

Surrey County Council Minerals and Waste Planning Policy

Surrey Waste Local Plan

Industrial Land Areas of Search

Identification Report

December 2018

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



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1 Introduction

1.1 Issue

- 1.1.1.1 As the waste planning authority (WPA), Surrey County Council is required to produce a Local Plan for waste development to show where waste will be managed in Surrey in the future. Such a plan sets out the planning framework for the development of waste management facilities and is used in determining planning applications for waste management facilities.
- 1.1.1.2 In preparing the new Surrey Waste Local Plan (SWLP) the county council is seeking to ensure that the strategy and policies of the SWLP will deliver the amount of land which will be required to provide the waste management infrastructure needed in Surrey over the period of the SWLP (2019 to 2033).
- 1.1.1.3 One way in which the council is seeking to do this is through identifying areas currently used and/or allocated in Local Plans for industrial and storage purposes which could potentially be suitable for the development of some form of waste management use¹. Such land will have already been assessed as suitable in principle for industrial and storage uses.

1.2 Policy context

1.2.1 National Planning Policy Framework (NPPF) 2018

- 1.2.1.1 In 2012 the Government replaced the former national planning policy guidance notes and statements and Government Circulars with a single document, the National Planning Policy Framework (NPPF). A revised NPPF was published in July 2018. The NPPF is intended to ensure that sustainable development can be delivered.
- 1.2.1.2 The revised NPPF provides guidance for the preparation of local plans and encourages local plans to be kept up-to-date. The NPPF states that LPAs should ‘positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change’².
- 1.2.1.3 The revised NPPF includes an expectation that LPAs identify ‘sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)’³.

1.2.2 National Planning Policy for Waste (NPPW) 2014

- 1.2.2.1 The National Planning Policy for Waste (NPPW) 2014 replaced Planning Policy Statement 10. The NPPW sets out the Government’s ambition to work towards a more sustainable approach for resource management and use.

¹ See ‘Types of Waste Management Facilities: An explanation note’, November 2018

² Paragraph 11 of the revised National Planning Policy Framework (2018)

³ Paragraph 23 of the revised National Planning Policy Framework (2018)

- 1.2.2.2 Specifically the NPPW⁴ states that “Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations ... including industrial sites”.
- 1.2.2.3 Associated Planning Practice Guidance for waste states: “There may be occasions when a waste planning authority will wish to identify particular areas as suitable for waste management to provide for more flexibility for the market. Such areas could include, for example, particular industrial estates where the waste planning authority is satisfied that any of a number of individual sites would be suitable for waste management.”

1.2.3 Surrey Waste Plan (SWP) 2008

- 1.2.3.1 The adopted SWP sets out the current adopted planning framework for the development of waste management facilities in Surrey and will be replaced by the new SWLP. The policies which relate to the allocation or delivery of waste management infrastructure on industrial estates are:
- i) Policy CW5: Location of Waste Facilities
 - ii) Policy WD2: Recycling, Storage, Transfer, Materials Recovery and Processing Facilities (Excluding Thermal Treatment).
- 1.2.3.2 The supporting text to Policy WD2 includes a list of potential urban sites and industrial estates for accommodating waste management facilities. All of these sites and estates were considered on the long list of potential ILAS (Appendix 1) but many are not included in the final SWLP list as a result of the current selection process and changing circumstances. That is not to say that waste uses are ruled out on any site or estate should other policies in the SWLP be complied with.

2 Preparing a new Surrey Waste Local Plan

2.1 Preparing the plan

- 2.1.1.1 The new SWLP is seeking to make sure that land is available to be developed in Surrey so that there are enough waste management facilities to handle the equivalent amount of waste arising in Surrey. In doing so the SWLP provides policies which ensure these facilities are located in sustainable locations (consistent with national Policy) and do not result in significant adverse impacts on amenity and the environment.

2.2 Spatial Strategy

- 2.2.1.1 The Spatial Strategy in the SWLP guides the form and location of waste development. This strategy was developed from the Preferred Options⁵ identified following the consultation on Issues and Options and from several key ‘building blocks’ which take account of the following matters:
- Key centres and areas of growth
 - Previously Developed Land (PDL) and greenfield land

⁴ Paragraph 4 of the National Planning Policy for Waste (2014)

⁵ Separate documents relating to the Issues and Options and setting out how the Preferred Options were identified have been published alongside this Plan and are available on the following website: www.surreycc.gov.uk/newwasteplan.

- Transport and Connectivity.

2.3 Industrial Land Areas of Search

2.3.1.1 While specific sites are proposed for allocation in the SWLP, broader 'Industrial Land Areas of Search' are also proposed which are areas within which it might be possible to identify suitable sites that could be developed for the management of waste. The rationale and process for identifying these areas is set out below.

