

Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
<b>SWLP Part 1 - Policies</b>			
MM1	39	5.2.2.5 relating to Policy 2	<p>5.2.2.5 Unlike operations involving mixed C&amp;D waste, inert C, D &amp; E waste and soil recycling facilities are often located in the open and associated with other activity, such as mineral working, and so require a specific policy (Policy 3). <del>Applications for the improvement or extension of existing recycling or recovery operations should be dealt with under Policy 8.</del></p> <p><i>Insert new paragraph:</i></p> <p><b><u>5.2.2.6 Proposals for the improvement or extension of existing recycling or recovery operations (other than those for inert C, D &amp; E and soil recycling facilities) should be dealt with under Policy 8. The consideration of such proposals will also have regard to Policy 2.</u></b></p> <p><i>(Subsequent renumbering of affected paragraphs required)</i></p>
MM2	39	Policy 2	<p>i) The site is allocated in the Surrey Waste Local Plan for waste development (Policy 11<b><u>a</u></b> and Policy <b><u>11b</u></b>).</p> <p>iii) The site is otherwise suitable for waste development when assessed against <b><u>Policy 10 and</u></b> other policies in the Plan.</p>

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MM3	41	Section 5.2.3 relating to Policy 3	<p>5.2.3.6 It is recognised that a significant proportion of existing inert C,D&amp;E waste recycling facilities are located on land associated with mineral workings. These facilities benefit from temporary permissions which are associated with the timescale for mineral extraction and site restoration. A key part of the policy approach is therefore to continue to encourage temporary inert C,D&amp;E recycling operations on suitable land associated with operational mineral workings. Temporary C,D&amp;E recycling operations may also be associated with the restoration of landfilling and landraising sites.</p> <p><b><u>Any proposal for a C,D&amp;E recycling facility on land which constitutes a restored former mineral working would be considered in accordance with clause A iv) of Policy 3. In the event of a proposal for the permanent retention of an existing temporary facility coming forward prior to the completion of a mineral operation, including its restoration, then it would be considered in accordance with the same clause as if the approved restoration scheme had been fully implemented. Any such proposal would need to demonstrate the need for and benefits of a permanent facility having regard to the policies of the Plan, as well as providing additional benefits and enhancements to the original restoration scheme.</u></b></p> <p><i>Insert new paragraph 5.2.3.10:</i></p> <p><b><u>5.2.3.10 Proposals for the improvement or extension of existing inert construction, demolition and excavation waste recycling facilities should be dealt with under Policy 8. The consideration of such proposals will also have regard to Policy 2.</u></b></p>
MM4	42	Policy 3	<p>A. Planning permission for the development of inert C, D &amp; E waste recycling facilities will be granted where, <b><u>either</u></b>:</p> <ul style="list-style-type: none"> <li>i) The site is allocated in the Aggregates Recycling Joint Development Plan Document, <b><u>or</u></b></li> <li>ii) <del>The</del> site is a mineral working where the nature and duration of the proposed activity <del>are</del> <b><u>is limited</u></b> to the consented operation and/or restoration of the mineral working, <b><u>or</u></b></li> <li>iii) <del>The</del> site is for landraising or landfilling where the nature and duration of the proposed operations <del>are tied</del> <b><u>is limited</u></b> to the consented activity, <b><u>or</u></b></li> <li>iv) <del>The</del> site is otherwise suitable for inert C, D &amp; E waste recycling operations when assessed against policies in the Surrey Waste Local Plan and the Spatial Strategy.</li> </ul>

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MM5	44	5.2.4.5 and Policy 4	<p><i>Delete paragraph 5.2.4.5.</i></p> <p><del>5.2.4.5 To demonstrate consistency with this policy, applications for large scale development<sup>50</sup> should be accompanied by a ‘Site Waste Management Plan’ that clearly sets out how waste produced during all stages of a development will be minimised and managed in a sustainable manner. The impacts of the processes involved in the recycling or reuse of wastes on site will be considered when determining the acceptability of the proposed development.</del></p> <p><i>Modification to policy 4:</i></p> <p>Policy 4 – Sustainable Construction and Waste Management in New Development</p> <p>Planning permission for any development will be granted where it has been demonstrated<sup>52</sup> that:</p> <ul style="list-style-type: none"> <li>i) The waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary.</li> <li>ii) Opportunities for re-use and for the recycling of construction, demolition and excavation residues and waste on site are maximised.</li> <li>iii) On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development. <del>These include integrated storage to facilitate reuse and recycling.</del></li> <li>iv) <b><u>Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.</u></b></li> </ul> <p>Footnote 52 – <b><u>“To demonstrate consistency with this policy, applications for large scale development should be accompanied by a ‘Site Waste Management Plan’ that clearly sets out how waste produced during all stages of a development will be minimised and managed in a sustainable manner. The impacts of the processes involved in the recycling or reuse of wastes on site will be considered when determining the acceptability of the proposed development.</u></b></p> <p><b><u>Large scale development is defined as sites of 5 hectares or more as these projects would be defined as Schedule 2 development under paragraphs 10(a) (Industrial estate development projects) and 10(b) (Urban development projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018.”</u></b></p> <p><i>(Renumbering of subsequent footnotes is required)</i></p>

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MM6	45	5.2.5.4, relating to Policy 5	<p><del>Proposals involving the use of inert waste for recovery to land will be acceptable where the benefits of the development clearly outweigh any potential adverse impacts as set out by Policy 5 below.</del> <b><u>In light of the fact that inert waste readily lends itself to being put to a beneficial use, the</u></b>  <del>Disposal of inert waste to land is considered unacceptable.</del></p>
MM7	48	Policy 6	<p>ii) There is a clearly established need for the additional waste disposal to land capacity which cannot <b><u>practicably</u></b> be met at existing permitted sites.</p>
MM8	48	5.2.7.2, relating to Policy 7	<p>The safeguarding <b><u>of</u></b> sites in existing waste use in addition to those with planning permission and/or allocated for waste development, will ensure that the need for existing or planned waste management infrastructure is taken into account when decisions are made on new development by all planning authorities in Surrey. <b><u>Considerations of the need for the safeguarding of an existing site will take into account how well the management of waste at that site is consistent with the strategic objectives, spatial strategy and policies of this Plan.</u></b></p>

