

Statement of Common Ground

Concerning Strategic Planning Policies for Waste Management in Surrey

Second draft version, 7 February 2019



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Introduction

Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries¹.

SCC is currently updating the planning policies on waste management. Borough and district local plans are at different stages. For a full list of the relevant adopted Development Plan Documents in Surrey, including the stages of review, see Appendix 2.

This document represents a Statement of Common Ground (SoCG) between Surrey County Council and the eleven district/borough councils within Surrey that sets out areas of common (and uncommon) ground on strategic matters relating to the planning of waste management in the county. Where there are any outstanding matters, the document sets out any action being taken to address these.

Specifically, this SoCG covers the following strategic matters:

- Safeguarding of waste management facilities
- Locating new waste management facilities
- Landfill of non-inert waste
- ~~Construction, Demolition and Excavation waste~~
- ~~Waste management in new development~~
- Wastewater treatment

1. Parties Involved

This Statement of Common Ground is between Surrey County Council and the Borough and District Councils within Surrey namely:

Elmbridge Borough Council
Epsom & Ewell Borough Council
Guildford Borough Council
Mole Valley District Council
Reigate & Banstead Borough Council
Runnymede Borough Council
Surrey Heath Borough Council

¹ Paragraph 24 and 25 of the revised National Planning Policy Framework

Spelthorne Borough Council
Tandridge District Council
Waverley Borough Council
Woking Borough Council

2. Signatories

Leader, Surrey County Council [Date]
Leader, Elmbridge Borough Council [Date]
Chairman Strategy & Resources Committee, Epsom & Ewell Borough Council [Date]
Leader, Guildford Borough Council [Date]
Leader, Mole Valley District Council [Date]
Leader, Reigate & Banstead Borough Council [Date]
Leader, Runnymede Borough Council [Date]
Leader, Surrey Heath Borough Council [Date]
Leader, Spelthorne Borough Council [Date]
Leader (or Chairman of Planning Policy Committee), Tandridge District Council [Date]
Leader, Waverley Borough Council [Date]
Leader, Woking Borough Council [Date]

3. Strategic Geography

3.1 Surrey County Council (SCC) is the waste planning authority for the two tier area of Surrey with responsibility for planning for the future management of waste in the county by preparing relevant strategic policies. The eleven borough and district councils within Surrey have responsibility for planning other development such as housing and

employment as well as helping to ensure that waste is managed in accordance with the Development Plan² when determining planning applications³.

3.2 Surrey's location and unique environment (see Figure 1) influence the structure and composition of the economy in terms of the dominant business sectors, the availability of development land and the distribution of the resident population. These factors also contribute to the quality of life enjoyed by Surrey's residents. In turn, these factors also present opportunities and challenges for future growth and will influence the form and location of new waste development.

3.3 The 2011 census found there to be some 1.14 million people living in Surrey. Estimates for 2017 show an increase in the total population to 1.19 million people. While the majority of the county can be classed as rural in nature, there are urban areas located in the north of Surrey, near the boundary with London, and also in the form of the large towns of Guildford, Woking, Reigate/Redhill, Camberley and Farnham. Projected population growth for Surrey over the next two decades, suggests an increase from 1.18 million people to 1.37 million by 2037.

3.4 There are approximately 483,000 dwelling houses distributed across Surrey with development of a further 86,000 homes planned between 2015 and 2033.

3.5 Surrey County Council (SCC) has a duty to plan for the key aspects of the infrastructure that will be required to support those new homes, which includes additional waste management capacity. Waste management is a key component of a modern economy. All businesses depend on the efficient management of their waste and the waste management sector itself will generate employment and add value to the local economy.

3.6 The strategic road network, comprising motorways and trunk roads, has evolved principally to serve London, with several nationally important routes passing through the county, including the M3, M23, M25 and the A3. This means that waste arising in one area of the county can easily be transported to another area for management. Some waste is also transported into Surrey from neighbouring areas for management and similarly, some waste arising in Surrey is managed beyond the county boundaries.

