

Annex 1 - South London Waste Plan - Draft Safeguarded Site

K5 Chessington Railhead, Garrison Lane, Chessington, KT9 2LD



Site size (ha)	1.7
Type of facility	Waste Transfer Station

Type of waste	N/a
Maximum throughput tonnes per annum (tpa)	N/a
Qualifying throughput (tpa)	N/a
Licensed capacity (tpa)	N/a
Site Description	<p>Former coal and fuel depot. The existing site is laid with hardstanding and accommodates rail sidings, a number of large storage buildings, site office, parking and weighbridge. The site is located in proximity to residential properties to the north east, along Garrison Lane.</p> <p>The landowners and leaseholders are both statutory railway undertakers and have confirmed that the site is being brought forward under rail related permitted development rights to facilitate the transfer of freight by rail. A minerals and waste operator has been appointed and granted a 25 year under-lease subject to the site being in rail use.</p>
Planning Designations	South of the Borough Neighbourhood Policy (Policy SB1 of the Core Strategy 2012)
Currently Safeguarded	No
Opportunity to increase waste managed	Yes. Minerals and waste transfer operations are currently being progressed under rail related permitted development rights. As such, this will be a dual-use site, with minerals operations within the site. The size of the site may allow an opportunity to co-locate.
Issues to consider if there is a further application	<p>Developers planning to intensify the safeguarded site should pay particular attention to:</p> <ul style="list-style-type: none"> • Designing the site so that operations are carried out within a fully enclosed building • Ensuring there is no potential for fugitive waste as a result of good on-site storage and effective wheel-washing on site • Limiting or mitigating traffic movements so as not to hinder traffic flow on the surrounding roads • Avoiding harm to the living conditions of the occupants of those residential properties in the vicinity of the site, especially with regard to air emissions and noise impacts • Not harming biodiversity in the vicinity, including the Green Lane Site of Importance for Nature Conservation • Providing appropriate soft landscaping • Not prejudicing the minerals operations on site which are a complementary use • Designing a facility that takes into consideration its wider visual or landscape effect on the adjoining Green Belt.