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MM9	50	Policy 7	<p><i>Amending the policy as follows:</i></p> <p>Policy 7 – Safeguarding</p> <p><b>A.</b> The following sites, which may be required for waste development will be safeguarded:</p> <ul style="list-style-type: none"> <li>i) Allocated sites for waste development.</li> <li>ii) Sites in existing waste use including wastewater and sewage treatment works (including those with temporary permission).</li> <li>iii) Sites with permission for waste use but which have not been developed.</li> </ul> <p>In accordance with the Consultation Protocol, local planning authorities must consult the Waste Planning Authority on proposals for non-waste development on, or in proximity to, safeguarded waste sites.</p> <p><b>B.</b> Proposals for non-waste development in proximity to safeguarded waste sites must demonstrate that they would not prejudice the operation of the site, including through incorporation of measures to mitigate and reduce their sensitivity to waste operations. Proposals that would lead to loss of waste management capacity, prejudice site operation, or restrict future development of safeguarded sites should not be permitted unless it can be demonstrated by the applicant that <b><u>either</u></b>:</p> <ul style="list-style-type: none"> <li>i) The waste capacity and/or safeguarded site is not required <b><u>or</u></b></li> <li>ii) The need for the non-waste development overrides the need for safeguarding <b><u>or</u></b></li> <li>iii) Equivalent, suitable and appropriate replacement capacity can be provided elsewhere in advance of the non-waste development.</li> </ul>

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Ref. No.	Page	Policy/Para.	Main Modification
MM10	51	Policy 8	<p><i>Modify the policy as follows:</i></p> <p><b>Policy 8 - <u>Improvement or extension of existing facilities</u></b></p> <p>Planning permission for the improvement or extension (physical or temporal) of existing waste management facilities will be granted where:</p> <ul style="list-style-type: none"> <li>i) <b><u>Any resulting change to the type and/or quantity of waste managed at the site is consistent with this Plan's requirements for the management of waste and that the quantity of waste to be managed is equal to or greater than the quantity of waste currently managed on site.</u></b></li> <li>ii) Benefits to the environment or local amenity will result.</li> <li>iii) <b><u>The improvement or extension of a recycling and recovery facility (other than inert C, D &amp; E and soil recycling facilities) is consistent with Policy 2.</u></b></li> <li>iv) <b><u>The improvement or extension of a facility for recycling of inert construction, demolition and excavation waste is consistent with Policy 3.</u></b></li> </ul> <p><b><u>Proposals for the improvement or extension (physical or temporal) of facilities with temporary planning permission should include consideration of the original reason(s) for the permission being time limited and not result in development (or extensions to time) that would undermine them.</u></b></p>

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Ref. No.	Page	Policy/Para.	Main Modification
MM11	52	Para 5.3.1.5 and Policy 9	<p><i>In order to provide additional explanation, the supporting text to Policy 9 at paragraph 5.3.1.5 is proposed to be amended as follows:</i></p> <p>5.3.1.5 It is considered unlikely that the anticipated waste management needs of the county will be met without developing waste management facilities on Green Belt land<sup>59</sup>. The overarching need for waste management in Surrey combined with a lack of suitable alternative sites outside the Green Belt and the need to locate facilities close to sources of waste, such as households and businesses, are among the reasons why it is considered that very special circumstances may exist for allowing development within the Green Belt. Further reasons are the wider social and environmental benefits associated with sustainable waste management, including the need for a range of sites. <b><u>'Other considerations' which need to be weighed when determining whether very special circumstances exist may include the following:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i) The lack of suitable non-Green Belt sites;</u></b></li> <li><b><u>ii) the need to find locations well related to the source of waste arisings;</u></b></li> <li><b><u>iii) the characteristics of the waste development including scale and type of facility;</u></b></li> <li><b><u>iv) the wider environmental and economic benefits of sustainable waste management, including the need for a range of sites as well as increased production of energy from renewable sources;</u></b></li> <li><b><u>v) the site is allocated in a development plan-for waste management use;</u></b></li> <li><b><u>vi) the wider environmental benefits associated with increased production of energy from renewable sources.</u></b></li> </ul> <p><b><u>Note that this is not an exhaustive list.</u></b></p>

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Ref. No.	Page	Policy/Para.	Main Modification
MM11 (cont)	53	Para 5.3.1.5 and Policy 9 (cont)	<p><i>Amendments to Policy 9 are as follows:</i></p> <p>Policy 9 – Green Belt</p> <p>Planning permission will not be granted for inappropriate waste management development in the Green Belt unless it is shown that <b><u>very special circumstances exist</u></b>, <del>considerations associated with the proposal, either on their own or in combination, amount to the existence of 'Very special circumstances'</del> <b><u>will not exist unless the potential</u></b> <del>which clearly outweigh the harm caused to the Green Belt by reason of inappropriateness and any other harm</del> <b><u>resulting from the proposal is clearly outweighed by other considerations associated with the proposal, either on their own or in combination.</u></b></p> <p><del>The following factors may contribute to very special circumstances':</del></p> <ul style="list-style-type: none"> <li><del>i) The lack of suitable non-Green Belt sites.</del></li> <li><del>ii) The need to find locations well related to the source of waste arisings.</del></li> <li><del>iii) The characteristics of the waste development including scale and type of facility.</del></li> <li><del>iv) The wider environmental and economic benefits of sustainable waste management, including the need for a range of sites.</del></li> <li><del>v) The site is identified as suitable for waste development under Policy 11.</del></li> <li><del>vi) The wider environmental benefits associated with increased production of energy from renewable sources.</del></li> </ul>

