>That site has an estimated area of 10 hectares (within a wider site of 80 hectares). Former mineral working subject to restoration by means of infilling. Currently hosts a range of aggregate and soils recycling activities associated with the ongoing restoration works. Planning permission SP03/1212 requires that the phased restoration of the site be completed by April 2023.</td>
</tr>
<tr>
<td>SP03</td>
<td>Stanwell Quarry, Stanwell Moor Road, Stanwell</td>
<td>●</td>
<td>The site has an estimated area of 32.3 hectares, of which some 5.3 hectares is used for aggregate recycling. The site is a former mineral working that is undergoing restoration by means of infilling, and is subject to an approved restoration scheme (SP87/208). The site has planning permission (SP08/0337 and subsequent permissions) for the importation and processing of C, D &amp; E waste, and</td>
</tr>
</tbody>
</table>

No reasons to exclude site at the preliminary sieving stage.
<table>
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<tr>
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<td></td>
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<td>C STW</td>
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<td></td>
<td></td>
<td>D CRC</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>E Mins Site</td>
<td>for the production and export of recycled aggregate to 21 July 2027.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>F Other Use</td>
<td></td>
</tr>
<tr>
<td>SP04</td>
<td>Hengrove Farm / Hengrove Park, London Road, Staines-upon-Thames</td>
<td></td>
<td>Site is a former mineral working, with part of the site currently in use as a processing facility for mineral extracted from the Homers Farm site. Full restoration of the site is required subsequent to the completion of the mineral processing operations associated with the Homers Farm quarry.</td>
</tr>
<tr>
<td>SP05</td>
<td>Home Farm Quarry, Shepperton Road, Shepperton</td>
<td></td>
<td>The site is a former mineral working which is subject to an approved restoration scheme, which involves infilling of the void with inert waste.</td>
</tr>
<tr>
<td>SP06</td>
<td>Shepperton Quarry &amp; Littleton Lane Trading Estate, Littleton Lane, Shepperton</td>
<td></td>
<td>The site is a former mineral working and active mineral processing facility, that also encompasses an aggregate recycling facility and an industrial estate on parts of the wider site area. Planning permission (SP98/0643) requires the whole of the site to be restored by 21 February 2020. The southern part of the site has been identified as part of the area of land to be affected by the proposed route of the third flood component of the River Thames flood alleviation scheme that is being promoted by the Environment Agency. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
</table>
### Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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<tbody>
<tr>
<td>SP07</td>
<td>Riverscroft, Chertsey Road, Shepperton</td>
<td>A Area &lt;0.6ha</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>SP08</td>
<td>Northumberland Place Trading Estate, Bedfont Road, Stanwell</td>
<td>B Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SP09</td>
<td>Land at Sheepwalk West, Chertsey Road, Shepperton</td>
<td>C STW</td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert &amp; non-inert waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>SP10</td>
<td>Camgate Centre, Long Lane, Stanwell</td>
<td>D CRC</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SP11</td>
<td>Homers Farm, London Road, West Bedfont</td>
<td>E Mins Site</td>
<td>The site is a permitted sand and gravel quarry located on the county border with London, and allocated for mineral working in the adopted Surrey Minerals Plan Primary Aggregates DPD (2011). The site is subject to a restoration scheme which requires the site to be returned to agricultural use subsequent to the completion of mineral working.</td>
</tr>
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<td><img src="#" alt="A" /></td>
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<tr>
<td>B</td>
<td>Ind or Bus Use</td>
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<td><img src="#" alt="B" /></td>
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<tr>
<td>C</td>
<td>STW</td>
<td></td>
<td><img src="#" alt="C" /></td>
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<tr>
<td>D</td>
<td>CRC</td>
<td></td>
<td><img src="#" alt="D" /></td>
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<tr>
<td>E</td>
<td>Mins Site</td>
<td></td>
<td><img src="#" alt="E" /></td>
</tr>
<tr>
<td>F</td>
<td>Other Use</td>
<td></td>
<td><img src="#" alt="F" /></td>
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<td><img src="#" alt="Site" /></td>
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<td></td>
<td></td>
<td></td>
<td><img src="#" alt="Reasons" /></td>
</tr>
<tr>
<td>SP12</td>
<td>Queen Mary Reservoir &amp; Land West of QMR, Ashford Road, Staines-upon-Thames</td>
<td><img src="#" alt="SP12" /></td>
<td>Restoration would involve infilling with inert material.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td><img src="#" alt="SP12" /></td>
</tr>
<tr>
<td>SP13</td>
<td>Staines Road Farm, New Road, Shepperton</td>
<td><img src="#" alt="SP13" /></td>
<td>The site is a restored former mineral working, that was subsequently infilled with waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td></td>
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<td><img src="#" alt="SP13" /></td>
</tr>
<tr>
<td>SP14</td>
<td>Spelthorne Lane Industrial Estate, Spelthorne Lane, Sunbury-on-Thames</td>
<td><img src="#" alt="SP14" /></td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
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<td><img src="#" alt="SP14" /></td>
</tr>
<tr>
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</tr>
<tr>
<td>SP15</td>
<td>Shepperton Business Park, Fairwater Drive, Gaston Way/Govett Avenue, Shepperton</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SP16</td>
<td>Charlton Lane CRC, WTS &amp; MRF, Charlton Lane, Shepperton</td>
<td>C: STW</td>
<td>The site is being comprehensively redeveloped as a combined waste facility (‘Eco Park’) accommodating gasification plant, recyclables bulking facility, anaerobic digestion plant and community recycling centre under Planning Permission SP13/01553. The site was allocated for waste related development in the adopted Surrey Waste Plan (2008).</td>
</tr>
<tr>
<td>SP17</td>
<td>Land at 111 Windmill Road, Windmill Road Business Park, Sunbury-on-Thames</td>
<td>D: Mins Site</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SP18</td>
<td>Watersplash Farm, Gaston Bridge Road, Upper Halliford</td>
<td>E: Other Use</td>
<td>The site is allocated (Preferred Area L) for sand and gravel extraction in the adopted Surrey Minerals Plan Primary Aggregates DPD (2011). An application (SP12/01487) for mineral working and subsequent infilling with inert waste is awaiting determination.</td>
</tr>
<tr>
<td>SP19</td>
<td>Hanworth Road Industrial Estate, Hanworth Road, Sunbury-on-Thames</td>
<td></td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
</tbody>
</table>
### Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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<th>Site Ref</th>
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<td></td>
<td>A: Area &lt;0.6ha</td>
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<td>C: STW</td>
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<td></td>
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<td>D: CRC</td>
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<td></td>
<td>E: Mins Site</td>
<td></td>
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<td></td>
<td></td>
<td>F: Other Use</td>
<td></td>
</tr>
<tr>
<td>SP20</td>
<td>Land at Bugle Nurseries, Upper Halliford Road, Shepperton TW17 8SN</td>
<td>Yes</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>SU01</td>
<td>Admiralty Way Trading Estate, Admiralty Way, Camberley</td>
<td>Yes</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SU02</td>
<td>York Town Industrial Estate, Stanhope Road &amp; Doman Road, Camberley</td>
<td>Yes</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>SU03</td>
<td>Camberley CRC, Wilton Road, Camberley</td>
<td>Yes</td>
<td>The site is occupied by an existing operational community recycling centre. The site has been remodelled under permission granted in 2005 (SU05/0910). The site is small in size, and is situated adjacent to an established business park and recreational facilities. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
</tr>
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</thead>
<tbody>
<tr>
<td>SU04</td>
<td>Camberley STW, Doman Road, Camberley</td>
<td></td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>SU05</td>
<td>Former DERA Test Track, The Maultway, Bagshot, Camberley</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>SU06</td>
<td>Bagshot CRC, Swift Lane, Bagshot</td>
<td></td>
<td>The site is occupied by an existing community recycling centre. The CRC is being proposed for closure by the Waste Disposal Authority. The site measures 0.24 hectares, and should it become available, would be eliminated from further consideration for allocation in the SWLP on grounds of its small size.</td>
</tr>
<tr>
<td>SU07</td>
<td>Bluebell Copse, Hook Mill Lane, Windlesham</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>SU08</td>
<td>Land at Clearmount (Chobham Car Spares), Staple Hill, Windsor Road, Burrow Hill, Chobham</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA01</td>
<td>North Cockley, Cormongers Lane, Nutfield Road, Nutfield</td>
<td></td>
<td>The site is a restored former mineral working, that was subsequently infilled with a combination of inert &amp; non-inert waste materials. As a fully</td>
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<tbody>
<tr>
<td>A</td>
<td></td>
<td>A: Area &lt;0.6ha</td>
<td>restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B: Ind or Bus Use</td>
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<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>TA02</td>
<td>Caterham CRC, Chaldon Road, Caterham</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an existing operational community recycling centre. The site is small in size, measuring some 0.2 ha, and is situated adjacent to residential properties, a school and businesses. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
</tr>
<tr>
<td>TA03</td>
<td>Normans Corner, Chapel Road, Smallfield</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA04</td>
<td>Land at the junction of Clay Hall Lane &amp; Copthorne Bank, Copthorne</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA05</td>
<td>Land at the junction of Godstone Road &amp; Well Farm Road (former GCNU building &amp; former Whyteleafe House), Whyteleafe</td>
<td>D: CRC</td>
<td>Planning permission (ref. 2008/423) was granted in August 2011 by Tandridge DC for the demolition of the existing buildings and for the residential re-development of the site.</td>
</tr>
<tr>
<td>TA06</td>
<td>Hillbury Farm, Tithepit Shaw Lane, Warlingham</td>
<td>F: Other Use</td>
<td>Planning permission (ref. 2014/221) was granted in June 2014 by Tandridge DC for the demolition of existing buildings, change of use from car breakers yard to residential and erection of 4 detached</td>
</tr>
</tbody>
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<td></td>
<td>A: Area &lt;0.6ha</td>
<td>dwellings with associated driveways and parking &amp; attenuation pond.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>B: Ind or Bus Use</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>C: STW</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>D: CRC</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E: Mins Site</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>F: Other Use</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA07</td>
<td>Land at Whytegate Farm, Tilburstow Hill Road, South Godstone</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA08</td>
<td>Land adj. Willetts Cottage, Croydon Barn Lane, South Godstone</td>
<td>B: Ind or Bus Use</td>
<td>The site measures some 0.5 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>TA09</td>
<td>Land at Brickhouse Farm, Brickhouse Lane, South Godstone</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA10</td>
<td>Lambs Brickworks, Terra Cotta Road, Tilburstow Hill Road, South Godstone</td>
<td>D: CRC</td>
<td>No reasons to exclude site at the preliminary sieving stage. A former clay working with restoration scheme but identified by the district council for employment use in their Draft Local Plan.</td>
</tr>
<tr>
<td>TA11</td>
<td>Land at Godstone Depot, Oxted Road, Godstone</td>
<td></td>
<td>The site is occupied by an operational Surrey County Council highways and district council depot. No surplus land has been identified to accommodate potential additional waste management capacity.</td>
</tr>
<tr>
<td>TA12</td>
<td>Hays Bridge Farm, Brickhouse Lane, South Godstone</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
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</thead>
<tbody>
<tr>
<td>TA13</td>
<td>Taylors Hill Depot, Eastbourne Road, Godstone</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA14</td>
<td>Hobbs Industrial Estate, Eastbourne Road, Newchapel</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>TA15</td>
<td>Warlingham CRC, Bond Road, Warlingham</td>
<td></td>
<td>The site is occupied by an existing operational community recycling centre. The CRC is being proposed for closure by the Waste Disposal Authority. The site measures some 0.07 hectares, and should it become available would be eliminated from further consideration for the allocation in the SWLP on grounds of its small size.</td>
</tr>
<tr>
<td>TA16</td>
<td>Godstone WWTW, Eastbourne Road, Godstone</td>
<td></td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>TA17</td>
<td>Shawlands Court, Newchapel Road, Lingfield</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related...</td>
</tr>
</tbody>
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<tr>
<td></td>
<td></td>
<td>A: Area &lt;0.6ha</td>
<td>B: Ind or Bus Use</td>
</tr>
<tr>
<td>TA18</td>
<td>Oxted Sandpit, Barrow Green Road, Oxted</td>
<td></td>
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<tr>
<td>TA19</td>
<td>Oxted Chalk Quarry, Chalk Pit Lane, Oxted</td>
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<tr>
<td>TA20</td>
<td>Lingfield WWTW, Crowhurst Road, Lingfield</td>
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<tr>
<td>TA21</td>
<td>Eden Vale WWTW, Eden Vale, East Grinstead</td>
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</table>

