Strategic Land **Availability** Assessment

SLAA Site Book 2018

Runnymede Borough Council

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Name Woodcock Hall Farm, Green Road,	**Location Thorpe**
Site area (ha) 0.6	**ID 2**
Grid Ref X: 501963 Y: 168426	**UPRN 100062148022, 200004031268**

Ownership type	**Private /**
Site description	Northern part of site in agricultural use with several agricultural buildings and largely covered by grass with a few trees interspersed. Farmhouse lies to the west but outside of the site. The M25 lies further west of the site. Southern part of site is a residential building associated with the farm. To the north and east is residential but open fields to the south. Access to the site is via Green Road. There is a tributary which forms the southern boundary of the site.
Planning status	None
Planning History	Planning Application Number: RU.91/0624 Outcome:Withdrawn Description of Development: 9 dwellings
	Planning Application Number 9 dwellings Outcome:Withdrawn Description of Development: RU.91/0165
Current use?	Agriculture, resi
Previously developed?	Majority no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Southern part of site in flood zone 3b SNCI-The Moat tributary forms southern boundary Site within 5km of TBH SPA Forge Cottage to the north of the site is locally listed.

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable -The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The definition of previously developed land in the NPPF excludes land that is or has been occupied by agricultural buildings. As such, based on the

information before the Council at the current time, the northern part of the site is not considered to fall within the definition of previously developed land and as such, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

On the southern part of the site, the buildings are considered to be previously developed in accordance with policy contained within the NPPF. There could be scope for limited development on the southern site through amalgamating the existing residential buildings (including any in ancillary use), in accordance with paragraph 89 (bullet 6) of the NPPF, providing it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

The Council's preferred approach in relation to its spatial strategy is to release Thorpe (within which the Site is located) from the Green Belt. Should this continue to be the Council's preferred approach, the site would no longer be constrained by Green Belt and the principle for development would be acceptable.

However, notwithstanding this, the southern boundary of the site is located within the functional floodplain and no development would be permissible, except for water compatible development or essential infrastructure (subject to passing the sequential and exception test). Even if Green Belt boundaries were altered to include the site within the urban area, the developable area of the site would be reduced to 0.34ha. The site is also wholly located within Floodzone 3a and as such residential development would need to demonstrate that it could pass the sequential and exceptions tests. At this moment in time it is unknown whether the exception test could be passed or whether a safe means of escape could be identified and therefore potential residential capacity is zero.

Employment uses are considered to be less vulnerable and would be acceptable in flood zone 3a in principle, subject to passing the sequential test. The site owner could consider B1 or B8 uses on the land if the site were taken out of the Green Belt but it would need to be demonstrated that a safe means of escape would be possible and account of the neighbouring residential properties would need to be had.

Available-Land is confirmed available but timeframes are unknown.

Achievable- Whole Plan viability work to be undertaken by consultants. As the site is not suitable, it is not considered to be achievable.

Name Barrsbrook & Barrsbrook Cattery, Guildford Road

Location Chertsey

Site area (ha) 1.2

ID 004

Grid Ref X: 503428, Y: 166336

UPRN 100061494132, 100062364281, 100061494133

Ownership type	Private
Site description	The site is located on the northern side of Guildford Road and has an area of some 1.2ha. The site is located in the Green Belt, to the west of the main part of the Chertsey urban area which contains the town centre. The site itself contains a range of buildings associated with the use of the site as a cattery. The dwellings known as Barrsbrook and Barrsbrook Cottage are also located within the site. The western boundary of the site abuts Barrsbrook Farm & Allotments. To the east of the site is a recreation ground. To the north of the site is a bowling green and pavilion. To the south of the site is an area of scrubland on the opposite side of the Guildford Road which forms SLAA site 225. The site is bounded by mature vegetation and trees on the north, east and western boundaries with Tree Preservation Order (TPO Ref. 11) beyond the western boundary
Planning status	The site is not currently in the planning system
Planning History	There is no recent or relevant planning history relating to this site.
Current use?	Residential and sui generis (buildings associated with cattery)
Previously developed?	It appears that parts of the site would meet the definition of Previously Developed Land.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ (part of site)	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	The site is located in a Minerals Safeguarding Area TPO 11 abuts the site to the west

Potential Use	**Owner willing to**	**No units/**	**No spaces**	**Supporting comments**

	consider use?	m2		
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. Paragraph 89 of the NPPF states that:

'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are [amongst other things]: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'.

Limited redevelopment of the site may be possible at the current time and still comply with the paragraph 89 of the NPPF. In this regard there have been recent pre application discussions relating to the site with the Council and 5 net additional units is considered a realistic estimate. The comprehensive redevelopment of the entire site for housing to achieve an increase in unit numbers beyond this is highly likely to be contrary to paragraph 89 of the NPPF and therefore unacceptable unless very special circumstances were found to exist to outweigh the significant harm.

The only other way in which the site could become suitable for a larger scale scheme is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection

Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concludes that the site is high performing against accessibility/constraints with Green Belt purposes weakly/moderately met. However, only 16% of the land which would need to be released from Green Belt to form a logical extension to the Chertsey Urban Area is developable and this is considered disproportionate to achieve what would be a relatively limited level of development on the site. Greater weight was attached to protection of the Green Belt (see Green Belt Review Part 2 and the SSMA for more information).

Available: The agent acting on behalf of the landowner states that the site is available for development in the next 5 years.

Achievable: As referenced above, pre application discussions have taken place relating to the development of a portion of the site during the course of 2017. A 5 (net) unit scheme was submitted to the Council for consideration. The agent acting for the landowner has stated that this scale of development would be achievable on the site.

Deliverable/Developable: The redevelopment of the site for a small number of units, in replacement for the existing structures is considered deliverable.

Recommendation: If this site was to be developed at the current time, whilst it remains in the Green Belt, it is estimated that the site could accommodate up to 5 (net) residential units. The agent acting on behalf of the landowner has stated in a recent Local Plan representation that if the site was removed from the Green Belt in its entirety, it could accommodate between 30 and 36 dwellings. However, as stated above, the Council is not proposing to remove the site from the Green Belt through the emerging Local Plan.

The Minerals Planning Authority (Surrey County Council) has indicated that the potential for prior working at the site should be considered if taken forward.

Residential units: up to 5 net units

Other uses: The agent has not indicated other uses would be considered on the site and an assessment of such uses on the land has therefore not been made.

Name Stroude Farm, Stroude Road **Location Virginia Water**

Site area (ha) 7.31 **ID 13**

Grid Ref X: 500285 Y: 168856 **UPRN 100061507729 10092960633**

Ownership type	**Private / Single**
Site description	Large site comprised of two parcels either side of trackway into Farm site. The site includes areas of hard standing and a range of agricultural and commercial buildings towards the centre of site. Northern and southern areas of the site are largely open fields with some small stands of trees. Rail line forms the western boundary and Stroude Road to the east. To the north and west of the site are open fields/woodland and to the south and east are residential properties.
Planning status	None
Planning History	Planning Application Number: RU.82/0562 (in relation to the south part of the site) Outcome:Refuse Description of Development: Outline application for residential development of 97 dwellings of various bedroom types and parking facilities. Several earlier outline applications refused for residential redevelopment of the land
Current use?	Agriculture, commercial, resi
Previously developed?	Majority no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site located within 5km of the TBH SPA -Mineral Safeguarding area-MWA state that site borders the Whitehall Farm PA as, so these are of particular concern and development is likely to be strongly resisted. -Part of northern site is located within Thames Valley biodiversity opportunity area

			-The Council's contaminated land officer has advised that the site is located within 250m of a potential source of contamination (former laundry and sanatorium). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				0
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 0 Pitches:

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, and information submitted, the site appears to be in agriculutural use and is therefore not considered to be previously developed as the NPPF excludes such land from the PDL definition. There is no development on the southern site. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

With respect of land being removed from the Green Belt, the Council commissioned independent consultants to undertake a Green Belt review Part 1 & 2. Part 1 identified that general area 9 (within which the site is included) should be retained in the Green Belt. The further refined review concludes it is likely that the loss of subarea 72 (the southern part of the site) is likely to harm the strategic Green Belt by promoting encroachment in a strong, unspoilt rural area of Green Belt. Although the overall role of the subarea in relation to Purpose 2 is judged to be limited, it should be noted that, cumulatively, a substantial loss of openness would begin to harm the gap between Virginia Water and Egham/Englefield Green to the north at a more strategic level. The loss of the northern part of the site from the Green Belt (sub area 77) is concluded by the consultants would harm the strategic Green Belt by promoting encroachment in a strong, unspoilt rural setting, and eroding the scale and openness of the gap between settlements.