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Ref. No.	Page	Policy/Para.	Main Modification
MM12	54	Policy 10	<p><i>Make the following modifications to Policy 10:</i></p> <p>Planning permission will be granted for the development of facilities (excluding permanent deposit) at the following locations:</p> <ul style="list-style-type: none"> <li><b>i) Sites allocated under Policy 11a – Strategic Waste Site Allocations, <u>not in the Green Belt</u> or</b></li> <li><del>i) Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility.</del></li> <li>ii) On land identified as an ‘Industrial Land Area of Search’ as shown in the policies maps.</li> <li>iii) On any other land identified for employment uses or industrial and storage purposes by district and borough councils.</li> <li>iv) On land considered to be previously developed<sup>60</sup> and/or redundant agricultural and forestry buildings and their curtilages.</li> <li>v) On land that is otherwise suitable for waste development when assessed against other policies in the Plan.</li> </ul> <p><b><u>Planning permission will be granted for a Household Waste Materials Recycling Facility on land allocated under Policy 11b – Allocation of a Site for a Household Waste Materials Recycling Facility, if it is shown that the need cannot be met at any of the locations described in i) to iv) above and the proposal is consistent with other policies of the Plan including Policy 9 concerning Green Belt.</u></b></p> <p><b><u>Planning permission will be granted for the development of facilities (excluding permanent deposit) on land allocated under Policy 11a that is within the Green Belt, if it is shown that the need cannot be met at any of the locations described in i) to iv) above and the proposal is consistent with other policies of the Plan including Policy 9 concerning Green Belt.</u></b></p>
MM13	59	Footnote 71	<p><b><u>Subject to</u></b> <del>Provided adequate mitigation can be</del> <b><u>being</u></b> provided, <b><u>see Surrey Waste Local Plan Part 2, Section 5.6.</u></b> <del>following the outcomes of the Site Identification and Evaluation Report, January 2019</del></p>

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MM14	61	5.3.5.5 and 5.3.5.6 and Policy 12	<p><i>Add the following supporting text:</i></p> <p><b><u>5.3.5.5 Efficient energy recovery can occur at Wastewater Treatment Works. When sewage sludge is digested it produces a methane rich biogas which can be burnt to recover energy. This biogas can be used to heat the sewage sludge digesters, and where possible, generate electricity. Where there is excess energy, and the capability to do so, this renewable energy can be exported to the national grid.</u></b></p> <p><b><u>5.3.5.6 Depending on its size, combustion plant at Wastewater Treatment Works burning biogas generated from the anaerobic digestion of sewage sludge will require a permit under the Environmental Permitting (England and Wales) Regulations 2010 (as amended)<sup>73</sup>.</u></b></p> <p><b><u><sup>73</sup> Combustion plant: burning biogas derived from sewage sludge, Environment Agency, March 2014</u></b></p> <p><i>Make the following modifications to Policy 12:</i></p> <p>Policy 12 – Wastewater Treatment Works</p> <p>Planning permission for the development of Wastewater and Sewage Treatment Works (including sewage sludge management) or for the improvement or extension of existing Wastewater and Sewage Treatment Works will be granted where:</p> <p>(i) <b><u>In the case of a new site,</u></b> the need cannot be practicably and reasonably met at an existing site.</p> <p>(ii) <del>As appropriate, biogas,</del> <b><u>resulting from any anaerobic digestion of sewage sludge</u></b> for use as an energy source, will be recovered effectively <b><u>for use as an energy source</u></b> using best practice techniques.</p>
MM15	63	Policy 13 monitoring table (Table 22)	<p><b><u>More than one</u></b> <del>Significant number of</del> planning applications is permitted where facilities are considered to be poorly designed.</p>

