

**SURREY COUNTY COUNCIL**

**CABINET MEMBER FOR ENVIRONMENT**

**DATE: 15 DECEMBER 2010**

**REPORT OF: IAN BOAST, HEAD OF WASTE & SUSTAINABILITY**



**SUBJECT: SLYFIELD AREA REGENERATION PLAN DEVELOPMENT**

**KEY ISSUE/DECISION:**

The Slyfield Area Regeneration Plan involves the decommissioning of the Thames Water sewage treatment works, the Guildford Borough Council depot and the Surrey County Council waste management facility. The land released will be used for residential and commercial development. A new sewage treatment works, borough council depot and county council waste management facility will be constructed on brownfield land adjacent to the existing Slyfield industrial estate.

Guildford Borough Council, Thames Water (TW) and Surrey County Council are the principal landowners involved and at the moment they are working jointly to create a regeneration scheme for the Slyfield area.

Surrey County Council's existing waste management facility at Moorfield Road, Slyfield Industrial Estate occupies 1.1 hectares and is operated by Surrey Waste Management (SWM). It is one of the most important waste management facilities within the county in terms of the types and volumes of waste handled.

The decision required is to support the principles of the Slyfield Area Regeneration Plan.

**DETAILS:**

1. The current waste management facility comprises
  - a community recycling centre (CRC) for use by residents depositing household waste (i.e. recyclables and residual waste)
  - bulking bays for depositing waste collection authority (WCA) source segregated household recyclables
  - food waste bays and containers for depositing WCA source segregated household food waste
  - a waste transfer building for depositing WCA household residual waste.
  
2. The site can become extremely congested due to the small footprint of the CRC and waste transfer station, the number of site users and the volume of residual waste and recyclables deposited. Safe site traffic management at the site is difficult due to congestion in operational areas (i.e. at the tipping areas and at the site weighbridge) and due to excessive queues outside of the site. Congestion and excessive queuing reduces the efficiency of the WCAs using the site. Improvements are required to increase the efficiency of the operation and to enable greater potential for recycling.

3. The Slyfield area regeneration plan provides an opportunity to provide a new purpose-built waste management facility including a larger and more accessible community recycling centre and improved facilities for waste collection authorities to drop off their waste and recyclables. There would also be the potential for construction of a recyclable materials recovery facility which would assist waste collection authorities to achieve the 70% recycling level set out in the Surrey Joint Municipal Waste Management Strategy. Sufficient adjacent land will be available for potential merchant waste processing facilities in conformity with the Surrey Waste Plan 2008.
4. The relocation and redevelopment of the Slyfield site has been identified as part of Surrey County Council's World Class Waste solution that was agreed by the Cabinet on 2 February 2010.
5. The Cabinet Member decision required is for Surrey County Council to commit its support as a partner to the Slyfield Area Regeneration Plan.

### **Consultation**

6. A public consultation has taken place over the recent weeks for the Slyfield Area Regeneration Plan and a report will be published in January. This report will set out the plans and identify the developments that are due to commence. This report is to make Members aware of the plan and the proposed developments for waste management in the plan.

### **Financial and value for money implications**

7. The decision required is to support the principles of the Slyfield Area Regeneration Plan, led by Guildford Borough Council. The financial consequence of the Plan going forward would be the revenue costs to Surrey through the Waste Contract of moving and redeveloping the site. This would be subject to a separate business case and cabinet report, either individually or as part of the World Class waste solution. There may also be a financial consequence of the difference in capital value of the land released against the capital value of the land used for the new waste management facility. Again this will be subject to a future business case. The costs of the redevelopment are consistent with the financial plan of the World Class Waste Solution and Medium Term Financial Plan currently being reviewed..

### **Equalities implications**

8. There are no equalities implications associated with a decision to support the Slyfield Area Regeneration Plan.

### **Risk management implications**

9. There are no risks directly related to the in principle decision to support the Slyfield Area Regeneration Plan.

### **Implications for the Council's priorities or Community Strategy/Local Area Agreement targets**

10. The Slyfield Area Regeneration Plan will enable the relocation and redevelopment of the existing waste management facility. There would also be the potential for construction of a recyclable materials recovery facility

which would assist waste collection authorities to achieve the 70% recycling level set out in the Surrey Joint Municipal Waste Management Strategy.

11. The relocation and redevelopment of the Slyfield site has been identified as part of Surrey County Council's World Class Waste solution that was agreed by the Cabinet on 2 February 2010.

#### **Climate change/carbon emissions implications**

12. The County Council attaches great importance to being environmentally aware and wishes to show leadership in cutting carbon emissions and tackling climate change.
13. The redevelopment of the existing waste management facility would enable more efficient segregation of material for recycling and reduce the reliance on landfill. Diverting waste from landfill has significant benefits in terms of reduced emissions of greenhouse gases.

#### **Legal implications/legislative requirements**

14. None identified.

#### **Corporate Parenting/Looked After Children implications**

15. None identified.

#### **Section 151 Officer commentary**

16. The S151 Officer confirms that all material financial and business issues and risks have been considered in this report.

#### **RECOMMENDATIONS:**

It is recommended that the Cabinet Member acknowledges the content within the report and supports the principle of the Slyfield Area Regeneration Plan.

#### **REASONS FOR RECOMMENDATIONS:**

To formalise Surrey County Council's support in principle for the Slyfield Area Regeneration Plan.

#### **WHAT HAPPENS NEXT:**

This decision will be communicated to Guildford Borough Council

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**Contact Officer:** Ian Boast, Head of Waste and Sustainability, tel 020 8541 9479

**Consulted:** As detailed in paragraph 6 above

**Sources/background papers:** N/A