The site is not proposed for allocation through the Local Plan.

Available-The land is confirmed available and agent states it could be developed in years 1-5. The land could also be available for use as a care home or student accommodation, subject to viability.

Achievable- Land is not considered achievable given the constraints.

Name: Brox End Nursery

Location: Ottershaw

Site Area (ha): 1.40ha

ID: 014

Grid Ref X: 502383, Y: 163056

UPRN: 10092960593

Ownership type	Private
Site description	Largely open area of land with a small stand of trees and vegetation near its centre and another close to the western boundary. There are two small structures in north western corner of the site which is bounded by trees and hedgerow on all sides. Residential development lies to the north, west and south but largely open to the east. Access is via a private road, Brox Lane, from Brox Road.
Planning status	Reserve Site
Planning History	RU.07/0895 – Outline application for 48 dwellings – Refused & Appeal Dismissed RU.15/1285 – Outline application for 40 dwellings – Withdrawn RU.16/0652 – Full application for 12 dwellings - Refused
Current use?	Horticulture (disused
Previously developed?	No

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	✓ TPO 384
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Locally listed building at Anningsley Cottage, Brox Road

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes			Site designated in the Runnymede Local Plan 2001 as a reserve site for housing.
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located within the settlement area and is currently designated as a housing reserve site in the Runnymede Local Plan 2001 (as saved). The Inspector's decision in dismissing the site for housing in 2007 was purely on the grounds of prematurity rather than an 'in principle' dismissal of residential development. As such, the site continues to be considered to be suitable for residential development, and now there is a change in material circumstances since the time of appeal with respect to the 5 year housing land supply.

Whilst the outline planning application RU.15/1285 for 40 dwellings on the site was still under consideration, an application for full planning permission was also submitted for the site, for 12 dwellings (RU.16/0652). Both applications were due to be considered at the same Planning Committee meeting in July 2017 but prior to the start of the meeting application RU.15/1285 for 40 dwellings on the site was withdrawn.

Application RU.16/0652 for 12 dwellings on the site was refused on the grounds of underdevelopment of the site on the basis that the erection of 12 dwellings on a site of 1.4 hectares doesn't make a significant contribution to meeting the housing supply shortfall, contrary to local and national policy. The application was also refused for lack of affordable housing provision within the development or an acceptable level of commuted payment for provision elsewhere.

Prior to the withdrawal of RU.15/1285 for 40 dwellings on the site the recommendation to the planning committee was that authorisation to grant planning permission be given because the quantum of development proposed would make an efficient use of an appropriate site and not considered to be harmful to the character of the area.

The site is in an accessible location. The site is located 3.9km to nearest rail station (Addlestone), 65m to nearest bus stop, around 650m to nearest nursery, 950m to nearest primary school and 2.9km to nearest secondary school. The nearest health centre is 850m from site.

The site has already been deemed suitable for development in principle through allocation in the local plan as a reserve housing site. The Councils Site Selection Methodology (May 17) builds upon this principle, finding that the site is medium-high performing against accessibility and constraints.

Available: It is considered that the site is available in years 1-5 given the fact that planning applications have recently been made for the site.

Achievable:

Whole Plan viability will be undertaken by consultants as part of the development of the Local Plan. This will include looking at the viability of development on each of the Council's preferred allocations.

Developable/Deliverable:

The site is considered to be developable and deliverable. Access into the site has in the past been an issue, however, the recent planning applications explains how this possible constraint to delivery can be overcome. With regard to the trees covered by the Tree Preservation Order, an indicative layout submitted with the application for 40 dwellings demonstrates how development can take place without detriment to the protected trees.

Recommendation: Include within the SLAA for residential development with a capacity of 40 net dwellings in years 1-5.

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made

Name Bourne Car Park | **Location Virginia Water**

Site area (ha) | **ID 15**

Grid Ref X: 500020 Y: 167895 | **UPRN 200004035224**

Ownership type	**Public /**
Site description	The site is located in the urban area of Virginia water within the main shopping core. Access is via a narrow road off Station Parade to the rear of Imperial House. Virginia Water Station is in close proximity, within 40m. The site comprises an area of hard standing currently utilised as a public car park, located behind (to the south) existing buildings fronting Station Parade. An area for recycling exists adjacent to the southern boundary of the car park. The railway and associated land (including a site for car hire) are located to the east. Existing buildings to the east are single storey in nature. An existing single storey building occupied by "The Royal British Legion" exists to the west of the car park, which also includes a detached single storey residential dwelling. This dwelling and its garden area abuts the western side boundary of the site. The site adjoins the Green Belt to the rear. This piece of Green Belt land is also designated as a "Site of Local Nature Conservation Importance". This open land provides a public pathway to a public designated riverside walk, adjacent to the River Bourne. This open land is heavily planted. Given land level differences between the car park site and this open land to the rear, the car park is located on a raised embankment, with the open land located at a significantly lower level.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.15/1939 Outcome:Grant Description of Development: Proposed erection of a part four storey/part five storey building and basement comprising 58 (26 x one bedroom and 32 x two bedroom) Assisted Living apartments (Use Class C2) with associated communal facilities, landscaping and parking. Associated reserve matter planning applications since submitted.
Current use?	Car parking
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site is located within

			5km of the TBHSPA Within 100m of former petrol garage 100m (to North)-The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				58
Traveller accommodation				0
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community				

uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 58 Pitches: 0

Comments: Suitable: Suitable due to its sustainable location within the urban area

Available: The agent confirms the site is available

Achievable: It is confirmed that the scheme would be viable with the suggested quantum of development.

Dues to its location in the urban area and grant of planning permission, it is considered that the site would be deliverable within years 1-5

Name: Land at Coombelands Lane

Location: Addlestone

Site Area (ha): 1.92ha

ID: 017

Grid Ref: X: 504357, Y: 163348

UPRN: 10092960631

Ownership type	Private
Site description	The site, with an area of approximately 1.92ha makes up a small part of the original reserved housing site of 'Franklands Drive' identified in the Local Plan as a housing site safeguarded to meet the Borough's long term housing needs. A large part of this housing site has recently been built and comprises the Strawberry Fields/Franklands Park residential development adjoining the southern built up edge of Rowtown. SLAA site 17 primarily comprises a disused former garden associated with a house that was demolished many years ago and is now predominantly covered in bramble thicket, scrub and young trees which are interspersed with a number of native trees, some of which are protected under Tree Preservation Order 187 (TPO 187). The site is gently sloping in nature, with a slight fall generally noted from the centre of the site towards the boundaries. The site is bounded to the north by dwellings fronting Hartland Road, to the north east by farmland owned by the Central Veterinary Laboratory (owned by DEFRA) and immediately to the south, the Franklands Drive SANGS (these last 2 areas are also located within the Green Belt). A public footpath runs close to the south eastern and western boundary of the site. The proposed access to the development site is via an existing access currently formed by a gap between nos. 3&4 and 5 & 6 Hartland Road which at present extends towards a garage block at the rear of these properties. The main part of the proposed developed area of the site is not in the urban area and has been excluded from the Green Belt under saved policy GB8 of the Local Plan-'Development Post 2006'. The site is also located within 5km of the Thames Basin Heaths Special Protection Area.
Planning status	In the planning system. Reserve Housing Site
Planning History	RU.16/0845 has a resolution to grant for the erection of 43 dwellings and apartments (including affordable housing) with associated access, parking (including garages), landscaping, areas of open space and improvements to Hartland Road, Farm Lane and Coombelands Lane, subject to the signing of the legal agreement.
Current use?	Disused former residential garden
Previously developed?	Potentially although previous structure on the site was demolished many years ago.

