



An 11 hectare waste development site in the Green Belt in Surrey

Weylands Treatment Works

ICENI PROJECTS – CASE STUDY

Iceni Projects has been acting as strategic advisors on Weylands Treatment Works for over for over 15 years.

The 11Ha site is located on the urban fringe of Walton-on-Thames and benefits from an allocation in the Surrey Waste Plan that Iceni secured in 2008. On two occasions since, the site has been close to being granted a comprehensive planning permission, only to be rejected by the County Council on Green Belt grounds, with the investors walking away and the chance for economic and environmental regeneration lost. Surrey County Council is currently undertaking a Waste Plan Review and Iceni is instructed to get the Plan amended so that the land is released from the Green Belt in the Local Plan Review. This is an outcome that Iceni has secured elsewhere and needs to occur in Surrey in order for the County to begin to meet its waste management requirements. Iceni will be appearing at EIP in 2019 on this matter.

5 interesting facts about the project

1: SURREY'S GREEN BELT

Surrey has one of the largest areas of Green Belt (both as a percentage of the County and total area) in the Country. It means that brownfield land supply within settlements has been largely exhausted and Green Belt boundaries have been tightly drawn around settlements, creating even more political sensitivity to development than normally occurs in the Home Counties

2: PROXIMITY TO LONDON

A major problem with the Green Belt designation and the Very Special Circumstances planning case for the site is the site's proximity to London. Lying on the northern edge of the County, there is a political objective for Surrey to not take London's waste, but waste operators do not operate their business based on political boundaries, and why should they?

3: WASTE AND NON-WASTE USES

The site has a mix of waste and quasi-employment uses that have a key function in ensuring the County functions. For example, the County has experienced major storms in the past that have downed significant numbers of trees across the County. Many of these trees are taken to Weylands for recycling.

4: RESTORATION OF THE GREEN BELT

Comprehensive redevelopment of the site actually offers an opportunity to enhance the Green Belt, by reconfiguring existing uses spread across the site to reinforce the gap between settlements and reduce the threat of coalescence

5: CURRENT USES

All of the current uses fall outside of the control of the planning system. Accordingly, the site is free to run an unlimited amount of transport movements to the site, until such time as the site is brought back into the control of the planning system.

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