### Key Issues & Reasons for Exclusion

- **TA18**
  - The site is a former sand quarry that is subject to a requirement for restoration. The approved restoration scheme (TA11/1075) would involve the infilling of the void with inert waste, to provide for an agricultural after-use.

- **TA19**
  - The site is a chalk quarry that is being restored by means of the import & deposit of inert waste material. The site is currently subject to an application (TA/2012/902) for the review of conditions under the Review of Old Mineral & Mining Permissions provisions of the Environment Act 1995.

- **TA20**
  - The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.

- **TA21**
  - The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the development being located on established employment sites.
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<td>Site Name &amp; Address</td>
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<tr>
<td>A</td>
<td>Crowhurst Brickworks, Pikes Lane, Crowhurst</td>
<td>Site Name &amp; Address</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Oxted WWTW, Warren Lane, Hurst Green, Oxted</td>
<td>Site Name &amp; Address</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Honeypot Farm, Honeypot Lane, Limpsfield</td>
<td>Site Name &amp; Address</td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Moorhouse Sandpits, Westerham Road, Limpsfield</td>
<td>Site Name &amp; Address</td>
<td></td>
</tr>
</tbody>
</table>

**Key Issues & Reasons for Exclusion**

- Nature and operational requirements of the existing facility.
- The site is a former brick clay quarry and brickworks site. Planning permission (TA/2007/1144) was granted in February 2011 for the demolition of the existing buildings (6,267 sq m), and for the erection of 8 detached houses, 2 semidetached houses, 3 terraced houses and 3 flats. The site is not available for waste related development.
- The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.
- Planning permission TA98/1208 requires that sand extraction cease by 31 December 2030 & that the site be restored by 31 December 2033. Planning permission TA09/1285 for the importation of washed sugar beet soil, compost, peat & naturally occurring soils & blending thereof with indigenous sand with storage & export of finished product is required to cease on or before 31 December 2030.
### Appendix 1: Application of the Preliminary Sieves to the Long List of Sites