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	✓ TPO 187

Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	43		Site designated in the Runnymede Local Plan 2001 as a reserve site for housing. RU.16/0845 has resolved to approve this number of residential units on the site subject to the signing of the legal agreement.
All affordable housing	Yes			RU.16/0845 proposes that 17 of the 43 units would be affordable of which 9 would be affordable rent and 8 shared equity.
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes, given that there is a resolution to grant planning permission for housing on the site under RU.16/0845.

Available: The site has a resolution to grant planning permission for housing on the site. There is no evidence to suggest that that the site is not available.

Achievable: The site has a resolution to grant planning permission for housing on the site. There is no evidence to suggest that the site is not achievable.

Deliverable: ✓

Developable:

Recommendation

RU.16/0845 as referred to in the planning history section has secured a resolution to grant permission for the redevelopment of the site to provide 43 residential units. Given that this application has been carefully considered through the planning application process, it is considered that it provides an accurate estimation of the number of units that the site could accommodate for the purpose of the SLAA.

It is considered that the scheme under RU.16/0845 makes an efficient use of this site and it appears unlikely from the approved plans that a material increase in the number of units is unlikely to be achieved.

Residential units: 43

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made.

Name Land North of Thorpe Industrial Estate, Thorpe Lea Rd **Location Egham**

Site area (ha) **11ha** **ID 018**

Grid Ref **502320, 169864** **UPRN** **10092960591**

Ownership type	Private
Site description	The site is located on the eastern side of Thorpe Lea Road and is currently undeveloped grassland. Boundaries of the site formed by trees/vegetation. To the north of the site is an established residential area. To the south of the site is the Thorpe Industrial Estate with open fields beyond. To both the east and west of the site are fields and lakes.
Planning status	Not in the planning system
Planning History	RU.76/0815 – 111 dwellings - Refused
Current use?	Restored Minerals Site
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Area of High Archaeological Potential off site to east. Minerals Safeguarding

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	300+		Proponent considers site could be developed for 300+ dwellings at a density of 40dph and is in a sustainable and urban fringe location.
All affordable housing				
Elderly people's				

housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)	✓			Commercial use for B8 would be considered
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction but has been fully restored for a considerable length of time. The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction where provision for restoration has been made. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the performance against accessibility and constraints was low and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular Minerals Safeguarding Area are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward.

Available

Agent suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Oak Tree Nurseries, Stroude Road **Location Virginia Water**

Site area (ha) 4.21ha **ID 019**

Grid Ref 500617, 168788 **UPRN 100062338399**

Ownership type	Private
Site description	The site is located on the eastern side of Stroude Road east of residential dwellings which front on to the road and the allotments and play area. Detached dwelling house and its residential curtilage at the northern end of the site known as Oak View with the remainder of the site taken up by a range of production buildings, glasshouses and external planting areas. To the eastern side of the site and along the boundary are trees and vegetation. This treed belt continues to the east outside of the site. Access to the site is via Stroude Road at the northern end of the site.
Planning status	In Planning System
Planning History	RU.17/0668 – Redevelopment of nursery to continuing care retirement up to 50 beds and extra care development up to 130 units within Class C2 – Refused RU.85/0039 – 1 no dwelling - Granted
Current use?	Primarily horticulture
Previously developed?	Only partially

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Minerals Safeguarding

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's	✓	130		Site agent considers site could be developed for

housing, student halls				around 200 C2 units. Recent planning application is for 130 units and 50 bed spaces.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, only a small parcel appears to be in residential use which falls within the definition of previously developed land along with residential curtilage. However, the majority of the site is not considered to be PDL.

In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site at Oak Tree Nurseries was a low-medium performing site against sustainability and the site was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

The PDL area of the site is formed from a single bungalow with its associated curtilage. Taking a precautionary approach only the replacement of the dwelling with one which is not materially larger is likely to be appropriate in the Green Belt.

Developable/Deliverable

The site is not considered to be deliverable except for a replacement dwelling.

Available

Agent suggests the site is available in years 1-5.

Achievable

Outstanding planning application for C2 use would suggest that the site is viable. Whole Plan viability is currently being undertaken by consultants, but there is no suggestion that residential or C2 development would not be viable.

Recommendation

At the current time, the use of the site for development on non-PDL areas would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. For those areas considered to be PDL only a replacement dwelling is considered to be appropriate.

Residential units: 0

Other uses: Application RU.17/0668 proposes 130 unit extra care facility and 50 bed care home in a 'care village'. For the reasons set out above this is not considered a suitable form of development in the Green Belt.

Name Land South of St Davids Drive & Roberts Way **Location Englefield Green**

Site area (ha) 15 **ID 22**

Grid Ref X: 499259 Y: 169886 **UPRN 10092960619**

Ownership type	**Private /**
Site description	The site is located on the eastern side of the A30 London Road and has an area of approximately 15ha. The site itself has an irregular shape and is located in the Green Belt. The site is formed by open fields with a number of treed areas. At the south west corner of the site is a pond. To the north east of the site is an established residential area made up of the properties on St. Davids Drive, Simons Walk and Roberts Way. The great majority of this adjoining residential area is located in the Urban Area. To the west of the site is Windsor Great Park which is a Grade I listed historic park. The closest part of the Park to the site is also an area of Ancient Semi Natural Woodland. To the south of the site is the ACS Egham International School. A number of the trees along the north eastern boundary of the site (separating the site from St. Davids Drive) are protected by TPO 318. The whole of the site is also located within 5km of the Thames Basin Heath Special Protection Area (TBHSPA).
Planning status	None
Planning History	Planning Application Number: RU.11/0589 Outcome:Grant Description of Development: Permission application for the formation of a pedestrian access serving the ACS International School following the re-configuration of the existing access off London Road. The application was submitted by the ACS Egham International School and the application site included a large part of the site within the boundaries of this SLAA site.
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5km of the TBH SPA. Trees protected under TPO 318 abut the site to the north

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed and as confirmed in the site submission. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review identifies the General Area 8, which the site is included within and recommends this to be retained within the Green Belt. The further Green Belt Review also said that the land (in sub area 88) is important for maintaining the general scale and openness of the gap between Virginia Water and Englefield Green (purpose 2), and preventing encroachment into open countryside (purpose 3) and did not recommend that the land could be included in the urban area.

Available- The agent has stated in 2015 the southwest portion of the site is available within 12 months. The remainder of the site will be available from 2021.

Achievable- Whole Plan viability work to be undertaken by consultants. As the site is not suitable, it is not considered to be achievable.