3.7 Surrey roads are known to experience congestion and the county council is seeking to promote development which includes options for sustainable transport. However, alternative transport options are limited within the county and consequently many business sectors, including the waste management sector, are heavily reliant on road transport.

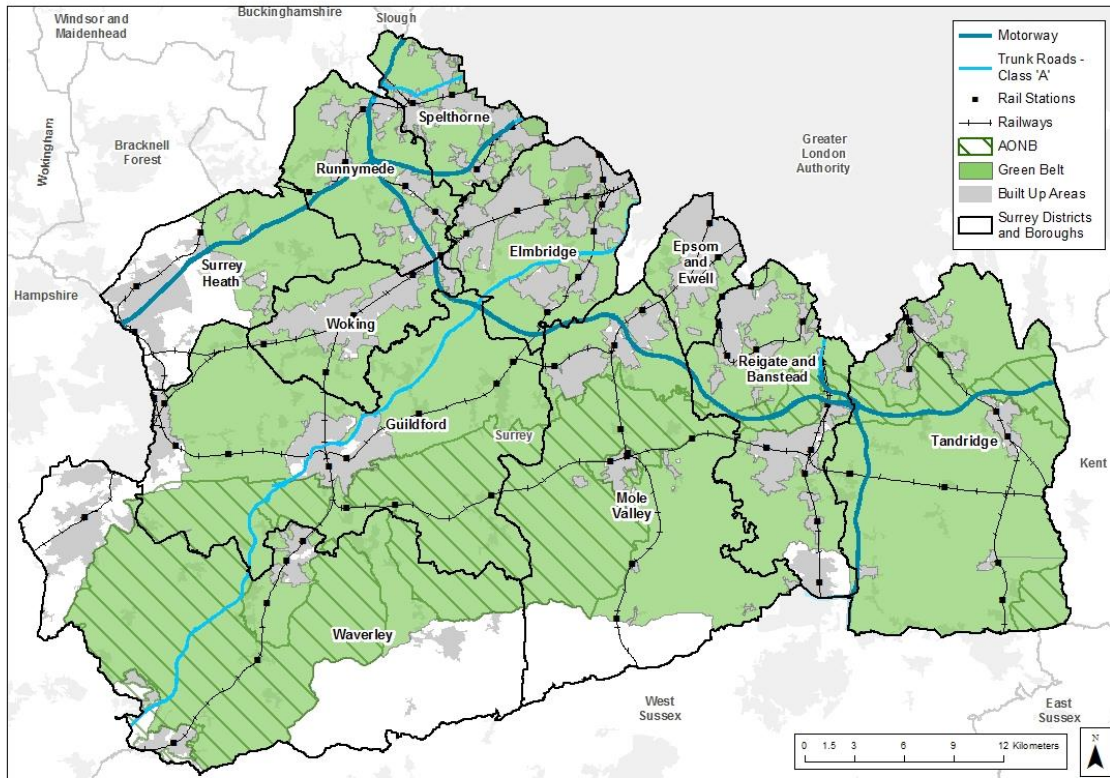
² This includes in accordance with the Waste Hierarchy (See Appendix A of National Planning Policy for Waste. The waste hierarchy expects waste to be managed in the following order of preference: Prepared for reuse; Recycled and/or composted; Recovered in ways other than recycling/composting; and, finally, Disposed).

³ See paragraph 8 of National Planning Policy for Waste and Planning Practice Guidance para ref.: ID 28-010-20141016

