

L B Croydon  
R B Kingston  
L B Merton  
L B Sutton



# South London Waste Plan

Evidence Base Document  
Site Appraisals

September 2020

**CROYDON**  
[www.croydon.gov.uk](http://www.croydon.gov.uk)



**THIS PAGE HAS BEEN LEFT BLANK FOR PRINTING PURPOSES**

## **Contents:**

Purpose of the Document	4
Formulation of the Site Criteria	4
Selection of Sites to be Appraised	5
Results and Conclusions of the Site Appraisal	6
Table 1: Site Appraisal Criteria	7
Table 2: Site Appraisal and Borough and Site Type	9
Table 3: Site Appraisal by Total Score	15
Table 4: Site Appraisal by Suitability	21

## **1. Purpose of the Document**

- 1.1** This document analyses sites across the South London Waste Plan area to determine whether they are developable and therefore appropriate for inclusion in the South London Waste. The document's methodology for site appraisal is based on policy and guidance set out in the National Planning Policy Framework (NPPF), the National Planning Policy for Waste (NPPW) and the 2020 London Plan and follows standards practices for site appraisals

## **2. Formulation of Criteria**

- 2.1** The general premise for the site appraisal is based on the definition of 'developable', set out in the Glossary of the NPPF. Although slanted towards housing development, it is applicable to other land uses and has three strands:

- (i) suitability – the site is appropriate in terms of planning policy and associated designations:
- (ii) availability – the site has no land ownership constraints
- (iii) viability – the site could be considered financial viable to develop

- 2.2** The criteria devised, which are set out in Table 1, gives a maximum score of 50 for suitability, 25 for availability and 25 for viability. It is considered this provides a practicable appraisal of the sites but it could be argued it is biased against existing sites as they, by their nature, are available and viable but availability and viability only accounts 50% of a site's score when it should account for 67%.

### Suitability

- 2.3** The suitability criteria are derived from Appendix B of the NPPW but has been amended to apply to the context of the South London Waste Plan area, for instance:

- (i) land instability is not a factor in the South London Waste Plan area
- (ii) in terms of landscape, there are no National Parks or Areas of Outstanding Natural Beauty so the potential effect on Green Belt and Metropolitan Open Land has been used instead
- (iii) in terms of nature conservation, an evaluation of any effects on the Richmond Park SAC, Wimbledon SAC, Mole Gap to Reigate Escarpment SAC and the Ockham and Wisley Commons SSSI is covered in the Sustainability Appraisal/Strategic Environmental Assessment so and the regional and local designation of Site of Importance for Nature Conservation has been used instead.

- (iv) in terms of the historic environment, only Conservation Area and Scheduled Ancient Monument designations are relevant in the South London Waste Plan area
- (v) in terms of transport and access, there are two criteria: one relates to proximity to the Strategic Road Network and the other is the possibility to utilise sustainable transport. In the South London Waste Plan area, this second criteria relates essentially to proximity to the rail network. Two transport and access criteria have been used to reflect residents' concerns about traffic generation resulting from waste management development
- (vi) the final NPPW criteria relate to environmental factors and are better suited to evaluating an individual proposal when the type of waste processing and design of the facility is known. Furthermore, the boroughs have different designations, with varying weight, for air quality, which makes them difficult to apply across the whole South London Waste Plan area. Therefore, proximity to sensitive receptors has been used.

**2.4** Some of the sites are quite large and so are surrounded by a lot of different use and this creates a bias against large sites where proximity criteria are involved. Consequently, the scoring has taken a pragmatic approach and large sites are only marked down for proximity or being adjacent to sensitive receptors where the land use has a significant boundary with the site.

#### Availability and Viability

**2.5** In terms of these two criteria, an existing site scores highly because its very existence provides availability and viability. In terms of large industrial areas, if it already includes existing waste facilities, it will score more highly than those which do not include existing waste facilities. The rationale for this is to reflect the fact that industrial land values vary across the South London Waste Plan area and those estates which are lower in value tend to have waste facilities which are more marginal in terms of profitability. Officers consider this is a more reliable indicator of viability and availability than a notional viability assessments.

**2.6** The full list of criteria and scoring are set out in Table 1.

### **3. Selection of Sites to be Appraised**

**3.1** Paragraph 4 of the NPPW states:

“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 give priority

to the re-use of previously-developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.”

**3.2** In addition, 2020 London Plan Policy SI 8 states:

“Development Plan should identify the following as suitable locations to manage borough waste apportionments:

- a) existing waste and secondary material sites/land, particularly waste transfer facilities, with a view to maximising their capacity
- b) Strategic Industrial Locations and Locally Significant Industrial Sites
- c) safeguarded wharves with an existing or future potential for waste and secondary material management.”

**3.3** Therefore, the sites included in the site appraisal comprise the existing waste treatment sites and all the Strategic Industrial Locations and Locally Significant Industrial Locations across the South London Waste Plan area. It also includes Site C4: Days Aggregates site, which utilises the Purley railhead. The Chessington railhead has not been included as the operators have informed officers that the site will not be used for waste management purposes and so would fail the availability strand of the developability test.