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<td>B Ind or Bus Use</td>
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<td>C STW</td>
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<td></td>
<td></td>
<td>D CRC</td>
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<tr>
<td></td>
<td></td>
<td>E Mins Site</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>F Other Use</td>
<td></td>
</tr>
<tr>
<td>TA26</td>
<td>The Gas Holding Station, Godstone Road, Whyteleafe</td>
<td>●</td>
<td>The site measures some 0.5 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>TA27</td>
<td>Felbridge WWTW, Eastbourne Road, Felbridge</td>
<td>●</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>TA28</td>
<td>Mercers South Quarry, Bletchingley Road, Nutfield</td>
<td>●</td>
<td>Soft sand working recently commenced. Site nominated by owner as a potential site for C, D &amp; E recycling. No current recycling operation and any future planning application for inert recycling linked to the quarry restoration will need to be assessed against relevant policy.</td>
</tr>
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<tr>
<td>TA29</td>
<td>Land adjacent to the A25 &amp; A22 next to Strete Court</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>TA30</td>
<td>Downs Residential Site</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WA01</td>
<td>Alton Rd Sandpit, Alton Road, Wrecclesham, Farnham</td>
<td></td>
<td>Planning permission WA/2014/0005 allows for the extraction of sand (770,000 tonnes) &amp; clay (512,000 cubic metres) from a site of 36.2 hectares, &amp; the filling of the existing &amp; resultant void with (2.6 million cubic metres) of non-hazardous industrial, commercial, household &amp; inert waste; &amp; associated development. The development is to be completed in all respects not later than 31 December 2029. An area of 7.8 hectares within site is allocated for temporary use for aggregate recycling under Policy AR2 of the Aggregates Recycling Joint DPD. The site is underlain by a groundwater body that exhibits ‘poor’ chemical and quantitative status.</td>
</tr>
<tr>
<td>WA02</td>
<td>Coxbridge Sandpit, Alton Road, Wrecclesham, Farnham</td>
<td>●</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
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<td>Site Ref</td>
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</tr>
<tr>
<td>WA03</td>
<td>Land south of the junction of Wrecclesham Rd &amp; The Hatches, Wrecclesham, Farnham</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WA04</td>
<td>Land north west of No.1 School Hill, Wrecclesham</td>
<td>B</td>
<td>The site measures some 0.2 hectares, and is excluded from further consideration as part of the SWLP site identification process on grounds of its small size. The site is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>WA05</td>
<td>Guildford Road Trading Estate, Guildford Road, Farnham</td>
<td>C</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WA06</td>
<td>Farnham CRC, Bourne Mill, Farnham</td>
<td>A</td>
<td>The site is occupied by an existing operational community recycling centre. The site is small in size, measuring some 0.4 hectares, is situated adjacent to an established industrial estate and is constrained to the north, south and east by the existing road network. Given the extent and setting of the site, and its current established uses, there would be limited scope to accommodate further waste management activities.</td>
</tr>
<tr>
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<tr>
<td>WA07</td>
<td>Bourne Mill Industrial Estate, Guildford Road, Farnham</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WA08</td>
<td>Land adj Farnham STW, Farnham</td>
<td>B: Ind or Bus Use</td>
<td>Site is occupied by an existing operational sewage treatment works. An area of surplus land at the site is being considered for allocation as a strategic employment site in the Waverley BC Local Plan.</td>
</tr>
<tr>
<td>WA09</td>
<td>Farnham Trading Estate, Farnham</td>
<td>C: STW</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WA10</td>
<td>Runfold South Quarry, Runfold</td>
<td>D: CRC</td>
<td>An area of some 0.75 hectares within the wider quarry complex has temporary planning permission (WA04/1829 and WA/2011/2160) for use as an aggregate recycling facility. Under planning permission WA/2011/2160 the recycling facility must cease operations by 31 December 2018. The wider quarry complex is subject to a requirement for completion of final restoration by 31 December 2019.</td>
</tr>
</tbody>
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<tr>
<td>WA11</td>
<td>Princess Royal North, Guildford Road, Runfold, Farnham</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is a restored former mineral working that was subsequently infilled with waste materials. As a fully restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>WA12</td>
<td>Land at the junction of Guildford Road &amp; Tongham Road (Runfold Antiques / former Stone Yard), Runfold, Farnham</td>
<td>B: Ind or Bus Use</td>
<td>The site measures some 0.4 hectares, and is considered to be too small to accommodate a strategic waste management facility.</td>
</tr>
<tr>
<td>WA13</td>
<td>Runfold Farm (Farnham Quarry), Runfold Roundabout, Badshot Lea, Farnham</td>
<td>C: STW</td>
<td>The site is a restored former mineral working that was partially infilled, and is subject to an outstanding requirement for restoration by 2042. As a restored former mineral working and landfill the site is not proposed for further waste related development.</td>
</tr>
<tr>
<td>WA14</td>
<td>Homefield Sandpit, Guildford Road, Runfold</td>
<td>D: CRC</td>
<td>An area of some 1.54 hectares within the wider quarry complex has temporary planning permission (WA09/0856) for use for the screening and washing of inert waste. That permission runs until 31 December 2020, with the wider quarry complex subject to a requirement for restoration by 2042. The site is situated within the boundaries of the Surrey Hills AONB.</td>
</tr>
<tr>
<td>WA15</td>
<td>Stockstone Quarry, Hyde Lane, Churt</td>
<td>E: Mins Site</td>
<td>The site is a former mineral working that has been partially infilled, and is subject to an outstanding requirement for restoration by 2042.</td>
</tr>
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<td></td>
<td>A Area &lt;0.6ha</td>
<td>B Ind or Bus Use</td>
</tr>
<tr>
<td>WA16</td>
<td>Kings Road Industrial Estate, Kings Road, Haslemere</td>
<td>●</td>
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<td></td>
<td>●</td>
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<tr>
<td>WA17</td>
<td>Unicorn Industrial Estate &amp; Weydown Industrial Estate, Weydown Road, Haslemere</td>
<td>●</td>
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<td>●</td>
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<tr>
<td>WA18</td>
<td>Witley CRC, Petworth Road, Witley</td>
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<tr>
<td>WA19</td>
<td>Chiddingfold WWTW, Skinners Lane, Chiddingfold</td>
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<tr>
<td></td>
<td></td>
<td>Area &lt;0.6ha</td>
<td>Ind or Bus Use</td>
</tr>
<tr>
<td>WA20</td>
<td>Land to the north of Catteshall Lane, Godalming (including (a) Langham Park Industrial Estate, (b) Douglas Drive Industrial Estate, (c) Alderbank Drive, &amp; (d) Weyside Park)</td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>WA21</td>
<td>Dunsfold Park &amp; Aerodrome, Dunsfold Road, Dunsfold, Cranleigh</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WA22</td>
<td>Land north of Dunsfold Park, Stovolds Hill, Dunsfold, Cranleigh</td>
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<td></td>
</tr>
<tr>
<td>WA23</td>
<td>Cranleigh CRC, Elmbridge Road, Cranleigh</td>
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<tr>
<td>WA24</td>
<td>Cranleigh STW, Elmbridge Road, Cranleigh</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>WA25</td>
<td>Kill Copse, Willinghurst Estate, Guildford Road, Shamley Green</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WA26</td>
<td>Hewitts Industrial Estate, Elmbridge Road, Cranleigh &amp; Little Mead Industrial Estate, Alfold Road, Cranleigh</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WA27</td>
<td>Woodhill Sandpit, Farley Heath Road, Shamley Green</td>
<td>C: STW</td>
<td>The site is a former mineral working. In 1997 it was determined that infilling of the site would not be appropriate, due to the character of the local highway network, which is not suited to the transit of large numbers of HGVs over sustained periods of time.</td>
</tr>
<tr>
<td>WA28</td>
<td>Ewhurst Brickworks, Horsham Road, Walliswood (incorporating Ockley / Smokejacks Brickworks, Horsham Road, Walliswood)</td>
<td>D: CRC</td>
<td>The site is allocated for brick clay extraction in the SMP 2011. An application has been submitted (May 2017) seeking permission for the extraction of clay from areas not covered by the existing minerals permission, &amp; the construction &amp; operation of a tile</td>
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<td></td>
<td></td>
<td>A Area &lt;0.6ha</td>
<td>works in addition to the existing brickworks. Part of the site is covered by the Smokejack Clay Pit SSSI, which is a geological interest designation.</td>
</tr>
<tr>
<td>WA29</td>
<td>Scrap yard west of old Ewhurst Brickworks, Horsham Lane,</td>
<td>B Ind or Bus Use</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td></td>
<td>Walliswood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WA30</td>
<td>Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WO01</td>
<td>Goldsworth Park Trading Estate, Kestrel Way, Woking</td>
<td>C</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WO02</td>
<td>Land at Havering Farm, Guildford Road, Worplesdon</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WO03</td>
<td>Mimbridge Nurseries, Station Road, Chobham</td>
<td></td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WO04</td>
<td>Land at Heather Farm, Chobham Road, Horsell, Woking</td>
<td></td>
<td>The site was allocated for waste related development in the current Surrey Waste Plan (2008). Planning permission (PLAN/2011/0819) granted by Woking BC in 2012 for the change of use of former mushroom farm offices and packaging area to offices with ancillary workshop and education facility (B1 &amp; D1 uses) with ancillary parking and landscaping, creation of a wetland</td>
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<tr>
<td>W005</td>
<td>Poole Road Industrial Estate &amp; Cherry Street Industrial Estate, Woking</td>
<td>B</td>
<td>The site is occupied by an existing industrial estate. Planning permission (PLAN/2016/1444) for the erection of a 6 storey mixed use building containing an energy centre (sui-generis), an archive museum (D1) and office space (B1) was granted by Woking BC on 31 March 2017.</td>
</tr>
<tr>
<td>W006</td>
<td>Downside Goods Yard, Guildford Road, Woking</td>
<td></td>
<td>The site is occupied by an active rail aggregates depot, and is safeguarded for such use by Policy MC16 of the Surrey Minerals Plan Core Strategy DPD (2011). Any waste use (e.g. aggregates recycling) would be incidental to the primary function of the existing facility.</td>
</tr>
<tr>
<td>W007</td>
<td>Monument Way West Industrial Estate, Monument Way West, Woking</td>
<td></td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>W008</td>
<td>Monument Way East Industrial Estate, Monument Way East, Woking</td>
<td></td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
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<tbody>
<tr>
<td>WO09</td>
<td>Land at Martyrs Lane, Woking</td>
<td>A: Area &lt;0.6ha, B: Ind or Bus Use, C: STW, D: CRC, E: Mins Site, F: Other Use</td>
<td>No reasons to exclude site at the preliminary sieving stage.</td>
</tr>
<tr>
<td>WO10</td>
<td>Martyrs Lane CRC, Martyrs Lane, Woking</td>
<td>C: STW</td>
<td>The site is occupied by an existing community recycling centre. There is limited, if any, scope to expand or further develop the facility, but it should be safeguarded as part of the established CRC network.</td>
</tr>
<tr>
<td>WO11</td>
<td>Kingsway Business Park, Forsyth Road, Woking</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WO12</td>
<td>Woking STW, Carters Lane, Woking</td>
<td>E: Mins Site</td>
<td>The site is occupied by an existing operational sewage treatment works. Whilst in theory it would be appropriate to seek the co-location of other waste uses on any surplus land within the STW site, in practice that would not be feasible, given the nature and operational requirements of the existing facility.</td>
</tr>
<tr>
<td>WO13</td>
<td>Camphill Road Industrial Estate, Camphill Road, West Byfleet</td>
<td>B: Ind or Bus Use</td>
<td>The site is occupied by an established industrial estate. The new Surrey WLPSWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>Site Ref</td>
<td>Site Name &amp; Address</td>
<td>Preliminary Sieves</td>
<td>Key Issues &amp; Reasons for Exclusion</td>
</tr>
<tr>
<td>---------</td>
<td>-------------------------------------------</td>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>WO1 4</td>
<td>Byfleet Industrial Estate, Oyster Lane, Byfleet</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
<tr>
<td>WO1 5</td>
<td>Martlands Industrial Estate, Smarts Heath Lane, Worplesdon</td>
<td>A: Area &lt;0.6ha</td>
<td>The site is occupied by an established industrial estate. The new SWLP will make provision, through policy, for the possibility of waste related development being located on established employment sites.</td>
</tr>
</tbody>
</table>
Appendix 1: Application of the Preliminary Sieves to the Long List of Sites
Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