Name Land at Prairie Road, Hatch Close & Hatch Farm **Location Addlestone**

Site area (ha) **9.4ha** **ID 024**

Grid Ref **504796, 165362** **UPRN** **10092960618 & 10023376**

Ownership type	Private
Site description	The site is located to the north of the Addlestone urban area, and is contained by the A320 to the north west, the A318 to the north east, and residential properties along the south and south east. The railway bisects the eastern end creating two parcels of land, one which is 8.2ha to the south west, and one which is 1.2ha to the north east. According to information provided by the site promoter, the site's current use is private farmland with the overall space being subdivided into smaller paddocks which are rented out and used for grazing horses, with some areas of dense scrubland at the western end of the site and along parts of the site perimeter. There are a few agricultural style buildings located on the north eastern side of the larger parcel. The A320 is located on higher ground than the site with tree cover between. The site itself is open in nature and has a generally flat topography with an electricity pylon located in the north east corner with associated cabling. The site is accessed from the A318.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Agriculture/Horsiculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	Simplemarsh Farm off site to the west.
Within 5 km of TBH SPA	✓ Partially	**LNR**	
Within 5-7 km of TBH SPA	✓ (remainder of the site that is not located within 5km)	**Nationally listed buildings**	Several Grade II listed buildings to east of site including Hatch Farmhouse, Barn at Hatch Farm, 114 & 116 Chertsey Rd and The George Inn.
Conservation area		**Other (specify)**	Chertsey Road Bridge is a locally listed structure.

Potential Use	**Owner**	**No**	**No**	**Supporting comments**

	willing to consider use?	units/ m2	spaces	
Housing, e.g. market housing with a proportion of affordable housing	✓	260		Proponent considers site could be developed for 260 dwellings
All affordable housing				
Elderly people's housing, student halls	✓			Consideration would be given to accommodation for the elderly.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure	✓			Site promoter considers that site could come forward for leisure or community uses associated with the residential element.
Community uses	✓			
Hotel				
Parking				
Custom build				
Self-build	✓			Consideration would be given to self-build plots

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing against accessibility/constraints, but the

Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable: The site is not suitable and therefore is not considered deliverable or developable.

Available: Land promoter suggests the site is available in years 1-5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other Uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Great Grove Farm, Murray Road **Location: Ottershaw**

Site area (ha): 4.3 Ha **ID: 28**

Grid reference: 503123, 164129 **UPRN: 100062147537**

Ownership type	
Site description	The site is located to the north of Murray Road and the Addlestone and Otteshaw urban areas and comprises a variety of different uses. Open grazing land is located to the northern and southern areas of the application site. In addition an existing 2.5 storey residential farmhouse is located within a central position within the site with associated garaging and parking. In addition a number of lawful residential units currently exist with the site. The remainder of the site is currently in a mixed commercial use comprising both light and general industrial uses. This includes existing areas of hard standing and outside storage and parking. Established residential development is located to the southwest of the application site within Ottershaw. The remainder of the surrounding land is rural in nature consisting of open farmland to the north, west and east and open parkland to the south. Vehicular and pedestrian access to the site is gained at a single point along the Murray Road frontage.
Planning status	6 dwellings approved on western part of site, see application history.
Planning History	RU.08/1221 – Erection of 12no dwellings (Appeal Dismissed) RU.13/1232 – Erection of 9no two storey dwellings (Refused) RU.15/0806 – Demolition of existing building and erection of 6 no dwellings (Approved March 2017);
Current use?	Agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Contamination issues (landfill) nearby

Potential Use	**Owner willing to consider use?**	**No units /m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable	✓		[redacted]	Permission has been granted for 6 units subject to the signing of a S106.

housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Site is located within the Green Belt where there is a presumption against development. Open area not considered to be previously developed. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. Furthermore, the site is not considered to meet the definition of previously developed land.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 41) should be retained within the Green Belt. Further, the part 2 Review identified the northern part of the sub area, within which the site sits to be sensitive. The Council has considered the site through its Site Selection Methodology and Assessment (SSMA). A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Nearest train station is around 2.6km (Addlestone) from the site and nearest bus stop 50m. Nearest nursery 640m, primary school 570m, secondary school 1.5km and health centre 770m.Available: The site is occupied by businesses and is not currently considered available. Only the western part of the site is considered to be available for development.

Available: Site is available within years 1-5.

Achievable: There is no reason to suggest the site would not be viable-adjacent site granted planning permission. However, given constraints, the site is not considered to be viable.

Recommendation: Do not include in the supply of sites and record for audit purposes only.

Other uses: not considered

Name: Charnwood Nurseries, 33 The Avenue **Location: New Haw**

Site area (ha): 2.25ha **ID: 029**

Grid Ref: 504092, 162458 **UPRN: 100061490026**

Ownership type	Private
Site description	The site is located north of the New Haw urban area. The site is roughly rectangular in shape. The western half of the site is situated north of the New Haw Community Junior School and the eastern half of the site is bounded by residential properties to the south and south east. To the north and west of the site are open fields. The site is currently in use as a nursery. It is in the central portion of the site where the buildings which serve the nursery are located; comprising a number of greenhouses and other buildings. The eastern and western portions of the site are open. There is a single access point to the site via The Avenue; a residential cul-de-sac. Telecommunications mast on the northern boundary of the site.
Planning status	No recent applications on site.
Planning History	RU.99/1302 – Glasshouse for retail sales - Granted RU.05/0136 – Change of use of two and part of one building to light industry - Granted
Current use?	Primarily horticulture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	-		
All affordable housing				
Elderly people's				

housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where there is a presumption against development. The site is not considered to be previously developed as the planning history appears to show the primary use of the site as horticultural.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 28) should be retained within the Green Belt, although did identify a resultant land parcel for further consideration. This SLAA site is not included within the resultant land parcel. In addition, the further fine-grained Green Belt review states that the loss of the sub area of land from the Green Belt that the site is located within would significantly harm the integrity of the wider strategic Green Belt gap. As such, unless the Borough Council considers that exceptional circumstances can be demonstrated which warrants alterations to the Green Belt boundary and ahead of any resulting Technical Review of the Green Belt Boundary, the site is considered unsuitable for development.

The SSMA confirms that the site is medium-high performing against accessibility/constraints but Green Belt also performs strongly. Greater weight attached to protection of the Green Belt in this instance.

Available: The site was promoted through the Local Plan IOPA consultation, in which the site was confirmed immediately deliverable for residential use and a suggested capacity of 26 units.

Achievable: No information provided as to the site's viability for residential use, although agents states the use of the site as a nursery is not viable. Given the constraints, the site is not considered to be feasible and as such is not considered to be achievable.

Recommendation: Unsuitable site, therefore not considered deliverable or developable. Record for audit purposes, but do not include within the assessment of supply.

Name CABI. Bakeham Lane | **Location Englefield Green**

Site area (ha) 1.64 | **ID 30**

Grid Ref X: 499628 Y: 169823 | **UPRN 100062599823**

Ownership type	**Private / Single**
Site description	Site located on the eastern side of Bakeham Lane with access from Bakeham Lane. Site is screened by trees on all sides although is still visible from Bakeham Lane. Area surrounding the site is a mixture of residential properties and large areas of open, undeveloped land. The Royal Holloway University of London (Egham Campus) is located approximately 400 metres to the north of the site. A number of buildings on site in use as a Bio-Science Research Centre with car parking area located predominantly in the western area of the site adjacent Bakeham Lane and more open on south eastern side.
Planning status	None
Planning History	Planning Application Number: RU.08/0206 Outcome:Grant Description of Development: Erection of detached single storey research greenhouse to the south west of the existing laboratory building for purposes of scientific research.
	Planning Application Number RU.07/1071 Outcome:Refuse Description of Development: Erection of single storey quarantine greenhouse facility to south west of the existing laboratory building for purposes of scientific research.
Current use?	Research & Development
Previously developed?	yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site lies within 5km of the TBH SPA -Area of High Archaeological Importance off site to north -Off site to south east -Site is a current employment area -As the site is in current use for research and testing, the Council's

			contaminated land officer has advised that the site may be affected by potential land contamination issues. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				25
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Yes

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:25 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, the site is considered to be previously developed in accordance with policy contained within the NPPF. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on the proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

The site is an existing employment site for office, research and development. However, the Employment Land Review assessed the site as being of lower quality. It is considered that the site does have the potential for alternative uses subject to proposals complying with bullet point 6 of paragraph 89 of the NPPF and other relevant policies.