**3.4** The sites (by borough and category) with scoring are set out in Table 2.

#### **4. Results and Conclusion of the Site Appraisal**

**4.1** The results of site appraisal, set out in Table 3, show that the existing sites are the most developable sites across the South London Waste Plan area. They score highly not only in terms of availability and viability but also in suitability. Furthermore, they score highly even though, the site appraisal is biased against availability and viability and that the site appraisal does not take into account any mitigation measures for suitability that may have imposed by way of conditions when the existing sites were granted planning permission.

**4.2** Having considered the reasonable alternatives, it is justified for the South London Waste Plan to include only existing waste sites for safeguarding.

**Table 1: Site Appraisal Criteria**

<b>NPPF for Waste Site Criteria NPPF Developable Definition</b>	<b>Scores</b>
<b>(a) water quality</b>	5 - Not in SPZ or in SPZ3 3 - In SPZ2 1 - In SPZ1
<b>(iii) flood risk management</b>	5 - Flood Zone 1 3 - Flood Zone 2 1- Flood Zone 3
<b>(b) land instability</b>	Not applicable in South London
<b>(c) visual impacts</b>	Not applicable in South London: National Parks, the Broads, AONBs 5 - Not adjacent to MOL/Green Belt 3 - Adjacent to MOL/Green Belt 1 - In MOL/Green Belt
<b>(d) nature conservation</b>	Not applicable in South London industrial land context: SPA, SAC, RAMSAR, SSSI, NNR 5 - Not adjacent to a SINC 3 - Adjacent to a SINC 1 - Within a SINC
<b>(e) historic environment</b>	5 - Not adjacent to a CA or SAM 3 - Adjacent to a CA or SAM 1 - Within a CA
<b>(f) traffic and access</b>	5 - Direct access to Strategic Road Network 3 - Access to Strategic Road Network without going through residential areas 1 - Access to Strategic Road Network going through residential areas

<b>(fii) traffic and access</b>	5 - Access to a sustainable transport network 1 - No access to a sustainable transport network
<b>(g) air emissions (h) odours (i) vermin and birds (j) noise, light and vibration (k) litter (l) land use conflict</b>	Air Quality Management Areas are widely used and do not differentiate between sites sufficiently. Air Quality Focus Areas are used by some boroughs but not all. So neither designation is easily applicable to the South London industrial land context 15 - Not adjacent to sensitive receptors (residential, schools, hospitals) 7 - Adjacent to sensitive receptors (residential, schools, hospitals)
<b>SUITABILITY SCORE MAXIMUM</b>	<b>50</b>
<b>Availability</b>	25 - Existing site 15 - Existing sites within or nearby 5 - No existing sites within or nearby
<b>AVAILABILITY SCORE MAXIMUM</b>	<b>25</b>
<b>Viability</b>	25 - Existing site 15 - Existing sites within or nearby 5 - No existing site within or nearby
<b>VIABILITY SCORE MAXIMUM</b>	<b>25</b>
<b>TOTAL MAXIMUM SCORE</b>	<b>100</b>



**Table 2: Site Appraisal by Borough and Site Type**

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>CROYDON SITES</b>														
<b>C1: Able Waste Services</b>	Existing	0.45	1	5	3	3	5	3	1	15	<b>36</b>	25	25	<b>86</b>
<b>C2 Croydon Car Spares</b>	Existing	0.05	5	5	3	3	5	1	1	7	<b>30</b>	5	5	<b>40</b>
<b>C3: Curley Skip Hire</b>	Existing	0.05	5	5	5	5	5	1	1	7	<b>34</b>	5	5	<b>44</b>
<b>C4: Days Aggregates</b>	Existing	2.0	1	5	5	5	5	3	5	7	<b>36</b>	25	25	<b>86</b>
<b>C5A: Factory Lane Transfer Station</b>	Existing	1.4	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>C5B: Factory Lane R&amp;R Centre</b>	Existing	0.3	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>C6: Fishers Farm R&amp;R Centre</b>	Existing	0.2	3	5	3	3	5	1	1	7	<b>28</b>	25	25	<b>78</b>
<b>C7: Henry Woods Waste Mgmt</b>	Existing	0.7	5	5	5	5	5	1	1	15	<b>42</b>	25	25	<b>92</b>
<b>C8: New Era Metals</b>	Existing	0.4	1	5	5	5	5	5	1	15	<b>42</b>	25	25	<b>92</b>
<b>C9: Pear Tree Farm</b>	Existing	1.8	1	5	1	3	5	1	1	15	<b>32</b>	25	25	<b>82</b>
<b>C10: Purley Oaks R&amp;R Centre</b>	Existing	0.2	1	1	5	5	5	5	1	7	<b>30</b>	25	25	<b>80</b>
<b>C11: SafetyKleen</b>	Existing	0.3	1	5	5	3	5	5	1	15	<b>40</b>	25	25	<b>90</b>
<b>C12: Stubbs Mead Depot</b>	Existing	2.7	5	3	5	3	5	5	1	15	<b>42</b>	25	25	<b>92</b>
<b>C13: Solo Wood Recycling</b>	Existing	0.1	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>Marlpit Lane</b>	SIL	20	1	5	5	1	5	5	5	15	<b>42</b>	15	15	<b>72</b>

