

# South London Waste Plan



## South London Waste Plan Sustainability Appraisal Report on Additional Sites Consultation Document 8 February to 22 March 2010

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COUNCIL**  
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# Consultation arrangements

The period for making comments on the **Sustainability Appraisal Report on the Additional Sites Consultation Document** is six weeks, from Monday 8 February 2010 to Monday 22 March 2010. All comments must be received by **midnight on 22 March 2010**. **Please note that we are unable to extend this consultation period.**

**We encourage responses to be made electronically** using the online consultation system found at: <http://southlondonwasteplan.limehouse.co.uk>. Alternatively, send an email to: [southlondonwasteplan@rbk.kingston.gov.uk](mailto:southlondonwasteplan@rbk.kingston.gov.uk) . Responses can also be made using the questionnaire at the rear of this document and faxed to 020 8547 5363 or posted to: Emma Smyth, Project Manager, South London Waste Plan, The Royal Borough of Kingston Upon Thames, High Street, Kingston Upon Thames, KT1 1EU.

You may previously have submitted a response during the Stage 2 consultation on Potential Sites and Policies. Please note that responses received during previous stages of the Waste Plan consultation will *not* automatically be considered a response to this Stage 2a consultation. If you would like us to consider, at this stage, your response to a previous stage of consultation, please confirm this in writing to the Project Manager.

If you wish to discuss any issues raised in this document or any of the arrangements to enable representations, please contact Patrick Whitter on 020 8770 6297 or Emma Smyth on 020 8547 5375.

During the consultation period, consultation documents will be available to view online at <http://southlondonwasteplan.limehouse.co.uk> , in libraries and council main receptions. Alternatively, please contact the Waste Planning Project Manager using the contact details above for copies to be posted to you.

In dealing with responses, we will:

- Acknowledge all responses made;
- Summarise all responses;
- Prepare a report to Councillors on all responses and set out the Council's views on these, including recommendations on the way forward. This report will be made publicly available on the consultation website <http://southlondonwasteplan.limehouse.co.uk> and in local libraries; and
- Contact respondents to tell you when and where the report on the outcome of this consultation is available.

The partner boroughs handle personal data in accordance with the Data Protection Act 1998. Please be aware that by providing your contact details you are consenting to your data being used in this way.

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# 1 Introduction

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## Background

1.1 The four south London Boroughs of Croydon, Kingston, Merton and Sutton are working together to prepare a Joint Waste Development Plan Document, called the South London Waste Plan. The purpose of the Waste Plan, which will form part of each Borough's Local Development Framework, is to provide a planning strategy for sustainable waste management for all waste arisings across the plan area over the next 10 years. It will:

- Contain policies which will be used to assess applications for future waste management facilities within the Plan's area; and
- Allocate land to waste management, to guide the future development of waste management facilities.

1.2 Two stages of public consultation have already taken place in developing the Waste Plan, both of which have been subject to Sustainability Appraisal (SA). The previous stages in preparing the Waste Plan are outlined below (see page 2).

**1.3 This SA Report presents the outcome of sustainability appraisal with respect to the 'South London Waste Plan: Additional Sites Consultation Document' which has been published for consultation between 8 February and 22 March 2010. It should therefore be read in conjunction with the previous SA Report on the 'Potential Sites and Policies Consultation Document' published in July 2009.**

## Requirement for Sustainability Appraisal

1.4 The Planning and Compulsory Purchase Act 2004 states that SA is mandatory for Regional Spatial Strategy revisions and for new or revised Development Plan Documents (DPDs). Planning authorities are also required to conduct an environmental assessment in line with the SEA Directive 2001/42/EC on "the assessment of the effects of certain plans and programmes on the environment", translated into UK legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'). The SEA Directive requires that a formal assessment is undertaken for plans and programmes which are likely to have 'significant effects' on the environment.

1.5 Accordingly, sustainability appraisal has been undertaken from the earliest stages of Waste Plan preparation, culminating in the production of the following SA Reports:

- SA Scoping Report on South London Waste Plan (June 2008);
- Interim SA Report on Issues and Options (September 2008);
- SA Report on Potential Sites and Policies (July 2009); and
- SA Report on Additional Sites (February 2010) – **this document.**

1.6 The approach to undertaking SA as part of the preparation of the Waste Plan is based on Government guidance on 'SA of Regional Spatial Strategies and LDFs' issued by the former ODPM<sup>1</sup> in November 2005, which is designed to ensure compliance with the SEA Directive.

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<sup>1</sup>Office for the Deputy Prime Minister (now the Department for Communities and Local Government or CLG)

## **Purpose of Sustainability Appraisal**

1.7 The purpose of sustainability appraisal (SA) is to promote sustainable development through the integration of social, economic and environmental considerations into the preparation of new or revised Regional Spatial Strategies, DPDs or SPDs. By identifying the key sustainability issues likely to be affected by plan implementation, developing options and assessing their likely significant effects from the earliest stages of plan preparation, SA is an important tool for developing sound planning policies which are consistent with the principles underlying the Government's sustainable development agenda and the aspirations of local communities.

1.8 Revised PPS12 on 'Local Spatial Planning' (2008) makes clear that SA must be undertaken as part of the preparation of all DPDs in order to test their soundness against environmental, economic and social objectives.

1.9 In addition, the EU Strategic Environmental Assessment Directive (SEA Directive) 2001/42/EC, implemented in the UK by the SEA Regulations 2004, requires environmental appraisal to be undertaken on all plans and programmes where they are likely to have significant environmental impacts. The purpose of the Directive is to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development. The Regulations apply to many plans and programmes from local to regional level, including local development documents prepared under the planning legislation. To avoid duplication, PPS12 urges planning authorities to develop an integrated approach to SA that meets the requirements of the SEA Directive at the same time.

1.10 To be effective, SA must be:

- inclusive, ensuring early and on-going involvement of the public, statutory authorities and other stakeholders at the appropriate stages of plan preparation;
- objectives-led, so that the direction of desired change is made explicit in terms of measurable targets;
- evidence-based, including relevant baseline information against which the potential effects of the plan and policy options can be measured and assessed;
- useful, providing clear conclusions and recommendations on how the plan can be made more sustainable and proposals for future monitoring.

1.11 At the culmination of plan preparation, the final SA Report should show how the final plan has addressed the sustainability agenda and the choices made between alternative policies and proposals. This will be considered by the Inspector when determining the soundness of the plan at the Examination in Public (EiP) stage.

## **Previous Consultation on the South London Waste Plan**

1.12 Stage 1 of consultation on '**South London Waste Plan: Issues and Options**', which took place between 19 September and 31 October 2008, sought feedback on the suggested criteria for identifying a 'long list' of potentially suitable sites for waste management facilities. At that time, no specific sites were identified, but the areas of search were defined as existing waste sites and industrial areas safeguarded in each of the four Boroughs' local development plans in accordance with the policies of the

consolidated London Plan (February 2008). Residents were also invited to put forward other sites to be considered. The Issues and Options document was accompanied by the **Interim SA Report on Issues and Options**<sup>2</sup> and the technical report on **Building the Evidence Base for Issues and Options** prepared by Mouchel consultants in May 2008.

1.13 An initial 'long list' of around 140 potential sites was then identified on the basis of the proposed site selection criteria and consultation feedback. Site assessment was undertaken to evaluate the potential suitability of each long-listed site for waste management purposes. The assessment looked at issues such as site configuration, proximity to residential areas, traffic impacts and visual intrusion and gave a score to each site. The sites which score well were those which have the fewest constraints and are therefore potentially the most suitable sites for hosting waste management facilities. Known or suspected constraints on site deliverability were also considered. The site assessment scores and consideration of other deliverability factors enabled the partner boroughs to identify a 'shortlist' of sites for the purpose of Stage 2 of the consultation<sup>3</sup>.

1.14 Stage 2 of consultation on **South London Waste Plan: Potential Sites and Policies Consultation Document** took place between 20 July and 16 October 2009. The 'Potential Sites and Policies' consultation document was accompanied by the **Sustainability Appraisal Report on Potential Sites and Policies** and the **Technical Report on Preferred Sites** prepared by Mouchel consultants on behalf of the four Boroughs in July 2009.

1.15 The consultation document sought views of the public and key stakeholders on the following aspects of the emerging preferred strategy:

- **Potential Sites:** a 'shortlist' of 28 sites across the four Boroughs to meet the Plan areas' strategic waste management needs and that are considered potentially suitable for developing new and/or enhanced waste management facilities. The sites that appeared on this shortlist had been had been reduced from an original long list' of 140 sites. The sites excluded from the shortlist, which considered to have obstacles to their development, were also published at the time online and in the accompanying Technical Report; and
- **Policies:** a set of seven draft planning policies against which applications for future facilities will be assessed

1.16 1,200 responses were received from local residents, waste industry operators, land owners, national bodies and Government departments. In addition, 200 people attended public workshops and planning officers were also invited to attend 35 face-to-face discussions with local resident groups and organisations to discuss the development of the Plan.

1.17 A report summarising the feedback received is now available online at <http://southlondonwasteplan.limehouse.co.uk>, in libraries and Council main receptions. The wealth of feedback received during the consultation will influence the recommendations made in the final draft of the South London Waste Plan which we anticipate will be published in October - November 2010 (see Table 1.1).

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<sup>2</sup> see [http://southlondonwasteplan.limehouse.co.uk/portal/south\\_london\\_waste\\_plan\\_supporting\\_documents](http://southlondonwasteplan.limehouse.co.uk/portal/south_london_waste_plan_supporting_documents)

<sup>3</sup> full details of the outcome of site assessment are provided in the '**Technical Report on Preferred Sites**' prepared by Mouchel consultants on behalf of the four Boroughs in July 2009

1.18 In addition to providing feedback on the suitability of sites and policies, respondents also had the opportunity to put forward potential waste management sites that had not been previously considered. Arising from the consultation period, 8 new sites have been suggested by residents, landowners and waste operators for consideration.

## **Additional Sites**

1.19 The following 8 new sites put forward during the Stage 2 consultation have been included in the 'South London Waste Plan: Additional Sites Consultation Document' published for consultation between 8 February and 22 March 2010:

- Land west of Hawkhurst Road, Croydon;
- Open area of land adjacent to Chessington Garden Centre, Kingston;
- Land to the south of Silverglade Business Park, Kingston;
- Land at the Hogsmill Valley, Kingston;
- Wimbledon Greyhound Stadium, Merton;
- Former gravel extraction works sites (the old Cemex site), Beddington;
- Farmlands, Sutton;
- Wandle Valley Trading Estate<sup>4</sup>, Hackbridge, Sutton; and
- Land to the north of Jessop's Way, Beddington, Sutton

1.20 Of these sites, 2 were suggested by residents, 2 by land owners and 4 by both the land owner and a waste operator who are keen for them to be investigated further.

1.21 The suitability of these additional sites has been assessed using the same assessment criteria employed to assess the original long list of 140 sites. A summary of the site assessment process and individual site assessment sheets are provided in Appendix 1. More detailed information on the site assessment process is provided in the 'Technical Report on Preferred Sites' prepared by Mouchel in July 2009, available from <http://southlondonwasteplan.limehouse.co.uk>. The outcome of site assessment is summarised in Table 1.2 (page 7).

1.22 The purpose of the further six-week period of public consultation is to ensure that residents and other stakeholders have an opportunity to comment on the assessment planning officers have undertaken of these additional eight sites and the outcome of appraisal set out in this SA Report.

## **Coverage of this SA Report**

1.23 This SA Report (incorporating SEA) sets out the results of sustainability appraisal undertaken on the 'South London Waste Plan: Additional Sites Consultation Document' published for consultation between 8 February and 22 March 2010. Because this appraisal relates to an *additional* stage of consultation, rather than to a complete draft of the Waste Plan, it was not considered appropriate for this SA Report to duplicate the

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<sup>4</sup> This site was identified at the Stage 2 consultation as a lower scoring site and was published in a technical appendix at that stage with all other lower scoring sites. However, we have now received support for this site from the industry and landowner. In light of this new information, we welcome your comments on this site. *The site has also been proposed for employment, residential and open space uses within the London Borough of Sutton's Site Development Policies DPD: Proposed Submission version which is currently on consultation until 5pm on 10 March 2010*

following material already covered in the previous SA Report on 'Potential Sites and Policies' (July 2009):

- discussion of "What is sustainable development?" (see **Section 1** of previous SA Report, Paragraphs 1.25 to 1.27);
- background to the **South London Waste Plan** (see **Section 2** of previous SA Report, pages 11-16);
- **Appraisal Methodology** (see **Section 3** of previous SA Report, pages 17-20);
- review of other **Relevant Plans, Programmes and Sustainability Objectives** at the national, regional and local levels (**Task A1**) and Scoping Table (see **Section 4** and **Appendix 2** of previous SA Report, pages 21-32);
- **Baseline** information in relation to South London, in terms of the key environmental, social and economic trends likely to be influenced by plan implementation (**Task A2**) (see **Section 5** of previous SA Report, pages 33-62);
- key **Sustainability Issues and Problems** to be addressed by South London Waste Plan, taking account of additional issues arising from public consultation and further evidence gathering work (**Task A3**) (see **Section 6** of previous SA Report, pages 63-74);
- **Sustainability Appraisal Framework**, consisting of a comprehensive checklist of sustainability objectives, indicators and targets established for the purpose of policy appraisal and also used as the basis for identifying both site assessment and policy criteria (**Task A4**) (see **Section 7** of previous SA Report, pages 75-78);
- **Identifying and Assessing Waste Management Sites (Task B2)** describes (i) the process by which the 'long-list' of potential waste management sites was identified, taking account of 'broad locations' suitable for recycling and waste treatment facilities as suggested in London Plan Policy 4A.27 and further sites suggested through public consultation, (ii) the site assessment methodology used; and (iii) how each of the site assessment criteria relate to the sustainability objectives, indicators and targets included within the SA Framework (see **Section 8** of previous SA Report, pages 79-104);
- **Section 9 on Developing Preferred Policies (Task B2)** describes the basis upon which Policies WP1 to WP7 put forward in the Draft Sites and Policies consultation report, including consideration of how each of the proposed 'development control' criteria can be derived from the sustainability objectives, indicators and targets making up the SA Framework. This section confirms which of the alternative policy options previously considered and subjected to SA at the Issues and Options stage have ultimately been carried forward (see **Section 9** of previous SA Report, pages 105-120); and
- **Compatibility of Proposed Plan Objectives against SA Framework Objectives (Task B1)** (see **Section 10** of previous SA Report, pages 121-122).