Available- Site confirmed available for development. The agent states that the headquarters may move out of the borough and this would take place between 2016-2021.

The agent also states there are covenants on site.

Achievable- No information has been submitted in relation to the site's viability. Whole Plan viability to be undertaken by consultants, which should assist in determining whether or not the site is available.

Name	**Coltscroft, Rosemary Lane**	**Location Thorpe**	
Site Area (ha)	**1.73**	**ID 032**	
Grid Ref	**501690, 168723**	**UPRN 100061502432**	

Ownership type	Private
Site description	The site is located on the eastern side of the Thorpe By Pass and at the western end of Rosemary Lane accessed at two points. Site contains a number of small outbuildings and an area which is used for open storage and parking on its eastern side but largely open to the west with vegetation to north. The site also contains the residential property known as Coltscroft and its residential curtilage. Residential properties on Rosemary Lane abut the site to the north and east. To the south of the site is the Frank Muir Memorial Field and to the west the Thorpe Bypass and the elevated M25 motorway.
Planning status	Not in planning system
Planning History	RU.02/0736 – 43 dwellings – Refused RU.04/0238 – Certificate of Lawfulness for land as builders yard - Granted
Current use?	Residential, builders yard
Previously developed?	Yes. Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	West End Farm north of site and Chimneys to the east Grade II listed.
Conservation area		**Other (specify)**	✓ Adjacent site to south is an Area of High Archaeological Importance M25 AQMA within west of site.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing	Yes	30		Improvement to area compared to existing builders yard.

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes	Yes			
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Site is located within the Green Belt where there is a presumption against development. Part of the site is in existing residential use and part in use as a builder's yard. As such this area of the site is considered to be previously developed. However, the open area to the south of Elmside is not considered to be previously developed as it could be deemed to sit outside the curtilage of Coltscroft and the builder's yard.

The Runnymede Green Belt Review Stages 1 & 2 (2014 & 2017) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Stage 1 Green Belt Review identifies the site in General Area 12 which is recommended to be retained within the Green Belt. However, the Stage 1 GB review did not consider the role of areas 'washed over' by the Green Belt and whether they should be excluded and boundaries altered.

The Council has undertaken a Green Belt Villages Review which concludes that Thorpe should be excluded from the Green Belt and as such the site could fall within a village envelope and be suitable for development. The Stage 2 Green Belt Villages Review identifies the area around Coltscroft for possible inclusion within the village boundary and therefore the site could be released from the Green Belt. The Stage 2 Green Belt Village Review considers that the most defensible & durable boundary to the Green Belt alteration would be the Thorpe By-pass to the west, which would incorporate the open area to the south of Elmside, although it does not recommend that this area be developed. However, the Green Belt Villages Review needs to be updated in light of recent legal judgements and as such the potential area for release as highlighted by the Green Belt Villages

Review and the Local Plan Issues, Options and Preferred Approaches (IOPA) consultation may change.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, should the site not be taken forward in its entirety, the area considered to be previously developed could be considered suitable for development, dependent on the proposals impact on the openness and purposes of the Green Belt, when compared to the existing development on site.

Should the site be included within the village envelope and be released from the Green Belt then the site will become suitable for development.

Available

Site could be available within the next five years.

Achievable

The area considered to be previously developed amounts to some 0.1ha which contains two low rise buildings of small scale and open storage. A restriction of 2m is set out in the LDC for the maximum height of open storage that could be achieved, although any open storage would not be a fixed permanent structure unlike residential dwellings. Given the existing use of the site and the size of the area considered to be previously developed it may be possible to accommodate a single dwelling. The site at Coltscroft is in residential use with a single dwelling on site with a footprint of around 190sqm and outbuilding with a footprint of around 60sqm. It may be possible therefore to replace the single large dwelling with two smaller dwellings for 1 net additional unit.

As such, if the site is not released from the Green Belt then the site could achieve 2 net additional dwellings.

If the site were released from the Green Belt and brought into the village envelope, the level of development will depend on the area of the site to be retained as green space around Elmside. This reduces the developable area to 1.2ha. Gross density of residential development to the east of the site ranges from 15-20dph and as such 24 dwellings could be achieved, although the shape of the plot may restrict this number.

Whole Plan viability is currently be undertaken by consultants, but there is no reason to suggest the site is not viable for development.

Developable/Deliverable

Area of the site which is considered to be previously developed is formed from the existing builder's yard covered by the LDC and the residential dwelling at Coltscroft and it is this area which is considered to be developable.

However, if the site is released from the Green Belt and brought into the village envelope the area of the site which is considered to be developable will depend on the Thorpe Neighbourhood Plan which is under preparation.

Recommendation

Include within the SLAA for residential development with a capacity of 24 net dwellings next five years, although this would be dependent on release from the Green Belt and whether any impacts from traffic generation on a single track road (Rosemary Lane) could be overcome.

Name Sandylands Home East, Blays Lane **Location Englefield Green**

Site area (ha) **4.43ha** **ID 036**

Grid Ref **498749, 170300** **UPRN** **10092960594**

Ownership type	Private
Site description	Site largely formed from open fields with a line of trees splitting the site north/south. A single residential dwelling and its curtilage is located to the south east but outside of the site boundary with the residential area of Englefield Green to the north. To the west is another part of Sandylands Home Farm and to the south of the site lies Windsor Great Park. The site is bounded to the east by Blay's Lane beyond which lies the offices at Blay's House comprising a cluster of 7 office buildings forming SLAA site 156. The boundaries of the site are formed in the main by trees/hedgerow.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Agriculture/equestrian
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	Windsor Great Park SNCI to south of site
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	Windsor Great Park Grade I listed Park & Garden to south of site
Conservation area		**Other (specify)**	Locally listed building adjacent eastern boundary – Park House Mineral Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a	Yes	-		No indication of number of units.

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls	Yes			750 bed spaces for student accommodation along with staff accommodation.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history the site does not appear to be previously developed. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium performing against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular Minerals Safeguarding Area may restrict development potential depending on the practicality of prior working.

Available

Agent suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for student accommodation or residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Wick Road

Location Englefield Green

Site Area (ha) 2.78ha

ID 037

Grid ref X: 499084, Y: 170233

UPRN 10092960133

Ownership type	Private
Site description	Former housing reserve site which is now under construction.
Planning status	Reserve Site - Permission Granted
Planning History	RU.14/1208 – 89 dwellings - Granted
Current use?	Residential
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	✓ Off site to the south
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	✓ Off site to the south
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	✓ Historic Park & Garden off site to the south

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	89		Permission granted for 89 dwellings and now under construction.
All affordable housing				
Elderly people's housing, student halls				
Traveller				

accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Site is located within the settlement area and is currently designated as a housing reserve site in the Runnymede Local Plan 2001 (as saved). Permission has been granted for 89 dwellings and the site is now under construction. As such, the site is suitable.

Developable/Deliverable

The site is considered to be deliverable given that development has commenced.

Available:

The site is available in years 1-5.