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Purley Way North (three parts)	SIL	71.4	5	3	5	5	5	5	1	15	44	5	5	54
Purley Way South (two parts)	SIL	33.3	1	5	3	3	5	5	1	15	38	15	15	68
Gloucester Road East	LSIL	2.6	5	5	5	3	5	1	5	15	44	5	5	54
Gloucester Road West	LSIL	1.5	5	5	5	5	5	1	5	7	38	5	5	48
Selsdon Road (two parts)	LSIL	6.7	5	5	5	3	5	1	5	7	36	5	5	46
Thornton Road	LSIL	4.7	5	5	5	5	5	5	1	7	38	5	5	48
Union Road	LSIL	3.3	5	5	5	5	5	5	1	7	38	5	5	48
Vulcan Way	LSIL	9.1	3	5	3	3	5	1	1	7	28	5	5	38
<b>KINGSTON SITES</b>														
K1: Chessington Equestrian Centre	Existing	9.9	5	5	1	5	5	5	1	15	42	5	5	52
K2: Genuine Solutions	Existing	0.3	5	5	5	5	5	5	1	15	46	25	25	96
K3: Kingston R&R Centre	Existing	0.4	5	5	3	3	5	1	1	15	38	25	25	88
K4: Kingston Waste Transfer Station	Existing	1.6	5	5	3	3	5	1	1	15	38	25	25	88
Barwell Business Park	SIL	-	5	5	3	5	5	5	5	15	48	5	5	58
Chessington Industrial Estate	SIL	-	5	5	3	3	5	3	5	7	36	15	15	66
Cambridge Road/Hampden Road	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Canbury Park	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Fairfield Trade Pk/ Kingsmill Bus Pk	LSIL	-	5	3	5	3	5	1	1	7	30	15	15	60
London Road	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Red Lion Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
St George's Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
St John's Industrial Estate	LSIL	-	5	5	5	5	5	1	5	7	38	5	5	48
Silverglade Business Park	LSIL	-	5	5	1	5	5	5	1	7	34	5	5	44
<b>MERTON SITES</b>														
M1: B&T@Work	Existing	0.06	5	5	5	5	5	3	1	15	44	25	25	94
M2: European Metal Recycling	Existing	1.0	1	3	5	5	5	3	1	15	38	25	25	88
M3: Deadman Confidential	Existing	0.4	1	3	5	5	5	3	1	15	38	25	25	88
M4: Garth Road R&R Centre	Existing	0.7	3	5	5	5	5	1	5	7	36	25	25	86
M5: Garth Road Transfer Station	Existing	0.45	3	5	5	5	5	1	5	7	36	25	25	86
M6: George Killoughery Ltd	Existing	0.8	1	3	3	3	3	3	1	15	32	25	25	82
M7: LMD Waste (Abbey Ind Estate)	Existing	0.06	5	5	5	5	5	3	1	15	44	25	25	94
M8: LMD Waste (Willow Lane)	Existing	0.07	1	3	5	5	5	3	1	15	38	25	25	88
M9: Maguire Skips	Existing	0.2	5	5	5	3	5	3	1	7	34	25	25	84
M10: Powerday	Existing	0.3	5	3	3	3	5	3	5	15	42	25	25	92

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>M11: Morden Transfer Station</b>	Existing	0.8	3	5	3	5	5	1	5	7	<b>34</b>	25	25	<b>84</b>
<b>M12: NJB Recycling</b>	Existing	0.3	5	5	3	3	5	3	5	7	<b>36</b>	25	25	<b>86</b>
<b>M13: One Waste Clearance</b>	Existing	0.1	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>M14: Reston Waste</b>	Existing	0.43	5	5	3	3	5	3	5	7	<b>36</b>	25	25	<b>86</b>
<b>M15: Riverside AD Facility</b>	Existing	0.5	1	3	3	3	3	3	1	15	<b>32</b>	25	25	<b>82</b>
<b>M16: Riverside Bio Treatment Centre</b>	Existing	0.4	1	3	3	3	3	3	1	15	<b>32</b>	25	25	<b>82</b>
<b>M17: UK and European (Ranns)</b>	Existing	0.5	1	3	5	5	5	3	1	15	<b>38</b>	25	25	<b>88</b>
<b>M18: Wandle Waste Management</b>	Existing	0.07	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>Durnsford Road B</b>	SIL	18.5	5	5	3	3	5	5	5	7	<b>38</b>	15	15	<b>68</b>
<b>Hallowfield Way</b>	SIL	7.9	5	5	5	3	3	5	5	7	<b>38</b>	5	5	<b>48</b>
<b>Plough Road</b>	SIL	13.8	5	1	3	3	1	3	5	7	<b>28</b>	15	15	<b>58</b>
<b>Prince George's Road</b>	SIL	6.2	1	3	5	3	5	5	5	7	<b>34</b>	5	5	<b>44</b>
<b>Sth Wimbledon Bus Pk (Morden Rd)</b>	SIL	31.7	3	5	3	3	3	5	5	7	<b>34</b>	5	5	<b>44</b>
<b>Willow Lane</b>	SIL	41.3	1	3	3	3	3	1	5	7	<b>28</b>	15	15	<b>58</b>
<b>Bushey Road</b>	LSIL	3.7	5	5	5	5	5	5	5	7	<b>42</b>	5	5	<b>52</b>
<b>Burlington Way (Beverley Way)</b>	LSIL	7.3	5	3	3	3	5	5	5	7	<b>36</b>	5	5	<b>46</b>
<b>Malden Way (Beverley Way)</b>	LSIL	0.7	5	3	5	3	5	1	5	7	<b>34</b>	5	5	<b>44</b>