- 3.8 The Surrey Hills Area of Outstanding Natural Beauty (AONB) and a small area of the High Weald AONB cover approximately 26% of the county. AONBs have a protected status that reflects their unique character of their landscapes.
- 3.9 73% of Surrey is located within the Green Belt and this places a significant constraint on development. Waste management is considered to be inappropriate development within the Green Belt and so can only be permitted if very special circumstances exist. The boundaries of the Green Belt is defined by district and borough councils in their Local Plans, and to be consistent with national policy⁴, these boundaries can only be changed in exceptional circumstances. A total of nine sites designated for their nature conservation interest at an international and/or European level are located wholly or partly within Surrey. Those sites include four Special Protection Areas (SPAs) designated under the EU Wild Birds Directive, three Special Areas of Conservation (SACs) designated under the EU Habitats Directive, and two Ramsar Sites designated under the Convention on Wetlands of International Importance.
- 3.10 An area of some 12,000 hectares within Surrey is covered by ancient woodland that is land known to have had continuous tree cover since at least 1600 AD. Ancient woodlands are found throughout Surrey, with particular concentrations in the North Downs and the Weald. Ancient woodlands, and veteran trees, are of value for their biodiversity interest, as well as cultural and historical significance.
- 3.11 In Surrey (especially in the northwest of the county), the combination of a large population, low lying land and a significant number of watercourses, increase the probability of people, property and the environment being adversely affected by any flood events that do occur.
- 3.12 Due to particular constraints on development within the greater London urban conurbation, and the fact that Surrey neighbours this area, waste arising in London may be exported to Surrey for management. This issue is addressed in separate SoCG between the county council and certain London borough councils.

Figure 1: Location of Surrey and the eleven boroughs and districts

⁴ See NPPF paragraph 136.



3.5 While this SoCG is concerned with planning for future management of waste, other SoCGs may exist between SCC and the boroughs and district councils concerning other strategic cross boundary matters.

4. Strategic matters

- 4.1 The management of waste is an inherently strategic matter as waste that arises in one area is frequently managed in a different area. Economies of scale also mean that strategic⁵ waste management facilities generally have a catchment wider than the borough or district within which they are located. This means that decisions to locate a waste management facility in a certain area will impact not just on that area but other neighbouring areas and beyond.
- 4.2 The emerging Surrey Waste Local Plan has identified that, overall, Surrey remains net self-sufficient⁶ with a surplus of waste management capacity but within this there are some key areas of need to be addressed by the new SWLP.
- 4.3 Currently a need for additional recycling capacity over the period of the SWLP has not been identified overall but there is an identified need for facilities which fall under the

⁵ A 'strategic' facility is taken to be a facility that manages at least 20,000 tonnes of waste per annum.

⁶ 'Net self-sufficient' means that the existing waste management capacity within an area is equivalent to the quantity of waste arising in that area.

definition of 'other recovery'⁷. However, the Plan will always encourage the management of waste by activities which are higher on the waste hierarchy and within different types of recycling there may still be a need for further capacity e.g. need for more bulking and storage capacity at Community Recycling Centres.

- 4.4 In particular, in light of the lack of capacity in Surrey for the management of 'Dry Mixed Recyclables' (DMR) (e.g. paper, cardboard, glass, metal and plastic) collected from households, a specific site has been identified for this purpose at Trumps Farm within the borough of Runnymede.
- 4.5 The emerging Surrey Waste Local Plan (SWLP) includes policies, as well as site allocations and areas of search which are intended to address this issue.
- 4.6 Furthermore, the SWLP sets out policy concerning the development of capacity for the treatment of wastewater (including sewage). The need for wastewater treatment capacity is very much a function of the level of development, e.g. housing, in an area and so estimates of future requirements are based on the level and nature of development that can be expected in future. District and Borough Councils are largely responsible for planning for future development in their Local Plans and so it is important that policy on future wastewater treatment capacity, prepared by the County Council, takes account of the adopted and emerging district and borough Local Plans.
- 4.7 In light of the above it is considered that the particular strategic matters of concern to both the County Council and the district and borough councils are as follows:
- The allocation of land for waste management;
 - identification of areas of search;
 - safeguarding existing and planned⁸ waste management sites; and,
 - provision for wastewater management capacity.
- 4.8 The areas of common (and uncommon) ground between the County Council and the district and borough councils on the strategic matters are set out in detail below.
- 4.9 It should be noted that there are policies concerning waste management within the SWLP which will require implementation by the district and borough councils. As the SWLP forms part of the Development Plan, where relevant these policies will, as a matter of course be implemented by the district and borough Councils when assessing planning applications. These matters are not considered to be 'strategic' though the county council has carefully considered any district and borough council concerns with the nature and wording of these policies. The matters include:

⁷ 'Other recovery' is capacity capable of managing waste by a means other than landfill but does not include recycling and composting. Energy from waste is a common form of 'other recovery'.