Key to abbreviations used for Sieves H & I

<table>
<thead>
<tr>
<th>Sieve H:</th>
<th>SPZ</th>
<th>Source Protection Zone</th>
<th>SW</th>
<th>Surface Water</th>
<th>GW</th>
<th>Ground Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sieve I:</td>
<td>SPA</td>
<td>Special Protection Area</td>
<td>SAC</td>
<td>Special Area of Conservation</td>
<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
</tr>
<tr>
<td></td>
<td>AONB</td>
<td>Area of Outstanding Natural Beauty</td>
<td>AGLV</td>
<td>Area of Great Landscape Value</td>
<td>SM</td>
<td>Scheduled Monument</td>
</tr>
<tr>
<td></td>
<td>LB</td>
<td>Listed Building</td>
<td>RPG</td>
<td>Registered Park &amp; Garden</td>
<td>CA</td>
<td>Conservation Area</td>
</tr>
<tr>
<td></td>
<td>GI</td>
<td>Grade I</td>
<td>GII*</td>
<td>Grade II*</td>
<td>GII</td>
<td>Grade II</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
<th>Sieve H Flood Risk &amp; Water Environment</th>
<th>Sieve I National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</th>
<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>EL03</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.99 km to A245 No non-road access</td>
<td>Previously Developed Land</td>
<td>That site has an estimated area of 1.3 hectares, but has previously been the subject of an unsuccessful planning application (EL12/0423) for the construction and operation of a small scale (30,000 tpa) biomass EfW plant. This was due to a failure to demonstrate very special circumstances which clearly outweigh the harm to Green Belt, but also the fact that the use of HGVs at the levels proposed was considered to cause further harm to the character of the area and local amenities. The site is located in close proximity to a constituent part of the Thames Basin Heaths SPA, and to sensitive receptors, including residential properties. Given the planning history of the site, and the sensitivity of the area in which it is situated it is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td></td>
<td>Depot 46, Redhill Road, Cobham</td>
<td></td>
<td>3 SSSIs &lt;5km</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Area: 1.3 ha</td>
<td></td>
<td>2 SM, 5 GI* LBs &amp; 1 GI RPG &lt;1km</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>EL07</td>
<td>Weylands Treatment Works, Molesey Road, Walton-on-Thames</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>1.72 km to A244</td>
<td>Developed Land &amp; Previously Developed Land</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 SSSIs &lt;5km</td>
<td></td>
<td>No non-road access</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 GI LB &lt;1km</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td>That site has an estimated area of 5.6 hectares, is currently occupied by a range of waste related uses, is allocated in the adopted SWP 2008, and has been the subject of an unsuccessful planning application (EL/2013/1251) due to a failure to demonstrate very special circumstances for development in the Green Belt, harm to the Green Belt and insufficient information on waste arisings, HGV movements and noise. The site has potential for future waste related development, and is well located in terms of proximity to waste arisings, but any allocation would need to consider the scale and type of facility that could be appropriately accommodated on the site given the proposal that is being pursued (Appeal ref. APP/K3605/W/17/3172429) for the redevelopment of the area of land immediately to the north of the site for residential development (c.1,000 new homes). It is recommended that this site is retained as an allocated site in the emerging SWLP.</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G</th>
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<th>Sieve J</th>
<th>Sieve K</th>
<th>Sieve L</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>EP03</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>Flood Risk &amp; Water Environment</td>
<td>National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Proximity to Sensitive Receptors</td>
<td>Proximity to the Strategic Transport Network</td>
<td>Land Status</td>
</tr>
<tr>
<td>The Chalk Pit, College Road, Epsom</td>
<td>Area: 1.8 ha</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed Land</td>
</tr>
<tr>
<td>GW Body status – ‘poor’ &amp; ‘good’</td>
<td>1 SAC &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Direct access from A2022</td>
<td>No non-road access</td>
<td></td>
<td></td>
<td>That site has an estimated area of 1.8 hectares. The site hosts three waste related businesses, offering between them a combination of waste transfer and materials recovery services, in addition to a number of non-waste related enterprises. The size and nature of the site, which is in mixed business use, is such that it is unlikely to offer sufficient additional capacity to warrant allocation as a future strategic waste management site, and consequently is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>SPZ3</td>
<td>4 SSSIs &lt;5km</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SW Body status – ‘moderate’</td>
<td>1 GII LB &lt;250m</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EP04</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>Flood Risk &amp; Water Environment</td>
<td>National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Proximity to Sensitive Receptors</td>
<td>Proximity to the Strategic Transport Network</td>
<td>Land Status</td>
</tr>
<tr>
<td>Mid-Surrey Farm, 133 Reigate Road, Ewell</td>
<td>Area: 1.9 ha</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed Land</td>
</tr>
<tr>
<td>GW Body status – ‘poor’ &amp; ‘good’</td>
<td>1 SAC &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Direct access from A240</td>
<td>No non-road access</td>
<td></td>
<td></td>
<td>That site has an estimated area of 1.9 hectares. The site is an operational waste site, engaged in the biological treatment of waste and soil recycling, that operates under a certificate of lawful established use (EP05/1080) and a number of extant planning permissions relating to different aspects of the waste development. The size and nature of the site, is such that it is unlikely to offer sufficient additional capacity to warrant allocation as a future strategic waste management site, and consequently is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>SW Body status – ‘moderate’</td>
<td>4 SSSIs &lt;5km</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

That site has an estimated area of 1.8 hectares. The site hosts three waste related businesses, offering between them a combination of waste transfer and materials recovery services, in addition to a number of non-waste related enterprises. The size and nature of the site, which is in mixed business use, is such that it is unlikely to offer sufficient additional capacity to warrant allocation as a future strategic waste management site, and consequently is not recommended for inclusion in the emerging SWLP.
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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<th>Sieve L</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>GU03 Ash Vale WTS, Station Road West, Ash Vale</td>
<td>Outside the Metropolitan Green Belt</td>
<td>Flood Risk &amp; Water Environment</td>
<td>National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Proximity to Sensitive Receptors</td>
<td>Proximity to the Strategic Transport Network</td>
<td>Land Status</td>
<td>That site has an estimated area of 0.65 hectares. The site is an established waste transfer station that operates under planning permission (GU06/P/0174) granted by the WPA in April 2006. The site is small and fully utilised in its current form, and is physically constrained by its location (rail line on western boundary) and the nature of the surrounding land uses (industrial and commercial development). The site serves an established waste purpose and offers no scope for expansion, and is therefore not recommended for allocation in the emerging SWLP.</td>
</tr>
<tr>
<td>GU05 Land at Strawberry Farm, Glaziers Lane, Normandy</td>
<td>Metropolitan Green Belt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The site has an estimated area of 2.7 hectares. The site is occupied by an existing soil recycling facility, which operates under a Certificate of Lawful Use and an Environmental Permit (TP3793ET/A001) for the physical treatment of green and organic waste materials. The site is situated in a rural location, surrounded by agricultural or equestrian land, and also hosts an agricultural feed merchant operation, a pet and equine feed and supplies merchant, a fishing supplies merchant. Access to the site is constrained. The site serves an established waste purpose and offers no scope for expansion, and is therefore not recommended for allocation in the emerging SWLP.</td>
</tr>
</tbody>
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</tr>
</thead>
<tbody>
<tr>
<td>GU06</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>2 SPAs &amp; 1 SAC &lt;10km</td>
<td>High sensitivity receptors &lt;20m</td>
<td>Direct access to A323</td>
<td>Developed Land</td>
<td>The site has an estimated area of some 0.79 hectares. Some 0.45 hectares of the site is occupied by an established vehicle breakers yard for which a Certificate of Lawful Use (GU93/P/00977) was obtained from Guildford BC in 1993. Subsequently planning permission (GU11/1715) was granted in 2012 by the WPA for the construction and use of a depollution building on the western boundary of the site. Some 0.34 hectares of the site is occupied by an established materials recovery facility (GU09/2057), which was granted planning permission in 2010. The site serves an established waste purpose and offers no scope for expansion, and is therefore not recommended for allocation in the emerging SWL.</td>
</tr>
<tr>
<td>GU22</td>
<td>Outside the Metropolitan Green Belt</td>
<td>Fluvial Flood Zones 1, 2 &amp; 3 SPZ 3 &amp; SPZ 2  SW Body status – ‘moderate’</td>
<td>1 SPA &amp; 1 SAC &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.81 km to A320</td>
<td>Greenfield</td>
<td>That site has an estimated area of some 10.7 hectares, but has been identified for future residential, industrial and commercial development as part of Guildford Borough Council’s Slyfield Area Regeneration Programme, and is therefore unlikely to be available for waste related development.</td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>GU23</td>
<td>Land north east of Slyfield Industrial Estate, Guildford</td>
<td>Outside the Metropolitan Green Belt</td>
<td>Fluvial Flood Zones 1, 2 &amp; 3 SPZ 3 SW Body status – ‘moderate’</td>
<td>1 SPA &amp; 1 SAC &lt;10km 3 SSSI &lt;5km SH AONB &lt;5km 1 GII* RPG &lt;1km 1 CA &lt;250m</td>
<td>High sensitivity receptors &gt;250m from site</td>
<td>0.99 km to A320 No non-road access</td>
<td>Greenfield</td>
</tr>
</tbody>
</table>
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<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>GU28 Three Acres Yard, Tithebarn Lane, Send</td>
<td>Metropolitan</td>
<td>SW Body status – ‘moderate’</td>
<td>1 SPA &amp; 1 SAC &lt;10 km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.54 km to A247</td>
<td>No non-road access</td>
<td>Greenfield</td>
</tr>
<tr>
<td>GU32 Brick Kiln Copse, Brick Kiln Farm, Old Lane, Ockham</td>
<td>Metropolitan</td>
<td>SW Bodies status – ‘moderate’ &amp; ‘moderate’</td>
<td>1 SPA &amp; 1 SAC &lt;10 km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>4.49 km to A3</td>
<td>No non-road access</td>
<td>Partially developed but primarily greenfield</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Site</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>GU33</td>
<td>Metropolitan Green Belt</td>
<td>Fluvial Flood Zones 1, 2 &amp; 3</td>
<td>1 SPA &amp; 1 SAC &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>3.40 km to A245 No non-road access</td>
<td>Developed Land</td>
<td>It is situated close (&lt;5km) to sensitive receptors including Bookham Commons SSSI, Ashtead Common NNR and Ockham and Wisley LNR. There are eight areas of Ancient Woodland located within 0.5km of the site. The site has a history of unauthorised waste operations, and has been subject to enforcement action by both the WPA and Guildford BC. There is a poor access to Horsley Road. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>GU34</td>
<td>Outside the Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>1 SPA &amp; 1 SAC &lt;5km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.72 km to A3011 &amp; A331 No non-road access</td>
<td>Greenfield</td>
<td>The site is comprised of an area of undeveloped land situated to the north of an existing sewage treatment works on the western edge of the county. The site is accessed by means of a road that passes through residential development, and is bounded to the south by the sewage treatment works, to the west by the Blackwater river, to the north by a mobile home park, and to the east by an area of open and recreational land. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
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<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>GU35</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’&lt;br&gt;GW Body status – ‘poor’ &amp; ‘&lt;br&gt;Within SH AONB</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Direct access to A3&lt;br&gt;No non-road access</td>
<td>Developed Land</td>
<td>Planning permission (GU/08/P/01462) granted in October 2008 for the redevelopment of land to the south west of the established industrial units as a polo training pitch. Direct access to the A3 would be re-engineered to facilitate the access &amp; egress of horse transporters. Site access close to now sub standard Shackleford junction on A3. The site is situated within the boundaries of the Surrey Hills AONB. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>MO01</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’&lt;br&gt;Within SH AONB</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.48 km to A25&lt;br&gt;No non-road access</td>
<td>Greenfield</td>
<td>The site is comprised of part of an agricultural field located in a rural setting in the village of Wotton, and is surrounded by agricultural land and woodland. The site is located within the boundaries of the Surrey Hills AONB. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>Site</td>
<td>Sieve G Metropolitan Green Belt</td>
<td>Sieve H Flood Risk &amp; Water Environment</td>
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</tr>
<tr>
<td>MO03</td>
<td>Metropolitan Green Belt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed Land</td>
<td>The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. The area of land to the east hosts a range of permitted waste facilities, including a materials recovery facility (MO03/0751 and subsequent permissions), a community recycling centre (MO92/0195 and subsequent permissions), and a sewage treatment works. The land is classified as PDL as the site contains a former landfill that was not subject to a restoration scheme. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. It is recommended that the site be retained as an allocated site through the emerging SWLP.</td>
</tr>
</tbody>
</table>