Achievable

Site is under construction.

Recommendation

Include within the SLAA for residential development with a capacity of 89 net dwellings in years 1-5.

Name Thorpe Park Farm, Staines Road | **Location Thorpe**

Site area (ha) 1.46 | **ID 38**

Grid Ref X: 502549 Y: 168780 | **UPRN 100061498614**

Ownership type	**Private / Single**
Site description	Site has an area of approximately 1.46ha and contains a range of agricultural style buildings predominantly in the centre of the site in a 'U' shape with the east and west areas more open. Partly screened by vegetation and walling along Coldharbour Lane. To the south east of the site lies Thorpe Park and to the north/north east and west of the site are predominantly residential properties and the TASIS school. North of the site is former mineral workings. In use as Education/Storage ancillary to theme park.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/0135 Outcome:Grant Description of Development: Reserved matters application for the installation of containers to form a new small scale attraction and associated back of house facilities pursuant to Outline planning permission ref RU.10/0579 granted for Medium Term Development Plan for period 2010-2016
	Planning Application Number RU.10/0579 Outcome:Grant Description of Development: Outline for Medium Term Development Plan 2010-2016
	Planning Application Number RU.09/0678 Outcome: Grant Description of Development: Change of Use of Manor Farmhouse to day nursery
	Planning Application Number: RU.07/0377 Outcome:Grant Description of Development: Temp installation of polytunnels
	Planning Application Number: RU.03/0965 Outcome: Grant Description of Development: Medium Term Development Plan 2005-2010
Current use?	Education/Storage ancillary to theme park
Previously developed?	yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Flood zone 2 and 3a on most of site, with exception of western section

			-TPO 139 fronts part of Coldharbour Lane -SSSI off site to south west -Conservation Area -3 buildings on site nationally listed: Manorhouse Farm, The Shire Barn and Manorhouse Farm Barn all Grade II listed -Area of High Archaeological Importance -site within 5-7 km of the TBH SPA -The Council's contaminated land officer has advised that the site is located within 250m of a potential source of contamination (landfill nearby). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable. -Opposite side of Coldharbour Lane identified as a Mineral Site -Opposite side of Coldharbour Lane identified as a mineral safeguarding area for concreting aggregate-MWA states that if site came forward for development, they would need to look more closely at potential constraints. -Opposite side of Coldharbour Lane identified as a

			safeguarded waste site -Biodiversity Opportunity Area (Thames Valley sub group) surrounding site.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				20
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Yes

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:20 C2: Pitches:

Comments: Suitable- At the current time, the site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears the site is previously developed as the site is in use for ancillary purposes linked to the operation of the theme park.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on any proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

The area has been identified as forming part of Thorpe Village, which is proposed to be included in the urban area. If the land were to be included in the urban area through the Local Plan, the site would be acceptable for development in principle.

However, a large part of the site is also included within flood zone 3a and residential development in this area would need to pass both the sequential and exception test to be considered acceptable for such a use. A safe means of escape would also need to be demonstrated. To date, a flood risk assessment has not been submitted in relation to the site.

Available-Site available in years-6-10; however, given constraint, officers suggest the site at the current time could not come forwards until years 11-15

Achievable-No information submitted to suggest that land would be viable; however, sensitive conversion of listed buildings and or mitigation to overcome flood risk, may reduce site viability.

Name Cemex 1 Ten Acre Lane **Location Thorpe**

Site area (ha) 12.76 **ID 42**

Grid Ref X: 502662 Y: 168995 **UPRN 10092960626**

Ownership type	**Private /**
Site description	The site is located on the eastern side of the B388 Thorpe Bypass and is currently in agricultural use with no building located on the land. The site is located between the built up areas of Thorpe and the southern edge of Egham with the Thorpe Industrial Estate just to the north. The site is generally flat and bounded partly on four sides by hedgerow vegetation. Part of the land in the current ownership of Acorn Farm (to the south east of the site) is included within the land parcel.
Planning status	None
Planning History	Planning Application Number: RU.16/1946 Outcome:Undetermined Description of Development: (in relation to Acorn farm) Retrospection application for the retention of an area of hardstanding forming part of a perimeter trotting track and siting of a steel storage container including part removal of area of hardstanding and associated soft landscaping works.
	Planning Application Number RU.15/1856 Outcome:Grant Description of Development: (in relation to Acorn farm) Erection of stables, tack room and feedstore (retrospective) Change of use of the land from agriculture and use for the keeping of horses for recreational use, to a mixed use for the keeping of horses for recreational use and residential use, including the conversion of part of the existing barn building to residential accommodation and alterations to fenestration
	Planning Application Number RU.14/0997 Outcome: Grant Description of Development: (in relation to Acorn farm) Change of use of the land from agriculture and use for the keeping of horses for recreational use, to a mixed use for the keeping of horses for recreational use and residential use, including the conversion of part of the existing barn building to residential accommodation and alterations to fenestration
Current use?	Agriculture
Previously developed?	no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within a mineral safeguarding

			area for Concreting Aggregate. The Minerals and Waste Authority comment that any sites within this MSA are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward. Site lies within 5-7km of the TBH SPA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed and as confirmed in the site submission. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review identifies the General Area 12, which the site is included within, and recommends to be retained within the Green Belt. Green Belt Review part 2 also concludes that it is likely that the loss of sub-area 81 (within which SLAA site 42 is located) would harm the wider strategic Green Belt by promoting the outward sprawl of Egham/Englefield Green and the loss of the gap between Egham and Thorpe.

Available-Various landowners although restrictive convenants requiresell back on

re-allocation/planning permission to the main owner/applicant TREG Consulting. In 2015, site was said to be available in the next five years. The agent for the site confirmed the site would be available for residential development (uses other than market would be considered) and would considered mixed use development on part of the site (retail, office, start-up units).

Achievable- Whole Plan viability work to be undertaken by consultants. As the site is not suitable, it is not considered to be achievable.

Name CEMEX Thorpe 3, Coldharbour Lane **Location Thorpe**

Site area (ha) **12.38ha** **ID 044**

Grid Ref **502630, 168988** **UPRN** **10092960592**

Ownership type	Private
Site description	The site has been subject to previous mineral extraction and is currently being backfilled and restored. This site is located immediately adjacent to Thorpe Cemetery (north western side). To the north of the site is open land. Thorpe Village is located to the south west of the site. Site is largely bounded by vegetation.
Planning status	Not in the planning system
Planning History	RU.12/0872 – Continued back filling and restoration to agriculture - Granted
Current use?	Agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area	✓	**Other (specify)**	Area of High Archaeological Potential to south west, Safeguarded Waste Site, Mineral Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	-		

All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses	✓			
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history the site is a former mineral extraction site which is currently undergoing restoration to agricultural use. The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction where provision for restoration has been made. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for residential development is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is low-medium performing against accessibility/constraints and was not taken forward for further consideration. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular

Minerals Safeguarding Area are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward.

Available

Agent suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered, however it has been suggested that the part of the site could come forward for an outdoor sports use (tennis courts), which could be appropriate in the Green Belt subject to paragraph 89 bullet 2 of the NPPF. However, as stated above any enabling development required to bring outdoor sports facilities forward which falls outside para 89 of the NPPF will be inappropriate and will require very special circumstances.