2.3.2 Consistency with national planning policy

2.3.2.1 The NPPW⁶ states that "Waste planning authorities should identify, in their Local Plans, sites and/or areas for new or enhanced waste management facilities in appropriate locations. In preparing their plans, waste planning authorities should:

- Consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and with complementary activities.
- Give priority to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages."

2.3.2.2 The revised NPPF⁷ states that "Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land".

2.3.3 Consistency with proposed SWLP Spatial Strategy

2.3.3.1 The proposed Spatial Strategy indicates a preference for land that is likely to be suitable for waste development (not involving the permanent deposit of waste to land i.e. landfill or landraise) which includes sites and areas identified for employment uses, industrial and storage purposes, redundant agricultural and forestry buildings and their curtilages. This is consistent with the NPPW (2014) and revised NPPF (2018).

3 Identifying industrial areas for consideration

3.1 Definition

3.1.1.1 Potential areas which could constitute Industrial Land Areas of Search were identified from district and borough planning policy documents including adopted Local Plans and any emerging updated Local Plans that are sufficiently well progressed and have a high chance of being adopted i.e. have reached the pre-submission or submission status.

⁶ Paragraph 4 of the National Planning Policy for Waste (2014)

⁷ Paragraph 117 of the revised National Planning Policy Framework (2018)

3.1.1.2 Areas identified as potential ILAS primarily comprised established industrial estates safeguarded for employment use and considered suitable for ongoing B2 (general industrial) or B8 (storage or distribution) uses (including waste uses).

3.1.1.3 Other land identified as potentially suitable as ILAS also included that allocated in adopted and emerging Local Plans for employment use, and specifically including B2, B8 or waste uses:

3.2 Methodology

3.2.1.1 Step 1 – Long list of ILAS: Suitable employment land (use classes B2 and B8) were identified using relevant district and borough Local Plan documents (Appendix 1). This includes both established industrial estates and land allocated for employment purposes. The long list of potential ILAS is shown in Appendix 2.

3.2.1.2 Step 2 – Shortlist of ILAS: The next stage was to remove any ILAS that had a total area less than five hectares. This threshold was based on the fact that ILAS are intended to be broad areas of search, not individual units or small sites with a limited number of occupiers. Therefore 5ha was taken as an area that represented an area large enough within which it was considered likely that opportunities would come forward. Appendix 3 shows the shortlist of potential ILAS once those with an area of less than 5 hectares had been removed.

3.2.1.3 It is important to note that smaller areas of employment land may still be considered acceptable locations for waste development under Policy 10 and the fact that land is not within an identified ILAS does not mean it would necessarily be unsuited for waste development.

3.2.1.4 Step 3 – Consultation with Local Districts and Borough Councils and more detailed assessment: Informal consultation was carried out with officers at District and Borough councils to confirm the accuracy of information included in the shortlist of ILAS, to identify any opportunities that may exist outside of the proposed list and to feedback any known constraints at any of the areas proposed. Constraints indicated by Districts and Boroughs helped to inform the three key criteria that were then used to remove sites from consideration.

- a) Land occupied by Business Parks and estates (or the like) with generally high value uses (typically B1) thus making the land unlikely to be viable for waste uses.
- b) Land with an existing single long term use which means it is unlikely to become available in the plan period.
- c) Where dwellings are so close to an established industrial area that it is not possible to conclude that waste development would be acceptable in principle.

3.2.1.5 It should be noted that any areas with existing permitted waste uses were automatically retained as the principle of waste development in that location has already been accepted.

3.2.1.6 The outcome of Step 3 is included in Appendix 3.

3.3 Results

3.3.1.1 The county council produced a long list of 110 ILAS. From the long list of potential ILAS a refined short list was produced (step 2) with 55 potential ILAS.

3.3.1.2 Consultation with Local Districts and Borough Councils and the application of the key criteria (step 3) resulted in the production of a shortlist of 22 ILAS. Appendix 4 of this report contains this short list.

3.4 Conclusion

3.4.1.1 A final list of ILAS for inclusion in the new SWLP was produced based on policies in District and Borough Local Plans supporting the safeguarding for, and/or development of, B2 or B8 employment uses. The list is included in Appendix 4. These areas are considered suitable in principle for potential waste uses because:

- They are established industrial estates safeguarded for employment use and considered suitable for ongoing B2 or B8 uses (including waste uses); and/or
- They comprise land allocated for employment uses suitable for B2 or B8 uses and have undergone assessment in principle for these uses.

3.4.1.2 The final list of ILAS has been subject to Sustainability Appraisal.

3.4.1.3 The acceptability of any proposed waste development on land within an ILAS is subject to policies in the development framework and any key development issues or environmental constraints identified by either the county council or the relevant district and borough council.