The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. The area of land to the east hosts a range of permitted waste facilities, including a materials recovery facility (MO03/0751 and subsequent permissions), a community recycling centre (MO92/0195 and subsequent permissions), and a sewage treatment works. The land is classified as PDL as the site contains a former landfill that was not subject to a restoration scheme. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. It is recommended that the site be retained as an allocated site through the emerging SWLP.
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</tr>
</thead>
<tbody>
<tr>
<td>MO16</td>
<td>Metropolitan Green Belt</td>
<td>GW Body status – ‘poor’ &amp; ‘good’</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Direct access to A25</td>
<td>No non-road access</td>
<td>Developed Land</td>
<td>The site is occupied by a permitted materials recovery facility (MO06/0577), which handles a combination of industrial and commercial, and construction and demolition wastes. The site was allocated for waste related development under the adopted SWP (2008). The site has been developed and is not considered to offer further potential as a strategic allocation. The site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>RE05</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Direct access to A217</td>
<td>No non-road access</td>
<td>Developed Land</td>
<td>The site is an established materials recovery facility and waste transfer operation, originally permitted on Appeal against an Enforcement Notice in 1994 (T/APP/C/93/B3600/629193). An application for the rationalisation and improvement of the existing facility was granted by the WPA in 2005 (RE04/1403). In 2013 an application for a new waste reception building was refused and dismissed on appeal. The site owners have nominated the site as having the potential for additional waste management capacity. However it is considered that the site offers limited scope for further expansion, and further proposals can be dealt with under relevant policy for the enhancement and expansion of existing waste sites. It is therefore not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Site Code</th>
<th>Site Description</th>
<th>Area (ha)</th>
<th>Sieve G Metropolitan Green Belt</th>
<th>Sieve H Flood Risk &amp; Water Environment</th>
<th>Sieve I National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</th>
<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
</table>
| RE06          | RE06      | New Pond Farm, Woodhatch Road, Woodhatch, Redhill | 1.1       | Metropolitan Green Belt          | SW Body status – ‘moderate’             | 1 SAC <10 km  
2 SSSI <5km  
SH AONB <5km  
1 SM <1km | High sensitivity receptors within between 20m & 250m  
Direct access to A2044  
No non-road access | Developed Land | The site is currently used for the storage and processing of wood and associated materials, in association with a tree surgery business, under planning permission (99/08460/F) granted in October 1999 by Reigate & Banstead BC. The site is situated adjacent to a residential property. As an operational tree care business and given the proximity of the residential property there is considered to be no scope for a strategic waste use on this site. |
| RE08          | RE08      | Land at Gatton Bottom, Merstham, Reigate   | 2.6       | Metropolitan Green Belt          | SPZ3  
GW Body status – ‘poor’ & ‘good’  
SW Body status – ‘moderate’ | Within SH AONB  
High sensitivity receptors within between 20m & 250m | 1.18 km to A217  
No non-road access | Greenfield | The site is comprised of an area of agricultural land located in a rural setting to the north of the Gatton Bottom Registered Park & Garden, and the south of the M25 motorway. The site is located within the boundaries of the Surrey Hills AONB. The site is not recommended for inclusion in the emerging SWLP. |
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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<tr>
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</thead>
</table>
| RE09B Earlswood MBF & WTS, Horley Road, Redhill Area: 1.7 ha | Metropolitan Green Belt | SW Body status – ‘moderate’ | 1 SAC <10km  
2 SSSI <5km  
SH AONB <5km  
1 SM & 1 GII* LB <1km | High sensitivity receptors within between 20m & 250m | Direct access to A23  
No non-road access | Developed Land | The site comprises of an existing Reigate & Banstead BC depot, which has permission to be redeveloped as a materials bulking facility (RE/P/13/01661/CON). Part of the area of land occupied by the waste facilities was allocated for development in the adopted SWP (2008). The site is fully occupied by waste related development, and offers no scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP. |
| RE09D Land west of Earlswood STW, Redhill Area: 2.3 ha | Metropolitan Green Belt | Fluvial Flood Zone 2 & 3  
SW Body status – ‘moderate’ | 1 SAC <10km  
2 SSSI <5km  
SH AONB <5km  
1 SM <1km | High sensitivity receptors within between 20m & 250m | Direct access to A2044  
No non-road access | Greenfield | The site was allocated for waste related development in the adopted SWP (2008), but has not been subject to any planning applications in response to that. Although no interest has been shown in developing the site for waste related purposes during the lifetime of the adopted SWP, the site is well located in terms of proximity to sources of waste and the strategic transport network. The site is classified as greenfield land, for this reason it is not recommended that the site is subject to allocation in the emerging SWLP. |
<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
<th>Sieve H Flood Risk &amp; Water Environment</th>
<th>Sieve I National &amp; Supranational Ecological, Landscape &amp; Heritage Designations</th>
<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
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</tr>
</thead>
<tbody>
<tr>
<td>RE10</td>
<td>Metropolitan Green Belt</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Greenfield</td>
<td>The site is a former area of allotment gardens that is not currently in any form of active use. An application (14/01399/CON) was submitted in 2014 for the temporary use of the land for a combination of dog day care and horse grazing, but was not progressed. The site is located within 200 metres of site RE09A, which hosts a community recycling centre and a materials bulking facility and waste collection depot. The site is Greenfield land and as such the site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>RE11</td>
<td>Outside the Metropolitan Green Belt</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Poor</td>
<td>Developed Land</td>
<td>The site is currently used for the import and storage of aggregate materials, and has planning permission (RE/13/00944/CON) for the development of a facility that would manufacture aggregate from incinerator bottom ash. As the site is allocated for the development of a permanent aggregates recycling facility under Policy AR2 of the Aggregates Recycling Joint DPD, and is safeguarded under policy MC16 (Rail aggregate depots) of the Surrey Minerals Plan 2011, it is not recommended that it be subject to allocation in the emerging SWLP.</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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</tr>
</thead>
<tbody>
<tr>
<td>RE16</td>
<td>Copyhold Works, Nutfield Road, Redhill</td>
<td>Metropolitan Green Belt</td>
<td>GW Body status – ‘poor’ &amp; ‘good’</td>
<td>1 SAC &lt;10km</td>
<td>Direct access off A25</td>
<td>Previously Developed Land</td>
<td>The site was allocated in the adopted SWP (2008), but no applications have come forward over the plan period. The site is now promoted for residential development by the owner and is shown as part of an area of search for sustainable urban extensions to the east of Redhill in the adopted Local Plan Core Strategy July 2014. Subsequently, the site (as sites ERM2 (Land west of Copyhold) and ERM3 (Former Copyhold Works, Redhill)) has been proposed for allocation in the emerging Part 2 (Development Management Plan) (Regulation 18 consultation) of the Reigate &amp; Banstead BC Local Plan. Since the site allocation in the emerging Local Plan is underpinned by a strategic area of search in the Core Strategy there is a strong degree of certainty that the site will be allocated for residential development. It is therefore not recommended that the site is included in the emerging SWLP.</td>
</tr>
<tr>
<td></td>
<td>Area: 5.4 ha</td>
<td></td>
<td>SW Body status – ‘moderate’</td>
<td>1 SSSI &lt;5km</td>
<td>No non-road access</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>1 SAC &lt;5km</td>
<td>SH AONB &lt;5km</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>2 GII LBs &lt;250m</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td></td>
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<td>Direct access</td>
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<td></td>
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<td>off A25</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>No non-road access</td>
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</tbody>
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The site was allocated in the adopted SWP (2008), but no applications have come forward over the plan period. The site is now promoted for residential development by the owner and is shown as part of an area of search for sustainable urban extensions to the east of Redhill in the adopted Local Plan Core Strategy July 2014. Subsequently, the site (as sites ERM2 (Land west of Copyhold) and ERM3 (Former Copyhold Works, Redhill)) has been proposed for allocation in the emerging Part 2 (Development Management Plan) (Regulation 18 consultation) of the Reigate & Banstead BC Local Plan. Since the site allocation in the emerging Local Plan is underpinned by a strategic area of search in the Core Strategy there is a strong degree of certainty that the site will be allocated for residential development. It is therefore not recommended that the site is included in the emerging SWLP.
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<tbody>
<tr>
<td>RE20</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘bad’</td>
<td>1 SSSI ≤5 km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>4.5 km to A23</td>
<td>No non-road access</td>
<td>Developed Land</td>
</tr>
<tr>
<td>Site</td>
<td>Sieve G Metropolitan Green Belt</td>
<td>Sieve H Flood Risk &amp; Water Environment</td>
<td>Sieve I National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Sieve J Proximity to Sensitive Receptors</td>
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</tr>
<tr>
<td>RU02A South West London AD Facility &amp; Trumps Farm Green Waste Composting, Kitsmead Lane, Longcross Area: 4.5 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10km 3 SSSIs &lt;5km 2 SM &lt;1km</td>
<td>High sensitivity receptors &gt;250m from site</td>
<td>4.3 km to A320 No non-road access</td>
<td>Developed Land</td>
<td>The site (RU02) encompasses two neighbouring permitted waste operations undertaking composting and green waste treatment (RU08/0556, RU09/0543 and subsequent permissions) and AD and waste wood pelleting (RU10/0872 and subsequent permissions). The composting and green waste treatment planning permissions (RU08/0556, RU09/0543 and subsequent permissions) cover an area of some 1.2 hectares, and the AD and waste wood pelleting (RU10/0872 and subsequent permissions) cover an area of some 2.6 hectares. At RU02A there is scope for some rationalisation of composting and green waste operations but only limited scope to increase capacity hence it is not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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</tr>
</thead>
<tbody>
<tr>
<td>RU02C</td>
<td>Land adjoining M3 &amp; former Trumps Farm landfill, Kitsmead Lane, Longcross</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Greenfield</td>
<td>The site was allocated in the adopted Surrey Waste Plan (2008). Application (GU08/0673) for construction of EfW facility withdrawn in January 2010. The adjacent former DERA site is the subject of proposals for the development of the Longcross Garden Village, to include c.1,800 residential dwellings. An EIA Scoping Opinion has been sought from Runnymede BC in respect of the proposed residential development of Longcross South, and the land is also being proposed for allocation in the emerging borough Local Plan. The area of land south of site RU02C is a former landfill (RU02B), beyond which are two permitted composting and green waste treatment facilities (RU08/0556 et al) and AD and waste wood pelleting (RU10/0872 et al) (RU02A). The site (RU02C) is classified as Greenfield land, for this reason it is not recommended for allocation in the emerging SWLP.</td>
</tr>
</tbody>
</table>
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</tr>
</thead>
<tbody>
<tr>
<td>RU04C Land west of Lyne Lane STW, Lyne Lane, Chertsey Area: 2.9 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPA, 2 SACs &amp; 1 Ramsar Site &lt;10km 4 SSSIs &lt;5km 1 SM, 2 GII* LBs &amp; 1 GII* RPG &lt;1km 1 GII LB &amp; 1 GII RPG &lt;250m</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>3.1km to A320 No non-road access</td>
<td>Greenfield</td>
<td>That site has an estimated area of 2.9 hectares. Allocated in the SWP 2008, but no applications have come forward for the site over the Plan period. The site is currently undeveloped, and comprises of scrub and grassland, and is located immediately to the west of land occupied by an operational sewage treatment works. The site is classified as Greenfield land for this reason it is not recommended that the site is allocated in the emerging SWLP.</td>
</tr>
</tbody>
</table>
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<tr>
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<th>Sieve J</th>
<th>Sieve K</th>
<th>Sieve L</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>RU09</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>Flood Risk &amp; Water Environment</td>
<td>National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Proximity to Sensitive Receptors</td>
<td>Proximity to the Strategic Transport Network</td>
<td>Land Status</td>
</tr>
<tr>
<td>Land at Capital House, Woodham Park Road, Woodham Area: 1.2 ha</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed land</td>
<td></td>
</tr>
</tbody>
</table>