1.24 The results of appraisal in relation to the Additional Sites Consultation Document presented in Section 2 of this document (see Appraisal Matrix) and the Conclusions presented in Section 3 should therefore be read in conjunction with the relevant chapters of previous SA Report identified above. The 'site assessment summary' included in both the Technical Appendix to the main consultation document and Appendix 1 of this SA Report, includes location maps of each of the additional sites together with scores, ranks, and manual screening criteria. The results of appraisal have been informed to a significant extent by the outcome of the site assessment process.

## Next Stages

1.25 Feedback on both the Additional Sites Consultation Document and this SA Report will be taken into account in developing the final version of the South London Waste Plan due to be published in Autumn 2010. It will then be submitted to the Secretary of State for examination by an independent planning inspector.

1.26 The timetable for the development of the South London Waste Plan has changed to accommodate this extra Stage 2a consultation on additional sites. The new timetable is identified in Table 1.1.

*Table 1.1: Revised Timetable for the South London Waste Plan*

<b>Plan making stage</b>	<b>Timescale</b>
Preparation of the evidence base and development of Issues and Options	November 07 to September 08
Consultation on Issues and Options	September to October 2008
Consultation on the Potential Sites and Policies Consultation Document.	21 July to 16 October 2009
<b>Consultation on additional sites</b>	<b>February to March 2010</b>
Publication of the Waste Plan	February 2010
Submission of the Waste Plan to the Secretary of State	October to November 2010
Examination by an Independent Inspector, including an Examination in Public	January 2011
Adoption of the Waste Plan by the four Councils within the Plan's area	Winter 2011

Table 1.2: Additional sites suggested by stakeholders during the Stage 2 consultation

Site number	Site area (ha)	Borough	Description	Proposer	Comment on Site potential for re-development and deliverability	Proposed policy covered in the South London Waste Plan
1000	4.33	Croydon	Land west of Hawkhurst Road	Land owner	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the site is a mature woodland, within the Green Belt, it is a site of importance for nature conservation, is a greenfield site and is accessible only from country lanes.	None
1001a	2.13	Kingston	Open areas of land adjacent to Chessington Garden Centre	Resident	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the sites are greenfield sites within the designated Green Belt. Development would have a negative visual impact on the local area.	None
1001b	1.15					
1002	1.14	Kingston	Land to the south of Silverglade Business Park	Land owner	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the site is greenfield within the designated Green Belt. The borough's Core Strategy seeks to maintain this site as undeveloped Green Belt.	None
1003	6.84	Kingston	Land at the Hogsmill Valley	Land owner / Waste Operator	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the site is designated open space and Metropolitan Open Land. It is a locally important nature conservation area and development would result in a negative visual impact on the local area.	None

Site number	Site area	Borough	Description	Proposer	Comment on site potential for re-development and deliverability	Proposed policy covered in the South London Waste Plan
1005	5.10	Merton	Wimbledon Greyhound Stadium	Resident	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the site is at risk of flooding and would require considerable regeneration.	None
1004	4.13	Sutton	Former gravel extraction works sites (the former Cemex site), Beddington Farmlands	Land owner / Waste operator	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: the site is not in close proximity to the strategic road network, it is within designated open space and development will impact on strategic views.	None
1006	1.15	Sutton	Wandle Valley Trading Estate, Hackbridge <sup>5</sup>	Land owner / waste operator	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: The site is not in close proximity to the strategic road network, it is at risk of flooding, the site would require re-development.	None
1007	4.03	Sutton	Land to the north of Jessop's Way, Beddington	Land owner / waste operator	Poor score. From a planning perspective, there are obstacles to this site being used for waste management purposes. Key constraints include: The site is within Metropolitan Open Land, it is within the designated open space and an important site for nature conservation.	None

<sup>5</sup> This site was identified at the Stage 2 consultation as a lower scoring site and was published in a technical appendix at that stage with all other lower scoring sites. However, we have now received support for this site from the industry and landowner. In light of this new information, we welcome your comments on this site. *The site has also been proposed for employment, residential and open space uses within the London Borough of Sutton's Site Development Policies DPD: Proposed Submission version which is currently on consultation until 5pm on 10 March 2010 (available at <http://consult.sutton.gov.uk>)*

Figure 1: Additional sites suggested during the Stage 2 consultation

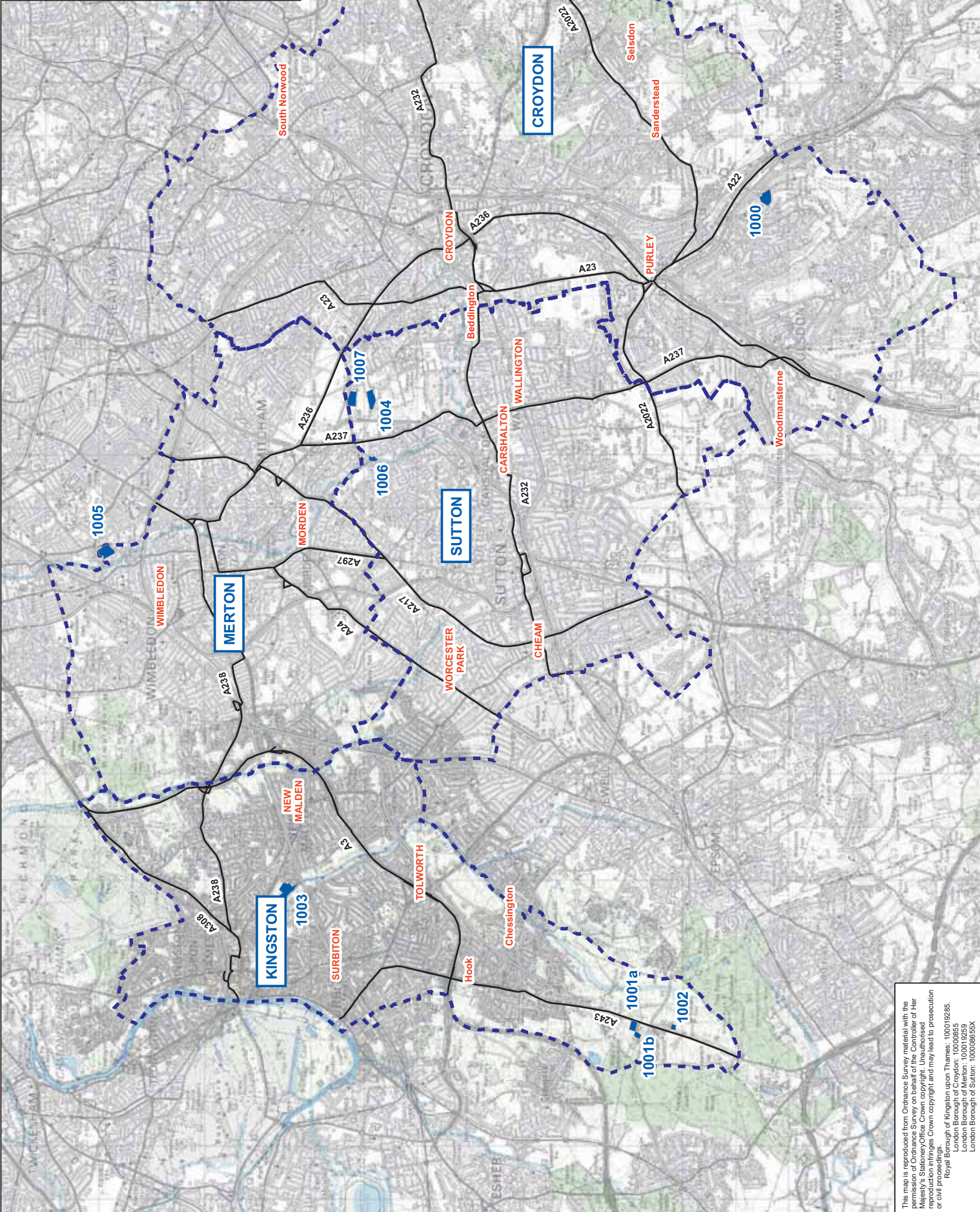
Legend

- Additional Sites
- Borough Boundary
- Main Roads
- Railway Lines

Rob Dickson  
 Service Director (Environment and Sustainability)  
 Kingston upon Thames, KT1 1EU

Operator: DT  
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Royal Borough of Kingston upon Thames: 100019285  
 London Borough of Croydon: 100009655  
 London Borough of Merton: 100019259  
 London Borough of Sutton: 100009655X

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## 2 Appraisal of Additional Sites (Tasks B3, B4 and B5)

### Appraisal Methodology

2.1 This section presents the results of sustainability appraisal in relation to each of the Additional Sites put forward in the 'South London Waste Plan: Additional Sites Consultation Document'. In line with established practice, an Appraisal Matrix has been used to record the likely beneficial or adverse social, economic and environmental effects of progressing with each site against each of the sustainability objectives making up the SA Framework.

2.2 As in previous SA Reports on the South London Waste Plan, impacts are evaluated in terms of:

- the nature of the predicted impact (beneficial, adverse or neutral);
- the scale/ significance of the predicted impact (small, medium, large); and
- the likely duration of the impact (short-term, medium-term or long term);
- the level of uncertainty associated with the predicted impact

2.4 The appraisal methodology and scoring system used is based on the recommended approach set out in Government guidance<sup>6</sup>. Table 2.1 provides a guide to the symbols used in the Appraisal Matrix

Table 2.1: Guide to Symbols Used in the Appraisal Matrix

Symbol	Predicted Effect of Option on Sustainability Objective
<b>+</b>	small beneficial effect
<b>++</b>	medium beneficial effects
<b>+++</b>	large beneficial/ Borough-wide
<b>X</b>	adverse impact
<b>XX</b>	large adverse impact
<b>?</b>	uncertain impact
	none/ neutral effect

2.5 Based on the impacts predicted for each group of sustainability objectives, an overall assessment is then made in relation to each of the following main categories of objective:

- (1) Sustainable Waste Management;
- (2) Sustainable Transport;
- (3) Pollution and Natural Resources;
- (4) Energy and Climate Change
- (5) Flood Risk and Climate Change Adaptation
- (6) Local Environmental Quality;
- (7) Open Environment;
- (8) Biodiversity and Habitats;
- (9) Built and Historic Environment;
- (10) Sustainable Economic Growth;
- (11) Population, Human Health and Quality Of Life; and
- (12) Access, Equalities, Community Engagement and Education.

<sup>6</sup> Sustainability Appraisal of Regional Spatial Strategy and LDFs (ODPM, 2005)

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# SUSTAINABILITY APPRAISAL MATRIX: SOUTH LONDON WASTE PLAN: ADDITIONAL SITES

		ADDITIONAL WASTE SITES							
SA OBJECTIVES		Land west of Hawkhurst Road, Croydon (1000) 4.33 ha	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) 2.13 ha and 1.15 ha	Land to the south of Silverglade Business Park, Kingston (1002) 1.14 ha	Land at the Hogsmill Valley, Kingston (1003) 6.84 ha	Wimbledon Greyhound Stadium, Merton (1005) 5.10 ha	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) 4.13 ha	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) 1.15 ha	Land to the north of Jessop's Way, Beddington, Sutton (1007) 4.03 ha
<b>1.</b>	<b>SUSTAINABLE WASTE MANAGEMENT</b>	<b>+ ?</b>	<b>+ ?</b>	<b>?</b>	<b>++</b>	<b>++</b>	<b>++</b>	<b>+ ?</b>	<b>++</b>
1.1	To maximise self-sufficiency in the management of all waste arisings within South London.	++	+ ?	+ ?	++	++	++	+ ?	++
1.2	To provide sufficient sites and waste facilities <sup>7</sup> to deal with all waste streams making up South London's future tonnage/ apportionment.	++	+ ?	+ ?	++	++	++	+ ?	++
1.3	To promote waste avoidance, minimisation and re-use in line with the waste hierarchy to reduce the amount of waste produced.	n/a	+ ?	+ ?	++	++	++	+ ?	++
1.4	To promote waste recycling or composting in accordance with the waste hierarchy in order to maximise landfill diversion	++	+ ?	+ ?	++	++	++	+ ?	++
1.5	To promote energy from waste where waste cannot be reused or recycled.	X	?	X	+++	+++	+++	+ ?	+++
	<b>Commentary</b>	Although Site 1000 (4.33 ha) would make a contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• within Green Belt</li> <li>• greenfield</li> <li>• under 500m from nationally</li> </ul>	Although Sites 1001a and 1001b (2.13 ha and 1.15 ha) would make a small contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• within Green Belt;</li> <li>• greenfield (Site</li> </ul>	Although Site 1002 (1.14 ha) would make a small contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• within Green Belt</li> <li>• greenfield (grassland with trees and</li> </ul>	Although Site 1003 (6.84 ha) would make the largest contribution to self-sufficiency and dealing with the apportionment of all the Additional Sites by virtue of its size, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• MOL</li> </ul>	Although Site 1005 (5.10 ha) would make a contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• located within Flood Zone 3b (Functional Floodplain)</li> </ul>	Although Site 1004 (4.13 ha) would make a contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• over 500 metres from the strategic road network</li> <li>• within MOL</li> </ul>	Although Site 1006 (1.15 ha) would make a small contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• over 500 metres from strategic road network</li> </ul>	Although Site 1007 (4.03 ha) would make a contribution to self-sufficiency and dealing with the apportionment, the following site and environmental constraints have been identified: <ul style="list-style-type: none"> <li>• over 500 metres from strategic road network</li> <li>• within MOL</li> </ul>