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MM16	68	5.4.2.34, 5.4.2.35 and 5.4.1.7 relating to Policy 13	<p><i>Delete paragraphs 5.4.2.34 and 5.4.2.35:</i></p> <p><del>5.4.2.34 Development should provide net gains in biodiversity unless significant evidence shows this to be unviable. Net gains in biodiversity could include: habitat creation or enhancement where appropriate to the type of scheme (in particular the management of waste associated with the restoration of former mineral workings).</del></p> <p><del>5.4.2.35 In order to deliver net gains in biodiversity proposals should take account of the objectives that have been identified for the county's network of Biodiversity Opportunity Areas (BOAs). Production of a Landscape &amp; Ecology Management Plan (LEMP) should be considered for large scale developments (i.e. those occupying a site of 5 hectares or greater, or processing more than 50,000 tonnes of waste per year, or which involve the restoration of land to a nature conservation end use).</del></p> <p><i>And add text to paragraph 5.4.1.7:</i></p> <p>5.4.1.7 Where feasible, and depending on the size of the site and the extent to which land is available for non-waste management uses, the design of facilities should include measures to deliver landscape enhancement and biodiversity gain. Such measures should contribute to the wider network of green infrastructure across the county. <b><u>All proposals for waste related development should contribute to the creation or maintenance of green infrastructure by including measures to deliver landscape enhancement and biodiversity gain. For significant developments (site area of more than 5 hectares, throughput of more than 50,000 tonnes per year, schemes to restore former mineral workings to nature conservation end use) a Landscape &amp; Ecology Management Plan (LEMP) should be produced.</u></b></p> <p><b><u>Biodiversity Net Gains</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Development should provide net gains in biodiversity (e.g. habitat creation, habitat enhancement, etc.) unless evidence demonstrates that such provision would not be feasible. Where the development can deliver biodiversity net gain, the proposal should reflect the objectives of the relevant Biodiversity Opportunity Area (BOA).</u></b></li> </ul> <p><b><u>Landscape Enhancements</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Development should provide landscape (or townscape) enhancement unless evidence demonstrates that such provision would not be feasible. Where development can deliver landscape (or townscape) enhancement, the proposal should reflect the advice and guidelines relevant to the area in question as set out in the Landscape Character Assessment (LCA) for Surrey (2015), including, if appropriate, the relevant AONB management plan.</u></b></li> </ul>
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MM17	64	5.4.2.1 and 5.4.2.3, relating to Policy 14	<p><i>Add text to paragraph 5.4.2.1:</i></p> <p>5.4.2.1 Policy 14 is concerned with addressing adverse impacts that might arise during the construction, operation, and where relevant, demolition and restoration of a waste management facility to ensure that significant adverse impacts do not occur. <b><u>Detailed guidance as to the specific types of assessment that would need to be provided in support of an application for planning permission, and the circumstances in which such assessment would be required, is provided in the WPAs published local list for the validation of planning applications and in the national Planning Practice Guidance.</u></b></p> <p>5.4.2.3 Most waste related development fall within the scope of the Environmental Impact Assessment (EIA) regime, which as a minimum requires that schemes of certain scales or types, or development in specific locations, is subject to screening. Where the WPA decides that EIA is required, the developer will be required to submit an Environmental Statement (ES) as part of the planning application. The ES will identify the likely significant impacts of the development, and the mitigation and compensation measures that would be used to address adverse impacts. <b><u>The scope of the information to be provided within an ES should be agreed with the WPA through the scoping process provided for by the EIA regulations. Further information on the EIA regime can be found within the national Planning Practice Guidance and within the WPAs published local list for the validation of planning applications.</u></b></p>
MM18	64	5.4.2.6 and 5.4.2.7 relating to Policy 14	<p><i>Make the following amendments:</i></p> <p>5.4.2.6 Waste development can result in adverse impacts on amenity by virtue of its scale, appearance, type and intensity. Such impacts need to be managed effectively if waste development is to be considered acceptable. The <b><u>potential impacts of noise and vibration</u></b> should <del>consider noise, operating noise and noise from vehicles. Hours of operation may also be a consideration.</del> <b><u>be addressed for the construction and operational phases of the proposed development and where relevant for demolition and site restoration activities (including the duration of working hours), and in terms of the vehicle movements generated by all phases of the development.</u></b></p> <p>5.4.2.7 The release of fumes <del>or</del> <b><u>and</u></b> other emissions to air, including bioaerosols, from some <b><u>types of</u></b> waste development could be, or be perceived to be, a source of impact on human health. Odour <del>arising released from some types of waste management activities may also affect the</del> <b><u>can give rise to impacts on the</u></b> amenity and wellbeing of communities. <b><u>Dust arising from any phase of a waste related development can be a source of nuisance for communities.</u></b></p>

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MM19	65	5.4.2.14 and 5.4.2.16 relating to Policy 14	<p><i>Make the following amendments:</i></p> <p>5.4.2.14 Development should be directed away from areas at the highest risk of fluvial or surface water flooding. Where development on land at risk of flooding is necessary <b>proposed</b>, its acceptability will be determined through the application of the sequential test <b><u>(excepting those sites allocated in the Plan, which were subject to the sequential test as part of the Strategic Flood Risk Assessment process)</u></b> and, if necessary, the exception test<sup>77</sup>.</p> <p>5.4.2.16 Development on land identified as being at substantial risk of flooding from surface water or groundwater should be discussed with the LLFA at the earliest possible stage of project development. <b><u>The purpose of those discussions would be to identify options for the effective management of the likely impact of the proposed development on surface water or groundwater flood risk.</u></b></p>

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MM20	67, 68	5.4.2.30, 5.4.2.33, 5.4.2.34 and 5.4.2.35 relating to Policy 14	<p><i>Make the following amendments:</i></p> <p>5.4.2.30 Where development would result in the loss of or would adversely affect, an important area, site or feature, the harm would need to be mitigated, or compensated for, including, where practicable, the provision of a new resource elsewhere which is of an equivalent value <b><u>addressed by appropriate mitigation or, where mitigation is not feasible, by compensation through the provision of suitable equivalent resource.</u></b> While compensation may be appropriate in some cases for local sites it is unlikely to be supported <b><u>feasible</u></b> for impacts on European designated sites. For any impacts upon European sites the application of the Imperative Reasons of Overriding Public Interest (IROPI) test would be required before any compensatory habitat provision could be considered.</p> <p>5.4.2.33 Where development is likely to impact on biodiversity or geodiversity early discussions with the WPA are encouraged. Developments should be designed to minimise the risk of significant adverse impacts, and to maintain and where possible enhance the natural environment. <b><u>Paragraph 5.4.1.7 explains how the development of waste management facilities should result in biodiversity net gains and landscape enhancements.</u></b></p> <p><i>Delete paragraph 5.4.2.34 and paragraph 5.4.2.35 (text added to 5.4.1.7 – see MM11 above):</i></p> <p><del>5.4.2.34 Development should provide net gains in biodiversity unless significant evidence shows this to be unviable. Net gains in biodiversity could include: habitat creation or enhancement where appropriate to the type of scheme (in particular the management of waste associated with the restoration of former mineral workings).</del></p> <p><del>5.4.2.35 In order to deliver net gains in biodiversity proposals should take account of the objectives that have been identified for the county’s network of Biodiversity Opportunity Areas (BOAs). Production of a Landscape &amp; Ecology Management Plan (LEMP) should be considered for large scale developments (i.e. those occupying a site of 5 hectares or greater, or processing more than 50,000 tonnes of waste per year, or which involve the restoration of land to a nature conservation end use).</del></p>