- **Discussion of site suitability**
  - That site has an estimated area of 1.2 hectares. Planning permission (APP/B3600/A/06/2007220) was granted on appeal in April 2007 for use of land for waste transfer and recycling activities comprising storage, separation, breaking, screening, sorting and redistribution of materials such as: hardcore, scalpings, topsoil, road planings, ballast, shingle, sand, bricks, wood, timber, slates, tiles, concrete and engineering materials; loading and unloading of skips incorporating associated materials as listed above; and the storage, repair and maintenance of ancillary plant, machinery and vehicles. Condition 16 of the Appeal decision required that improvements be made to the site access, approval for which was given in 2016 (RU.15/1888). The site offers limited scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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</thead>
<tbody>
<tr>
<td>SP02 Oakleaf Farm, Horton Road, Stanwell Moor Area: 6.8 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>1 SPA, 1 SAC &amp; 1 Ramsar Site &lt;10km</td>
<td>High sensitivity receptors within 20m &amp; 250m</td>
<td>0.19 km to A3044 No non-road access</td>
<td>Developed land</td>
<td>That site has an estimated area of 6.8 hectares. The site was allocated for waste related development in the adopted SWP (2008). Planning permission (SP08/0992) was granted in November 2009, for a permanent recycling, recovery and processing facility for construction and demolition wastes (including commercial and industrial wastes), with associated development such as a Materials Recycling Facility (MRF) building, site office and workshop, wheel wash, weighbridges, and landscaped bunds. The site is well located in terms of its proximity to waste arisings. It is recommended that the site be retained as an allocated site through the emerging SWLP.</td>
</tr>
<tr>
<td>SP07 Riverscroft, Chertsey Road, Shepperton Area: 0.75 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10 km</td>
<td>High sensitivity receptors within 20m &amp; 250m</td>
<td>2.2 km to A317 No non-road access</td>
<td>Developed land</td>
<td>The site is an established vehicle depot, used by SUEZ for storage and maintenance purposes. The site is situated on land that has been previously worked for mineral and infilled with waste. The site is fully utilised, and is not recommended for inclusion in the emerging SWLP.</td>
</tr>
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<th>Sieve L Land Status</th>
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<tr>
<td>SP20 Bugle Nurseries, Upper Halliford Road, Shepperton</td>
<td>Metropolitan Green Belt</td>
<td></td>
<td></td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.32 km to A244 No non-road access</td>
<td>Developed land</td>
<td>The site has an estimated area of 0.91 hectares, and benefits from a Certificate of Lawful Use (SP12/01060), issued by the WPA in July 2012 in respect of the use of the land for a range of waste related uses. The site is situated in close proximity to a number of sensitive residential receptors, and lies within the vicinity of the Charlton Lane ‘Eco Park’ development. The site offers limited scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>SU05 Former DERA Test Track, The Maultway, Bagshot, Camberley</td>
<td>Metropolitan Green Belt</td>
<td></td>
<td>1 SPA, 1 SAC &amp; 1 SSSI adjoin site</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>1.5 km to A30 &amp; A325 No non-road access</td>
<td>Greenfield</td>
<td>The majority of site is composed of heathland and woodland, that is dissected by a range of vehicle testing tracks, but otherwise undeveloped. A depot located in south west corner of the site, and covering an area of some 0.93 hectares, is currently used for the storage, inspection and distribution of vehicles under a planning permission (2006/0148) granted by Surrey Heath BC in 2006. The site is located in close proximity to the Colony Bog &amp; Bagshot Heath SSSI, which is part of the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright &amp; Chobham SAC. The site is fully utilised, and is therefore not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>Site</td>
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</tr>
<tr>
<td>SU07 Bluebell Copse, Hook Mill Lane, Windlesham Area: 1.0 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>2 SPAs, 2 SACs &amp; 1 Ramsar Site &lt;10km 3 SSSIs &lt;5km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>1.4 km to A319 No non-road access</td>
<td>Developed land</td>
<td>That site has an estimated area of 1.0 hectares. In October 2007 retrospective planning permission (SU07/0264) was granted for the development of approximately 1.1 hectares as a green waste reprocessing centre, involving the shredding and chipping of green waste to produce bio-mass fuel and soil improver for export off site. Several limitations to this were imposed. No more than 2,500 cubic metres of green waste is to be processed on site at any one time and no waste materials other than green waste is to be stored on site. There are also limits to the permitted vehicle movements. This is in order to minimise the impact of the site on the local environment, residents and highway network. Given these limitations, in particular the limits on the volume of material that can be held on the site, the site is not recommended to be taken forward in the emerging SWLP.</td>
</tr>
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</tr>
</thead>
<tbody>
<tr>
<td>SU08</td>
<td>Clearmount, Staple Hill, Windsor Rd, Burrow Hill, Chobham Area: 1.2 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>2.25 km to A319 No non-road access</td>
<td>Developed land</td>
<td>The site has an estimated area of 1.2 hectares, and operates as a vehicle breakers yard under a Certificate of Lawful Use (SU94/0432), issued by the WPA in 1994. The site is bounded to the west, south and east by the Chobham Common SSSI and NNR, which forms part of the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright &amp; Chobham SAC. The site is fully utilised, and is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>TA03</td>
<td>Normans Corner, Chapel Road, Smallfield Area: 1.1 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘bad’</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>4.9 km to A23 No non-road access</td>
<td>Developed land</td>
<td>The site is occupied by an established construction and demolition waste processing facility, which benefits from a Certificate of Lawful Use (TA99/0184), issued by the WPA in 1999. Stockpiles of waste materials and recovered materials stored on the site are not permitted to be greater than 6 metres in height. The site is situated in a rural location, remote from centres of population. The site offers limited scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA04</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘bad’</td>
<td>High sensitivity receptors within 20m &amp; 250m</td>
<td>1.6 km to A264 No non-road access</td>
<td>Previously Developed Land</td>
<td>The site currently benefits from a Certificate of Lawful Use (TA94/0323), issued by the WPA in June 1994 for the storage of wastes comprising soils, wood, roots, road planings, concrete, stone and iron ranging from 10 to 4,000 cubic metres on a site of about 0.6 hectares. Planning permission (TA08/0879) was granted in 2008 for the construction of a new access and haul route, the installation of site infrastructure and staff welfare facilities, and the siting of a concrete crusher. The site offers limited scope for further expansion, and is therefore not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>TA07</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>High sensitivity receptors &gt;250m from site</td>
<td>2.3 km to A25 No non-road access</td>
<td>Greenfield</td>
<td>The site has an estimated area of 4.9 hectares. The site forms part of the land holding of Whyte Gate Farm Stables, which operates as a stud and a livery and training yard. Given its established use, which would not be compatible with waste related development, the site is not recommended to be taken forward in the emerging SWLP.</td>
</tr>
</tbody>
</table>