Name: Land at Great Grove Farm, Murray Road **Location: Ottershaw**

Site area (ha): 94 approx **ID: 46**

Grid reference: 503178, 164432 **UPRN: Several UPRN's on site**

Ownership type	Private Consortium
Site description	Great Grove Farm is a large roughly rectangular site which abuts the A317 to the north, the A320 to the west, the M25 to the east and the built up areas of Ottershaw and of Addlestone to the south. The land is generally characterised by open pasture and grassland. A number of copses are located across the site. The 'Murray Road Nursery' is located at the western end of the site. The land surrounding the site has a gradual gradient which rises towards the centre of the site. This part of the site is a fairly open parcel of land although there is Ancient Woodland located to the south east of the site. In addition there is dense tree cover along the site boundary with the M25 to the east and the B3121 to the south. The Hare Hill SANGS is located immediately to the south of the site. The Homewood Park SANGS is located to the north west. The site is adjacent to SLAA sites 28 (Great Grove Farm) and 230 Grove Nursery.
Planning status	Not in the planning process
Planning History	RU.07/0919- Retrospective application for the continued use of the land for a mixed use of horticultural nursery with a garden centre (refuse) RU.96/0891- Erection of one shade tunnel and one plastic tunnel for the purpose of plant protection (grant) RU.96/0041 - Retention of existing use of land as riding school and livery purposes including office and hay store. (grant) RU.95/0931- Erection of glasshouse for horticultural use (grant) RU.94/0836- Application for planning consent for 3 no. polytunnels for use by nursery following determination under part 6 schedule 2 General Development Order 1988 that planning consent required (grant) RU.93/0759 - Erection of stables, hay store and tack- room in connection with the use of land as a riding school and for livery purposes (refuse) RU.93/0595- Erection of glasshouse (G.D.O. schedule 2, Part 6 determination) (grant) RU.92/0559- Use of land as outdoor riding club and erection of stables, hay store and tack room with new access provision (refuse) RU.92/0012- Use of land for outdoor riding school with erection of hay

	store, tack room and five stables (refuse) RU.90/0810 Use of land as outdoor riding school with erection of stables, hay store and tack room (refuse) RU.89/1289- Erection of 135 sq.m. glasshouse and extension of nursery unit car park(grant) RU.87/1497- Detailed app. for erection of 3 poly tunnels total cover 1080sqm approx. not exceeding 3m in height, extn. of exist. concrete farm track between growing beds for purpose of wholesale nursery unit in conj. with horticultural business (grant) RU.87/1259- Erection of barn building of approximately 3,972 sq.ft requisite for the use of land for agriculture; revised plans to consent RU.87/0061 showing repositioning of building (grant) RU.87/0061- Erection of barn building of approx 3,972 sq.ft. (369 sq.m), access track and hardstanding (grant) RU.85/0792 Formation of new vehicular access off Murray Road, together with field gate and hardstanding for vehicle turning free of highway, following closure of existing access to Guildford Road, to be used in connection with horticultural purposes at Bousley Farm and Rodwell Farm (grant) CHE.11654 – Residential Development (refuse) CHE.10924 Residential Development (refuse)
Current use?	The SLAA site submission states that the land comprises open farmland and small areas of woodland.
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	Some ancient woodland located within the site
Flood zone 2		**TPO**	Some trees are protected by TPO 97
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	Spinney Wood SNCI located within the site
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Eastern part of site located within the M25 AQMA

Potential Use	Owner willing to consider use?	No units /m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓	450-650		The site owner is willing to consider the land for market housing.
All affordable housing				
Elderly people's housing, student halls	✓			The agent for the site indicates some accommodation for older people could be included with the residential mix.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			The agent for the site indicates commercial or mixed use could be considered on the site
Employment (B2 and B8 use classes)	✓			The agent for the site indicates commercial or mixed use could be considered on the site
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The definition of previously developed land in the NPPF excludes land that is or has been occupied by agricultural buildings. As such, whilst the site contains the Otter Nursery, as the primary activity of a nursery is the propagation and nurture of plants (which falls within an agricultural use) this part of site is not considered to fall within the definition of previously developed land.

Site is located within the Green Belt where there is a presumption against inappropriate development.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) Part 1 considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 41) should be retained within the Green Belt with further consideration given to a resultant land parcel.

The site lies within Parcel 25 of the Green Belt Review Part 2. The first purpose (to check the unrestricted sprawl of large urban areas) is not applicable to this site as it is not connected to any large urban areas. Purpose 1 of the Green Belt, it performs moderately against Purposes 2 and 3. The site has also been considered through the Site Selection Methodology and Assessment and part of the site was sifted out at an early stage of the process. The remainder of the land was not recommended to be taken forward to stage 6 of the assessment as great weight was attached to the protection of Green Belt in this instance. For these reasons, the site has not been released from the Green Belt.

Available: Land confirmed available in 2016.

Achievable: As the land is not considered suitable, it is not considered achievable.

Deliverable/developable: The site is not considered developable or deliverable.

Recommendation: The agent for the site states in the SLAA site submission that 21.8 ha of land is considered to be available for residential development, with a yield of 450-650 dwellings. This parcel of land is located in the south west of the site, where the Murray Road nursery is currently located; identifying part of the remainder of the site could be used for SANGs.
However, at the current time, given that the site is located in the designated Green Belt (and is also not considered to be previously developed), the use of this site for residential development would represent inappropriate development which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the residential redevelopment of the site would cause to the Green Belt.

As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

Residential units: 0

Other uses: Given that the land is a Green Belt site that is not considered to be previously developed, it is not considered that other uses identified through the SLAA site submission would be suitable on the land. **0 sq. m.**

Name: Hanworth Lane

Location: Chertsey

Site Area (ha): 8.15ha

ID: 048

Grid Ref X: 504142 Y: 166051,

X: 504161, Y: 165907

UPRN 10092960138

Ownership type	Private. Land at the north and land at the south of the site are being promoted by different agents; however as the whole site is a Local Plan Reserve site, it is being considered as a whole
Site description	Largely open area of land with some scrub vegetation in the northern part of the site and with trees forming southern and south western boundaries. Railway line forms northern most boundary. Row of trees in the centre of the site run east-west and surround a drainage ditch. Sports pitches located in the southern part of the site. Largely open to the south and east with commercial development to the west and residential development to the north.
Planning status	In the planning system. Reserve Site – Permission Granted for north part of the site, pre-application discussions taking place on the southern part of the site.
Planning History	RU.15/0855 – Outline application for 130 dwellings - Granted RU.16/1198 – Reserved Matters for approval of details of appearance, landscaping, layout and scale pursuant to outline pp RU.15/0855 – Granted Subsequent applications for details pursuant to conditions on RU.16/1198
Current use?	Open Space
Previously developed?	Partially

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	Adjoins to the south of the site.
Within 5 km of TBH SPA	✓ Partially	**LNR**	
Within 5-7 km of TBH SPA	✓ Partially	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing	Yes	130 + 136		The site designated in the Runnymede Local Plan 2001 as a reserve site for housing. There is Outline and Reserved Matters permission for up to 130 houses on a large part of the northern portion of the site. Pre-application discussions have taken place for approx. 140 units for the southern portion of the site.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			112	Only takes account of the planning permission on the northern part of the site.
Custom build				
Self-build				

Suitable

The site is located within the settlement area and is currently designated as a reserve housing site in the Runnymede Local Plan 2001 (as saved). The northern area of the site benefits from planning permission for 130 dwellings. As such, the site is considered to be suitable for residential development.

The site is located 250m to nearest rail station (Chertsey), 200m to nearest bus stop, around 1.2km to nearest nursery & primary school and 1.1km to nearest secondary school. The nearest health is centre 1.5km from the site.

Developable/Deliverable

The site is considered to be deliverable as demonstrated by planning permission for 130 dwellings being granted. However this permission only covers the north section of the site with around 3.2ha remaining in the southern section, and a small portion in the north. Capacity work undertaken by the Council (Draft Site Capacity Analysis May 2017) has indicated that the southern site could have a minimum capacity of 150 units. A small area of the site in the south east corner of the site has potential for surface water flooding, but this could be accommodated within the green infrastructure element and therefore should not affect capacity.