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MM21	69	5.4.2.41 relating to Policy 14	<p>5.4.2.41 Developers should provide an assessment of any open space <b>(including any SANG)</b> and Public Rights of Way (PRoW) lost, directly or indirectly affected by a proposed development. Where affected, developers will be required to make sure that the PRoW remains accessible. This could be through measures to replace or compensate for such impacts and through the identification of opportunities to improve facilities for walkers, cyclists, and horse riders, or to provide alternative routes which should be in place at the correct time.</p>
MM22	70	5.4.2.48, relating to Policy 14	<p><i>Make the following amendments:</i></p> <p>5.4.2.48 Any applications relating to development situated within the consultation area of civil and military aerodromes and airstrips, where the proposal involves one or more of the activities or features listed below, would need to demonstrate how any hazards to air traffic would be avoided or mitigated.</p> <ul style="list-style-type: none"> <li>• <b><u>Construction of any building, structure, erection or works of a height that would exceed the relevant limit denoted on the safeguarding map for the aerodrome or airstrip in question.</u></b></li> <li>• <b><u>Construction of any building or structure that could, because of its size, shape, location or construction materials, act as a reflector or diffractor of the radio signals on which navigational aids, radio aids and telecommunication systems of the aerodrome or airstrip in question are based.</u></b></li> <li>• Landfilling</li> <li>• Features attractive to hazardous birds (e.g. amenity landscaping and water features, this include the enhancement of existing wet areas or watercourses, or buildings with ledges, gantries and flat roofs).</li> <li>• Lighting which may impact on airport safety (e.g. dazzling).</li> <li>• Venting and flaring of gas.</li> </ul>

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MM23	70, 71	Policy 14	<p>Policy 14 – <del>Development Management</del> <b><u>Protecting Communities &amp; the Environment</u></b></p> <p>Planning permission for waste development will be granted where it can be demonstrated that:</p> <p>A. It would <del>not result in significant adverse impacts on the integrity of</del> <b><u>be consistent with relevant national planning policy with respect to</u></b> the following key environmental assets:</p> <ul style="list-style-type: none"> <li>i) The protected landscapes of the Surrey Hills AONB, the High Weald AONB, <del>and the South Downs National Park,</del> <b><u>and the Kent Downs AONB.</u></b></li> <li>ii) Sites of international or European importance (SPA, SAC, Ramsar) for biodiversity, or of national importance (SSSI, NNR) for biodiversity or geodiversity <b><u>where those are located within the county or could be affected by development located within the county.</u></b></li> <li>iii) Nationally important heritage assets, including Scheduled Monuments, Listed Buildings, and Registered Parks &amp; Gardens <b><u>where those are located within the county or could be affected by development located within the county.</u></b></li> </ul> <p>B. It would not result in significant adverse <b><u>unacceptable</u></b> impacts on communities and the environment, <del>which includes the following.</del> <b><u>The term ‘unacceptable impact’ should be interpreted in accordance with current national and local planning policy and planning guidance relevant to each of the following matters:</u></b></p> <ul style="list-style-type: none"> <li>i) Public amenity and safety including: <ul style="list-style-type: none"> <li>a) Impacts caused by noise, dust, fumes, odour, vibration, illumination</li> <li>b) Impacts on public open space, the rights of way network, and outdoor recreation facilities, <del>(including impacts on</del> <b><u>the accessibility of such spaces, networks and facilities.</u></b></li> </ul> </li> <li>ii) <del>Impacts on a</del> <b><u>Aerodrome and airport</u></b> safeguarding, <b><u>including</u></b> <del>and the risk of birds striking aircraft</del> <b><u>and</u></b> <del>(including impacts due to the position or height of buildings and associated structures).</del></li> <li>iii) Air Quality, <del>(including impacts on</del> <b><u>identified</u></b> Air Quality Management Areas) <del>and</del> <b><u>Clean Air Zones.</u></b></li> </ul>

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MM23 (cont)	70, 71	Policy 14	<p>iv) The Water Environment including:</p> <ul style="list-style-type: none"> <li>a) Flood risk, (arising from all sources), including impacts on, and opportunities to provide and enhance, flood storage and surface water drainage capacity.</li> <li>b) Water Resources, including impacts on the quantity and quality of surface water and ground water resources, (taking account of Source Protection Zones, the status of surface watercourses and waterbodies and groundwater bodies).</li> </ul> <p>v) <b>The landscape including</b> impacts on the appearance, quality and character of the landscape and any features that contribute to its distinctiveness, including character areas defined at the national and local levels.</p> <p>vi) <del>Impacts on t</del><b>The natural environment, including</b> biodiversity and geological conservation interests, including site of local importance (LNR, SNCI, RIGS) for biodiversity or geodiversity, irreplaceable habitats (e.g. Ancient Woodland), and protected species).</p> <p>vii) <del>Impacts on t</del><b>The historic landscape, on sites or structures of architectural and historic interest and their settings, and on sites of existing or potential archaeological interest or their settings.</b></p> <p>viii) <del>Impacts on the use, quality and integrity of l</del><b>and and soil resources including impacts on their use, quality and integrity and</b> (including opportunities for remediation, the need to protect any best and most versatile agricultural land, and <b>the need to</b> address existing and potential contamination) and land stability <b>issues</b>.</p> <p>ix) Cumulative impacts arising from the interactions between waste developments, and between waste development and other forms of development.</p> <p>x) Any other matters <b>s</b> relevant to the <b>proposed development</b> planning application.</p>

Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM24	71, 72	Policy 14 monitoring table (Table 23)	<p><i>Modify indicator as follows:</i></p> <p><del>Number of planning applications where there would be a significant adverse impact on community or environment.</del> <b><u>See Appendix 1.</u></b></p> <p><i>(See new Appendix 1 below)</i></p> <p><i>Modify trigger as follows:</i></p> <p><del>Significant number of planning applications permitted where there would be significant adverse impact on community or environment.</del> <b><u>See Appendix 1.</u></b></p>

## Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM25	73	Policy 15	<p>Policy 15 – Transport and Connectivity</p> <p>A. Planning permission for waste development will be granted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i) Where practicable and economically viable, the development makes use of rail or water for the transportation of materials to and from the site.</li> <li>ii) Transport links are adequate to serve the development or can be improved to an appropriate standard.</li> </ul> <p>B. Where the need for road transport has been demonstrated, the development will ensure that:</p> <ul style="list-style-type: none"> <li>iii) Waste is able to be transported using the best roads available<sup>77</sup>, which will usually be main roads and motorways, with minimal use of local roads, unless special circumstances apply.</li> <li>iv) The distance and number of vehicle movements associated with the development are minimised.</li> <li>v) <del>Vehicle movements associated with the development will not have a significant adverse impact on the capacity of the highway network.</del> <b><u>The residual cumulative impact on the road network of vehicle movements associated with the development will not be severe.</u></b></li> <li>vi) <del>There is safe and adequate means of access to the highway network and vehicle movements associated with the development will not have a significant adverse impact on the safety of the highway network.</del> <b><u>There is safe and adequate means of access to the highway network and the vehicle movements associated with the development will not have an unacceptable impact on highway safety when compared against current national and local guidance.</u></b></li> <li>vii) Satisfactory provision is made to allow for safe vehicle turning and parking, manoeuvring, loading, electric charging and, where appropriate, wheel cleaning facilities.</li> <li>viii) Low or zero emission vehicles, under the control of the site operator, are used which, where practicable, use fuels from renewable sources.</li> </ul>

Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM26	74	Policy 15 monitoring table (Table 24)	<p>Modify trigger as follows:</p> <p><b>Urban centre(s) or other s</b>Significant source(s) of waste is/are not well connected to waste development <b>via the SRN or rail/water.</b></p>
MM27	76	Policy 16 monitoring table (Table 26)	<p>Modify trigger as follows:</p> <p><del>Low numbers of</del> <b>Statements of Community Involvement are not submitted with two or more</b> relevant applications are supported by a Statement of Community Involvement produced by the applicant <b>in any monitoring period.</b></p>
MM28	End of Pt 1	New Appendix 1	<p>Insert new Appendix 1:</p> <p><b>Appendix 1: Table of Indicators and Triggers Relating to the Monitoring of Policy 14</b></p> <p>See Appendix 1 of this document</p>
<b>SWLP Part 2 - Sites</b>			
MM29	11	3.1.3	<p>3.1.3 to be added as follows:</p> <p><b><u>“3.1.3 Information relating to the environmental context and likely sensitivity of the sites and areas can be found in Appendix C (Allocated sites) and Appendix D (ILAS) to the Surrey Waste Local Plan Environmental and Sustainability Report. Applicants should review and update that information as part of any planning application.”</u></b></p>

Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM30	11	3.2.1	<p>Add new paragraph 3.2.1 to the start of section 3.2:</p> <p><b><u>3.2.1 The plan level Appropriate Assessment (as recorded in the Habitat Regulations Assessment report that accompanies the SWLP) made recommendations in respect of the suitability of the allocated sites and ILAS as locations for thermal treatment facilities (e.g. those disposing of waste by some form of combustion resulting in the generation of energy in the form of heat or power). For the ILAS the plan level assessment only examined the potential impacts of a small scale (i.e. less than 50,000 tonnes per annum (tpa)) being located on land within the ILAS, on the basis that it would be unusual for sufficient land to become available within an established industrial estate to host a large scale thermal treatment facility. The recommendations of the plan level assessment are carried forward into the detailed guidance set out for each allocated site and ILAS covered in this part of the Plan.</u></b></p> <p><i>(Renumber following paragraphs)</i></p>
MM31	12 to 55	ILAS 4.1 to 4.22	<p><i>Insert changes to description of certain ILAS to reflect the results of the HRA that showed the appropriateness of the development of thermal treatment at different ILAS.</i></p> <p><i>Also insert new 'key environmental sensitivity' titled '<b>Amenity</b>' that includes the distance from each ILAS to the nearest sensitive receptor.</i></p> <p><i>The details of the modifications are shown in Appendix 2</i></p>
MM32	41	4.15 (ILAS 15: Byfleet Road)	<p><i>Amend Flood Risk section under Key environmental sensitivities to:</i></p> <p><b>"The area is subject to a combination of Flood Zone 2 (0.1% to 1.0% AEP) and Flood Zone 43 (→1.0&lt;u&gt;0.1%&lt;/u&gt;AEP) fluvial flood risk."</b></p>
MM33	57	5.1 (Slyfield)	<p><i>Under Key Development issues – 'Biodiversity', add:</i></p> <p><b><u>The site is within 0.5km of two areas of Ancient Woodland.</u></b></p>
MM34	59	5.2 (Weylands)	<p><i>Under Key Development issues – 'Transport', add:</i></p> <p><b><u>The routing of HGVs to access the SRN will need to be controlled to avoid unsuitable local roads including Rydens Road and Walton Park</u></b></p>

## Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM35	61	5.3 (Land adjoining Leatherhead Sewage Treatment Works)	<p><i>Modify the Key Development Issues table, in the transport section:</i></p> <p>The site is accessed from the east, off the A245 (Randalls Road/Woodlands Road) along with adjoining <b>ing</b> waste facilities.</p> <p>The site is likely to be able to accommodate all facility types, including those of a larger scale, subject to appropriate improvements to the site access road (<b><u>including its junction with the A245 Randalls Road</u></b>) and improvements at the junction of the A245 Randalls Road and Oaklawn Road.</p>
MM36	63	5.4 (Oakleaf Farm)	<p><i>Modify row descriptor in first table:</i></p> <p>“Site Description <b><u>and context</u></b>” and add the following content:</p> <p><b><u>The site has potential to be affected by the expansion of Heathrow Airport.</u></b></p> <p><i>Under the Key Development Issue table, in the transport section add the need to route traffic away from Stanwell Moor Village:</i></p> <p>The site is likely to be able to accommodate ... Horton Road/Stanwell Moor Road junction, a larger facility may be accommodated. <b><u>Site traffic must be prevented from using the route through Stanwell Moor Village.</u></b></p> <p><b><u>Intensification of use of the site would likely mean that there is a need to improve the access to the site (i.e. to allow all movements at the Horton Road/Stanwell Moor Road (A3044) junction).</u></b></p>
MM37	63	5.4 (Oakleaf Farm)	<p><i>Add following text to the ‘General Amenity’ row within the ‘Key development issues’:</i></p> <p>There <b><u>are</u></b> is-sensitive receptors (housing) within 150 metres to the west of the site.</p> <p><b><u>To mitigate impacts on local amenity, the existing perimeter bunding should be retained and development should take place within the bunded area.</u></b></p> <p><i>N.B. A related change to the Policies Map has been made to show the boundary of Oakleaf Farm such that the perimeter of allocated area is consistent with area bounded by the bunding of the site. This change does not constitute a main modification but is shown in the Proposed Modifications to Policies Maps document.</i></p>

Schedule of Main Modifications

Ref. No.	Page	Policy/Para.	Main Modification
MM38	65	5.5 (Lambs Business Park)	<p><i>In the first table modify text in the row entitled 'Indicative scale' as follows:</i></p> <p>Medium <del>to large</del> size unless rail sidings can be utilised in which case a large scale facility may be suitable.</p>
MM39	65	5.5 (Lambs Business Park)	<p><i>Under the Key Development Issues table:</i></p> <p><i>Modify the transport section as follows:</i></p> <p>The site is accessed from Tilburstow Hill Road (D395), which links to the A22 (Eastbourne Road) to the south, east and north. <b><u>Appropriate improvements to the junction of the A22 and Tilburstow Hill Road (D395) at Anglefield Corner will be required depending on the scale of the facility and utilisation of rail.</u></b></p> <p>Proposals that seek to utilise the existing rail network and siding in order to support sustainable transport patterns will be encouraged.</p> <p><b><u>Transport by road is restricted with little opportunity to increase total HGV movements using the business park. Any large-scale waste use is therefore likely to require the reopening of the existing rail sidings in order to utilise the rail network.</u></b></p> <p><i>Add a further row entitled <b><u>General Amenity</u></b> and insert: <b><u>There are sensitive receptors (housing) situated alongside, and in the vicinity of, the access road to the site (Terracotta Road).</u></b></i></p>
MM40	67	5.6 Land Adjacent to Trumps Farm, Key development issues	<p><i>To be added in the "Biodiversity" row in the Key development issues table.</i></p> <p><b><u>"The proposed Suitable Alternative Natural Greenspace (SANG) at Chertsey Common is located some 200 metres to the south east of the site. This is part of the Thames Basin Heaths SPA mitigation package for the proposed Longcross Village development."</u></b></p>

## Appendix 1 – Details of new Appendix to be added to Part 1 of the SWLP

A new appendix 1 (set out below) will be inserted into the Plan to set out the indicators and triggers associated with the monitoring of Policy 14

**Appendix 1: Table of Indicators and Triggers Relating to the Monitoring of Policy 14**

Indicator		Target/Trigger	Actions	Relevant P14 Clauses
<b>Policy 14 Part A: Key Environmental Assets (e.g. AONB, , Ramsar Site, SPA, SAC, SSSI, NNR, Scheduled Monument, Listed Building, Registered Park &amp; Garden)</b>				
14A.1	All applications for waste related development determined during the monitoring year where the proposal has the potential to affect one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14	<u>Trigger</u> : Any applications refused during the monitoring year, where the reasons for refusal include unacceptable impacts on one or more of the categories of sensitive environmental assets referred to in Part A of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of unacceptable impacts. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part A (i) National Landscapes; Part A (ii) Supranational / National Natural Assets; Part A (iii) National Heritage Assets
14A.2		<u>Trigger</u> : Any applications granted permission during the monitoring year, with conditions attached in respect of the protection of the categories of sensitive environmental assets referred to in Part A of Policy 14 <u>Target</u> : 100% applications granted permission include conditions to manage identified impacts	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	
<b>Policy 14 Part B: Impacts on the Wider Environment</b>				
14B.1	All applications for waste related development determined during the monitoring year where the proposal would give rise to impacts on one or more of the environmental receptors referred to in Part B of Policy 14	<u>Trigger</u> : Any applications refused during the monitoring year, for which the reasons for refusal make reference to unacceptable impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of impacts. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part B (iii) Air Quality; (iv) Water Environment; (v) Landscape; (vi) Natural Environment; (vii) Historic Environment; (viii) Land & Soil Resources
14B.2		<u>Trigger</u> : Any application granted permission during the monitoring year. <u>Target</u> : 100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of environmental receptors referred to in Part B of Policy 14	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	
<b>Policy 14 Part B: Impacts on Local Communities</b>				
14B.3	All applications for waste related development determined during the monitoring year where the proposal would give rise to impacts on one or more of the community receptors referred to in Part B of Policy 14	<u>Trigger</u> : Any applications refused for which the reasons for refusal make reference to unacceptable impacts on one or more of the categories of community receptors referred to in Part B of Policy 14	Review reasons for refusal to establish what measures could be taken to reduce the incidence of refusals on grounds of impacts on one or more of the categories of community receptors referred to in Part B of Policy 14. Establish what corrective action needs to be taken (e.g. does the Council need to provide further guidance to applicants).	Part B (i) Public Amenity & Safety; (ii) Aerodrome & Airport Safeguarding
14B.4		<u>Trigger</u> : Any application granted permission during the monitoring year. <u>Target</u> : 100% applications granted permission include conditions to manage the identified impacts on one or more of the categories of community receptors referred to in Part B of Policy 14	If target not met, review permissions granted to establish why relevant conditions were not attached at the point of determination, and whether the Councils approach needs to be amended.	