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Dundonald Road	LSIL	3.7	5	5	5	3	5	1	5	7	36	5	5	46
Durnsford Road A	LSIL	2.4	5	5	5	3	5	5	5	7	40	5	5	50
Gap Road	LSIL	3.8	5	5	5	3	5	3	5	7	38	5	5	48
Garth Road	LSIL	9.4	5	5	5	3	5	1	1	7	32	15	15	62
Nelson Trading Estate	LSIL	2.3	5	3	5	3	5	5	5	7	38	5	5	48
Rainbow Ind Estate (Raynes Park)	LSIL	3.2	5	5	5	1	5	1	5	7	34	5	5	44
Streatham Road	LSIL	5.3	5	3	5	5	5	5	5	7	40	5	5	50
<b>SUTTON SITES</b>														
S1: 777 Recycling Centre	Existing	1.0	5	5	5	5	5	1	1	15	42	25	25	92
S2: Beddington Farmlands ERF	Existing	5.8	5	5	1	1	5	1	1	15	34	25	25	84
S3: Cannon Hygiene	Existing	0.2	5	5	5	5	5	1	1	15	42	25	25	92
S4: Croydon Transfer Station	Existing	0.7	5	5	5	5	5	1	1	15	42	25	25	92
S5: Hinton Skips	Existing	0.6	5	3	5	5	5	1	1	15	40	25	25	90
S6: Hydro Cleaning	Existing	0.2	5	5	5	5	5	3	1	15	44	25	25	94
S7: Kimpton R&R Centre	Existing	0.4	5	5	3	5	5	5	1	15	44	25	25	94
S8: King Concrete	Existing	0.5	5	5	3	3	5	1	1	7	30	25	25	80
S9: Premier Skip Hire	Existing	0.1	5	5	5	5	5	5	1	15	46	25	25	96

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>S10: Raven Recycling</b>	Existing	0.3	5	5	5	5	5	1	1	15	42	25	25	92
<b>S11: TGM Environmental</b>	Existing	0.2	5	3	5	5	5	1	1	15	40	25	25	90
<b>S12: Beddington Lane Recovery</b>	Existing	2.8	5	5	3	1	5	1	1	15	36	25	25	86
<b>Beddington Industrial Estate</b>	SIL	105.8	5	3	3	3	3	1	1	7	26	15	15	56
<b>Imperial Way Industrial Estate</b>	SIL	18.8	1	5	3	5	5	5	1	15	40	5	5	50
<b>Kimpton Way Industrial Estate</b>	SIL	5.9	5	5	3	3	5	5	1	7	34	15	15	64
<b>Croydon Industrial Area</b>	LSIL	0.9	5	5	5	5	5	5	1	7	38	5	5	48
<b>Gander Green Lane/Abbotts Rd</b>	LSIL	0.7	3	5	5	5	5	5	1	7	36	5	5	46
<b>Hackbridge Industrial Area</b>	LSIL	1.3	1	3	5	5	5	1	5	7	32	5	5	42
<b>Oldfields Way Industrial Area</b>	LSIL	0.6	5	3	5	3	5	1	1	7	30	5	5	40
<b>Plumpton Way Industrial Area</b>	LSIL	1.1	5	5	5	5	5	1	1	7	34	5	5	44
<b>Restmor Way Industrial Area</b>	LSIL	3.4	1	3	5	3	5	1	5	7	30	5	5	40
<b>Wandle Valley Trading Estate</b>	LSIL	0.3	1	1	5	3	5	3	1	7	26	5	5	36

**Table 3: Site Appraisal by Total Score**

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>K2: Genuine Solutions</b>	Existing	0.3	5	5	5	5	5	5	1	15	<b>46</b>	25	25	<b>96</b>
<b>S9: Premier Skip Hire</b>	Existing	0.1	5	5	5	5	5	5	1	15	<b>46</b>	25	25	<b>96</b>
<b>M1: B&amp;T@Work</b>	Existing	0.06	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>M7: LMD Waste (Abbey Ind Estate)</b>	Existing	0.06	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>M13: One Waste Clearance</b>	Existing	0.1	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>M18: Wandle Waste Management</b>	Existing	0.07	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>S6: Hydro Cleaning</b>	Existing	0.2	5	5	5	5	5	3	1	15	<b>44</b>	25	25	<b>94</b>
<b>S7: Kimpton R&amp;R Centre</b>	Existing	0.4	5	5	3	5	5	5	1	15	<b>44</b>	25	25	<b>94</b>
<b>C5A: Factory Lane Transfer Station</b>	Existing	1.4	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>C5B: Factory Lane R&amp;R Centre</b>	Existing	0.3	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>C7: Henry Woods Waste Mgmt</b>	Existing	0.7	5	5	5	5	5	1	1	15	<b>42</b>	25	25	<b>92</b>
<b>C8: New Era Metals</b>	Existing	0.4	1	5	5	5	5	5	1	15	<b>42</b>	25	25	<b>92</b>
<b>C12: Stubbs Mead Depot</b>	Existing	2.7	5	3	5	3	5	5	1	15	<b>42</b>	25	25	<b>92</b>
<b>C13: Solo Wood Recycling</b>	Existing	0.1	5	3	5	5	5	3	1	15	<b>42</b>	25	25	<b>92</b>
<b>M10: Powerday</b>	Existing	0.3	5	3	3	3	5	3	5	15	<b>42</b>	25	25	<b>92</b>
<b>S1: 777 Recycling Centre</b>	Existing	1.0	5	5	5	5	5	1	1	15	<b>42</b>	25	25	<b>92</b>