		<b>ADDITIONAL WASTE SITES</b>							
<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>	
	<p>designated nature conservation area</p> <ul style="list-style-type: none"> <li>inner Ground Water SPZ1</li> <li>within a SINC</li> <li>Public Rights of Way across site</li> <li>currently mature woodland with a 1:3 gradient</li> <li>adjacent dwellings would be negatively affected</li> <li>Access via narrow country lane.</li> <li>visual impact on neighbouring properties and landscape</li> <li>not suitable for co-location due to size, access restrictions, visual impact</li> </ul>	<p>1001a)</p> <ul style="list-style-type: none"> <li>less than 350m from dwellings (Site 1001a)</li> <li>less than 200m from dwellings (Site 1001b)</li> <li>no vehicle access (Site 100b).</li> <li>negative impact on views and landscape</li> <li>Site 100b is too small for co-location opportunities</li> </ul> <p>However, Site 100a is large enough for co-location and also has greater potential for energy from waste</p>	<p>hedgerows)</p> <ul style="list-style-type: none"> <li>near two houses and a pub.</li> <li>large visual intrusion.</li> <li>Site 1002 is considered too small for co-location.</li> </ul>	<ul style="list-style-type: none"> <li>greenfield</li> <li>designated open space</li> <li>within a SINC</li> <li>located within Flood Zone 3a (High Risk)</li> <li>former sludge beds</li> <li>within 150m of homes to the North. Houses about southern tip of the site.</li> <li>close to dwellings with little screening. Visual impacts for residents</li> </ul> <p>However, Site 1003 is large enough for co-location and also has greater potential for energy from waste</p>	<p>(brownfield site)</p> <ul style="list-style-type: none"> <li>archaeological site</li> <li>Requires major regeneration scheme currently mixed use, dominated by the stadium and old, poor quality industrial, commercial and retail units.</li> <li>Existing buildings not compatible with waste use</li> </ul> <p>However, Site 1005 is large enough for co-location and also has greater potential for energy from waste</p>	<ul style="list-style-type: none"> <li>designated open space</li> <li>within a SINC</li> <li>archaeological site</li> <li>located within a protected strategic view</li> </ul> <p>However, Site 1004 is large enough for co-location and also has greater potential for energy from waste</p>	<ul style="list-style-type: none"> <li>within Flood Zone 3b (Functional Floodplain) (brownfield site)</li> <li>archaeological site</li> <li>Existing buildings not suitable for waste activities</li> </ul> <p>Although Site 1006 is considered to be just large enough for potential co-location, this site is only 0.1 ha larger than Site 1002 that is considered too small</p>	<ul style="list-style-type: none"> <li>designated open space</li> <li>within a SINC</li> <li>archaeological site</li> <li>within a protected strategic view</li> </ul> <p>However, Site 1007 is considered large enough for potential co-location and also has greater potential for energy from waste</p>	
The above environmental constraints and possible environmental opportunities are analysed further in the remainder of this Appraisal Matrix									
<b>2. Sustainable Transport</b>	<b>XX</b>	<b>X?</b>	<b>+ ?</b>	<b>X</b>	<b>X?</b>	<b>XX?</b>	<b>XX</b>	<b>XX</b>	
2.1 To reduce traffic, congestion, air pollution and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.	XX	X?	+ ?	X	X?	XX?	XX	XX	
2.2 To minimise the impacts of waste-related transport by promoting more sustainable methods of transport, including rail and water freight.	XX	X?	+ ?	X	X?	XX?	XX	XX	
<b>Commentary</b>	Site 1000 would have strongly	Sites 1001a and 1001b would have	As with all the other Additional Sites, Site	Site 1003 would have some negative	As with all the other Additional Sites,	Site 1004 would have negative	Site 1006 would have strongly	Site 1007 would have strongly	

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<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>	
	negative impacts on sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 250 metres from the strategic road network</li> <li>located over 500m or greater from a railhead</li> <li>Access via extremely narrow country lanes, passing residential properties.</li> </ul>	some negative impacts on sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500m or greater from a railhead</li> <li>Site 100b currently having no vehicle access into the site</li> </ul> <p>However some benefits in terms of reducing the impacts of transport could arise from the following aspects:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>Site 1001a is immediately adjacent to Leatherhead road.</li> <li>Site 100a is large enough for potential co-location and thus could in some circumstances reduce overall transport needs</li> </ul>	1005 has disadvantages in terms of sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500m or greater from a railhead</li> </ul> <p>However some benefits in terms of reducing the impacts of waste-related transport could arise from the following aspects:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>good access directly on to the Leatherhead Road</li> </ul>	impacts on sustainable transport due to being : <ul style="list-style-type: none"> <li>located over 500m or greater from a railhead</li> <li>having poor access via an existing private road onto Kingston Road (A2043). The access road is narrow, is shared with other users for the allotment and community centre.</li> </ul> <p>However some benefits for reducing impacts of transport due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>large enough for potential co-location and thus could in some circumstances reduce overall transport needs</li> </ul>	Site 1005 has disadvantages in terms of sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500m or greater from a railhead</li> </ul> <p>However some benefits in terms of reducing the impacts of waste-related transport due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>having 2 key routes to the site from the A218 and Plough Lane, or directly from the A217 (Miticham Lane) which could disperse traffic impacts.</li> </ul>	impacts on sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> </ul> <p>However there are some benefits in terms of reducing the impacts of waste-related transport due to:</p> <ul style="list-style-type: none"> <li>good access via A236 and B272.</li> <li>being large enough for potential co-location and thus could in some circumstances reduce overall transport needs</li> </ul>	negative impacts on sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> <li>Poor access via Mill Green Road to A237 although past some residential housing and road is relatively narrow</li> </ul>	negative impacts on sustainable transport objectives due to being: <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> <li>Poor access is from Beddington Lane opposite residential housing. The access road is made narrow by parked cars lining the road on both sides.</li> </ul> <p>However, this site is large enough for potential co-location and thus could in some circumstances reduce overall transport needs</p>	
<b>3.</b>	<b>Pollution and Natural Resources</b>	<b>XX</b>	<b>X?</b>	<b>+ ?</b>	<b>X</b>	<b>X?</b>	<b>XX?</b>	<b>X?</b>	<b>X?</b>
3.1	To improve local air quality and limit air pollution as much as practicably possible to minimise impacts on the environment and human health.	XX	X?	+ ?	X	X?	XX?	XX	XX

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SA OBJECTIVES		Land west of Hawkhurst Road, Croydon (1000) 4.33 ha	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) 2.13 ha and 1.15 ha	Land to the south of Silverglade Business Park, Kingston (1002) 1.14 ha	Land at the Hogsmill Valley, Kingston (1003) 6.84 ha	Wimbledon Greyhound Stadium, Merton (1005) 5.10 ha	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) 4.13 ha	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) 1.15 ha	Land to the north of Jessop's Way, Beddington, Sutton (1007) 4.03 ha
3.2	To minimise any potentially adverse impacts of water pollution on the River Wandle and other watercourses within the plan area.	n/a	X	n/a	XX	XX	XX	n/a	n/a
3.3	To minimise soil and groundwater contamination and maximise the development of previously-developed or 'brownfield' land.	XX	X	X	X	+	X	+	+
3.4	To safeguard primary mineral aggregates and make most efficient use of construction materials, water and other resources.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	<b>Commentary</b>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>located over 250 metres from the strategic road network</li> <li>Access via extremely narrow country lanes, passing residential properties.</li> <li>Dwellings about the western edge of the site and would be negatively affected</li> </ul> <p>There are also potential adverse impacts in relation to potential contamination of Groundwater due to site being located</p> <ul style="list-style-type: none"> <li>within the inner core of a Ground Water Source Protection Zone SPZ1</li> </ul>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>Site 100b currently having no vehicle access into the site.</li> <li>Site 1001a is less than 350m from residential properties, to the south, separated by Chessington Garden Centre. Site 1001b is less than 200m from residential properties, to the south, separated by mature woodland (Jubilee Woods), Chessington garden Centre abuts the site immediately south</li> </ul> <p>However some benefits in terms of reducing air pollution from waste-related</p>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>Proximity to two houses and a public house</li> </ul> <p>However some benefits in terms of reducing air pollution from waste-related transport due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>good access directly on to the Leatherhead Road</li> </ul> <p>Will not contribute to maximising development of previously-developed or 'brownfield' land due to being Greenfield</p>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>having poor access via an existing private road onto Kingston Road (A2043). The access road is narrow, is shared with other users for the allotment and community centre.</li> <li>Site is within 150m of homes on Kingston Road, to the North. Houses about the southern tip of the site.</li> </ul> <p>However some benefits in terms of reducing air pollution from waste-related transport due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the</li> </ul>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>Site is surrounded by industrial units with few sensitive receptors in the vicinity. The nearest properties are at Summerstown Lane, to the east and on Copper Mill Lane which is within the industrial estate, to the south. Because the area is already industrial, re-development, ensuring good design and the location of a facility towards the NW of the site, would not negatively</li> </ul>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> </ul> <p>However some benefits in terms of reducing air pollution from waste-related transport due to:</p> <ul style="list-style-type: none"> <li>The site is over 250m away from the nearest residents.</li> <li>good access via A236 and B272.</li> <li>being large enough for potential co-location and thus could in some circumstances reduce overall transport needs</li> </ul> <p>There are also potential adverse</p>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> <li>Poor access via Mill Green Road to A237 although past some residential housing and road is relatively narrow</li> <li>Proximity to Residential Areas To the south east/west is another industrial area and River Wandle. To the east is Mill Green</li> </ul>	<p>Adverse impacts on local air pollution would arise from:</p> <ul style="list-style-type: none"> <li>located over 500 metres from the strategic road network</li> <li>Poor access is from Beddington Lane opposite residential housing. The access road is made narrow by parked cars lining the road on both sides.</li> </ul>

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<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) 4.03 ha
	Will not contribute to maximising development of previously-developed or 'brownfield' land due to being Greenfield	<p>transport due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>located immediately adjacent to Leatherhead road.</li> </ul> <p>Will not contribute to maximising development of previously-developed or 'brownfield' land due to being Greenfield</p>		<p>strategic road network</p> <ul style="list-style-type: none"> <li>large enough for potential co-location and thus could in some circumstances reduce overall transport needs</li> </ul> <p>Potential adverse impacts in relation to flood risk and potential pollution of surface water due to site being:</p> <ul style="list-style-type: none"> <li>a greenfield site located within Flood Zone 3a (High Risk) This would require PPS25 Sequential Testing and Exception Test</li> </ul> <p>Will not contribute to maximising development of previously-developed or 'brownfield' land due to being Greenfield</p>	<p>impact on these properties and could improve the area.</p> <p>However some benefits in terms of reducing air pollution due to being:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>having 2 key routes to the site from the A218 and Plough Lane, or directly from the A217 (Mitcham Lane) which could disperse traffic impacts.</li> </ul> <p>There are also potential adverse impacts in relation to flood risk and potential pollution of surface water due to site being:</p> <ul style="list-style-type: none"> <li>a brownfield site located within Flood Zone 3b (Functional Floodplain) This would require PPS25 Sequential Testing and Exception Test</li> </ul>	<p>impacts in relation to flood risk and potential pollution of surface water due to site being:</p> <ul style="list-style-type: none"> <li>a brownfield site located within Flood Zone 3b (Functional Floodplain) This would require PPS25 Sequential Testing and Exception Test</li> </ul> <p>Will not contribute to maximising development of previously-developed or 'brownfield' land due to being Greenfield</p>		

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<b>SA OBJECTIVES</b>		Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>
<b>4.</b>	<b>Energy and Climate Change</b>	<b>X</b>	<b>X?</b>	<b>X</b>	<b>X?</b>	<b>X</b>	<b>+?</b>	<b>+?</b>	<b>+?</b>
4.1	To minimise carbon dioxide emissions through promoting energy efficiency in waste related development.	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)
4.2	To promote the efficient supply of energy, in particular by prioritising decentralised energy generation connected to local distribution networks	X	X	X	X	X	+?	+?	+?
4.3	To meet an increased proportion of energy needs from on-site renewables/ energy from waste.	X	+?	X	+?	+?	+?	+?	+?
4.4	To promote the highest standards of sustainable design and construction.	X	X	X	X?	X	X	X	X
	<b>Commentary</b>	Site 1000 has relatively little potential in relation to minimising carbon emissions through co-location/ energy from waste and promoting decentralised energy generation connected to local distribution networks due to: <ul style="list-style-type: none"> <li>size, access restrictions, and visual impact.</li> <li>Being located greater than 500m from a major development/ regeneration area</li> </ul> This site is also	Site 100a has some potential in relation to minimising carbon emissions through co-location/ energy from waste due to: <ul style="list-style-type: none"> <li>being considered large enough for potential co-location</li> </ul> Both sites are located within Flood Zone 1 (Low Risk) However, the potential of both sites for promoting decentralised energy generation connected to local distribution networks is limited due to being <ul style="list-style-type: none"> <li>located greater than 500m from a major</li> </ul>	Site 1002 has relatively little potential in relation to minimising carbon emissions through co-location/ energy from waste and promoting decentralised energy generation connected to local distribution networks due to <ul style="list-style-type: none"> <li>being too small for co location</li> <li>located greater than 500m from a major development/ regeneration area</li> </ul> This site is also within greenbelt and therefore does not	Site 1003 has some potential in relation to minimising carbon emissions through co-location/ energy from waste: <ul style="list-style-type: none"> <li>being considered large enough for potential co-location</li> </ul> However, the site has relatively little potential in relation to promoting decentralised energy generation connected to local distribution networks due to: <ul style="list-style-type: none"> <li>being located greater than 500m from a major</li> </ul>	Site 1005 has some potential in relation to minimising carbon emissions through co-location/ energy from waste <ul style="list-style-type: none"> <li>being considered large enough for co-location</li> <li>an electricity substation lies adjacent to the site, to the west</li> </ul> This site is also brownfield and therefore maximises the use of previously developed land in line with sustainable design and construction principles	Site 1004 has potential in relation to minimising carbon emissions through co-location/ energy from waste and promoting decentralised energy generation connected to local distribution networks due to being: <ul style="list-style-type: none"> <li>large enough for co-location and surrounded by existing waste uses</li> <li>located 500m or less from a major development/ regeneration area</li> </ul>	Site 1004 has potential in relation to minimising carbon emissions through co-location/ energy from waste and promoting decentralised energy generation connected to local distribution networks due to being: <ul style="list-style-type: none"> <li>large enough for co-location</li> <li>located within a major development/ regeneration area (i.e. Hackbridge Sustainable Suburb and Low Carbon Zone</li> </ul>	Site 1007 has some potential in relation to minimising carbon emissions through co-location/ energy from waste and promoting decentralised energy generation connected to local distribution networks due to: <ul style="list-style-type: none"> <li>being large enough for co-location</li> <li>located less than 500m from a major development/ regeneration area</li> </ul> In addition, the site is located within