Appendix 1 – List of relevant District and Borough Local Plans

District/Borough	Planning Document
Elmbridge	Adopted Core Strategy (2011) - Policy CS23 as identified on the policies map
	Online Policies Map
Epsom and Ewell	Adopted Core Strategy (2007) – Policy CS11
Guildford	Submission Local Plan (2018) – Policies E1 and A58
	Adopted Local Plan (2003) – Policy E1 as shown on the proposals map
Mole Valley	Adopted Local Plan (2000) – Policies E2 and E4
Reigate and Banstead	Proposed Submission Plan, Regulation 19 Stage (2018) – Policies EMP1 and EMP2
	Adopted Core Strategy (2014) – Policy CS8
Runnymede	Submission Local Plan (2018) – Policies IE1 and IE2
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1
	Employment Land Needs Assessment (2018) – Table 19
Surrey Heath	Adopted Local Plan (2000) – Policy E2 as defined on the proposal map
	Adopted Core Strategy (2012) – Policy CP8 as identified upon the proposals map
Tandridge	Draft Local Plan, Regulation 19 Stage (2018) – Policies SES02 to SES04 and IES01 to 1ES07
	Adopted Core Strategy (2008) – Policy CSP22
Waverley	Adopted Local Plan Part 1: Strategic Policies and Sites (2018) – Policy EE2 (which includes saved sites from Policy IC2 of the Local Plan 2002) and Policy SS9
Woking	Adopted Core Strategy (2012) – Policy CS15

Appendix 2 – Long list of potential Industrial Land Areas of Search

District/Borough	Planning Document	Site Name	Site Area ⁸
Elmbridge	Policies Map (supports Core Strategy 2011)	Air Products, Molesey Road, Hersham	4.2 ha
Elmbridge	Core Strategy (2011)	Brooklands Industrial Park	31.0 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	CPC House, Littleworth Road, Claygate	1.5 ha
Elmbridge	Core Strategy 2011	Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames	7.2 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Imber Court Trading Estate, Orchard Lane, East Molesey	3.0 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Kingston House Estate, Portsmouth Road, Long Ditton	2.6 ha
Elmbridge	Core Strategy 2011	Molesey Industrial Estate, West Molesey	14.7 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Portsmouth Road, Cobham	1.3 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Riverdene Industrial Estate, Molesey Road, Hersham	1.2 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Smith Kline Beecham, St Georges Avenue, Weybridge	2.6 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	Station Avenue, Halfway, Walton-on-Thames	3.3 ha
Elmbridge	Core Strategy (2011)	Locke King Road / Brooklands Road, Weybridge, The Heights Business Park, Brooklands Road, Weybridge	27.8 ha
Elmbridge	Policies Map (supports Core Strategy 2011)	The Pavillion, Giggs Hill Green, Thames Ditton	1.0 ha
Elmbridge	Core Strategy (2011)	Wintersells Road Industrial Park	5.0 ha
Epsom & Ewell	Core Strategy (2007)	Longmead Industrial Estate	14.0 ha
Epsom & Ewell	Core Strategy (2007)	Nonsuch Industrial Estate	8.0 ha
Guildford	Submission Plan (2018)	Cathedral Hill Industrial Estate	8.0 ha
Guildford	Submission Plan (2018)	Guildford Industrial Estate, Deacon Field	6.0 ha
Guildford	Submission Plan (2018)	Henley Business Park, Normandy	15.9 ha
Guildford	Submission Plan (2018)	Land around Burnt Common warehouse, London Road, Send	9.3 ha
Guildford	Submission Plan (2018)	Merrow Lane (inclu Perram Works, Bridge Park, Merrow Business Centre, SCC depot)	7.4 ha
Guildford	Submission Plan (2018)	Midleton Road Industrial Estate	2.5 ha
Guildford	Submission Plan (2018)	North and south of Lysons Avenue, Ash Vale	7.0 ha.
Guildford	Submission Plan (2018)	Quadrum Park, Peasmarsh	2.7 ha
Guildford	Submission Plan (2018)	Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh	7.0 ha