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viabile	TOTAL
<b>S3: Cannon Hygiene</b>	Existing	0.2	5	5	5	5	5	1	1	15	42	25	25	92
<b>S4: Croydon Transfer Station</b>	Existing	0.7	5	5	5	5	5	1	1	15	42	25	25	92
<b>S10: Raven Recycling</b>	Existing	0.3	5	5	5	5	5	1	1	15	42	25	25	92
<b>C11: SafetyKleen</b>	Existing	0.3	1	5	5	3	5	5	1	15	40	25	25	90
<b>S5: Hinton Skips</b>	Existing	0.6	5	3	5	5	5	1	1	15	40	25	25	90
<b>S11: TGM Environmental</b>	Existing	0.2	5	3	5	5	5	1	1	15	40	25	25	90
<b>K3: Kingston R&amp;R Centre</b>	Existing	0.4	5	5	3	3	5	1	1	15	38	25	25	88
<b>K4: Kingston Waste Transfer Station</b>	Existing	1.6	5	5	3	3	5	1	1	15	38	25	25	88
<b>M2: European Metal Recycling</b>	Existing	1.0	1	3	5	5	5	3	1	15	38	25	25	88
<b>M3: Deadman Confidential</b>	Existing	0.4	1	3	5	5	5	3	1	15	38	25	25	88
<b>M8: LMD Waste (Willow Lane)</b>	Existing	0.07	1	3	5	5	5	3	1	15	38	25	25	88
<b>M17: UK and European (Ranns)</b>	Existing	0.5	1	3	5	5	5	3	1	15	38	25	25	88
<b>C1: Able Waste Services</b>	Existing	0.45	1	5	3	3	5	3	1	15	36	25	25	86
<b>C4: Days Aggregates</b>	Existing	2.0	1	5	5	5	5	3	5	7	36	25	25	86
<b>M4: Garth Road R&amp;R Centre</b>	Existing	0.7	3	5	5	5	5	1	5	7	36	25	25	86
<b>M5: Garth Road Transfer Station</b>	Existing	0.45	3	5	5	5	5	1	5	7	36	25	25	86
<b>M12: NJB Recycling</b>	Existing	0.3	5	5	3	3	5	3	5	7	36	25	25	86



SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viabile	TOTAL
<b>M14: Reston Waste</b>	Existing	0.43	5	5	3	3	5	3	5	7	<b>36</b>	25	25	<b>86</b>
<b>S12: Beddington Lane Recovery</b>	Existing	2.8	5	5	3	1	5	1	1	15	<b>36</b>	25	25	<b>86</b>
<b>M9: Maguire Skips</b>	Existing	0.2	5	5	5	3	5	3	1	7	<b>34</b>	25	25	<b>84</b>
<b>M11: Morden Transfer Station</b>	Existing	0.8	3	5	3	5	5	1	5	7	<b>34</b>	25	25	<b>84</b>
<b>S2: Beddington Farmlands ERF</b>	Existing	5.8	5	5	1	1	5	1	1	15	<b>34</b>	25	25	<b>84</b>
<b>C9: Pear Tree Farm</b>	Existing	1.8	1	5	1	3	5	1	1	15	<b>32</b>	25	25	<b>82</b>
<b>M6: George Killoughery Ltd</b>	Existing	0.8	1	3	3	3	3	3	1	15	<b>32</b>	25	25	<b>82</b>
<b>M15: Riverside AD Facility</b>	Existing	0.5	1	3	3	3	3	3	1	15	<b>32</b>	25	25	<b>82</b>
<b>M16: Riverside Bio Treatment Centre</b>	Existing	0.4	1	3	3	3	3	3	1	15	<b>32</b>	25	25	<b>82</b>
<b>C10: Purley Oaks R&amp;R Centre</b>	Existing	0.2	1	1	5	5	5	5	1	7	<b>30</b>	25	25	<b>80</b>
<b>S8: King Concrete</b>	Existing	0.5	5	5	3	3	5	1	1	7	<b>30</b>	25	25	<b>80</b>
<b>C6: Fishers Farm R&amp;R Centre</b>	Existing	0.2	3	5	3	3	5	1	1	7	<b>28</b>	25	25	<b>78</b>
<b>Marlpit Lane</b>	SIL	20	1	5	5	1	5	5	5	15	<b>42</b>	15	15	<b>72</b>
<b>Purley Way South (two parts)</b>	SIL	33.3	1	5	3	3	5	5	1	15	<b>38</b>	15	15	<b>68</b>
<b>Durnsford Road B</b>	SIL	18.5	5	5	3	3	5	5	5	7	<b>38</b>	15	15	<b>68</b>
<b>Chessington Industrial Estate</b>	SIL	-	5	5	3	3	5	3	5	7	<b>36</b>	15	15	<b>66</b>
<b>Kimpton Way Industrial Estate</b>	SIL	5.9	5	5	3	3	5	5	1	7	<b>34</b>	15	15	<b>64</b>