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	within greenbelt and therefore does not maximise the use of previously developed land in line with sustainable design and construction principles  However the site is located within Flood Zone 1 (Low Risk)	development/ regeneration area  In addition, Site 100b is too small for co-location and energy from waste opportunities  Both sites are within greenbelt and therefore do not maximise the use of previously developed land in line with sustainable design and construction principles	maximise the use of previously developed land in line with sustainable design and construction principles  However, the site is located within Flood Zone 1 (Low Risk)	development/ regeneration area  This site is also greenfield and therefore does not maximise the use of previously developed land in line with sustainable design and construction principles  However, the site is located within Flood Zone 1 (Low Risk)	However the potential of Site 1005 for promoting decentralised energy generation connected to local distribution networks is limited due to being • located greater than 500m from a major development/ regeneration area  Site 1005 is also located within Flood Zone 3b (Functional Floodplain)	In addition, the site is located within Flood Zone 1 (Low Risk)  However, the site is 'greenfield' and therefore does not maximise the use of previously developed land in line with sustainable design and construction principles	This site is also brownfield and therefore maximises the use of previously developed land in line with sustainable design and construction principles  However, Site 1006 is located within Flood Zone 3b (Functional Floodplain)	Flood Zone 1 (Low Risk) However, the site is greenfield and therefore does not maximise the use of previously developed land in line with sustainable design and construction principles	
<b>5. Flood Risk and Climate Change Adaptation</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>XX</b>	<b>XX</b>	<b>X</b>	<b>XX</b>	<b>X</b>	
5.1 To avoid, reduce and manage flood risk affecting or arising from waste related developments.	+?	+?	+?	XX	XX	+?	XX	+?	
5.2 To promote climate change adaptation measures and sustainable urban drainage	XX	XX	XX	XX	X	XX	X	XX	
<b>Commentary</b>	With regard to avoiding, reducing and managing flood risk affecting or arising from waste developments, site 1000 benefits from being located within Flood Zone 1 (Low Risk).  However, the site's greenfield location	With regard to avoiding, reducing and managing flood risk affecting or arising from waste developments, Sites 1001a and 1001b benefits from being located within Flood Zone 1 (Low Risk).  However, the greenfield location of	With regard to avoiding, reducing and managing flood risk affecting or arising from waste developments, site 1002 benefits from being located within Flood Zone 1 (Low Risk).  However, the site's greenfield location	Site 1003 is within Flood Zone 3a (High Risk) and thus has potentially negative impacts avoiding, reducing and managing flood risk affecting or arising from waste developments.  Furthermore, the site's greenfield	Although Site 1005 is brownfield, it is located within Flood Zone 3b (Functional Floodplain) and thus has severe negative implications for avoiding, reducing and managing flood risk affecting or arising from waste developments. The extent of risk will	With regard to avoiding, reducing and managing flood risk affecting or arising from waste developments, site 1005 benefits from being located within Flood Zone 1 (Low Risk).  However, the site's greenfield location	Although Site 1006 is brownfield, it is located within Flood Zone 3b (Functional Floodplain) and thus has severe negative implications for avoiding, reducing and managing flood risk affecting or arising from waste developments. The extent of risk will	With regard to avoiding, reducing and managing flood risk affecting or arising from waste developments, site 1007 benefits from being located within Flood Zone 1 (Low Risk).  However, the site's greenfield location	

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		has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage	these sites has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage	has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage	location has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage	depend on the specific characteristics of any proposed waste management use	has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage	depend on the specific characteristics of any proposed waste management use	has potentially adverse implications for minimising the risk of surface water flooding and promoting sustainable urban drainage
<b>6.</b>	<b>Local Environmental Quality</b>	<b>XX</b>	<b>XX</b>	<b>X</b>	<b>XX</b>	<b>?</b>	<b>XX</b>	<b>?</b>	<b>X?</b>
6.1	To improve local environmental quality and limit pollution as much as possible to minimise impacts on the environment and human health.	XX	XX	X	XX	?	XX	?	X?
6.2	To minimise the impact of noise and vibration from existing or new waste facilities and related activities.	XX	XX	X	XX	?	XX	?	X?
6.3	To minimise the impact of odour from existing or new waste facilities and related activities on local residents.	XX	XX	X	XX	?	XX	?	X?
6.4	To minimise light pollution to the sky and its impact on neighbouring uses.	XX	XX	X	XX	?	XX	?	X?
<b>Commentary</b>		NOTE: Although the impacts of local air pollution, particulates, bio-aerosols, odour, light pollution and noise arising from waste management activities upon local residents and other receptors will ultimately be dependant on the waste technologies proposed for each site (and the extent to which these are enclosed), waste capacity/ throughput, associated HGV movements, development management policies in both the Waste Plan and LDFs and the pollution control regime, the extent of potential impact has been evaluated on the basis of (a) proximity of residential properties, and (b) vehicle routing issues for the purposes of this appraisal							
		Site 1000 has potentially adverse impacts on local environmental quality due to: • Proximity to Residential Areas: Residential	Site 1000 has potentially adverse impacts on local environmental quality due to: • Site 1001a is less than 350m from residential properties, to the	Site 1002 has potentially adverse impacts on local environmental quality due to: • Location of the site near two houses and a public house.	Site 1003 has potentially adverse impacts on local environmental quality due to: • the site's location within 150m of homes on Kingston Road, to	By comparison with most of the other proposed sites, Site 1005 has possibly less potential adverse impact on local environmental quality due to the fact that: • the site is	By comparison with most of the other proposed sites, Site 1004 has possibly less potential adverse impact on local environmental quality due to the fact that: • The site is over	Site 1006 has some potential adverse impacts on local environmental quality due to: • being located relatively close to residential	By comparison with most of the other proposed sites, Site 1007 has possibly less potential adverse impact on local environmental quality due to the fact that: • the site is not

		<b>ADDITIONAL WASTE SITES</b>							
<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>	
	<p>properties abut the western edge of the site and would be negatively affected</p> <ul style="list-style-type: none"> <li>Poor vehicle access is via extremely narrow country lanes, passing residential properties.</li> </ul>	<p>south,</p> <ul style="list-style-type: none"> <li>Site 10011b is less than 200m from residential properties, to the south</li> <li>Poor Vehicle access for Site 100b: Currently no vehicle access into the site and many constraints Centre.</li> </ul> <p>However, good vehicle access for Site 1001a: immediately adjacent to Leatherhead road.</p>	<p>However, good vehicle access for Site 1002 directly on to the Leatherhead Road</p>	<p>the North. Houses abut the southern tip of the site.</p> <ul style="list-style-type: none"> <li>Relatively poor vehicle access via an existing private road onto Kingston Road (A2043). The access road is narrow, is shared with other users for the allotment and community centre..</li> </ul>	<p>surrounded by industrial units with few sensitive receptors in the vicinity.</p> <ul style="list-style-type: none"> <li>nearest properties are at Summers-town Lane, to the east and on Copper Mill Lane which is within the industrial estate, to the south.</li> <li>the area is already industrial, re-development, ensuring good design and the location of a facility towards the NW of the site, would not negatively impact on these properties and could improve the area</li> <li>there are already 2 key routes to the site from the A218 and Plough Lane, or directly from the A217 (Mittham Lane) which could disperse traffic impacts.</li> </ul>	<p>250m away from the nearest residents and in an industrial setting</p> <ul style="list-style-type: none"> <li>There is good vehicle routing/access via A236 and B272, and</li> </ul>	<p>areas</p> <ul style="list-style-type: none"> <li>relatively [poor access and vehicle Routing via Mill Green Road to A237 although past some residential housing and road is relatively narrow</li> </ul>	<p>proximate to and/c would not negatively impact on residential areas, schools or hospitals</p> <ul style="list-style-type: none"> <li>the Closest residential properties are on Beddington Lane, opposite Jessop's Way</li> </ul> <p>However:</p> <ul style="list-style-type: none"> <li>Access is from Beddington Lane opposite residential housing. The access road is made narrow by parked cars lining the road on both sides. Access roads would benefit from widening</li> </ul>	

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<b>7.</b>	<b>Open Environment</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>XX</b>	<b>+?</b>	<b>XX</b>	<b>+?</b>	<b>XX</b>
7.1	To safeguard permanence and integrity of Green Belt and MOL <sup>8</sup> .	XX	XX	XX	XX	+?	XX	+?	XX
7.2	To create, restore, enhance and promote access to public open space.	?	+?	+?	XX	+?	XX	+?	XX
7.3	To maintain the quality of open landscape and strategic views.	XX?	XX?	XX?	XX?	+?	XX	+?	XX
	<b>Commentary</b>	<p>Site 1000 would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within the Green Belt/MOL</li> <li>affected by Public Rights of Way across the site</li> <li>situated on a hillside, thus any waste development would impact negatively on the landscape when viewed from across the valley</li> </ul> <p>However, this site:</p> <ul style="list-style-type: none"> <li>is not located within public open space</li> <li>does not affect a protected strategic view</li> </ul>	<p>Sites 1001a and 1001b would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within the Green Belt/MOL</li> <li>considered to have a negative visual impact on views across the landscape in this area</li> </ul> <p>However, this site is:</p> <ul style="list-style-type: none"> <li>not located within public open space</li> <li>not affected by Public Rights of Way across the site</li> <li>does not affect a protected strategic view</li> </ul>	<p>Site 1002 would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within the Green Belt/MOL</li> <li>considered to have a potentially large visual intrusion.</li> </ul> <p>However, this site is:</p> <ul style="list-style-type: none"> <li>not located within public open space;</li> <li>not affected by Public Rights of Way across the site</li> <li>does not affect a protected strategic view</li> </ul>	<p>Site 1003 would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within the Green Belt/MOL</li> <li>located within public open space</li> <li>considered to have the potential to result in a big visual impact for neighbouring properties</li> </ul> <p>However, this site is:</p> <ul style="list-style-type: none"> <li>not affected by Public Rights of Way across the site</li> <li>does not affect a protected strategic view</li> </ul>	<p>Site 1005 would have neutral/beneficial impacts in relation to open environment criteria objectives due to:</p> <ul style="list-style-type: none"> <li>not being located within the Green Belt or MOL</li> <li>not being located within public open space</li> <li>not being affected by Public Rights of Way across the site</li> <li>not affecting a protected strategic view</li> <li>having low visual intrusion</li> </ul>	<p>Site 1004 would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within MOL</li> <li>located within public open space</li> <li>located within a protected strategic view</li> </ul> <p>However, this site:</p> <ul style="list-style-type: none"> <li>is not affected by Public Rights of Way across the site</li> <li>is bordered to the north by a raised bank with hedges and trees and to the west by hedgerows</li> </ul>	<p>Site 1006 would generally have neutral/beneficial impacts in relation to open environment criteria objectives due to:</p> <ul style="list-style-type: none"> <li>not being located within the Green Belt or MOL</li> <li>not being located within open space</li> <li>not being affected by Public Rights of Way across the site</li> <li>not affecting a protected strategic view</li> </ul>	<p>Site 1007 would have negative impacts in relation to open environment criteria objectives due to being:</p> <ul style="list-style-type: none"> <li>located within MOL</li> <li>located within public open space</li> <li>located within a protected strategic view</li> </ul> <p>However, this site is:</p> <ul style="list-style-type: none"> <li>not affected by Public Rights of Way across the site</li> </ul>

<sup>8</sup> Metropolitan Open Land

		<b>ADDITIONAL WASTE SITES</b>							
<b>SA OBJECTIVES</b>		Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>
<b>8.</b>	<b>Biodiversity and Habitats</b>	<b>XX</b>	<b>XX?</b>	<b>X?</b>	<b>XX</b>	<b>X?</b>	<b>XX</b>	<b>X?</b>	<b>XX</b>
8.1	To maintain, enhance and protect the integrity of internationally, nationally, regionally and locally designated wildlife sites.	XX	XX?	X?	XX	X?	XX	X?	XX
8.2	To enhance priority habitats and protect species and biodiversity.	XX	XX?	X?	XX	X?	XX	X?	XX
	<b>Commentary</b>	Site 1000 would have strongly adverse impacts on maintaining enhancing and protecting the integrity of nature conservation sites and protecting biodiversity since it is: <ul style="list-style-type: none"> <li>located within a SINC (a mature woodland)</li> <li>located less than 500m from a nationally designated nature conservation area</li> </ul>	Site 1001b would have strongly adverse impacts on biodiversity and habitats since it is: <ul style="list-style-type: none"> <li>located within a SINC .</li> </ul> <p>The development of Site 1001a for waste management uses would have some potential adverse impacts on biodiversity and habitats since it is:</p> <ul style="list-style-type: none"> <li>located within 100m of a SINC</li> </ul>	The development of Site 1002 for waste management uses would have some potential adverse impacts on biodiversity and habitats since it is: <ul style="list-style-type: none"> <li>located within 100m of a SINC</li> </ul> <p>In addition, this site is located under 1 km from an internationally/nationally designated nature conservation area</p>	Site 1003 would have strongly adverse impacts on maintaining enhancing and protecting the integrity of nature conservation sites and protecting biodiversity since it is: <ul style="list-style-type: none"> <li>located within a SINC</li> </ul>	The development of Site 1005 for waste management uses would have some potential adverse impacts on biodiversity and habitats since it is: <ul style="list-style-type: none"> <li>located within 100m of a SINC</li> </ul>	Site 1003 would have strongly adverse impacts on maintaining enhancing and protecting the integrity of nature conservation sites and protecting biodiversity since it is: <ul style="list-style-type: none"> <li>located within a SINC</li> </ul>	The development of Site 1006 for waste management uses would have some potential adverse impacts on biodiversity and habitats since it is: <ul style="list-style-type: none"> <li>located within 100m of a SINC</li> </ul>	Site 1003 would have strongly adverse impacts on maintaining enhancing and protecting the integrity of nature conservation sites and protecting biodiversity since it is: <ul style="list-style-type: none"> <li>located within a SINC</li> </ul>
<b>9.</b>	<b>Built, Historic and Cultural Environment</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>	<b>X?</b>
9.1	To promote an attractive living environment for all by improving the design and layout of waste facilities in line with high quality design principles.	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)