⁸ 'planned' in this context means permitted or allocated

- The beneficial use of inert waste⁹ (generally produced from construction, demolition and excavation activities);
- The production, storage and collection of waste associated with all forms of development other than that related to waste management facilities.

Common Ground between the County Council and the District and Borough Councils

1. Safeguarding of Existing and Planned Waste Management Facilities

- 4.10 The purpose of safeguarding waste sites, is to ensure that the need for existing or planned waste management infrastructure is taken into account when decisions are made on all new development in Surrey. This is considered to be a strategic matter, as, when taken as a whole, the existing waste management facilities within Surrey play an important strategic role in ensuring that waste arisings can be adequately managed.
- 4.12 As the responsibility for determining the majority of planning applications for non-waste related development in Surrey lies with the borough and district councils, these authorities agree that they have a shared responsibility for ensuring the safeguarding of waste management facilities through implementation of the Development Plan.
- 4.13 The Surrey Minerals and Waste Consultation Protocol¹⁰ has been agreed by the county council and the district and borough councils and sets out how they will work together constructively to ensure waste safeguarding issues are taken into account as appropriate during the preparation of local plans and in the determination of planning applications.
- 4.14 The eleven borough and district councils will work together with the county council to ensure that the protocol and associated standing advice is maintained to provide up to date guidance on safeguarding issues. In particular, joint work will be undertaken to update the protocol following adoption of the SWLP.

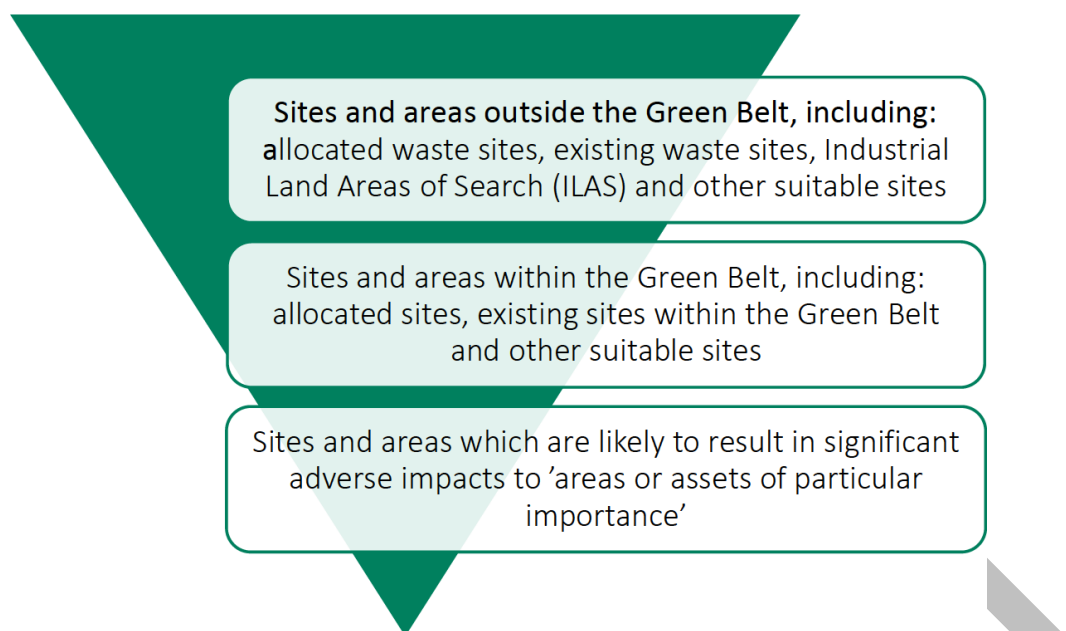
2. Locating New Waste Management Facilities

- 4.15 All twelve authorities recognise that in order to meet future requirements of waste management in Surrey additional development will be necessary¹¹. The authorities agree that the spatial strategy for the development of new waste facilities set out in the SWLP is appropriate. This strategy articulates broad preferences for development on certain types of and in accordance with the hierarchy below:

⁹ Inert waste means waste that does not undergo any significant physical, chemical or biological transformations.