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Garth Road	LSIL	9.4	5	5	5	3	5	1	1	7	32	15	15	62
Fairfield Trade Pk/ Kingsmill Bus Pk	LSIL	-	5	3	5	3	5	1	1	7	30	15	15	60
Barwell Business Park	SIL	-	5	5	3	5	5	5	5	15	48	5	5	58
Plough Road	SIL	13.8	5	1	3	3	1	3	5	7	28	15	15	58
Willow Lane	SIL	41.3	1	3	3	3	3	1	5	7	28	15	15	58
Beddington Industrial Estate	SIL	105.8	5	3	3	3	3	1	1	7	26	15	15	56
Purley Way North (three parts)	SIL	71.4	5	3	5	5	5	5	1	15	44	5	5	54
Gloucester Road East	LSIL	2.6	5	5	5	3	5	1	5	15	44	5	5	54
<b>K1: Chessington Equestrian Centre</b>	Existing	9.9	5	5	1	5	5	5	1	15	42	5	5	52
Bushey Road	LSIL	3.7	5	5	5	5	5	5	5	7	42	5	5	52
Imperial Way Industrial Estate	SIL	18.8	1	5	3	5	5	5	1	15	40	5	5	50
Durnsford Road A	LSIL	2.4	5	5	5	3	5	5	5	7	40	5	5	50
Streatham Road	LSIL	5.3	5	3	5	5	5	5	5	7	40	5	5	50
Hallowfield Way	SIL	7.9	5	5	5	3	3	5	5	7	38	5	5	48
Gloucester Road West	LSIL	1.5	5	5	5	5	5	1	5	7	38	5	5	48
Thornton Road	LSIL	4.7	5	5	5	5	5	5	1	7	38	5	5	48
Union Road	LSIL	3.3	5	5	5	5	5	5	1	7	38	5	5	48

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
St John's Industrial Estate	LSIL	-	5	5	5	5	5	1	5	7	38	5	5	48
Gap Road	LSIL	3.8	5	5	5	3	5	3	5	7	38	5	5	48
Nelson Trading Estate	LSIL	2.3	5	3	5	3	5	5	5	7	38	5	5	48
Croydon Industrial Area	LSIL	0.9	5	5	5	5	5	5	1	7	38	5	5	48
Selsdon Road (two parts)	LSIL	6.7	5	5	5	3	5	1	5	7	36	5	5	46
Burlington Way (Beverley Way)	LSIL	7.3	5	3	3	3	5	5	5	7	36	5	5	46
Dundonald Road	LSIL	3.7	5	5	5	3	5	1	5	7	36	5	5	46
Gander Green Lane/Abbotts Rd	LSIL	0.7	3	5	5	5	5	5	1	7	36	5	5	46
C3: Curley Skip Hire	Existing	0.05	5	5	5	5	5	1	1	7	34	5	5	44
Prince George's Road	SIL	6.2	1	3	5	3	5	5	5	7	34	5	5	44
Sth Wimbledon Bus Pk (Morden Rd)	SIL	31.7	3	5	3	3	3	5	5	7	34	5	5	44
Cambridge Road/Hampden Road	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Canbury Park	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
London Road	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Red Lion Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
St George's Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Silverglade Business Park	LSIL	-	5	5	1	5	5	5	1	7	34	5	5	44

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Malden Way (Beverley Way)	LSIL	0.7	5	3	5	3	5	1	5	7	34	5	5	44
Rainbow Ind Estate (Raynes Park)	LSIL	3.2	5	5	5	1	5	1	5	7	34	5	5	44
Plumpton Way Industrial Area	LSIL	1.1	5	5	5	5	5	1	1	7	34	5	5	44
Hackbridge Industrial Area	LSIL	1.3	1	3	5	5	5	1	5	7	32	5	5	42
C2 Croydon Car Spares	Existing	0.05	5	5	3	3	5	1	1	7	30	5	5	40
Oldfields Way Industrial Area	LSIL	0.6	5	3	5	3	5	1	1	7	30	5	5	40
Restmor Way Industrial Area	LSIL	3.4	1	3	5	3	5	1	5	7	30	5	5	40
Vulcan Way	LSIL	9.1	3	5	3	3	5	1	1	7	28	5	5	38
Wandle Valley Trading Estate	LSIL	0.3	1	1	5	3	5	3	1	7	26	5	5	36

**Table 4: Site Appraisal by Suitability Total**

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viabile	TOTAL
Barwell Business Park	SIL	-	5	5	3	5	5	5	5	15	48	5	5	58
K2: Genuine Solutions	Existing	0.3	5	5	5	5	5	5	1	15	46	25	25	96
S9: Premier Skip Hire	Existing	0.1	5	5	5	5	5	5	1	15	46	25	25	96
M1: B&T@Work	Existing	0.06	5	5	5	5	5	3	1	15	44	25	25	94
M7: LMD Waste (Abbey Ind Estate)	Existing	0.06	5	5	5	5	5	3	1	15	44	25	25	94
M13: One Waste Clearance	Existing	0.1	5	5	5	5	5	3	1	15	44	25	25	94
M18: Wandle Waste Management	Existing	0.07	5	5	5	5	5	3	1	15	44	25	25	94
S6: Hydro Cleaning	Existing	0.2	5	5	5	5	5	3	1	15	44	25	25	94
S7: Kimpton R&R Centre	Existing	0.4	5	5	3	5	5	5	1	15	44	25	25	94
Purley Way North (three parts)	SIL	71.4	5	3	5	5	5	5	1	15	44	5	5	54
Gloucester Road East	LSIL	2.6	5	5	5	3	5	1	5	15	44	5	5	54
C5A: Factory Lane Transfer Station	Existing	1.4	5	3	5	5	5	3	1	15	42	25	25	92
C5B: Factory Lane R&R Centre	Existing	0.3	5	3	5	5	5	3	1	15	42	25	25	92
C7: Henry Woods Waste Mgmt	Existing	0.7	5	5	5	5	5	1	1	15	42	25	25	92
C8: New Era Metals	Existing	0.4	1	5	5	5	5	5	1	15	42	25	25	92
C12: Stubbs Mead Depot	Existing	2.7	5	3	5	3	5	5	1	15	42	25	25	92

