

Suggested Stages of Alternative Site Assessment and information sources

1. Assessment of requirements for proposed development

- Physical – size of site, building requirements.
- Access – distance to principal road network.
- Location – based on existing or future area of operations.
- Relationships – proximity to any existing/remaining premises, suppliers, markets.

2. Initial site identification

- Up to date local authority development plan documents and proposals maps – employment allocations – existing employment sites.
- Land agents ([EG propertylink](#) is an industrial and commercial property search) and [borough and district websites](#)
- Aerial photographs and OS maps (e.g. [Surrey Interactive Map](#))
- [Surrey Waste Plan 2008](#) allocations.
- There are also other sites in the 2008 Waste Plan that could possibly be included, such as the Potential Urban Sites and Industrial Estates for Accommodating Waste Management Facilities listed in Table 3.1.

3. Individual Site Evaluation

Assessment against the following, as appropriate:

- Planning policy; air quality; landscape and visual impact; ecology and nature conservation; water quality, surface water and flood risk; noise and vibration; odour; archaeology and heritage; and, adjoining land uses.
- Assessment against stage 1 requirements.

4. Site Preference and Availability

ASA criteria for assessment of alternative sites:

- Whether the site is previously developed land or in active use for waste management;
- Likely visual impact;
- Accordance with Surrey Waste Plan 2008 waste uses;
- Standard of access;
- Potential to co-locate with existing waste uses;
- Likely impact on residential amenity;
- Whether in the Green Belt;
- Distance from designated (i.e. environmentally sensitive) areas;

- Proximity to waste sources (a point that should also be covered in a transport assessment, where appropriate);
- Flood risk; and
- Site availability (e.g. evidence of whether the site is listed for sale).

Disaggregation of waste uses:

A robust ASA should look at whether there are alternative sites for both the waste operation in its entirety and for the proposed development in a 'disaggregated form.' For the CPA to judge that an alternative site assessment contributes to the demonstration of 'very special circumstances' in the Green Belt, the ASA should provide clear evidence that the availability of non-Green belt sites has been rigorously assessed. Although there may be benefits to co-location of waste operations, a range of available more appropriate non-Green Belt sites could exist for the individual waste elements proposed.

ASA's for sites allocated in the Surrey Waste Plan

For added robustness you should also provide a comparative assessment of the application site against other sites, which have not been allocated within the SWP 2008, but are otherwise identified as having the potential to accommodate the proposed development. Such a search should reasonably apply to land that is available (e.g. for sale or to let) and a robust search should be carried out of both private and public sector land within the County of Surrey. This would include investigation of the following sources: commercial private-property search engines; Estate/Property & LDF teams at borough/district councils; National Register of Surplus Public Sector Land; and Highways Agency and other utility providers such as Thames Water.

Surrey County Council
Planning Development Control Team
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