| Site | Area: 1.1 ha | Area: 4.9 ha |

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## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
<th>Sieve H Flood Risk &amp; Water Environment</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA09 Land at Brickhouse Farm, Brickhouse Lane, South Godstone Area: 2.3 ha</td>
<td>Metropolitan Green Belt</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>1 SSSI &lt;5km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>2.45 km to A22</td>
<td>No non-road access</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
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<th>Sieve H Flood Risk &amp; Water Environment</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA10</td>
<td>Metropolitan Green Belt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Developed land</td>
<td>The site has an estimated area of 3.0 hectares. The site forms part of a former brickworks and mineral working. The eastern part of the wider brickworks site has been extensively redeveloped as a business park, whilst the western part is largely comprised of the voids left by past clay extraction, restoration of which is required by 31 May 2047. The site benefits from an existing rail siding, which could enable a waste use to be pursued whilst complying with the limits on road access imposed by the Tandridge DC Site Brief SPG (2004). The site was promoted for inclusion in the Aggregates Recycling Joint DPD, but was not taken forward as an allocation by the Inspector. The site is located within the Green Belt, but has been identified by the district council for employment use in their Draft Local Plan and the district council are proposing to remove the land from the Green Belt. It is considered possible that the site is located at a sufficient distance from designated SPAs and SACs for its use for some form of energy recovery to be feasible (a matter further considered in the HRA for the plan). It is recommended that the site be taken forward for allocation in the emerging SWLP.</td>
</tr>
</tbody>
</table>
Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
<th>Sieve G Metropolitan Green Belt</th>
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<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA12</td>
<td>Hays Bridge Farm, Brickhouse Lane, South Godstone</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>1 SSSI &lt;5km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>3.2 km to A22 No non-road access</td>
<td>Developed land</td>
</tr>
<tr>
<td>TA13</td>
<td>Taylors Hill Depot, Eastbourne Road, Godstone</td>
<td>Metropolitan Green Belt</td>
<td>GW Body status – ‘poor’ &amp; ‘poor’</td>
<td>2 SSSIs &lt;5 km 1 SAC &lt;10 km SH AONB &lt;5 km Within AGLV 1 SM, 1 Grade I LB &amp; 3 Grade II* LBs &lt;1 km 2 Grade II LBs &lt;0.25 km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.62 km to A22 No non-road access</td>
<td>Developed land</td>
</tr>
</tbody>
</table>
## Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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<thead>
<tr>
<th>Site</th>
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<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>TA24 Honeypot Farm, Honeypot Lane, Limpsfield</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>1 SSSI &lt;5 km</td>
<td>SH AONB &amp; Kent Downs AONB &lt;5 km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>5.49km to A25</td>
<td>No non-road access</td>
</tr>
<tr>
<td>TA29 Land adjacent to the A25 &amp; A22 next to Streete Court</td>
<td>Metropolitan Green Belt</td>
<td>‘Poor’ &amp; ‘poor’</td>
<td>AONB &lt;1km</td>
<td>AGLV &lt;1km</td>
<td>High sensitivity receptors within between 20m and 250m</td>
<td>A22 &lt;1km</td>
<td>Greenfield</td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>TA30 Downs Residential Site</td>
<td>Metropolitan Green Belt</td>
<td>‘Very low’ for fluvial flood risk and surface water flooding</td>
<td>Within an AONB and an AGLV</td>
<td>High sensitivity receptors within between 20m and 250m</td>
<td>Within 200m of the A22</td>
<td>Previously Developed Land</td>
<td>The site has an estimated area of some 1.7 hectares. The site is a former traveller site but is now vacant and bollarded to prevent unauthorised access. The site was used as a quarry between 1870s – 1930s and was subsequently used as a tip until 1970s. The site is located within the Surrey Hills AONB and AGLV. Given its location within national landscape designations the site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>WA03 Jnc of Wrecclesham Rd &amp; The Hatches, Farnham</td>
<td>Outside the Metropolitan Green Belt</td>
<td>GW Body status – ‘poor’ &amp; ‘poor’</td>
<td>&lt;10km from 3 SPAs, 3 SACs &amp; 1 Ramsar Site</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Accessed from A325</td>
<td>Previously Developed Land</td>
<td>The site has an estimated area of some 4.0 hectares, and is currently used for rail industry purposes by Network Rail. As the site is used in connection with the operation of essential rail infrastructure it would not be available for allocation in the emerging SWLP.</td>
</tr>
</tbody>
</table>
### Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