¹⁰ Minerals & Waste Consultation Protocol. Surrey County Council, October 2016

¹¹ [This is evidenced by the 'Waste Needs Assessment', January 2019](#)



2a. Previously Developed Land and Industrial Land Areas of Search (ILAS)

- 4.16 In many instances, the recycling and processing of waste can be carried out within modern, purpose-designed buildings that can be located in urban areas and industrial estates. In light of this, when reviewing local plans, district and borough councils agree to acknowledge within their Local Plans that locating waste management facilities on industrial estates and on other suitable previously developed land is acceptable in principle.
- 4.17 Industrial Land Areas of Search (ILAS) have been identified in Part 2 of the emerging SWLP within which it is agreed that land which is suitable for waste management development is more likely to be found. The ILAS comprise land over five hectares¹² identified or allocated in relevant local plans as being suitable for B2 and/or B8 uses. The ILAS are listed by district and borough in Appendix 1. It is agreed, in principle, that the approach taken to identify the ILAS¹³ is appropriate.
- 4.18 Any proposal for waste management at these locations would have to demonstrate consistency with other policies in the Development Plan (including the SWLP) (see Appendix 2).
- 4.19 Where a borough or district council (or the county council) owns land associated with an ILAS, in principle, it will consider this land being used for the purpose of managing waste so far as it would not prejudice other employment uses.

¹² Five hectares was considered an appropriate minimum size because 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.

¹³ See [Industrial Land Areas of Search Identification Report, December 2018](#)

2b. Strategic waste site allocations

- 4.20 It is also recognised that, due to competition from other land uses and commercial and practical considerations, the development of waste uses within ILAS cannot be wholly relied on to deliver the required waste management capacity over the plan period¹⁴. Hence the allocation of specific sites in the SWLP capable of accommodating a range of potential waste management facilities is supported in principle. Details of each site are included in Appendix 1.
- 4.21 It is also agreed in principle that the approach taken to identify the site allocations¹⁵ is appropriate.
- 4.22 It is agreed that very special circumstances could exist which justifies waste development within the Green Belt (if it is considered inappropriate). This takes account of the overarching need for waste management in Surrey combined with a lack of suitable alternative sites outside the Green Belt and the need to locate facilities close to sources of waste. However, the granting of planning permission for development at sites within the Green Belt will be subject to Green Belt policy and these allocated sites will not be preferred locations over any suitable sites outside the Green Belt that might be available at that time.
- 4.23 For each allocated site, details regarding the types of waste management use that are likely to be appropriate and what is specifically agreed between the county council and the relevant borough or district council are contained in Appendix 1 of this SoCG. It is acknowledged that there remain some areas of disagreement and these are also set out in Appendix 1.
- 4.24 Appendix 1 notes that certain allocated sites are within the Green Belt and that the district and borough council is either seeking removal of these sites from the Green Belt or the relevant authority will seriously consider the merits of taking the site out of the Green Belt.

2c Allocation of a Site for a Household Waste Materials Recycling Facility

- 4.25 The district and borough councils, as waste collection authorities, and the county council, as the Waste Disposal Authority (WDA), are responsible for implementing the Joint Municipal Waste Management Strategy.
- 4.26 Currently residents separate certain types of recyclable waste (e.g. paper, cardboard, glass, metal and plastic) from other household waste for separate collection. The

¹⁴ See [Report on Delivering the Spatial Strategy, January 2019](#)

¹⁵ See [Site Identification and Evaluation Report, January 2019](#)

recyclable waste, known as Dry Mixed Recyclables (DMR), is collected by the district and borough councils and transported by road to facilities in Hampshire, Slough, North London, and Birmingham. The only site within Surrey that currently recycles dry mixed recyclables is the Grundon Facility at Randalls Road, Leatherhead.

- 4.27 It is agreed that the export of DMR for management outside of Surrey is not consistent with the Surrey Joint Municipal Waste Management Strategy and that there is therefore justification for the allocation of a further site¹⁶ specifically for the management of DMR.