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9.2	To preserve or enhance townscape quality, respect local character and safeguard the distinctive character of each of the four Boroughs.	X	X	X	X	+?	+?	+?	+?
9.3	To preserve and enhance South London's historic environment and cultural heritage, including Conservation Areas, Areas of Special local Character, buildings of architectural and historic interest (listed buildings), historic parks and gardens and archaeological priority areas.	?	?	?	?	XX	XX	XX	XX
	<b>Commentary</b>	<p>Site 1000 would have potentially adverse impacts on townscape and the quality/ character of the residential environment due to:</p> <ul style="list-style-type: none"> <li>residential properties abut the western edge of the site</li> <li>big visual impact: due its situation on a hillside, development would impact negatively on the landscape when viewed from across the valley</li> </ul> <p>However, in terms of impacts on South London's historic environment and cultural heritage, Site 1000:</p> <ul style="list-style-type: none"> <li>is located over 100m from a</li> </ul>	<p>Sites 1001a and 1001b would have potentially adverse impacts on townscape and the quality/ character of the residential environment due to:</p> <ul style="list-style-type: none"> <li>Site 1001a is less than 350m from residential properties, to the south, separated by Chessington Garden Centre. Site 1001b is less than 200m from residential properties, to the south, separated by mature woodland (Jubilee Woods)</li> <li>There would also be negative visual impacts on views across the landscape in this area</li> </ul>	<p>Site 1002 would have potentially adverse impacts on townscape and the quality/ character of the residential environment due to:</p> <ul style="list-style-type: none"> <li>the site's location near two houses and a public house.</li> </ul> <p>However, in terms of impacts on South London's historic environment and cultural heritage, Site 1000:</p> <ul style="list-style-type: none"> <li>is located over 100m from a Conservation Area</li> <li>contains no known archaeological site</li> </ul>	<p>Site 1003 would have potentially adverse impacts on townscape and the quality/ character of the residential environment due to:</p> <ul style="list-style-type: none"> <li>the location of the site within 150m of homes on Kingston Road, to the North. Houses abut the southern tip of the site.</li> <li>The site is not screened to homes to the SE and only thinly screened to the north. Development would result in a big visual impact for neighbouring properties</li> </ul> <p>However, in terms of impacts on South London's historic</p>	<p>Site 1005 would have potentially negative impacts on areas of architectural/ historic interest, archaeological interests townscape due to being located:</p> <ul style="list-style-type: none"> <li>under 100m from a Conservation Area</li> <li>within an a regionally important archaeological site</li> </ul> <p>However, the potential impacts on the quality/ character of the residential environment are less severe since:</p> <ul style="list-style-type: none"> <li>the site is surrounded by industrial units with few sensitive receptors in the vicinity. The nearest properties are at Summers-</li> </ul>	<p>Site 1004 would have potential adverse impacts on archaeological interests due to being located:</p> <ul style="list-style-type: none"> <li>within an a regionally important archaeological site</li> </ul> <p>In terms of potential impacts on areas of architectural/ historic interest, the site is located over 100m from a Conservation Area</p> <p>However, potential impacts on the quality/ character of the residential environment are less severe since:</p> <ul style="list-style-type: none"> <li>The site is over 250m away from the nearest residents.</li> </ul>	<p>Site 1006 would have potential adverse impacts on archaeological interests due to being located:</p> <ul style="list-style-type: none"> <li>within an a regionally important archaeological site</li> </ul> <p>The site is also located under 100m from a Conservation Area</p> <p>However, impacts on the quality/ character of the residential environment are limited. To the south east/west is another industrial area and River Wandle. To the east is Mill Green</p>	<p>Site 1007 would have potential adverse impacts on archaeological interests due to being located:</p> <ul style="list-style-type: none"> <li>within an a regionally important archaeological sit</li> </ul> <p>The site is also located under 100m from a Conservation Area</p> <p>However, impacts on the quality/ character of the residential environment are limited.</p> <ul style="list-style-type: none"> <li>The closest residential properties are on Beddington Lane, opposite Jessop's Way</li> <li>The site is screened by trees</li> </ul>

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		Conservation Area <ul style="list-style-type: none"> <li>contains no known archaeological sites</li> </ul>	However, in terms of impacts on South London's historic environment and cultural heritage, both sites are: <ul style="list-style-type: none"> <li>is located over 100m from a Conservation Area</li> <li>contains no known archaeological site</li> </ul>		environment and cultural heritage, Site 1000: <ul style="list-style-type: none"> <li>is located over 100m from a Conservation Area</li> <li>contains no known archaeological sites</li> </ul>	town Lane, to the east and on Copper Mill Lane which is within the industrial estate, to the south. Because the area is already industrial, re-development, ensuring good design and the location of a facility towards the NW of the site, would not negatively impact on these properties and could improve the area.	<ul style="list-style-type: none"> <li>Development would have a medium impact as the site is bordered to the north by a raised bank with hedges and trees and to the west by hedgerows. To the south and east there are waste facilities and raised</li> </ul>		and hedgerows to the south and mature trees to the north and west. TNT delivery depot to the east
<b>10.</b>	<b>Sustainable Economic Growth</b>	<b>XX</b>	<b>X</b>	<b>XX</b>	<b>X</b>	<b>X?</b>	<b>+ ?</b>	<b>+ ?</b>	<b>+ ?</b>
10.1	To increase local employment opportunities in the waste management sector within South London.	XX	XX	XX	XX	X	+ ?	+ ?	+ ?
10.2	Increasing the competitiveness and productivity of the waste management sector within South London.	XX	X	XX	X	X	+ ?	+ ?	+ ?
10.3	To promote growth and investment in new waste management technologies based on an assessment of emerging markets and the increasing viability of energy from waste	XX	?	XX	+ ?	+ ?	+ ?	+ ?	+ ?

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	<b>Commentary</b>	Site 1000 has limited potential for increasing local employment, increasing the competitiveness and productivity of the waste management sector or promoting investment in new technologies due to: <ul style="list-style-type: none"> <li>being located over 250 metres from the strategic road network</li> <li>located greater than 500m from a major development/ regeneration area</li> <li>not being suitable for co-location due to size, access restrictions, visual impact.</li> </ul>	Site 1001a and 1001b have limited potential for increasing local employment, increasing the competitiveness and productivity of the waste management sector or promoting investment in new technologies due to: <ul style="list-style-type: none"> <li>both sites being located greater than 500m from a major development/ regeneration area</li> <li>Site 1001b not being suitable for co-location due to size, access restrictions, visual impact.</li> </ul> <p>However:</p> <ul style="list-style-type: none"> <li>Both sites are located under 250 metres from the strategic road network</li> <li>100a is large enough for potential co-location (thus opportunities for new technologies )</li> </ul>	Site 1002 has limited potential for increasing local employment or increasing the competitiveness and productivity of the waste management sector or promoting investment in new technologies due to: <ul style="list-style-type: none"> <li>being located greater than 500m from a major development/ regeneration area</li> <li>not being suitable for co-location due to size, access restrictions, visual impact.</li> </ul> <p>However Site 1002:</p> <ul style="list-style-type: none"> <li>is located under 250 metres from the strategic road network</li> </ul>	Site 1003 has limited potential for increasing local employment or increasing the competitiveness and productivity of the waste management sector due to: <ul style="list-style-type: none"> <li>being located greater than 500m from a major development/ regeneration area</li> </ul> <p>However, in terms of access and opportunities for promoting investment in new technologies, Site 1003 is:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>large enough for potential co-location</li> </ul>	Site 1003 has limited potential for increasing local employment or increasing the competitiveness and productivity of the waste management sector due to: <ul style="list-style-type: none"> <li>being located greater than 500m from a major development/ regeneration area</li> </ul> <p>However, in terms of access and opportunities for promoting investment in new technologies, Site 1003 is:</p> <ul style="list-style-type: none"> <li>located under 250 metres from the strategic road network</li> <li>large enough for potential co-location</li> </ul>	Site 1005 has some advantages in terms of increasing local employment or increasing the competitiveness and productivity of the waste management sector due to: <ul style="list-style-type: none"> <li>being located 500m or less from a major development/ regeneration area</li> </ul> <p>Furthermore, in terms of opportunities for promoting investment in new technologies, Site 1004 is:</p> <ul style="list-style-type: none"> <li>large enough for co-location</li> <li>a good shape and has electricity on site and has an access road.</li> </ul> <p>However, Site 1004 is located over 500 metres from the strategic road network</p>	Site 1006 has some advantages in terms of increasing local employment or increasing the competitiveness and productivity of the waste management sector and promoting investment in new technologies due to: <ul style="list-style-type: none"> <li>being located within a major development/ regeneration area</li> <li>being large enough for potential co-location</li> </ul> <p>However, Site 1004 is located over 500 metres from the strategic road network</p>	Site 1007 has some advantages in terms of increasing local employment or increasing the competitiveness and productivity of the waste management sector due to: <ul style="list-style-type: none"> <li>being located 500m or less from a major regeneration area</li> </ul> <p>Furthermore, in terms of opportunities for investment in new technologies, Site 1007 is:</p> <ul style="list-style-type: none"> <li>large enough for co-location</li> <li>good rectangular shape, though largely flat grass with some gravelled and tarmaced areas (go-kart track).</li> </ul> <p>However, Site 1004 is located over 500 metres from the strategic road network</p>
<b>11.</b>	<b>Population, Health and Quality of Life</b>	<b>XX</b>	<b>XX</b>	<b>X?</b>	<b>X?</b>	<b>+?</b>	<b>+?</b>	<b>X?</b>	<b>XX</b>
11.1	To protect and enhance the quality of the local environment for residents living near waste management facilities.	XX	XX	XX	XX	+	+	X?	XX

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<b>SA OBJECTIVES</b>		Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>
11.2	To minimise the potentially adverse impacts of waste related developments, transport and associated activities on public health.	XX	XX	XX	XX	+?	+?	X?	XX
11.3	To reduce waste related crime within South London.	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)
11.4	To improve road safety and the safe operation of waste related facilities.	XX	XX	?	X?	+?	+?	X?	XX
	<b>Commentary</b>	Site 1000 would have potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>residential properties abutting the site which would be negatively affected</li> <li>poor access via narrow country lanes, passing dwellings.</li> <li>large visual impact due to hillside location with negative landscape impacts</li> <li>located within the inner core of a Ground Water</li> </ul>	Sites 1001a and 1001b would have potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>location of site 1001a less than 350m from residential properties, to the south, separated by Chessington Garden Centre.</li> <li>Location of site 1001b is less than 200m from residential properties, to the south, separated by mature woodland (Jubilee Woods), Chessington garden Centre abuts the site</li> </ul>	Site 1002 would have potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>having a large visual intrusion. The industrial units to the north are approx 8-10m high</li> <li>location of site near two houses and a public house.</li> </ul> <p>However, good vehicular access with access would be directly on to the Leatherhead Road</p>	Site 1003 would have potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>location of site close to residential properties to the north and SE. Site is not screened to homes to the SE and only thinly screened to the north.</li> <li>location of site is within 150m of homes on Kingston Road, to the North. Houses about the southern tip of the site.</li> <li>big visual impact</li> </ul>	Site 1005 has some potentially beneficial impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety arising from: <ul style="list-style-type: none"> <li>site is surrounded by industrial units with few sensitive receptors in the vicinity. Nearest properties are at Summerstown Lane, to the east and on Copper Mill Lane which is within the industrial estate, to the south.</li> <li>area is already industrial, re-development, ensuring good design and the</li> </ul>	Site 1004 has some potentially beneficial impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety arising from: <ul style="list-style-type: none"> <li>the site's industrial setting and location over 250m away from the nearest residents.</li> <li>good vehicle Routing via A236 and B272, and is in an.</li> <li>medium impact as the site is bordered to the north by a raised bank with hedges and trees and to the</li> </ul>	Site 1006 would have potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>poor vehicle Routing/ access via Mill Green Road to A237 is past residential housing and road is relatively narrow</li> <li>potential visual impacts (enclosed facilities would be most suitable on this site in order to minimise these impacts)</li> <li>location of site within Flood Zone 3b (Functional</li> </ul>	Site 1007 would have some potentially adverse impacts on protecting the quality of the local environment, minimising impacts of waste facilities and associated transport on health and road safety due to: <ul style="list-style-type: none"> <li>Relatively poor vehicle routing with access from Beddington Lane opposite residential housing. The access road is made narrow by parked cars lining the road on both sides.</li> <li>being located within open space</li> <li>being located within a strategic</li> </ul>

		<b>ADDITIONAL WASTE SITES</b>						
<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>
	<p>Source Protection Zone SPZ1 (1)</p> <ul style="list-style-type: none"> <li>affected by Public Rights of Way across the site</li> </ul>	<p>immediately south.</p> <ul style="list-style-type: none"> <li>negative visual impact on views across the landscape</li> <li>no vehicle access into Site 100b. Access would have to be developed either from the south to the B280(Oak Lane), though this is constrained by the electricity substation to the SW of the site and the Jubilee Woods to the south. Alternatively, access would need to be west, onto the Leatherhead road though this would be constrained by the Garden Centre</li> </ul> <p>However, Vehicle Routing is good for Site 100a which is immediately adjacent to Leatherhead road.</p>		<p>for neighbouring properties</p> <ul style="list-style-type: none"> <li>location of site within public open space (greenfield) and located within Flood Zone 3a (High Risk)</li> </ul> <p>Access would be via an existing private road onto Kingston Road (A2043). The access road is narrow, is shared with other users for the allotment and community centre. In addition, there are no traffic lights controlling vehicle movements at the junction with Kingston Road</p>	<p>location of a facility towards the NW of the site, therefore would not negatively impact on these properties and could improve the area.</p> <ul style="list-style-type: none"> <li>Good vehicle routing with 2 key routes to the site from the A218 and Plough Lane, or directly from the A217 (Mitcham Lane) which could disperse traffic impacts.</li> <li>Because of its existing industrial nature, with tall units (10-15/20m), as well as the stadium and since it's surrounded by other industrial units, redevelopment of this site will have a low visual impact and could improve the area.</li> </ul> <p>However, the site is:</p> <ul style="list-style-type: none"> <li>located within Flood Zone 3b (Functional Floodplain)</li> </ul>	<p>west by hedgerows. To the south and east there are waste facilities and raised mounds</p> <p>However, the site is located:</p> <ul style="list-style-type: none"> <li>within a protected strategic view</li> <li>located within public open space</li> </ul>	Floodplain)	<p>view</p> <p>However in terms of impacts on local residents and visual intrusion:</p> <ul style="list-style-type: none"> <li>the closest residential properties are on Beddington Lane, opposite Jessop's Way</li> </ul> <p>the site is screened by trees and hedgerows to the south and mature trees to the north and west.</p>

		<b>ADDITIONAL WASTE SITES</b>							
<b>SA OBJECTIVES</b>	Land west of Hawkhurst Road, Croydon (1000) <b>4.33 ha</b>	Open areas of land adjacent to Chessington Garden Centre, Kingston (1001a and 1001b) <b>2.13 ha and 1.15 ha</b>	Land to the south of Silverglade Business Park, Kingston (1002) <b>1.14 ha</b>	Land at the Hogsmill Valley, Kingston (1003) <b>6.84 ha</b>	Wimbledon Greyhound Stadium, Merton (1005) <b>5.10 ha</b>	Former gravel extraction sites (former Cemex) Beddington Farmlands, Sutton (1004) <b>4.13 ha</b>	Wandle Valley Trading Estate, Hackbridge, Sutton (1006) <b>1.15 ha</b>	Land to the north of Jessop's Way, Beddington, Sutton (1007) <b>4.03 ha</b>	
<b>12. Access, Equalities, Community Engagement and Education</b>	<b>X</b>	<b>X?</b>	<b>X</b>	<b>?</b>	<b>?</b>	<b>+?</b>	<b>+?</b>	<b>+?</b>	
12.1 To improve public access to waste management facilities.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
12.2 To address inequalities and promote social inclusion.	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	n/a (influenced by other Waste Plan/ LDF policies and not site specific)	
12.3 To promote community involvement in waste planning.	X	X	X	X	X	X	+?	+	
12.4 To provide opportunities for waste education and awareness raising.	X	+?	X	+?	+?	+?	?	+?	
<b>Commentary</b>	Site 1000 is poorly situated with respect to promoting community involvement and awareness raising due to: <ul style="list-style-type: none"> <li>• being located greater than 500m from a major development/ regeneration area</li> <li>• not being suitable for co location due to size, access restrictions, visual impact.</li> </ul>	Site 1001a and 1001b are poorly situated with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located greater than 500m from a major development/ regeneration area</li> <li>• Site 1001b not being suitable for co-location</li> </ul> However, Site 100a is large enough for potential co-location involving new waste technologies. This may present some opportunities for waste education and awareness raising	Site 1002 is poorly situated with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located greater than 500m from a major development/ regeneration area</li> <li>• not being suitable for co location.</li> </ul>	Site 1003 is poorly situated with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located greater than 500m from a major development/ regeneration area</li> </ul> However, Site 1003 is large enough for potential co-location involving new waste technologies. This may present some opportunities for waste education and awareness raising	Site 1005 is poorly situated with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located greater than 500m from a major development/ regeneration area</li> </ul> However, Site 1003 is large enough for potential co-location involving new waste technologies. This may present some opportunities for waste education and awareness raising	Site 1004 is quite well located with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located 500m or less from a major development/ regeneration area (Hackbridge being large enough for potential co-location involving new waste technologies. This may present some opportunities for waste education and awareness raising</li> </ul>	Site 1006 is quite well located with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located within 500m a major development/ regeneration area (Hackbridge Sustainable Suburb)</li> <li>• being only just large enough for potential co-location involving new waste technologies.</li> </ul>	Site 1007 is quite well located with respect to promoting community involvement and awareness due to: <ul style="list-style-type: none"> <li>• being located 500m or less from a major development/ regeneration area (Hackbridge)</li> <li>• being large enough for co-location involving new waste technologies. This may present some opportunities for waste education and awareness raising</li> </ul>	

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## 3 Conclusions

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### Overview

3.1 The results of appraisal set out in the Appraisal Matrix indicate that the eight additional sites put forward in the 'South London Waste Plan: Additional Sites Consultation Document' are considered to have generally adverse impacts on the majority of sustainability objectives making up the SA Framework.