<table>
<thead>
<tr>
<th>Site</th>
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</tr>
</thead>
<tbody>
<tr>
<td>WA22</td>
<td>Land north of Dunsfold Park, Stovolds Hill, Dunsfold, Cranleigh</td>
<td>Countryside Beyond the Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>1 SSSI &lt;5 km &lt;10 km from 1 SPA &amp; 2 SACs SH AONB &lt;5 km Within AGLV 2 GIIs LBs &lt;250m</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>2.3 km to A281 No non-road access</td>
<td>Greenfield</td>
</tr>
</tbody>
</table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>WA25</td>
<td>Kill Copse, Willinghurst Estate, Guildford Road, Shamley Green Area: 0.7 ha</td>
<td>Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>Within SH AONB</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>2.5 km to A281 No non-road access</td>
<td>Developed land</td>
</tr>
</tbody>
</table>
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<thead>
<tr>
<th>Site</th>
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<th>Sieve J Proximity to Sensitive Receptors</th>
<th>Sieve K Proximity to the Strategic Transport Network</th>
<th>Sieve L Land Status</th>
<th>Discussion of site suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>WA29 Scrap yard adjacent to old Ewhurst Brickworks, Horsham Road, Walliswood</td>
<td>Countryside Beyond the Metropolitan Green Belt</td>
<td>SW Body status – ‘moderate’</td>
<td>1 SSSI &lt;5km&lt;br&gt;SH AONB &lt;5km&lt;br&gt;Within AGLV</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>4.2 km to A29&lt;br&gt;No non-road access</td>
<td>Developed land</td>
<td>That site has an estimated area of some 1.4 hectares, and is currently used for the recycling of end of life vehicles and scrap metal. The site is fully utilised by the established waste operations. The site is situated in close proximity to a number of residential properties, and a major minerals site and associated brick factory, Ewhurst Brickworks, which has been dormant for a number of years but is being brought back into active use. Given the lack of unused land within the site, and taking account of its proximity to sensitive receptors it is considered substantially constrained, and it would not be appropriate to recommend the site for allocation in the emerging SWLP.</td>
</tr>
<tr>
<td>Site</td>
<td>Sieve G Metropolitan Green Belt</td>
<td>Sieve H Flood Risk &amp; Water Environment</td>
<td>Sieve I National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Sieve J Proximity to Sensitive Receptors</td>
<td>Sieve K Proximity to the Strategic Transport Network</td>
<td>Sieve L Land Status</td>
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</tr>
<tr>
<td>WA30 Chiddingfold Storage Depot, Chiddingfold Road, Dunsfold Area: 0.7 ha</td>
<td>Countryside Beyond the Metropolitan Green Belt</td>
<td>SW Body status – ‘poor’</td>
<td>&lt;10km from 1 SPA, 2 SACs &amp; 1 Ramsar Site 1 SSSI &lt;5 km SH AONB &lt;5 km Within AGLV</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>4.5 km to A283 No non-road access</td>
<td>Developed land</td>
<td>That site has an estimated area of 0.7 hectares. The site has planning permission (WA/2013/1223) for the import, deposit, storage and transfer of discarded automotive parts, and for the import, deposit, storage and processing of discarded catalytic converters, which activities are carried out within two buildings located on the site. The site is small and fully utilised in its current form, and is constrained by its setting and accessibility (rural), and by the surrounding land uses (woodland, including ancient woodland and designated habitats). The site serves an established waste purpose and offers no scope for expansion, and is therefore not recommended for allocation in the emerging SWLP.</td>
</tr>
<tr>
<td>Site</td>
<td>Sieve G Metropolitan Green Belt</td>
<td>Sieve H Flood Risk &amp; Water Environment</td>
<td>Sieve I National &amp; Supra-National Ecological, Landscape &amp; Heritage Designations</td>
<td>Sieve J Proximity to Sensitive Receptors</td>
<td>Sieve K Proximity to the Strategic Transport Network</td>
<td>Sieve L Land Status</td>
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</tr>
<tr>
<td>W002</td>
<td>Metropolitan Green Belt</td>
<td>Fluvial Flood Zones 2 &amp; 3 SW Body status – ‘moderate’</td>
<td>&lt;10 km from 1 SPA &amp; 1 SAC 5 SSSIs &lt;5 km 1 Grade II LB &lt;250 m</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>0.50 km W of A320 No non-road access</td>
<td>Greenfield</td>
<td>That site has an estimated area of 1.6 hectares. The site is occupied by a range of business uses, including some involving the importation and processing of waste materials, and has a complex planning history. Conditions to previous planning permissions restrict use of the site in order to preserve the visual amenity of the site and the openness of the Green Belt. Given the history of the site, its range of current uses, and the lack of un-utilised and underutilised space, the site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
<tr>
<td>W003</td>
<td>Metropolitan Green Belt</td>
<td>Fluvial Flood Zone 2 SW Body status – ‘moderate’</td>
<td>&lt;10km from 2 SPAs, 2 SACs &amp; 1 Ramsar Site 4 SSSI &lt;5km</td>
<td>High sensitivity receptors within between 20m &amp; 250m</td>
<td>Accessed from A3046 No non-road access</td>
<td>Developed land</td>
<td>That site has an estimated area of 1.4 hectares. The site is occupied by a range of business uses, and benefits from a certificate of lawful use for the processing of waste materials to produce hardcore. Given the history of the site, its range of current uses, and the lack of un-utilised and underutilised space, the site is not recommended for inclusion in the emerging SWLP.</td>
</tr>
</tbody>
</table>
Appendix 2: Application of the Secondary Sieves to the Initial Short List of Sites

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<thead>
<tr>
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</tr>
</thead>
</table>
| W009 | Metropolitan Green Belt         | Metropolitan SW Body status – ‘moderate’ | <10km from 2 SPAs, 2 SACs & 1 Ramsar Site  
4 SSSI <5km | High sensitivity receptors within between 20m & 250m | 0.46km N of A245  
0.36km S of A320  
No non-road access | Greenfield | That site has an estimated area of 7.3 hectares. Allocated in the SWP 2008, but no applications have come forward for the site over the Plan period. The site is currently undeveloped, and is a former landfill that now comprises of scrub and poor quality grassland. Forms part of a wider urban extension that is being proposed for inclusion in the Woking BC Site Allocations DPD (consultation in January 2017). Allocation in the emerging Woking BC Local Plan is not certain. The site is classified as Greenfield land and for this reason it is not recommended that the site is allocated in the emerging SWLP. |
### Table A3-1: Calculation of future land requirements

<table>
<thead>
<tr>
<th>Waste Management Approach</th>
<th>2017 Baseline</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recycling*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capacity gap (tpa)</td>
<td>540,000</td>
<td>423,000</td>
<td>281,000</td>
<td>175,000</td>
<td>15,000</td>
</tr>
<tr>
<td>Tonnes per ha</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Requirement (ha)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Anaerobic Digestion</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capacity gap (tpa)</td>
<td>45,000</td>
<td>53,000</td>
<td>67,000</td>
<td>87,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Tonnes per ha</td>
<td>56,000</td>
<td>56,000</td>
<td>56,000</td>
<td>56,000</td>
<td>56,000</td>
</tr>
<tr>
<td>Requirement (ha)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Other Recovery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capacity gap (tpa)</td>
<td>-10,000</td>
<td>-39,000</td>
<td>-92,000</td>
<td>-156,000</td>
<td>-148,000</td>
</tr>
<tr>
<td>Tonnes per ha</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
<td>25,000</td>
</tr>
<tr>
<td>Requirement (ha)</td>
<td>0.4</td>
<td>1.6</td>
<td>3.7</td>
<td>6.2</td>
<td>5.9</td>
</tr>
<tr>
<td>Total Additional Land Need (ha)</td>
<td>0.4</td>
<td>1.6</td>
<td>3.7</td>
<td>6.2</td>
<td>5.9</td>
</tr>
</tbody>
</table>

**Notes**

* includes composting and waste transfer

1. The estimates of future waste management capacity requirements derive from Table 54 in the Waste Capacity Needs Assessment, 2018

2. The estimates of the areas of land required for future waste development set out in Table A3-1 were calculated on the basis of the assumptions set out in Table A3-2. The estimated capacity gap was divided by the relevant site capacity assumption and then multiplied by the relevant site area assumption.
Table A3-2: Assumptions made during the calculations of future land requirements

<table>
<thead>
<tr>
<th>Composting</th>
<th>Source of data: Section 1 (Composting) in Part 2 of the ODPM report on planning for waste management facilities (2004).</th>
</tr>
</thead>
</table>
| Area:       | 2 to 3 ha  
| Amount:     | 25,000 tpa of green waste, |
|            | Assumptions used to calculate land need: 3 ha per 25,000 tpa                                               |
| Area:       | 1 to 2 ha  
| Amount:     | 25,000 tpa of waste containing kitchen/catering waste                                                       |
|            | Assumptions used to calculate land need: 3 ha per 25,000 tpa                                               |
| Recycling   | Source of data: Section 3 (Processing of Recyclables) in Part 2 of the ODPM report on planning for waste management facilities (2004). |
| Area:       | 1 to 2 ha  
| Amount:     | 50,000 tpa                                                                                               |
|            | Assumptions used to calculate land need: 2 ha per 50,000 tpa                                               |
| Anaerobic Digestion | Source of data: Section 2 (Anaerobic Digestion) in Part 2 of the ODPM report on planning for waste management facilities (2004). |
| Area:       | 0.15 ha    
| Amount:     | 5,000 tpa                                                                                               |
|            | Assumptions used to calculate land need: 0.6 ha per 40,000 tpa                                           |
| Area:       | 0.6 ha     
| Amount:     | 40,000 tpa                                                                                               |
| Other Recovery | Source of data: Section 5 (Pyrolysis & Gasification), Section 6 (Small Scale Thermal Treatment), & Section 7 (Large Scale Thermal Treatment) in Part 2 of the ODPM report on planning for waste management facilities (2004). |
| Area:       | 1 to 2 ha  
| Amount:     | 50,000 tpa (pyrolysis or gasification)                                                                    |
|            | Assumptions used to calculate land need: 2 ha per 50,000 tpa                                               |
| Area:       | 1 to 2 ha  
| Amount:     | 50,000 tpa (small scale thermal treatment)                                                                 |
| Area:       | 2 to 5 ha  
| Amount:     | 250,000 tpa (large scale thermal treatment)                                                                |