⁸ All land areas are approximate

District/Borough	Planning Document	Site Name	Site Area ⁸
Guildford	Submission Plan (2018)	Slyfield Industrial Estate	39.0 ha
Guildford	Submission Plan (2018)	Woodbridge Meadows	8.7 ha
Guildford	Submission Plan (2018)	Woodbridge Park, Woodbridge Road	7.25 ha
Guildford	Adopted Local Plan (2003)	Thames Water Utilities, Slyfield Industrial Estate	6.6 ha
Mole Valley	Local Plan (2000)	Brook Way/Regent Park Area, Kingston Road, Leatherhead	3.4 ha
Mole Valley	Local Plan (2000)	Barnett Wood Lane Industrial Area, Leatherhead	3.0 ha
Mole Valley	Local Plan (2000)	Mole Business Park, Station Road, Leatherhead	5.1 ha
Mole Valley	Local Plan (2000)	Leatherhead Industrial Estate, Station Road	1.0 ha
Mole Valley	Local Plan (2000)	Leatherhead Research Area, Randalls Way	8.6 ha
Mole Valley	Local Plan (2000)	Logica, Station Approach	2.0 ha
Mole Valley	Local Plan (2000)	Plough Industrial Estate, Kingston Road	3.1 ha
Mole Valley	Local Plan (2000)	Ryebrook, Bay Tree Avenue, Kingston Road	1.6 ha
Mole Valley	Local Plan (2000)	Ermyn House, Ermyn Way, Ashtead	5.4 ha
Mole Valley	Local Plan (2000)	Kings Court, Kingston Road, Leatherhead	0.6 ha
Mole Valley	Local Plan (2000)	Bookham Industrial Estate	2.8 ha
Mole Valley	Local Plan (2000)	Land near Dorking West Station, Curtis Road/Station Road	10.7 ha
Mole Valley	Local Plan (2000)	Vincent Lane, Dorking	3.4 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Holmethorpe Industrial Estate	18.0 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Wells Place Industrial Estate	7.0 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Perrywood Business Park	6.9 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Salfords Industrial Estate	28 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Pitwood Park Industrial Estate	1.0 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Kingsfield Business Centre	2.3 ha
Reigate & Banstead	Submission - Reg 19 (2018)	Balcombe Road Industrial Area: (Bridge Industrial Estate and Gatwick Metro Centre)	4.7 ha
Reigate & Banstead	Adopted Core Strategy (2014)	Albert Road North Industrial Estate	3.0 ha
Runnymede	Submission Plan (2018)	Hillswood Business Park	39.4 ha
Runnymede	Submission Plan (2018)	Longcross Park Enterprise Zone	50.0 ha
Runnymede	Submission Plan (2018)	The Causeway and Pinetrees Business Park	26 ha
Runnymede	Submission Plan (2018)	Thorpe Industrial Estate	18.0 ha
Runnymede	Submission Plan (2018)	Weybridge and Bourne Business Park and Waterside Trading Estate	12 ha
Spelthorne	Employment Land Needs Assessment (2018)	Spelthorne Lane & Littleton Lane, Ashford	4.0 ha

District/Borough	Planning Document	Site Name	Site Area ⁸
Spelthorne	Employment Land Needs Assessment (2018)	Shepperton Business Park and south end of Govett Avenue	
Spelthorne	Employment Land Needs Assessment (2018)	Drake Avenue, Staines	0.9 ha
Spelthorne	Employment Land Needs Assessment (2018)	Church Street, Staines	0.8 ha
Spelthorne	Employment Land Needs Assessment (2018)	Renshaw Trading Estate, Millmead	1.0 ha
Spelthorne	Core Strategy and Policies DPD (2009)	London Road, Staines	4.9 ha
Spelthorne	Employment Land Needs Assessment (2018)	Northumberland Close and Long Lane, Stanwell	12.0 ha
Spelthorne	Core Strategy and Policies DPD (2009)	Hanworth Road and Country Way, Sunbury	6.0 ha
Spelthorne	Core Strategy and Policies DPD (2009)	Windmill Road, Sunbury	12.2 ha
Spelthorne	Core Strategy and Policies DPD (2009)	Ashford Road, Littleton Road and Spelthorne Lane, Ashford	7.0 ha.
Spelthorne	Core Strategy and Policies DPD (2009)	Bedfont Road, Long Lane, Stanwell (including Northumberland Close and Camgate Estate)	5.0 ha.
Spelthorne	Core Strategy and Policies DPD (2009)	BP Chertsey Road, Sunbury	13.0ha
Spelthorne	Core Strategy and Policies DPD (2009)	Shepperton Studios	12.0ha
Surrey Heath	Adopted Local Plan (2000)	Linsford Farm, Mytchett	0.8 ha
Surrey Heath	Adopted Local Plan (2000)	Nos. 279-299 London Road, nos.309-369 London Road with nos 1-17 Frimley Road, Camberley;	>5.0ha
Surrey Heath	Adopted Local Plan (2000)	No's 411-543 London Road, Yorktown, Camberley.	>5.0ha
Surrey Heath	Adopted Local Plan (2000)	Land at Half Moon Street, Bagshot	1.0 ha
Surrey Heath	Adopted Core Strategy (2012) and Waste Plan 2008	York Town Industrial Estate, Doman Road and Stanhope Road	30.0 ha.
Tandridge	Draft Local Plan, Regulation 19 (2018)	Brewer Street, Bletchingley	2.1 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Cophall Farm, Copthorne	6.0 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Godstone Road Business Centre, Whyteleafe	2.09 ha
Tandridge	Draft Local Plan, Regulation 19 (2018) & The Core Strategy (2008)	Hobbs Industrial Estate, Felbridge	18.2ha
Tandridge	Draft Local Plan, Regulation 19 (2018) & The Core Strategy (2008)	Lambs Business Park, South Godstone	4.8 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Paddock Barn Farm, Godstone Road, Caterham	3.4 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Priory Farm, South Nutfield	1.46 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Redhill Aerodrome Industrial Area, South Nutfield	6.7 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Snowhill Business Centre, Copthorne	0.35 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Systems House, Blindley Heath	1.1 ha
Tandridge	Draft Local Plan, Regulation 19 (2018)	Westerham Road Industrial Estate, Limsfield	8.6 ha
Waverley	Local Plan Part 1 (2018)	On Land off Water Lane, Farnham	5.2 ha
Waverley	Employment Land Review (2016)	Farnham Trading Estate (including Monkton Park)	11 ha