3.2 As demonstrated in Tables 8.2 to 8.4 of the previous SA Report on Potential Sites and Policies (repeated here in Appendix 1), there are many areas of overlap between the 'constraints' and 'site-based' criteria used for the purposes of site assessment and the SA Framework itself. The 'Site Assessment Summary' set out in the Additional Sites Consultation Document (see Technical Appendix), concluded that all eight sites scored relatively poorly by comparison with the 28 potential waste sites shortlisted at the previous stage of consultation, on the basis of the number of obstacles which would constrain their development for waste management purposes. Since many of the relevant locational and site-based constraints also have direct implications for the achievement of sustainability objectives, it is unsurprising to note that these additional sites have also been shown to perform poorly through sustainability appraisal.

3.3 Based on the results of sustainability appraisal, and in line with the outcomes of site assessment, it is considered that none of the additional sites put forward would have merited inclusion within the original shortlist of 28 sites. It can also be concluded that **none of these additional sites, if developed for waste management purposes, would be consistent with achieving Objective (4) of the Proposed Vision and objectives of the South London Waste Plan:**

*"Objective 4: Have waste sites in appropriate places, using the appropriate technology and ensure that environmental, social and economic benefits are maximised without causing harm to local people or the environment."*

3.4 It should be noted however that the significance and magnitude of certain types of environmental impact potentially arising from waste management activities - such as local air pollution, particulates, bio-aerosols, odour, light pollution and noise - will ultimately be dependant on the waste technologies proposed for each site (and the extent to which these are enclosed or mitigated), the pollution control regime and the implementation of Proposed Waste Policy WP5 on 'Waste Related Development on Unallocated Sites' and the relevant development management policies included in the LDFs of each of the four Boroughs. For the purposes of this appraisal, these impacts have been evaluated purely on the basis of the proximity of residential properties and other nearby sensitive receptors and vehicle routing/ access issues.

### Significant Adverse Impacts: Additional Sites

3.5 Key aspects of the eight additional sites with potentially significant adverse impacts on sustainability objectives are highlighted below

#### Site 1000: Land west of Hawkhurst Road, Croydon (4.33 ha)

- greenfield;
- located within Green Belt;
- within a Site of Interest for Nature conservation (SINC) ;

- greater than 500m from a major development/ regeneration area
- located over 250 metres from the strategic road network
- less than 500m from an nationally designated nature conservation area;
- within the inner core of a Ground Water Source Protection Zone SPZ1;
- Public Rights of Way across the site;
- over 500m from a railhead;
- Residential properties abut the western edge of the site;
- Access via extremely narrow country lanes, passing residential properties;
- big visual impact on neighbouring properties and would impact negatively on the landscape; and
- not suitable for co-location;

Sites 1001a and 1001b: Open areas of land adjacent to Chessington Garden Centre, Kingston (2.13 ha and 1.15 ha)

- greenfield site;
- located within Green Belt;
- Site 1001b within a SINC and Site 1001a within 100m of a SINC;
- over 500m or greater from a railhead
- greater than 500m from a major development/ regeneration area;
- Site 1001a is less than 350m from residential properties;
- Site 1001b is less than 200m from residential properties;
- currently no vehicle access into the site;
- negative visual impact on views across the landscape; and
- Site 100b is too small for co-location opportunities.

Site 1002: Land to the south of Silverglade Business Park, Kingston (1.14 ha)

- greenfield site;
- located within Green Belt;
- located over 500m or greater from a railhead
- located greater than 500m from a major development/ regeneration area
- near two houses and a public house.
- large visual intrusion.
- too small for co-location.
- located over 500m but under 1 km from an internationally/ nationally designated nature conservation area
- located within 100m of a SINC.

Site 1003: Land at the Hogsmill Valley, Kingston (6.84 ha)

- greenfield site;
- located within MOL;
- within designated open space
- within a SINC;
- over 500m or greater from a railhead;
- a greenfield site located within Flood Zone 3a (High Risk);
- located greater than 500m from a major development/ regeneration area
- within 150m of homes on Kingston Road, to the North. Houses abut the southern tip of the site;

- big visual impact for neighbouring properties; and
- Access via an existing private road onto Kingston Road (A2043) is narrow, is shared with other users for the allotment and community centre.

Wimbledon Greyhound Stadium, Merton (1005) 5.10 ha

- located within 100m of a SINC
- located over 500m or greater from a railhead
- located within Flood Zone 3b (Functional Floodplain) – however a brownfield site;
- archaeological site;
- over 500m from a major development/ regeneration area;
- located under 100m from a Conservation Area

Site 1004: Former gravel extraction works sites (the former Cemex site), Beddington Farmlands, Sutton (4.13 ha)

- located over 500 metres from the strategic road network
- located within MOL
- located within open space
- located within a SINC
- located over 500m or greater from a railhead
- contains nationally or regionally important archaeological site
- located within a protected strategic view
- located 500m or less from a major development/ regeneration area
- Visual intrusion : Development on site will have a medium impact as the site is bordered to the north by a raised bank with hedges and trees and to the west by hedgerows. To the south and east there are waste facilities and raised mounds

Wandle Valley Trading Estate, Hackbridge, Sutton (1006) 1.15 ha

- located over 500 metres from the strategic road network
- located over 500m or greater from a railhead
- a brownfield site located within Flood Zone 3b (Functional Floodplain)
- contains nationally or regionally important archaeological site
- located under 100m from a Conservation Area
- located within 100m of a SINC
- Access is via Mill Green Road to A237 is past some residential housing and road is relatively narrow

Site 1007: Land to the north of Jessop's Way, Beddington, Sutton (4.03 ha)

- located over 500 metres from the strategic road network
- located within MOL
- located within open space
- located within a SINC
- located over 500m or greater from a railhead
- located within Flood Zone 1 (Low Risk)
- contains nationally or regionally important archaeological site
- located within a protected strategic view
- Existing Use/ buildings on Site : There are 2 containers onsite. No permanent buildings. Existing use is a go-kart track

- located 500m or less from a major development/ regeneration area; and
- Access from Beddington Lane opposite residential housing is made narrow by parked cars lining the road on both sides.

### **PPS25 Sequential Test Requirements**

3.6 With regard to the requirement to undertake 'Sequential Testing' of site allocations in accordance with Planning Policy Statement 26 (PPS26) on 'Development and Flood Risk', it is proposed to review and update the 'PPS25 Sequential Test on South London Waste Plan Potential Sites' originally produced as Appendix 5 to the previous SA Report, prior to the Proposed Submission stage in October 2010, in order to:

- consider the 8 additional sites alongside the shortlisted sites and sites previously included on the 'long-list';
- take into account the Environment Agency's (EA) updated '2-D' modelling of the River Wandle, amendments to Flood Zone extents expected in late spring/ summer 2010; and
- address detailed comments and representations received from the EA at the last stage in relation to the methodology and application of the Sequential Test and identification of 'Exception test sites

3.7 Based on the initial outcomes of site assessment, it would appear that potential flood risk problems are the most significant for the following three additional sites:

- Land at the Hogsmill Valley, Kingston (1003): greenfield site located within Flood Zone 3a (High Risk);
- Wimbledon Greyhound Stadium, Merton (1005): brownfield site located within Flood Zone 3b (Functional Floodplain); and
- Wandle Valley Trading Estate, Hackbridge, Sutton (1006) 1.15 ha a brownfield site located within Flood Zone 3b (Functional Floodplain).

# APPENDIX

**Table 1: Constraints: Site Assessment Criteria and Relationship with SA Framework**

Criteria/ Scoring	Policy Justification	Relationship with SA Framework (Section 7 of previous SA Report)	Relationship with SA Framework Indicators (Appendix 3 of previous SA Report)
<p><b>Greenbelt and Metropolitan Open Land (MOL)</b></p> <p><b>5</b> Site not located in Greenbelt or MOL</p> <p><b>3</b> Site in Greenbelt or MOL, but development would not impact on openness</p> <p><b>1</b> Site located in Greenbelt or MOL</p>	<p>Paragraph 3 of PPS10 recommends that Greenbelts are protected but recognises that particular locational need may justify development of certain waste facilities. Policy 3D.9 of the London Plan recognises that development should not be approved in the greenbelt except in very special circumstances. Policy 3D.10 affords MOL the same level of protection as Greenbelt and states that essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of the MOL. Scoring is based on the approach set out in Table 3-2.</p>	<p><b>Open Environment</b></p> <p>7.1 To safeguard permanence and integrity of Green Belt and MOL<sup>9</sup>.</p> <p><b>Sustainable Transport</b></p> <p>2.1 To reduce traffic, congestion, air pollution and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.</p>	<ul style="list-style-type: none"> <li>• Number of waste related developments (a) not located within Greenbelt or MOL (b) located in Greenbelt or MOL, but not impacting on the openness of surroundings, and (c) located within Green belt or MOL</li> <li>• Total area, integrity, 'openness' and quality of designated Green Belt and Metropolitan Open Land (MOL) within South London</li> </ul>
<p><b>Open Space</b></p> <p><b>5</b> Site is 100m or greater from open space</p> <p><b>1</b> Site or part of site is in open space</p>	<p>Open space includes the boroughs' designated open space, public open space, green chains, green corridors, educational open space, allotments and caravan sites. These areas provide a valuable local amenity area which is particularly important within urban areas. Policy 3D.11 of the London Plan encourages the protection of such land.</p>	<p><b>Open Environment</b></p> <p>7.1 To safeguard permanence and integrity of Green Belt and MOL.</p> <p>7.2 To create, restore, enhance and promote access to public open space.</p> <p>7.3 To maintain the quality of open landscape and strategic views.</p> <p><b>Population Human Health and Quality Of Life</b></p> <p>11.1 To protect and enhance the quality of the local environment for residents living near waste facilities.</p> <p>11.2 To minimise the potentially adverse impacts of waste developments on health.</p>	<ul style="list-style-type: none"> <li>• Number of waste related developments (a) located within 100m or greater from open space, and (b) located on or partly located on open space</li> <li>• Total area, integrity, 'openness' and quality of designated Green Belt and Metropolitan Open Land (MOL) within South London</li> <li>• Total area of public open space within South London (hectares)</li> <li>• Provision of public open space per 1,000 population</li> <li>• Areas of public open space deficiency (ha) (i) 3.2 km or more walking distance from sites of metropolitan importance (ii) 1.2 km or more from sites of district importance; and (iii) 400 m + from any public open space</li> </ul>
<p><b>Environment Agency Flood Zone</b></p> <p><b>5</b> Within flood zone 1</p> <p><b>3</b> Within flood zone 2</p> <p><b>1</b> Within flood zone 3a or is a Brownfield site in flood zone 3b</p>	<p>PPS25 states that 'In areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Zone 3.' Accordingly, sites which have lower risk of flooding are therefore given a higher score to reflect the fact that these are more suitable for the development of waste facilities.</p>	<p><b>Flood Risk and Climate Change Adaptation</b></p> <p>5.1 To avoid, reduce and manage flood risk affecting or arising from waste related developments.</p> <p>5.2 To promote sustainable urban drainage and climate change adaptation.</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.2 To minimise the potentially adverse impacts of waste developments... on health.</p> <p><b>Pollution and Natural Resources</b></p> <p>3.3 To minimise soil and groundwater contamination and maximise the development of 'brownfield' land.</p>	<ul style="list-style-type: none"> <li>• Waste developments within Flood Zones 1 (Low Risk), 2 (Medium Risk), 3a (High Risk) and 3b (Functional Floodplain)</li> <li>• The number of waste developments that met the 'sequential' and 'exception' test in PPS25 and SFRA</li> <li>• Number of waste developments which incorporate sustainable urban drainage systems (SUDS) and appropriate climate change adaptation measures including flood resilient design</li> <li>• degree of peak-time attenuation achieved through SUDS measures and level of run-off from waste related sites</li> <li>• The number of waste developments on 'brownfield sites'</li> </ul>
<p><b>Ground Water Source Protection Zones (SPZs)</b></p>	<p>PPS10 states 'considerations will include the proximity of vulnerable surface and groundwater.' In accordance with this, sites were scored using the criteria defined in table 3-5.</p>	<p><b>Pollution and Natural Resources</b></p> <p>3.3 To minimise soil and groundwater contamination and maximise the development of</p>	<ul style="list-style-type: none"> <li>• number and proportion of new waste-related developments located (a) within SPZ1 (b) within SPZ2, and (c) within the catchment area (SPZ3) or is not located in any SPZ area</li> </ul>