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>C13: Solo Wood Recycling</b>	Existing	0.1	5	3	5	5	5	3	1	15	42	25	25	92
<b>K1: Chessington Equestrian Centre</b>	Existing	9.9	5	5	1	5	5	5	1	15	42	5	5	52
<b>M10: Powerday</b>	Existing	0.3	5	3	3	3	5	3	5	15	42	25	25	92
<b>S1: 777 Recycling Centre</b>	Existing	1.0	5	5	5	5	5	1	1	15	42	25	25	92
<b>S3: Cannon Hygiene</b>	Existing	0.2	5	5	5	5	5	1	1	15	42	25	25	92
<b>S4: Croydon Transfer Station</b>	Existing	0.7	5	5	5	5	5	1	1	15	42	25	25	92
<b>S10: Raven Recycling</b>	Existing	0.3	5	5	5	5	5	1	1	15	42	25	25	92
<b>Marlpit Lane</b>	SIL	20	1	5	5	1	5	5	5	15	42	15	15	72
<b>Bushey Road</b>	LSIL	3.7	5	5	5	5	5	5	5	7	42	5	5	52
<b>C11: SafetyKleen</b>	Existing	0.3	1	5	5	3	5	5	1	15	40	25	25	90
<b>S5: Hinton Skips</b>	Existing	0.6	5	3	5	5	5	1	1	15	40	25	25	90
<b>S11: TGM Environmental</b>	Existing	0.2	5	3	5	5	5	1	1	15	40	25	25	90
<b>Imperial Way Industrial Estate</b>	SIL	18.8	1	5	3	5	5	5	1	15	40	5	5	50
<b>Durnsford Road A</b>	LSIL	2.4	5	5	5	3	5	5	5	7	40	5	5	50
<b>Streatham Road</b>	LSIL	5.3	5	3	5	5	5	5	5	7	40	5	5	50
<b>K3: Kingston R&amp;R Centre</b>	Existing	0.4	5	5	3	3	5	1	1	15	38	25	25	88
<b>K4: Kingston Waste Transfer Station</b>	Existing	1.6	5	5	3	3	5	1	1	15	38	25	25	88

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>M2: European Metal Recycling</b>	Existing	1.0	1	3	5	5	5	3	1	15	<b>38</b>	25	25	<b>88</b>
<b>M3: Deadman Confidential</b>	Existing	0.4	1	3	5	5	5	3	1	15	<b>38</b>	25	25	<b>88</b>
<b>M8: LMD Waste (Willow Lane)</b>	Existing	0.07	1	3	5	5	5	3	1	15	<b>38</b>	25	25	<b>88</b>
<b>M17: UK and European (Ranns)</b>	Existing	0.5	1	3	5	5	5	3	1	15	<b>38</b>	25	25	<b>88</b>
<b>Purley Way South (two parts)</b>	SIL	33.3	1	5	3	3	5	5	1	15	<b>38</b>	15	15	<b>68</b>
<b>Durnsford Road B</b>	SIL	18.5	5	5	3	3	5	5	5	7	<b>38</b>	15	15	<b>68</b>
<b>Hallowfield Way</b>	SIL	7.9	5	5	5	3	3	5	5	7	<b>38</b>	5	5	<b>48</b>
<b>Gloucester Road West</b>	LSIL	1.5	5	5	5	5	5	1	5	7	<b>38</b>	5	5	<b>48</b>
<b>Thornton Road</b>	LSIL	4.7	5	5	5	5	5	5	1	7	<b>38</b>	5	5	<b>48</b>
<b>Union Road</b>	LSIL	3.3	5	5	5	5	5	5	1	7	<b>38</b>	5	5	<b>48</b>
<b>St John's Industrial Estate</b>	LSIL	-	5	5	5	5	5	1	5	7	<b>38</b>	5	5	<b>48</b>
<b>Gap Road</b>	LSIL	3.8	5	5	5	3	5	3	5	7	<b>38</b>	5	5	<b>48</b>
<b>Nelson Trading Estate</b>	LSIL	2.3	5	3	5	3	5	5	5	7	<b>38</b>	5	5	<b>48</b>
<b>Croydon Industrial Area</b>	LSIL	0.9	5	5	5	5	5	5	1	7	<b>38</b>	5	5	<b>48</b>
<b>C1: Able Waste Services</b>	Existing	0.45	1	5	3	3	5	3	1	15	<b>36</b>	25	25	<b>86</b>
<b>C4: Days Aggregates</b>	Existing	2.0	1	5	5	5	5	3	5	7	<b>36</b>	25	25	<b>86</b>
<b>M4: Garth Road R&amp;R Centre</b>	Existing	0.7	3	5	5	5	5	1	5	7	<b>36</b>	25	25	<b>86</b>