District/Borough	Planning Document	Site Name	Site Area ⁸
Waverley	Adopted Local Plan Part 1 (2018) &	Land at Dunsfold Aerodrome	28 ha
Waverley	Local Plan (2002)	Railway Yard, Wrecclesham	8.58ha
Waverley	Local Plan (2002)	Coxbridge Business Park	7.7 ha
Waverley	Local Plan (2002)	Land at former Coal Depot, Catteshall, Godalming	1.53 ha
Waverley	Adopted Local Plan Part 1(2018)	Smithbrook Kilns	2.33 ha
Waverley	Adopted Local Plan Part 1 (2018)	Bourne Mill Business Park	1.2 ha
Waverley	Adopted Local Plan Part 1 (2018)	Cranleigh Freight Services	0.1 ha
Waverley	Adopted Local Plan Part 1 (2018)	Hewitts Industrial Estate	4.1 ha
Waverley	Adopted Local Plan Part 1 (2018)	Langham Park	0.9 ha
Waverley	Adopted Local Plan Part 1 (2018)	Manfield Park, Guildford Road, Cranleigh	2.0 ha
Waverley	Adopted Local Plan Part 1 (2018)	Weydown Industrial Estate	0.3 ha
Woking	Adopted Core Strategy (2012)	Byfleet Industrial Estate	13.3 ha
Woking	Adopted Core Strategy (2012)	Camphill Industrial Estate	2.2 ha
Woking	Adopted Core Strategy (2012)	Forsyth Road Industrial Estate	10 ha
Woking	Adopted Core Strategy (2012)	Goldsworth Road Industrial Estate	0.6ha
Woking	Adopted Core Strategy (2012)	Goldsworth Park Trading Estate	9.6 ha
Woking	Adopted Core Strategy (2012)	Monument Way East Industrial Estate (includes Woking Business Park)	8.0 ha
Woking	Adopted Core Strategy (2012)	Monument Way West Industrial Estate	4.3 ha
Woking	Adopted Core Strategy (2012)	Old Woking Industrial Estate	5.0 ha
Woking	Adopted Core Strategy (2012)	Poole Road/Butts Road	2.0 ha
Woking	Adopted Core Strategy (2012)	Robin Hood Works	0.6 ha
Woking	Adopted Core Strategy (2012)	The Lansbury Estate	2.1 ha

Appendix 3 – Outcome of Step 3

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Elmbridge	Adopted Core Strategy (2011) – Policy CS23 as identified on the policies map	Brooklands Industrial Park	Suitable in principle for waste use	Identify as ILAS	N	Y
Elmbridge	Core Strategy (2011) – Policy CS23 as identified on the policies map	Wintersells Road Industrial Park	Suitable in principle for waste use	Identify as ILAS	Y	Y
Elmbridge	Adopted Core Strategy (2011) – Policy CS23 as identified on the policies map	Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames	Suitable in principle for waste use	Identify as ILAS	N	Y
Elmbridge	Core Strategy (2011) – Policy CS23 as identified on the policies map	Molesey Industrial Estate, West Molesey	Suitable in principle for waste use	Identify as ILAS	N	Y
Elmbridge	Core Strategy (2011) – Policy CS23 as identified on the policies map	Locke King Road / Brooklands Road, Weybridge, The Heights Business Park, Brooklands Road, Weybridge	No response.	High value uses - waste use unlikely to be viable	N	N
Epsom and Ewell	Core Strategy (2007) – Policy CS11	Longmead Industrial Estate	No response.	Existing council depot and CRC – suitable in principle	Y	Y
Epsom and Ewell	Core Strategy (2007) – Policy CS11	Nonsuch Industrial Estate	No response	High value uses mean waste use unlikely to be viable	N	N