3. The Landfill of non-inert Waste¹⁷

- 4.28 Waste sent for disposal to landfill should be the residues left following treatment such as recycling and recovery, that cannot be dealt with in any other way. The demand for, and availability of, non-inert waste landfill capacity is reducing across the South East of England, however landfill continues to have a role. While the SWLP does not allocate a specific site for landfill, it is agreed that it is an option that needs to be planned for.

4. Wastewater Treatment

- 4.29 There is an established network of sewage facilities within Surrey that are safeguarded. Consultation with the sewerage undertaker has revealed that all wastewater treatment works (WWTW) in Surrey have capacity to accept wastewater and treat sewage sludge from the growth (in housing etc.) proposed in Local Plans without the need for improvements to existing facilities.
- 4.30 It is recognised that, due to the need to maintain efficiency, significant spare capacity is not maintained at WWTWs and upgrades may therefore be required to serve growth at some point in the future but, except in the case of the relocation of the existing Guildford STW, this is unlikely during the period of the SWLP.
- 4.31 The sewerage undertaker will continue to review and assess the capacity for WWTWs, using the best available information in relation to new development (including housing and employment allocations) and the county council will continue to engage with the district and borough councils in the preparation of their Infrastructure Development Plans which set out the need for additional waste water treatment capacity.

¹⁶ Land adjacent to Trumps Farm, Kitsmead Lane, Longcross

¹⁷ Non-inert waste is waste that will biodegrade or decompose, releasing environmental pollutants. Examples include: wood and wood products, paper and cardboard, vegetation and vegetable matter, leather, rubber and food processing wastes.

5. Delivery and Governance arrangements for the planning of waste management

- 5.1 The delivery of the SWLP is principally the responsibility of the county council who will guide waste development by the private and public sectors. However, the county council and all twelve district and borough councils are co-operating meaningfully and on an ongoing basis to minimise areas of conflict between the authorities on planning policy concerning waste management.
- 5.2 This Statement of Ground was initiated by the county council and has been prepared following several meetings between officers of SCC and the district and borough Councils. These meetings were informed by earlier drafts of the Statement of Common Ground. The Duty to Cooperate statement evidences the cooperation that has taken place that has generally been in the form of correspondence and meetings.
- 5.3 Officers of SCC and the district and borough councils have worked closely¹⁸ to seek common ground between the councils on the strategic matters concerning the management of waste as set out above, having particular regard to:
- Minimising conflict between site allocations and areas of search proposed in the SWLP and policies (including site allocations) in the district and borough councils' adopted, and emerging, Local Plans;
 - working together with district and borough councils to seek joint allocations for employment and waste within the Development Plan. This joint working is intended to result in local plan policy wording that ensures waste management is seen as an appropriate use which supports the delivery of employment alongside B2 and B8 uses and does not conflict with the strategic uses of an area or site;
 - the agreement and implementation of the joint consultation protocol that, amongst other things, addresses safeguarding of waste infrastructure¹⁹. Following adoption of the SWLP it is agreed that the county council and district and borough councils will work together to update the joint consultation protocol to ensure it reflects the SWLP.
- 5.4 As shown in section 2 above, this SoCG has been agreed by the leaders, or the relevant lead councillors, of the county council and the eleven district and borough councils. There are certain matters which pertain specifically to individual district and borough councils and these are detailed in Appendix 1.

¹⁸ See Duty to Cooperate Statement for a full record of engagement

¹⁹ See the [Minerals and Waste Consultation Protocol, 2016](#). This protocol also concerns the safeguarding of on minerals supply facilities and mineral resources.

6. Time table for agreement, review and update

- 6.1 The county council will initiate a review of this SoCG at least annually and the results of the review published in its Annual Monitoring Report. Co-operation between the county council and the district and borough councils will continue and this will involve meetings on a county wide level and on a one to one basis. Activity undertaken to satisfy Duty to Co-operate provisions will be reported in the Authorities' Annual Monitoring Reports.
- 6.2 The county council and the district and borough council planning authorities are all members of the Surrey Planning Officers Association (SPOA) that meets on at least a bi-monthly basis to discuss issues relevant to planning across Surrey quarterly basis. The 'Planning Working Group' (PWG) also exists for planning policy officers from the county council and the district and borough council to discuss and resolve 'cross-Surrey' issues PWG also meets on a bi-monthly basis. These fora will be used as a means to disseminate information on this SoCG and in particular the need for, and progress on, any updates. Specific issues relating to this SoCG may be discussed at SPOA and/PWG. Co-operation activity will also be reported in the Authorities' Annual Monitoring Reports.