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
<b>M5: Garth Road Transfer Station</b>	Existing	0.45	3	5	5	5	5	1	5	7	36	25	25	86
<b>M12: NJB Recycling</b>	Existing	0.3	5	5	3	3	5	3	5	7	36	25	25	86
<b>M14: Reston Waste</b>	Existing	0.43	5	5	3	3	5	3	5	7	36	25	25	86
<b>S12: Beddington Lane Recovery</b>	Existing	2.8	5	5	3	1	5	1	1	15	36	25	25	86
<b>Chessington Industrial Estate</b>	SIL	-	5	5	3	3	5	3	5	7	36	15	15	66
<b>Selsdon Road (two parts)</b>	LSIL	6.7	5	5	5	3	5	1	5	7	36	5	5	46
<b>Burlington Way (Beverley Way)</b>	LSIL	7.3	5	3	3	3	5	5	5	7	36	5	5	46
<b>Dundonald Road</b>	LSIL	3.7	5	5	5	3	5	1	5	7	36	5	5	46
<b>Gander Green Lane/Abbotts Rd</b>	LSIL	0.7	3	5	5	5	5	5	1	7	36	5	5	46
<b>C3: Curley Skip Hire</b>	Existing	0.05	5	5	5	5	5	1	1	7	34	5	5	44
<b>M9: Maguire Skips</b>	Existing	0.2	5	5	5	3	5	3	1	7	34	25	25	84
<b>M11: Morden Transfer Station</b>	Existing	0.8	3	5	3	5	5	1	5	7	34	25	25	84
<b>S2: Beddington Farmlands ERF</b>	Existing	5.8	5	5	1	1	5	1	1	15	34	25	25	84
<b>Kimpton Way Industrial Estate</b>	SIL	5.9	5	5	3	3	5	5	1	7	34	15	15	64
<b>Prince George's Road</b>	SIL	6.2	1	3	5	3	5	5	5	7	34	5	5	44
<b>Sth Wimbledon Bus Pk (Morden Rd)</b>	SIL	31.7	3	5	3	3	3	5	5	7	34	5	5	44
<b>Cambridge Road/Hampden Road</b>	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44



SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Canbury Park	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
London Road	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Red Lion Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
St George's Industrial Estate	LSIL	-	5	5	5	5	5	1	1	7	34	5	5	44
Silverglade Business Park	LSIL	-	5	5	1	5	5	5	1	7	34	5	5	44
Malden Way (Beverley Way)	LSIL	0.7	5	3	5	3	5	1	5	7	34	5	5	44
Rainbow Ind Estate (Raynes Park)	LSIL	3.2	5	5	5	1	5	1	5	7	34	5	5	44
Plumpton Way Industrial Area	LSIL	1.1	5	5	5	5	5	1	1	7	34	5	5	44
C9: Pear Tree Farm	Existing	1.8	1	5	1	3	5	1	1	15	32	25	25	82
M6: George Killoughery Ltd	Existing	0.8	1	3	3	3	3	3	1	15	32	25	25	82
M15: Riverside AD Facility	Existing	0.5	1	3	3	3	3	3	1	15	32	25	25	82
M16: Riverside Bio Treatment Centre	Existing	0.4	1	3	3	3	3	3	1	15	32	25	25	82
Garth Road	LSIL	9.4	5	5	5	3	5	1	1	7	32	15	15	62
Hackbridge Industrial Area	LSIL	1.3	1	3	5	5	5	1	5	7	32	5	5	42
C2 Croydon Car Spares	Existing	0.05	5	5	3	3	5	1	1	7	30	5	5	40
C10: Purley Oaks R&R Centre	Existing	0.2	1	1	5	5	5	5	1	7	30	25	25	80
S8: King Concrete	Existing	0.5	5	5	3	3	5	1	1	7	30	25	25	80

SITE	Type	Area (ha)	SPZ	Flood	MOL/GB	SINC	CA/SAM	SRN	Sus Trans	Sens Rec	Suit Total	Avail	Viable	TOTAL
Fairfield Trade Pk/ Kingsmill Bus Pk	LSIL	-	5	3	5	3	5	1	1	7	30	15	15	60
Oldfields Way Industrial Area	LSIL	0.6	5	3	5	3	5	1	1	7	30	5	5	40
Restmor Way Industrial Area	LSIL	3.4	1	3	5	3	5	1	5	7	30	5	5	40
C6: Fishers Farm R&R Centre	Existing	0.2	3	5	3	3	5	1	1	7	28	25	25	78
Plough Road	SIL	13.8	5	1	3	3	1	3	5	7	28	15	15	58
Willow Lane	SIL	41.3	1	3	3	3	3	1	5	7	28	15	15	58
Vulcan Way	LSIL	9.1	3	5	3	3	5	1	1	7	28	5	5	38
Beddington Industrial Estate	SIL	105.8	5	3	3	3	3	1	1	7	26	15	15	56
Wandle Valley Trading Estate	LSIL	0.3	1	1	5	3	5	3	1	7	26	5	5	36