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Guildford	Submission Plan (2018) – Policy E1	Cathedral Hill Industrial Estate	Area is not suitable for waste use	High value uses mean waste use unlikely to be viable	N	N
Guildford	Submission Plan (2018) – Policy E1	Guildford Industrial Estate, Deacon Field	Area is not suitable for waste use	High value uses mean waste use unlikely to be viable	N	N
Guildford	Submission Plan (2018) – Policy E1	Henley Business Park, Normandy	The area is not suitable for waste use as it is a new high value business park.	High value uses mean waste use unlikely to be viable	N	N
Guildford	Submission Plan (2018) – Policy E1	Merrow Lane (inclu Perram Works, Bridge Park, Merrow Business Centre, SCC depot)	Guildford Borough Council believes SCC should consider excluding this from the ILAS schedule	Close to residential - exclude	N	N
Guildford	Submission Plan (2018) – Policy E1	Slyfield Industrial Estate	As landowner, waste uses not in line with general intent. Guildford Borough Council recommend this area is excluded from the ILAS schedule. Need to consider impacts in adjoining residential uses.	Contains existing waste uses (MRF and scrap metal). Amenity impacts can be addressed.	Y	Y
Guildford	Submission Plan (2018) – Policy E1	Woodbridge Meadows	As landowner, waste uses would not be in line with the general intent for the area. Transport impacts an issue.	Existing mixture of B2/B8 uses. Transport issues can be addressed.	N	Y
Guildford	Submission Plan (2018) – Policy E1	Woodbridge Park, Woodbridge Road	Guildford Borough Council recommend this area is excluded from the ILAS schedule.	Mixture of high value retail uses mean waste use unlikely to be viable	N	N
Guildford	Adopted Local Plan (2003) – Policy E1	Thames Water Utilities, Slyfield Industrial Estate	Not suitable as it is an existing sewage works and part of the SARP	Agree not suitable	Y	N

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Guildford	Submission Plan (2018) – Policy A58	Land around Burnt Common warehouse, London Road, Send	Guildford Borough Council believes this land is potentially suitable	Potentially suitable	N	Y
Guildford	Submission Plan (2018) – Policy E1	North and south of Lysons Avenue, Ash Vale	Recommend this area is excluded from the ILAS schedule.	Contains existing waste use.	Y	Y
Guildford	Submission Plan (2018) – Policy E1	Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh	Guildford Borough Council believes this land is potentially suitable	Potentially suitable	N	Y
Mole Valley	Local Plan (2000) – Policy E2 as identified on the proposal map	Leatherhead Research Area, Randalls Way	The site contains high value commercial uses and therefore is not suitable for new waste facilities.	High value uses – waste use unlikely to be viable	N	N
Mole Valley	Local Plan (2000) – Policy E2 as identified on the proposal map	Ermyn House, Ermyn Way, Leatherhead	The site is not suitable for new waste facilities because of the high value headquarters based there	Single use HQ – not suitable	N	N
Mole Valley	Local Plan (2000) – Policy E2 as identified	Land near Dorking West Station, Curtis Road/Station Road	MVDC is at present exploring a number of development options including the limited reallocation of employment land and the release of previously undeveloped land, including in the Green Belt, on the edge of built-up areas such as Dorking. No decisions have been made but this could rule out this site.	Potentially suitable – retain pending a decision by MVDC.	N	Y
Reigate and Banstead	Proposed Submission - Reg 19 (2018) – Policy EMP1	Holmethorpe Industrial Estate	Reigate and Banstead Borough Council believes this land is potentially suitable.	Agree potentially suitable	N	Y
Reigate and Banstead	Proposed Submission - Reg 19 (2018) – Policy EMP1	Wells Place Industrial Estate	The area is unlikely to be suitable for a waste use as it is a high value business park.	Don't include	N	N