## Appendix 2 - Modifications to the description of ILAS in Part 2 of the SWLP (Ref. MM31)

The modifications to the ILAS:

- a. Reflect the results of the HRA that showed the appropriateness of the development of thermal treatment at different ILAS; and,
- b. Add new a 'key environmental sensitivity' titled 'Amenity' that includes the distance from each ILAS to the nearest sensitive receptor.

The modifications show in this appendix follow the same format as the Schedule of Main Modifications (additions are shown in **bold and underlined text**).

<b>ILAS 4.1</b>	<b>Brooklands Industrial Park, Weybridge; Wintersells Road Industrial Park, Weybridge; &amp; Byfleet Industrial Estate, Byfleet Road / Oyster Lane, Woking</b>
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*Under the first table, which lists 'Area', 'Description' and 'Current Uses' add a new row as follows:*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled 'Key environmental sensitivities' add a new row as follows:*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.2 Hershams Trading Estate, Lyon Road, Walton on Thames**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.3 Molesey Industrial Estate, Central Avenue, West Molesey**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.4 Longmead Industrial Estate, Longmead Road, Epsom**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS may be suited to the development of a small scale (&lt;50,000 tpa) thermal treatment facility<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.5 Slyfield Industrial Estate, Moorfield Road & Westfield Road, Guildford**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to the development of any scale thermal treatment facility.</u></b>
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*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.6 Woodbridge Meadows Industrial Estate, Guildford**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within between 20 and 250 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.7 Land at Burnt Common Warehouse, London Road, Send**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.8 Land north & south of Lysons Avenue, Ash Vale**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to the development of any scale thermal treatment facility.</u></b>
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*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.9 Riverway Industrial Estate, Astolat Business Park & Weyvern Park, Old Portsmouth Road, Peasmarsh**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.10 Land near Dorking West Station, Curtis Road / Station Road, Dorking**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<u>Type</u>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<u>Amenity</u>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.11 Holmethorpe Industrial Estate, Redhill**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<u>Type</u>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<u>Amenity</u>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.12 Perrywood Business Park, Honeycrook Lane, Salfords**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<u>Type</u>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<u>Amenity</u>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.13 Salfords Industrial Estate, Brighton Road / Bonehurst Road, Salfords**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<u>Type</u>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<u>Amenity</u>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.14 Thorpe Industrial Estate, Ten Acre Lane, Egham**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.15 Byfleet Road, Employment Allocation, New Haw, Byfleet**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.16 York Town Industrial Estate, Doman Road / Stanhope Road, Camberley**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to the development of any scale thermal treatment facility.</u></b>
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*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.17 Windmill Road Industrial Area, Sunbury-on-Thames**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled “*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.18 Hobbs Industrial Estate, Eastbourne Road, Felbridge**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS may be suited to the development of a small scale (&lt;50,000 tpa) thermal treatment facility<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.19 Farnham Trading Estate (incl. land north of Water Lane), Water Lane, Farnham**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b>Type</b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

**‘x Unless a project level Appropriate Assessment demonstrates that emissions of nutrient nitrogen from the proposed facility would contribute no more than 1% of the site relevant Critical Load for the most sensitive habitats of the Thames Basin Heaths SPA, of the Thursley, Ash, Pirbright & Chobham SAC, of the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, or of the East Hampshire Hangers SAC, or that there would be no significant adverse impact on the ecological integrity of the SPAs or SACs. The Site Improvement Plans for the Wealden Heaths Phase 2 SPA did not identify nutrient nitrogen deposition as an issue of concern for that designated site.’**

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b>Amenity</b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.20 Land at Dunsfold Aerodrome, Stovolds Hill, Cranleigh**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within between 20 metres and 250 metres of a number of sensitive receptors, including residential properties. The ILAS is part of a new settlement allocated in the Waverley Borough Local Plan Part 1.</u></b>
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**ILAS 4.21 Coxbridge Business Park, Alton Road, Farnham**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan, land within the ILAS is considered less likely to be suited to the development of small scale (&lt;50,000 tpa) thermal treatment facilities<sup>x</sup>.</u></b>
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*The following footnote text would be inserted at the bottom of the page for the ILAS:*

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

*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within between 20 metres and 250 metres of a number of sensitive receptors, including residential properties.</u></b>
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**ILAS 4.22 Monument Way East Industrial Estate, Woking**

*Under the first table, which lists ‘Area’, ‘Description’ and ‘Current Uses’ add a new row entitled ‘Type’*

<b><u>Type</u></b>	<b><u>The ILAS has been identified as a suitable location for a range of waste management uses. Based on the findings of the HRA for the Plan land within the ILAS is considered unlikely to be suited to the development of any scale thermal treatment facility.</u></b>
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*Under the second table, which is currently entitled ‘Key environmental sensitivities’ add a new row entitled ”*

<b><u>Amenity</u></b>	<b><u>The perimeter of the ILAS is located within 20 metres of a number of sensitive receptors, including residential properties.</u></b>
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