Appendix 1 – Allocated Waste Management Sites and Industrial Land Areas of Search

Guildford Borough

Land to the north east of Slyfield Industrial Estate, Moorfield Road,

Particular areas of agreement between Surrey County Council and Guildford Borough Council:

- Potentially suitable for small, medium and large scale facility(s) up to and potentially beyond 120,000 tpa.
- Potentially suitable for a range waste management types. However, based on the findings of the HRA for the Plan, the site is considered unlikely to be suited to the development of any scale of thermal treatment facility.
- The allocated site forms part of the wider area covered by the Slyfield Area Regeneration Project (SARP) being led by Guildford Borough Council. To enable the proposed mixed use re-development of the SARP area, the allocated site will enable the replacement and/or enhancement of the existing community recycling centre, waste transfer station and sewage treatment works.
- The site is accessed from the A320 (Woking Road) to the west. The junction of Moorfield Road and the A320 may require improvements.

Industrial Land Areas of Search

- 5 Slyfield Industrial Estate
 - 6 Woodbridge Meadows
 - 7 Land around Burnt Common warehouse, London Road, Send
 - 8 North and south of Lysons Avenue, Ash Vale
 - 9 Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh
-

Elmbridge Borough

Former Weylands Treatment Works, Walton-on-Thames

Particular areas of agreement between Surrey County Council and Elmbridge Borough Council:

- There is significant potential through redevelopment to rationalise existing waste management and storage uses and to make environmental improvements.
- Potentially suitable for small, medium and large-scale waste facility(s) up to and potentially beyond 120,000 tpa)
- Suitable for a range of potential waste management types. However, based on the findings of the HRA for the Plan, the site may only be suited to the development of a small scale of thermal treatment facility.

- Any redevelopment of the site will need to include land to the rear (east) of the site up to the River Mole in order to secure environmental improvements.
- The site is within the Green Belt. As part of its current review of the Green Belt boundary associated with the review of the local plan Elmbridge Borough Council agrees to seriously consider the merits of taking the site out of the Green Belt.
- A new access to Lyon Road will be required to service the redevelopment of the site.

Industrial Land Areas of Search

- 1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate
 - 2 Molesey Industrial Estate, West Molesey
 - 3 Hersham Road North and Lyon Road / North Weylands, Walton-on-Thames
-

Epsom and Ewell Borough

Industrial Land Areas of Search

- 4 Longmead Industrial Estate
-

Mole Valley District

Land adjoining Leatherhead Sewage Treatment Works, Randalls Road, Leatherhead

Particular areas of agreement between Surrey County Council and Mole Valley District Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa.
- A larger scale facility would likely require appropriate improvements to the site access road and improvements at the junction of the A245 Randalls Road and Oaklawn Road.
- Suitable for a range of potential waste management types. However, based on the findings of the HRA for the Plan, the site may only be suited to the development of a small scale thermal treatment facility.
- The site is within the Green Belt. As part of its review of the Green Belt boundary associated with the review of the local plan Mole Valley District Council agrees to seriously consider the merits of taking the site out of the Green Belt

Industrial Land Areas of Search

- 10 Land near Dorking West Station, Curtis Road/Station Road
-

Reigate and Banstead Borough

Industrial Land Areas of Search

- 11 Holmethorpe Industrial Estate
 - 12 Perrywood Business Park
 - 13 Salfords Industrial Estate
-

Spelthorne Borough

Oakleaf Farm, Stanwell Moor

Particular areas of agreement between Surrey County Council and Spelthorne Borough Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa. A larger facility would likely require suitable mitigation to road impacts to allow all movements at the Horton Road/Stanwell Moor Road junction
- Suitable for a range of potential waste management types including thermal treatment.
- This site falls within the airport safeguarding zone of Heathrow Airport. There may be height restrictions for development. In addition, if any tall flues or chimneys are proposed an Instrument Flight Procedure (IFP) Assessment may also need to be carried out.