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Reigate and Banstead	Proposed Submission - Reg 19 (2018) – Policy EMP1	Perrywood Business Park	Reigate and Banstead Borough Council believes this land is potentially suitable.	Agree potentially suitable	N	Y
Reigate and Banstead	Proposed Submission - Reg 19 (2018) – Policy EMP1	Salfords Industrial Estate	Reigate and Banstead Borough Council believes this land is potentially suitable.	Agree potentially suitable	N	Y
Runnymede	Submission Plan (2018) – Policy IE2	Hillswood Business Park	A number of high value prestigious occupants in a parkland setting. Not suitable	Don't include	N	N
Runnymede	Submission Plan (2018) – Policy IE2	The Causeway and Pinetrees Business Park	Runnymede are unsure of the suitability of this site, as waste uses would not be in line with the general intent for the area.	Don't include	N	N
Runnymede	Submission Plan (2018) – Policy IE2	Thorpe Industrial Estate	May be suitable. Relatively large external storage areas.	Identify as ILAS	N	Y
Runnymede	Submission Plan (2018) – Policy IE2	Weybridge and Bourne Business Park and Waterside Trading Estate		High value uses - not suitable	N	N
Runnymede	Submission Plan (2018) – Policy IE2	Longcross Park Enterprise Zone		High value uses - not suitable	N	N
Runnymede	Submission (2018) – Policy IE1	Byfleet Road Employment Allocation	New site could be suitable, with some B8 and B2 use classes	Greenfield site. May be suitable in future but don't identify as an ILAS	N	Y
Surrey Heath	Adopted Core Strategy (2012) and Surrey Waste Plan (2008) – Policies CP8 as identified on proposals map and WD1	York Town Industrial Estate, Doman Road and Stanhope Road		Large industrial estate suitable in principle	Y	Y

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Surrey Heath	Adopted Local Plan (2000) – Policy E2 as identified on the proposal map	Nos. 279-299 London Road and nos.309-369 London Road with nos 1-17 Frimley Road, Camberley;		Mixed high value uses - not likely to be suitable for waste management uses	N	N
Surrey Heath	Adopted Local Plan (2000) – Policy E2 as identified on the proposal map	No's 411-543 London Road, Yorktown, Camberley.		Mixed high value uses - not likely to be suitable for waste management uses	N	N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	Windmill Road, Sunbury	Spelthorne Borough Council believe this land is unsuitable for a waste use and recommend this site be excluded from the ILAS schedule.	Large estate – potentially suitable	N	Y
Spelthorne	Employment Land Needs Assessment (2018) – Table 19	Northumberland Close and Long Lane, Stanwell	Unsuitable due to proximity to the airport and airport-related functions	This area is considered not suitable due to its airport related uses.	N	N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	Hanworth Road and Country Way, Sunbury		This site is not suitable due to its high value uses.	N	N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	Ashford Road, Littleton Road and Spelthorne Lane, Ashford		High value business use - not likely to be suitable for waste management uses	N	N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	Bedfont Road, Long Lane, Stanwell (including Northumberland Close and Camgate Estate)	Unsuitable due to proximity to the airport and airport-related functions	Airport related uses - not likely to be suitable for waste management uses	N	N

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	BP Chertsey Road, Sunbury	Spelthorne Borough Council believes this land is unsuitable due to its high value and recommend this site be excluded from the ILAS schedule.	Don't identify	N	N
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) – Policy EM1	Shepperton Studios	Single use and not available	Don't identify	N	N
Tandridge	Draft Local Plan, Regulation 19 (2018) – Policy IES03	Cophall Farm, Cophorne	Site remains in the Green Belt and has access issues which are highlighted through appeal decisions on a site with long-standing enforcement issues.	Remains in Green Belt so don't identify	N	N
Tandridge	Draft Local Plan, Regulation 19 (2018) & The Core Strategy (2008) – Policies SES02 and CSP22	Hobbs Industrial Estate, Felbridge	Site is not available for waste use. It is a Strategic Employment Site which is included within the Council's Economic Strategy to assist in providing additional employment and meeting the needs for the future.	Estate has existing waste use.	Y	Y
Tandridge	Draft Local Plan, Regulation 19 (2018) – Policy IES05	Redhill Aerodrome Industrial Area, South Nutfield	The LP does not support its redevelopment and includes the brownfield element of the site in the LP for employment retention. The site remains in the Green Belt.	Remains in Green Belt so don't identify	N	N
Tandridge	Draft Local Plan, Regulation 19 (2018) – Policy SES04	Westerham Road Industrial Estate, Limpsfield	This is a strategic employment site and contributes to some of the highest quality employment for the district. It should not be considered a reasonable alternative for a waste site. Further, it is on the edge of the urban form of Caterham and not a suitable location for a waste facility.	Also AONB. Don't identify	N	N
Waverley	Adopted Local Plan Part 1 (2018) – Policy SS9	On Land off Water Lane, Farnham	Supporting text to Policy SS9 identifies waste uses as potentially appropriate employment use	Potentially suitable – identify and combine with adjoining Farnham Trading estate	N	Y