<sup>9</sup> Metropolitan Open Land

Criteria/ Scoring	Policy Justification	Relationship with SA Framework (Section 7 of previous SA Report)	Relationship with SA Framework Indicators (Appendix 3 of previous SA Report)
<p><b>5</b> Site is located in inner core (SPZ1)</p> <p><b>3</b> Site located in outer core (SPZ2)</p> <p><b>1</b> Site is located within catchment area (SPZ3) or not located in any SPZ</p>		<p>previously-developed or 'brownfield' land.</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.1 To protect and enhance the quality of the local environment for residents living near waste management facilities</p> <p>11.2 To minimise the potentially adverse impacts of waste related developments, transport and associated activities on health.</p>	<ul style="list-style-type: none"> <li>• number and area of contaminated sites requiring remediation (or sites of 'potential concern')</li> <li>• number of sites for which sufficient detailed information is available to decide whether remediation of the land is necessary, as proportion of all 'sites of potential concern'</li> <li>• number and area of contaminated sites remediated as a consequence of waste related development</li> </ul>
<p><b>Major Developments/ Regeneration Sites</b></p> <p><b>5</b> Site is within a major development/ regeneration area.</p> <p><b>3</b> Site is 500m or less from a major development/ regeneration area.</p> <p><b>1</b> Site is greater than 500m from a major development/ regeneration area.</p>	<p>PPS10 paragraph 20 requires that when identifying suitable sites for waste management, opportunities to co-locate waste management facilities and reprocessing should be considered. 3.3.7 The London Plan states in Policy 4A.23 that wherever possible, opportunities should be taken to include provision for Combined Heat and Power and Combined Cooling Heat and Power and to accommodate various related facilities on a single site. When scoring sites the areas used were; town centres, commercial and residential areas of intensification and regeneration, hospitals, schools and universities Distances were chosen to reflect the positive benefits of co-locating sites when considering the transportation of heat and power.</p>	<p><b>Sustainable Waste Management</b></p> <p>1.1 To maximise self-sufficiency in the management of all waste arisings within South London.</p> <p>1.2 To provide sufficient sites and waste facilities to deal with all waste streams making up South London's future tonnage/ apportionment.</p> <p>1.3 To promote waste avoidance, minimisation and re-use in line with the waste hierarchy to reduce the amount of waste produced.</p> <p>1.4 To promote waste recycling or composting in accordance with the waste hierarchy to maximise landfill diversion</p> <p>1.5 To promote energy from waste where waste cannot be reused or recycled.</p> <p><b>Energy and Climate Change</b></p> <p>4.1 To minimise carbon dioxide emissions through promoting energy efficiency in waste related development.</p> <p>4.2 To promote the efficient supply of energy, in particular by prioritising decentralised energy generation connected to local distribution networks</p> <p>4.3 To meet an increased proportion of energy needs from on-site renewables.</p> <p><b>Sustainable Economic Growth</b></p> <p>10.1 To increase local employment opportunities in waste management sector.</p> <p>10.2 Increasing the competitiveness and productivity of the waste management sector.</p> <p>10.3 To promote growth and investment in new waste management technologies based on an assessment of emerging markets and the increasing viability of energy from waste</p> <p><b>Access, Equalities, Community Engagement and Education</b></p> <p>12.1 To improve public access to waste facilities.</p>	<ul style="list-style-type: none"> <li>• the number and proportion of waste management facilities located (a) within a major development/ regeneration area (b) 500m or less from a major development/ regeneration area, and (c) greater than 500m from a major development/ regeneration area</li> <li>• the number and proportion of waste facilities which are co-located in such a way as to support manufacturing from waste industry</li> <li>• the number and proportion of waste management facilities which are co-located in such a way as to support generation of renewable energy including energy from waste</li> <li>• Number of waste to energy and other renewable energy schemes by type across South London</li> <li>• The proportion (%) of household waste arisings used to recover heat, power and other energy sources</li> <li>• Number of waste to energy facilities and other renewable energy schemes by type connected to local heat and/or power distribution networks</li> <li>• Total number and type of personnel employed in the waste management sector by site and site of facility</li> <li>• Proportion of personnel employed in the waste management sector working at the top of the waste hierarchy (re-use, recover/ recycle) compared to waste disposal</li> <li>• Economic output per capita per annum</li> <li>• Number of new businesses involved in waste management at different levels of the waste management hierarchy</li> <li>• Number of businesses and new facilities introducing new waste management technologies at the top of the waste hierarchy e.g. Anaerobic Digestion with energy/ heat generation</li> <li>• Number of new waste management facilities connected to district heating networks</li> <li>• Location and concentration of existing and new waste facilities within South London relative to areas of social deprivation</li> </ul>
<p><b>Sustainable</b></p>	<p>PPS10 states that any site assessment should assess sites against the proximity to existing transport infrastructure to</p>	<p><b>Sustainable Transport</b></p> <p>2.1 To reduce traffic, congestion, air pollution</p>	<ul style="list-style-type: none"> <li>• Number and proportion of waste management sites (a) with</li> </ul>

Criteria/ Scoring	Policy Justification	Relationship with SA Framework (Section 7 of previous SA Report)	Relationship with SA Framework Indicators (Appendix 3 of previous SA Report)
<p><b>Transport</b></p> <p><b>5</b> Site has established access to railhead</p> <p><b>3</b> Site is less than 500m from railhead or has potential for access.</p> <p><b>1</b> Site is 500m or greater from a railhead</p>	<p>support sustainable movements of waste. In the development of the SLWP this has been interpreted as access to railheads or potential railheads<sup>4</sup>. There are no navigable waterways within the SLWP area.</p>	<p>and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.</p> <p>2.2 To minimise the impacts of waste-related transport by promoting more sustainable methods eg rail and water freight.</p> <p><b>Pollution and Natural Resources</b></p> <p>3.1 To improve local air quality and limit air pollution as much as practicably possible to minimise impacts on environment and health.</p> <p><b>Local Environmental Quality</b></p> <p>6.1 To improve local environmental quality and limit pollution to minimise impacts on the environment and human health.</p> <p>6.2 To minimise the impact of noise and vibration from waste facilities....</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.1 To protect and enhance the quality of the local environment for residents living near waste facilities.</p> <p>11.2 To minimise the potentially adverse impacts of waste developments...on health.</p>	<p>established access to railhead (b) less than 500m from railhead or has potential for access, and (c) 500m or greater from a railhead</p> <ul style="list-style-type: none"> <li>total kilometres travelled by waste during collection and from bulking to treatment and/or disposal</li> <li>To maximise the proportion of waste transported other than by road (rail or river) by waste stream.</li> <li>monitored air quality levels against national standards (e.g.) NOx and PM10s, including within Air Management Areas (AQMAS)</li> </ul>
<p><b>TfL Road Network (TLRN)/ Strategic Road Network (SRN)</b></p> <p><b>5</b> Site is less than 250m from or has direct access to TLRN/SRN</p> <p><b>3</b> Site is between 500m and 250m from TLRN/SRN</p> <p><b>1</b> Site is greater than 500m from TLRN/SRN</p>	<p>PPS10 states 'Considerations will include the suitability of the road network and the extent to which access would require reliance on local roads.' Sites nearer to major trunk roads are considered more favourably than sites further away from such routes so that routing of vehicles to and from sites is more likely to be on suitable roads and less likely to impact on local or residential roads. The distances chosen reflect the urban environment in south London.</p>	<p><b>Sustainable Transport</b></p> <p>2.1 To reduce traffic, congestion, air pollution and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.</p> <p>2.2 To minimise the impacts of waste-related transport by promoting more sustainable methods of transport, including rail and water freight.</p> <p><b>Pollution and Natural Resources</b></p> <p>3.1 To improve local air quality and limit air pollution as much as practicably possible ...</p> <p><b>Local Environmental Quality</b></p> <p>6.1 To improve local environmental quality and limit pollution as much as possible to minimise impacts on environment and health.</p> <p>6.2 To minimise ... noise and vibration.</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.1 To protect and enhance quality of the local environment for residents living near waste facilities.</p> <p>11.2 To minimise the potentially adverse impacts of waste developments...on health.</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management sites located (a) less than 250m from or has direct access to TLRN/SRN (b) between 500m and 250m from TLRN/SRN, and (c) greater than 500m from TLRN/SRN;</li> <li>total kilometres travelled by waste during collection and from bulking to treatment and/or disposal</li> <li>monitored air quality levels against national standards (e.g. NOx and PM10s), including within identified Air Management Areas (AQMAS)</li> <li>total kilometres travelled by waste during collection and from bulking to treatment and/or disposal</li> <li>monitored air quality levels against national standards (e.g.) NOx and PM10s, including within Air Management Areas (AQMAS)</li> <li>Monitored noise levels (peak and 24-hour average) in dB(A) in the vicinity of waste related developments and transport routes</li> <li>Proportion of residents living near waste management facilities who are dissatisfied with their immediate environment</li> <li>Incidence of asthma and other respiratory complaints in the vicinity of waste facilities or transport routes</li> </ul>
<p><b>Public Rights of Way (PROW)</b></p> <p><b>5</b> There are no Public Rights of Way across</p>	<p>Public Rights of Way (PROW) are protected by the Countryside and Rights of Way Act 2000. Site scores are determined on the basis that a site containing a PROW will present more difficulty in deliverability as the PROW may have to be diverted and/or access granted to the site to maintain the PROW.</p>	<p><b>Open Environment</b></p> <p>7.2 To create, restore, enhance and promote access to public open space.</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.2 To minimise the potentially adverse impacts of waste related developments, on public health.</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management sites affecting Public Rights of Way;</li> </ul>

Criteria/ Scoring	Policy Justification	Relationship with SA Framework (Section 7 of previous SA Report)	Relationship with SA Framework Indicators (Appendix 3 of previous SA Report)
<p>the site</p> <p>1 There are Public Rights of Way across the site</p>			
<p><b>Local Conservation Areas (LCA)</b></p> <p>5 Site is 100m or greater from a LCA</p> <p>3 Site within 100m of a LCA.</p> <p>1 Site or part of site is in LCA</p>	<p>12 Local planning authorities have a duty, in exercising their planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The distances used reflect the urban environment within south London.</p>	<p><b>Built, Historic and Cultural Environment</b></p> <p>9.2 To preserve or enhance townscape quality, respect local character and safeguard distinctive character of each of the 4 Boroughs</p> <p>9.3 To preserve and enhance South London's historic environment and cultural heritage, including Conservation Areas,.</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management facilities located (a) 100m or greater from a conservation area (b) within 100m of a conservation area, and (c) within or partly within a conservation area</li> <li>Number and quality of Conservation Areas within South London (character appraisals)</li> </ul>
<p><b>Nature Conservation areas</b></p> <p>5 Site &gt; 1km from internat/nationally designated site</p> <p>3 Site &gt; 500m &amp; &lt; 1km from int/ nationally designated site</p> <p>1 Site is &lt; 500m from int/ nationally designated site</p>	<p>PPS10 states 'considerations will include any adverse effect on a site of international importance for nature conservation (Special Protection Areas, Special Areas of Conservation and Ramsar Sites) or a site with a nationally recognised designation (Sites of Special Scientific Interest, National Nature Reserves).'</p>	<p><b>Biodiversity And Habitats</b></p> <p>8.1 To maintain, enhance and protect the integrity of internationally, nationally, regionally and locally designated wildlife sites.</p> <p>8.2 To enhance priority habitats and protect species and biodiversity.</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management facilities located (a) within 500m (b) greater than 500m and less than 1km , and (c) less than 500m; from sites covered by national, regional or local nature conservation designations</li> <li>Number, area and condition of internationally and nationally designated wildlife sites (SSSIs, SPAs, SACs)</li> </ul>
<p><b>Locally important nature conservation areas</b></p> <p>5 Site is 100m or greater from a locally important nature cons area.</p> <p>3 Site is within 100m of a locally important nature cons area.</p> <p>1 Site or part of site is in a locally important nature conservation area.</p>	<p>The use of these designations and the scoring reflects their local importance. Sites of Importance to Nature Conservation (SINCs) have no statutory protection and development on or near SINCs may require mitigation to protect the SINC. Local Nature Reserves are a statutory declaration and must be managed to maintain their special features. Ancient woodland is not a <b>South London Waste Plan Preferred Sites and Policies</b> © Mouchel 2009 18 statutory designation. Distances chosen reflect the need to protect and/or mitigate against negative impact on such areas.</p>	<p><b>Biodiversity And Habitats</b></p> <p>8.1 To maintain, enhance and protect the integrity of internationally, nationally, regionally and locally designated wildlife sites.</p> <p>8.2 To enhance priority habitats and protect species and biodiversity.</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management facilities located (a) 100m or greater from a locally important nature conservation area (b) within 100m of a locally important nature conservation area, and (c) within or partly within a locally important nature conservation area</li> <li>Number, area and condition of regionally or locally designated wildlife sites, including SINCs of local/ metropolitan importance and LNRs</li> <li>Change in priority habitats and population of local Biodiversity Action Plan (BAP) species</li> <li>Number of waste related developments which have impacted priority habitats and/or BAP species</li> <li>Amount of habitat created, improved or managed as a consequence of waste facility development</li> <li>quality and extent of local green corridor networks</li> </ul>
<p><b>Archaeological sites</b></p> <p>5 Site contains no</p>	<p>Planning Policy Guidance 16 – Archaeology and Planning (PPG16)5 states 'Development plans should reconcile the need for development with the interests of conservation</p>	<p><b>Built, Historic and Cultural Environment</b></p> <p>9.3 To preserve and enhance South London's historic environment and cultural heritage, including</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management facilities which (a) contain no known archaeological sites (b) contain a known archaeological site, and (c) contain a nationally or regionally</li> </ul>

Criteria/ Scoring	Policy Justification	Relationship with SA Framework (Section 7 of previous SA Report)	Relationship with SA Framework Indicators (Appendix 3 of previous SA Report)
<p>known archaeo-logical sites.</p> <p><b>3</b> Site contains known archaeolo-gical site.</p> <p><b>1</b> Site contains nationally or regionally important archaeological site</p>	<p>including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.'</p>	<p>Conservation Areas, Areas of Special local Character, buildings of architectural and historic interest (listed buildings), historic parks and gardens and archaeological priority areas.</p>	<p>important archaeological site;</p> <ul style="list-style-type: none"> <li>• Number of scheduled monuments, historic parks and gardens and other major heritage or cultural assets;</li> </ul>
<p><b>Protected Views</b></p> <p><b>5</b> Site is not within a protected view</p> <p><b>1</b> Site is within a protected view</p>	<p>Where boroughs have adopted locally important views within their UDPs, these have been included as a constraint to preserve the view.</p>	<p><b>Open Environment</b></p> <p>7.3 To maintain the quality of open landscape and strategic views.</p>	<ul style="list-style-type: none"> <li>• Number and proportion of waste management facilities which are (a) located within a protected view, and (b); not located within a protected view</li> <li>• Strategic views from within and from outside the South London Boroughs</li> </ul>