Industrial Land Areas of Search

- Windmill Road, Sunbury
-

Tandridge District

Lambs Business Park, Terra Cotta Road, Tillburstow Hill Road, South Godstone

Particular areas of agreement between Surrey County Council and Tandridge District Council:

- Potentially suitable for small, medium and large-scale facility(s) up to and potentially beyond 120,000 tpa.
- Potentially suitable for a range of waste management types including thermal treatment.
- The site is within the Green Belt but is proposed to be removed through the emerging Tandridge Local Plan.
- As part of this allocation the district council recognises that the county council proposes that part of the site be allocated as suitable for waste management potentially associated with energy recovery.

- Proposals that seek to utilise the existing rail network and siding in order to support sustainable transport patterns will be encouraged.
- In the event that a proposal for the development of a new Energy from Waste plant comes forward in this location, it is agreed that, if practicable, this should be designed to enable the future use of surplus heat to serve the South Godstone Garden Community and the operations of Lambs Business Park.

Industrial Land Areas of Search

- 18 Hobbs Industrial Estate, Felbridge
-

Runnymede Borough

Land adjacent to Trumps Farm, Kitsmead Lane, Longcross

Particular areas of agreement between Surrey County Council and Runnymede Borough Council:

- Suitable only for facility to manage dry mixed recycling in accordance with the Joint Municipal Waste Strategy
- Small size (up to 50,000 tpa) but potentially medium (up to 120,000tpa) with improvements to the highway network.
- While the Trumps Farm site is located within the Green Belt, it offers a suitable, deliverable location for the WDA to develop a MRF to deal with up to approximately 120,000 tonnes per annum of DMR from households in this part of the county.

Industrial Land Areas of Search

- 14 Thorpe Industrial Estate
 - 15 Byfleet Road Employment Allocation
-

Surrey Heath Borough

Industrial Land Areas of Search

- 16 York Town Industrial Estate, Doman Road and Stanhope Road
-

Waverley Borough

Industrial Land Areas of Search

- 19 Farnham Trading Estate including Land off Water Lane, Farnham
 - 20 Land at Dunsfold Aerodrome (As part of new settlement)
 - 21 Coxbridge Business Park
-

Woking Borough

Industrial Land Areas of Search

- 1 Brooklands Industrial Park, Wintersells Road Industrial Park and Byfleet Industrial Estate
 - 22 Monument Way East Industrial Estate (includes Woking Business Park)
-

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Appendix 2 – Relevant Development Plan documents and stages of review

District/Borough	Adopted Planning Document	Stage of review (at November 2018)
Elmbridge	Core Strategy (2011) Development Management Plan (2015)	New Local Plan - Strategic Options (2017)
Epsom & Ewell	Core Strategy (2007) Development Management Policies Document (2015)	
Guildford	Local Plan (2003)	Submission Local Plan (2018)
Mole Valley	Core Strategy (2009) Local Plan (2000)	New Local Plan – Evidence gathering (2018)
Reigate & Banstead	Adopted Core Strategy (2014)	Proposed Submission Plan, Regulation 19 Stage (2018)
Runnymede	Local Plan (2001)	Submission Local Plan (2018)
Spelthorne	Spelthorne Core Strategy and Policies DPD (2009) Spelthorne Allocations DPD (2009) Employment Land Needs Assessment (2018)	New Local Plan – Issues and Options (2018)
Surrey Heath	Local Plan (2000)	New Local Plan - Issues and Options (2018)
Tandridge	Core Strategy (2008)	Draft Local Plan, Regulation 19 Stage (2018)
Waverley	Local Plan (2002) Local Plan Part 1: Strategic Policies and Sites (2018)	Local Plan Part 2 - Preferred Options (2018)
Woking	Core Strategy (2012)	Draft Site Allocations DPD (2018)