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Waverley	Adopted Local Plan Part 1 – Policy EE2	Farnham Trading Estate (including Monkton Park)	Policy EE2 identifies waste as a potential appropriate employment use	Potentially suitable – identify and combine with adjoining allocated strategic employment site	N	Y
Waverley	Adopted Local Plan Part 1 (2018) - Policy SS7	Land at Dunsfold Aerodrome	Policy SS7 identifies area for expanded business park as part of new settlement	Suitable in principle for waste use. Existing AD waste facility	Y	Y
Railway Yard, Wrecclesham	Railway Yard, Wrecclesham	Railway Yard, Wrecclesham	Needed for operational purposes – no longer available	Not available	N	N
Waverley	Local Plan (2002) – Policy IC2	Coxbridge Business Park	This site is now mainly built, the Farnham Neighbourhood Plan supports the retention of the site as an employment site, so could potentially be suitable.	Existing waste use and could be suitable	Y	Y
Woking	Adopted Core Strategy (2012) – Policy CS15	Byfleet Industrial Estate	In principle this area is considered to be suitable for waste use, however, Woking Borough Council would be concerned about any proposal that would undermine their employment strategy's objective.	Potentially suitable and combine with adjoining Brooklands and Wintersells Industrial Parks	N	Y
Woking	Adopted Core Strategy (2012) – Policy CS15	Forsyth Road Industrial Estate	This area is not considered to be suitable for waste use as it holds high value uses.	High value B2 uses – not suitable	N	N
Woking	Adopted Core Strategy (2012) – Policy CS15	Goldsworth Park Trading Estate	This area is not considered to be suitable for waste use as it holds high value uses.	Don't identify	N	N
Woking	Adopted Core Strategy (2012) – Policy CS15	Monument Way East Industrial Estate (includes Woking Business Park)	This area is considered to be suitable in principle for waste use, however, Woking Borough Council would be concerned about any proposal that would undermine their employment strategy's objectives.	Suitable in principle	N	Y

District/Borough	Planning Document	Site Name	District/Borough comments	Conclusion	Existing waste use Y/N	ILAS Y/N
Woking	Adopted Core Strategy (2012) – Policy CS15	Old Woking Industrial Estate	This area is considered to be suitable in principle for waste use, however, Woking Borough Council would be concerned about any proposal that would undermine their employment strategy's objectives.	Small and constrained with adj housing. Limited potential	N	N

Appendix 4 –Final List of Industrial Land Areas of Search

	District/Borough	Planning Document	Site Name	Site Area
1	Elmbridge	Adopted Core Strategy (2011)	Area A: Brooklands Industrial Park	49.3 ha
		Core Strategy (2011)	Area B: Wintersells Road Industrial Park	
	Woking	Adopted Core Strategy (2012)	Area C: Byfleet Industrial Estate	
2	Elmbridge	Adopted Core Strategy (2011)	Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames	7.2 ha
3	Elmbridge	Core Strategy (2011)	Molesey Industrial Estate, West Molesey	14.7 ha
4	Epsom and Ewell	Core Strategy (2007)	Longmead Industrial Estate	14.0 ha
5	Guildford	Submission Plan (2018)	Slyfield Industrial Estate	39.0 ha
6	Guildford	Submission Plan (2018)	Woodbridge Meadows	8.7 ha
7	Guildford	Submission Plan (2018)	Land around Burnt Common warehouse, London Road, Send	9.3 ha
8	Guildford	Submission Plan (2018)	North and south of Lysons Avenue, Ash Vale	7.0 ha
9	Guildford	Submission Plan (2018)	Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh	7.0 ha
10	Mole Valley	Local Plan (2000)	Land near Dorking West Station, Curtis Road/Station Road	10.7 ha
11	Reigate and Banstead	Proposed Submission - Reg 19 (2018)	Holmethorpe Industrial Estate	18.0 ha
12	Reigate and Banstead	Proposed Submission - Reg 19 (2018)	Perrywood Business Park	6.9 ha
13	Reigate and Banstead	Proposed Submission - Reg 19 (2018)	Salfords Industrial Estate	28 ha
14	Runnymede	Submission Plan (2018)	Thorpe Industrial Estate	18.0 ha
15	Runnymede	Submission Plan (2018)	Byfleet Road Employment Allocation	7.9 ha
16	Surrey Heath	Surrey Waste Plan (2008)	York Town Industrial Estate, Doman Road and Stanhope Road	30.0 ha approx.

	District/Borough	Planning Document	Site Name	Site Area
17	Spelthorne	Spelthorne Core Strategy and Policies DPD (2009)	Windmill Road, Sunbury	12.2 ha
18	Tandridge	Draft Local Plan, Regulation 19 (2018) & The Core Strategy (2008)	Hobbs Industrial Estate, Felbridge	18.2 ha
19	Waverley	Adopted Local Plan Part 1 (2018)	Farnham Trading Estate including land off Water Lane, Farnham	16.2 ha
20	Waverley	Adopted Local Plan Part 1 (2018)	Land at Dunsfold Aerodrome Park	249 ha
21	Waverley	Local Plan (2002)	Coxbridge Business Park	7.7 ha
22	Woking	Adopted Core Strategy (2012)	Monument Way East Industrial Estate (includes Woking Business Park)	8.0 ha