**Table 2: Site Based-Assessment: Site Assessment Criteria and Relationship with SA Framework**

Criteria	Policy Justification	Relationship with SA Framework (Section 7)	Relationship with SA Framework Indicators (Appendix 3)
<p><b>Site Configuration</b></p> <p>5 Site requires no change to existing layout</p> <p>3 Site requires only minor modifications to existing layout</p> <p>1 Site requires significant changes to site layout</p>	<p>An assessment was made of the layout of the site with regard to suitability of the ground surface and whether the land had been previously developed.</p>	<p><b>Sustainable Waste Management</b></p> <p>1.1 To maximise self-sufficiency in the management of all waste arisings within South London.</p> <p>1.2 To provide sufficient sites and waste facilities to deal with all waste streams making up South London's future tonnage/ apportionment.</p> <p>1.3 To promote waste avoidance, minimisation and re-use in line with the waste hierarchy to reduce the amount of waste produced.</p> <p>1.4 To promote waste recycling or composting in accordance with the waste hierarchy to maximise landfill diversion</p> <p>1.5 To promote energy from waste where waste cannot be reused or recycled.</p>	<ul style="list-style-type: none"> <li>• tonnage of municipal (MSW) and commercial &amp; industrial (C&amp;I) waste managed within South London in 2010, 2015, 2020 and 2021 (combined total) and proportion of total arisings (%)</li> <li>• the proportion of South London's municipal waste arisings recycled or composted by 2010, 2015, 2020 and 2021 (%)</li> <li>• waste facilities which are co-located in such a way as to support manufacturing from waste industry</li> <li>• proportion of recyclables exported outside London (%)</li> <li>• the number and proportion of waste management facilities which are co-located in such a way as to support generation of renewable energy including energy from waste e.g. siting close to existing heat and power infrastructure, thermal treatment technologies</li> <li>• the number and proportion of waste management facilities with 'clean' technology</li> </ul>
<p><b>Existing uses/buildings on site</b></p> <p>5 Existing uses/buildings compatible with feasible waste development</p> <p>3 Existing uses/buildings require only minor modifications to be compatible with feasible waste development</p> <p>1 Existing site uses/buildings incompatible with feasible waste development</p>	<p>An assessment was made on the type, size and layout of existing buildings on site and whether they were compatible with waste uses e.g. an industrial warehouse would be compatible with waste use.</p>	<p><b>Sustainable Waste Management</b></p> <p>1.1 To maximise self-sufficiency in the management of all waste arisings within South London.</p> <p>1.2 To provide sufficient sites and waste facilities to deal with all waste streams making up South London's future tonnage/ apportionment.</p> <p>1.3 To promote waste avoidance, minimisation and re-use in line with the waste hierarchy to reduce the amount of waste produced.</p> <p>1.4 To promote waste recycling or composting in accordance with the waste hierarchy in order to maximise landfill diversion</p> <p>1.5 To promote energy from waste where waste cannot be reused or recycled.</p>	<ul style="list-style-type: none"> <li>• Number and footprint of existing buildings on potential waste sites (a) compatible with feasible waste development (b) requiring only minor modifications, and (c) incompatible</li> <li>• tonnage of municipal (MSW) and commercial &amp; industrial (C&amp;I) waste managed within South London in 2010, 2015, 2020 and 2021 (combined total) and proportion of total arisings (%)</li> <li>• proportion of South London's municipal waste arisings recycled or composted by 2010, 2015, 2020 &amp; 2021 (%)</li> <li>• the number and proportion of waste facilities which are co-located in such a way as to support manufacturing from waste industry</li> <li>• proportion of recyclables exported outside London (%)</li> <li>• the number and proportion of waste management facilities which are co-located in such a way as to support generation of renewable energy including energy from waste e.g. siting close to existing heat and power infrastructure, thermal treatment technologies</li> <li>• the number and proportion of waste management facilities with 'clean' technology</li> </ul>

Criteria	Policy Justification	Relationship with SA Framework (Section 7)	Relationship with SA Framework Indicators (Appendix 3)
<p><b>Proximity to residential areas, schools and hospitals</b></p> <p>5 Site is not proximate to and/or would not negatively impact on residential areas schools or hospitals</p> <p>3 Site is proximate to and could impact negatively on residential areas schools and hospitals</p> <p>1 Site is proximate to and would negatively impact on residential areas schools and hospitals</p>	<p>An assessment was made on the impact of the site on local sensitive receptors. If the site was very close to residential areas an assessment was made on whether mitigation measures would reduce any potential impact on residents e.g. screening of site from sensitive receptors.</p>	<p><b>Pollution and Natural Resources</b></p> <p>3.1 To improve local air quality and limit air pollution as much as practicably possible to minimise impacts on the environment and human health.</p> <p><b>Local Environmental Quality</b></p> <p>6.1 To improve local environmental quality and limit pollution as much as possible to minimise impacts on the environment and human health.</p> <p>6.2 To minimise the impact of noise and vibration from existing or new waste facilities and related activities.</p> <p>6.3 To minimise the impact of odour from existing or new waste facilities and related activities on local residents.</p> <p>6.4 To minimise light pollution to the sky and its impact on neighbouring uses.</p> <p><b>Built, Historic and Cultural Environment</b></p> <p>9.1 To promote an attractive living environment for all by improving the design and layout of waste facilities in line with high quality design principles.</p> <p><b>Population Human Health &amp; Quality Of Life</b></p> <p>11.1 To protect and enhance the quality of the local environment for residents living near waste management facilities.</p> <p>11.2 To minimise the potentially adverse impacts of waste developments...on health.</p>	<ul style="list-style-type: none"> <li>Proximity of waste management facilities to residential areas schools and hospitals</li> <li>monitored air quality levels against national standards (e.g. NOx and PM10s), including within identified Air Management Areas (AQMAs)</li> <li>Monitored noise levels (peak and 24-hour average) in dB(A) in the vicinity of waste related developments and transport routes</li> <li>Total area potentially affected by odour from existing or new waste facilities and related activities</li> <li>Proportion of residents living near waste management facilities who are dissatisfied with their immediate environment</li> <li>Incidence of asthma and other respiratory complaints in the vicinity of waste facilities or transport routes (see air quality below)</li> </ul>
<p><b>Vehicles Routing</b> e.g. conflict with schools, residential areas and local amenity</p> <p>5 Given physical site access, the development of the site for waste use would not impact negatively on surrounding uses</p> <p>3 Given physical site access, the development of the site for waste use could impact negatively on surrounding uses</p> <p>1 Given physical site</p>	<p>Access to the site was assessed in terms of whether the site was currently accessed via residential roads or roads past other sensitive receptors e.g. schools</p>	<p><b>Sustainable Transport</b></p> <p>2.1 To reduce traffic, congestion, air pollution and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.</p> <p><b>Pollution and Natural Resources</b></p> <p>3.1 To improve local air quality and limit air pollution as much as practicably possible to minimise impacts on environment and health.</p> <p><b>Local Environmental Quality</b></p> <p>6.1 To improve local environmental quality and limit pollution as much as possible to minimise impacts on the environment and human health.</p> <p>6.2 To minimise the impact of noise and vibration from existing or new waste facilities and related activities.</p> <p><b>Population Human Health and Quality Of Life</b></p> <p>11.1 To protect and enhance quality of the local environment for residents living near waste t facilities.</p> <p>11.2 To minimise the potentially adverse impacts</p>	<ul style="list-style-type: none"> <li>Number and proportion of waste management sites located (a) less than 250m from or has direct access to TLRN/SRN (b) between 500m and 250m from TLRN/SRN, and (c) greater than 500m from TLRN/SRN;</li> <li>Proximity of waste management facilities to residential areas schools and hospitals</li> <li>monitored air quality levels against national standards (e.g. NOx and PM10s), including within identified Air Management Areas (AQMAs)</li> <li>Monitored noise levels (peak and 24-hour average) in dB(A) in the vicinity of waste related developments and transport routes</li> <li>Total area potentially affected by odour from existing or new waste facilities and related activities</li> <li>Proportion of residents living near waste management facilities who are dissatisfied with their immediate environment</li> <li>Incidence of asthma and other respiratory complaints in the vicinity of waste facilities or transport routes (see air quality below)</li> <li>Number of people killed or seriously injured in traffic accidents involving waste management vehicles</li> <li>Location and concentration of existing and new waste facilities</li> </ul>

Criteria	Policy Justification	Relationship with SA Framework (Section 7)	Relationship with SA Framework Indicators (Appendix 3)
<p>access, the development of the site for waste use would impact negatively on surrounding uses</p>		<p>of waste related developments, transport and associated activities on health.  11.4 To improve road safety and the safe operation of waste related facilities.  <b>Population Human Health &amp;Quality Of Life</b>  11.1 To protect and enhance the quality of the local environment for residents living near waste management facilities.  11.2 To minimise the potentially adverse impacts of waste developments...on health</p>	<p>within South London relative to areas of social deprivation</p>
<p><b>Visual intrusion on surrounding area</b>  5 Development for waste use would not have any negative impact   3 Development for waste use would have some negative impact, but this could be mitigated through appropriate design solutions   1 Development for waste use would have a negative visual impact on surrounding area because it might be that it would not be practicable to mitigate through design</p>	<p>The visual intrusion on the immediate surrounding area was assessed on the basis of the land use in the area e.g. if the area is largely industrial the visual impact would be less than if the area was residential.</p>	<p><b>Local Environmental Quality</b>  6.1 To improve local environmental quality and limit pollution as much as possible to minimise impacts on the environment and human health.  <b>Open Environment</b>  7.3 To maintain the quality of open landscape and strategic views.  <b>Built, Historic and Cultural Environment</b>  9.1 To promote an attractive living environment for all by improving the design and layout of waste facilities in line with high quality design principles.  9.2 To preserve or enhance townscape quality, respect local character and safeguard the distinctive character of each of the four Boroughs.  9.3 <i>To preserve and enhance South London's historic environment and cultural heritage, including Conservation Areas, Areas of Special local Character, buildings of architectural and historic interest (listed buildings), historic parks and gardens and archaeological priority areas.</i>  <b>Population Human Health &amp;Quality Of Life</b>  11.1 To protect and enhance the quality of the local environment for residents living near waste management facilities.</p>	<ul style="list-style-type: none"> <li>Proximity of waste management facilities to residential areas schools and hospitals</li> <li>Quality of open landscape within South London based on landscape appraisal survey data within each of the four Boroughs</li> <li>Strategic views from within and from outside the South London Boroughs</li> <li>The number and proportion of new waste facilities constructed to high quality design principles</li> <li>Proportion of residents living near waste management facilities who are dissatisfied with their immediate environment</li> </ul>
<p><b>Potential for advantageous co-location of facilities with existing industrial, commercial or mixed use developments</b>  5 The development of the site offers some potential for feasible co-location</p>	<p>The potential for co-location was based on whether there were existing industrial or commercial uses surrounding the site and on the size of the site itself. For example if the site was large then it could be feasible that waste facilities and industrial facilities could co-locate on the site.</p>	<p><b>Sustainable Waste Management</b>  1.1 To maximise self-sufficiency in the management of all waste arisings within South London.  1.2 To provide sufficient sites and waste facilities to deal with all waste streams making up South London's future tonnage/ apportionment.  1.3 To promote waste avoidance, minimisation and re-use in line with the waste hierarchy to reduce the amount of waste produced.  1.4 To promote waste recycling or composting in line with the waste hierarchy to maximise landfill diversion  1.5 To promote energy from waste etc.</p>	<ul style="list-style-type: none"> <li>the number and proportion of waste management facilities located (a) within a major development/ regeneration area (b) 500m or less from a major development/ regeneration area, and (c) greater than 500m from a major development/ regeneration area</li> <li>the number and proportion of waste management facilities which are co-located in such a way as to support manufacturing from waste industry</li> <li>proportion of recyclables exported outside London (%) the number and proportion of waste management facilities which are co-located in such a way as to support generation of renewable energy including energy from waste e.g. siting close to existing heat and power infrastructure, thermal treatment technologies</li> </ul>

Criteria	Policy Justification	Relationship with SA Framework (Section 7)	Relationship with SA Framework Indicators (Appendix 3)
<p>1 The development of the site offers no feasible potential for co-location</p>		<p><b>Sustainable Transport</b>            2.1 To reduce traffic, congestion, air pollution and greenhouse emissions from waste related transport by reducing travel needs and enhancing access.            2.2 To minimise the impacts of waste-related transport by promoting more sustainable methods of transport, including rail and water freight.</p> <p><b>Pollution and Natural Resources</b>            3.1 To improve local air quality and limit air pollution as much as practicably possible to minimise impacts on the environment and human health.            3.3 To minimise soil and groundwater contamination and maximise the development of 'brownfield' land.</p> <p><b>Sustainable Economic Growth</b>            10.1 To increase local employment opportunities in the waste management sector within South London.            10.2 Increasing the competitiveness and productivity of the waste management sector within South London.            10.3 To promote growth and investment in new waste man. technologies based on an assessment of emerging markets and the increasing viability of energy from waste</p> <p><b>Population Human Health and Quality Of Life</b>            11.2 To minimise the potentially adverse impacts of waste related developments...on public health.</p> <p><b>Access, Equalities, Comm. Engagement &amp; Education</b>            12.4 To provide opportunities for waste education and awareness raising.</p>	<ul style="list-style-type: none"> <li>• total kilometres travelled by waste during collection and from bulking to treatment and/or disposal</li> <li>• Number of waste to energy and other renewable energy schemes by type across South London</li> <li>• The proportion (%) of household waste arisings used to recover heat, power and other energy sources</li> <li>• Number of waste to energy facilities and other renewable energy schemes by type connected to local heat and/or power distribution networks</li> <li>• Proportion (%) of carbon dioxide reductions achieved through renewable sources of energy generated on-site</li> <li>• Total number and type of personnel employed in the waste management sector within South London by site and site</li> <li>• Proportion of personnel employed in the waste management sector working at the top of the waste hierarchy (re-use, recover/ recycle) compared to waste disposal</li> <li>• Economic output of Gross Value Added per capita per annum</li> <li>• Number of new businesses involved in waste management at different levels of the waste management hierarchy</li> <li>• Number of businesses and new facilities introducing new waste management technologies at the top of the waste hierarchy e.g. Anaerobic Digestion with energy/ heat generation</li> <li>• Number of new waste management facilities connected to district heating networks</li> <li>• Location and concentration of existing and new waste facilities within South London relative to areas of social deprivation</li> </ul>



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تلفن 020 8547 5757 ۰۲۰۸۵۴۷۵۷۵۷

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