Pre-application discussions have taken place with regard to the southern portion of the site, with an indicative capacity of approx. 140 units. There is also a small portion of the north site which remains undeveloped, and it is believed that this area could be developed with up to 48 units.

From the information submitted with the pre-application for the southern portion of the site, vehicular access would be gained from Hanworth Lane to the north-west.

The most southerly section of the site is surrounded by a near continuous tree covered belt, lining drainage ditches on all sides. It is essentially a strip of woodland comprising early mature to mature Oak as the main canopy species with numerous native species in the understorey including Hazel, hawthorn, blackthorn, holly, yew, alder, rowan. There are also some Willow and Poplar at either end. There are also valuable woodland features; standing deadwood, phoenix trees, cavities for saproxylic organisms. Many of the mature trees are asymmetrical or have defects typical of an unmanaged woodland and if considered individually may not be the best specimens. Others have been severely topped to clear the power lines. However, the great value to biodiversity and amenity comes from how they function as a woodland and so the whole of the woodland areas that line the 2 drainage ditches running NW to SE should be retained.

The Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria. The site performs well through the assessment, with the conclusion that it should continue to be an option for development.

The southern section of the site is formed from school sports pitches in an area of the Borough where there is a deficit of open space and sports pitch provision. As such, any development will need to retain part of the sports pitch and provide an equipped play space area. This would reduce the capacity of the southern area. However, the pre-application discussions have indicated that the sports pitches could be replaced elsewhere, freeing up more of the site for development.

The Minerals Planning Authority (Surrey County Council) has indicated that they would wish to consider the potential for prior working if the site was taken forward.

Available:

The sports pitches remain useable although the trustees of the school consider that the site would be available in years 1-5.

Achievable:

Part of the site is under construction, and the application of the site selection methodology to the whole site suggests that the site is achievable.

Recommendation:

Planning permission has been granted and is under construction for part of the site, and pre-application advice has been sought for the remainder of the site. The Council's site capacity work indicates that the south site could accommodate 150 units. Together these factors are considered to provide an accurate estimation of the number of units that the site could accommodate for the purposes of the SLAA.

Residential units: 328

Other uses: The site is a reserve housing site in the current local plan, and as planning permission has been granted for part of the site for residential use, with pre-application advice sought for residential use of the remainder of the site, no detailed assessment of the site for other uses has been made.

Name Land at Aviator Park, Station Road

Location Addlestone

Site area (ha) 3.55

ID 49

Grid reference X: 505606, Y: 16510

UPRN Several UPRNs are associated with the site

Ownership type	Private
Site description	The site has an area of approximately 3.55 hectares and is located on the north western side of Station Road within the urban area of Addlestone. The site is a previously developed, and forms part of the existing office development of Aviator Park, being situated to the rear of two three-storey office buildings which front Station Road. The site is close to Addlestone Railway Station, situated to the south west, whilst the town centre boundary also lies a short distance to the south west. Access to the land is from Station Road through the existing office complex. The site is relatively flat with land levels rising very gradually from the front south east boundary of the site towards the rear north west boundary. The site consists of a mixture of areas of hardstanding and grass, the grass area forming the majority of the site. The hardstanding areas are nearest to the office building on the southern side of the access road, and some of this area provides parking for the existing office building. The access road and a large circular turning point at the end of it run along the southern part of the site. There are trees situated along the north west boundary, and a small grouping of trees approximately half way along the same boundary which are situated further into the site. The boundaries of the site are defined primarily by mesh fencing, and additionally some trees and shrubs bound some parts of the perimeter. The site is bounded by the existing office buildings and car parking areas to the front south east boundary. It is adjoined on the south west side by a sports ground, whilst two-storey dwellings in Burn Close lie to the south. To the north east of the site is residential development in Woburn Hill, and to the rear lie fields which are in the Green Belt. There is an existing footpath leading from Woburn Hill to the site.
Planning status	Currently in the planning system
Planning History	In 2013 outline permission was granted (RU.13/0770) for the redevelopment of the land to rear of the existing office buildings for up to 200 residential units and associated access, car parking and landscape works. RU.14/1913- Reserved matters application for the redevelopment of land to rear of existing office buildings for up to 200 residential units and associated access, car parking and landscape works pursuant to outline planning permission RU.13/0770 (grant). A number of discharge of conditions applications and non material amendment applications have been submitted in connection with this application since its approval and subsequently determined.

	RU.15/1037 - Construction of a bespoke 2-3 storey high marketing suite comprising 1no.x 2 bed flat and 1no. x 4 bedroom house for a temporary period of 4 years (grant) There is a resolution to grant planning permission (subject to the signing of the legal agreement) for part of the site for 174 units and associated access, car parking and landscape works under RU.16/1053. This is known as phase 2. This application essentially proposes a revision to the previously approved layout and unit types to increase the number of units in this western phase 2 area from 102 to 174, an increase of 72 units.
Current use?	At the time of writing, the approved residential scheme is under construction on the site.
Previously developed?	The officer report for the outline planning application considers the land to be previously developed.

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	A section of the site towards the rear boundary lies within the Area of High Archaeological Potential. The rear of the site abuts land in the Green Belt Located adjacent to ELR site (A5)

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Extant planning permissions for 272 residential units.

All affordable housing	✓			
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Suitable due to the site's urban area status and location.

Available: The site has an extant planning permission, and another with a resolution to grant planning permission subject to the signing of the legal agreement. As the approved residential development on the site is currently under construction, there is no evidence to suggest the land is not available.

Achievable: The grant of planning permission for 200 units on the site, and the resolution to grant a further 72 units has demonstrated that this number of units can be satisfactorily accommodated on the site.

Deliverable: ✓

Developable:

Recommendation: As noted in the planning history section above, the Council has granted planning consent for 272 units to be delivered on the site (subject to the signing of the legal agreement). As such it is considered reasonable to estimate for the purpose of the SLAA that this site is capable of accommodating 272 units.

Residential units: 272

Other uses: Other uses have not been considered on the site as the site has an extant planning permission for 200 units and a resolution to grant a further 72.

Name Brunel University site, Coopers Hill Lane **Location Englefield Green**

Site area (ha) 26.9 **ID 50**

Grid Ref X: 499481 Y: 172195 **UPRN 10002018113**

Ownership type	**Private / Single**
Site description	The site comprises land extending north from Coopers Hill Lane to the Air Forces Memorial to the east. Coopers Hill slopes to the north and Oak Lane to the west. The site was occupied by Brunel University as its Runnymede Campus but is now largely vacant. The main vehicular access to the site is from Coopers Hill Lane with The Mews having separate access and Oak Lane Cottages accessed via Oak Lane (off Priest Hill). President Hall is a locally listed building, dating back to 1860. Mixture of styles and heights of building, the highest being 4 storeys. The larger residential blocks were largely built in the 1960s when the site was occupied by Shoreditch College. Taller buildings are generally located towards the centre of the built-up area. Significant areas of the site to the west, north and east of the buildings are open. Main developed area of the site is on a plateau, although to the north of the President Hall the land slopes steeply away as does the land on the western and north-eastern sides beyond the buildings. These areas are generally heavily treed. Statutorily listed buildings on the site are The Mews and the former gymnasium (clubhouse), which are Grade II listed. Part of the site frontage is also in the Englefield Green Conservation Area. The site is adjoined by residential development along Coopers Hill Lane, both on the southern and western sides of the road; by the Air Forces Memorial (a Grade II* listed building) to the east and by predominantly open land to the west and north. The historically important Coopers Hill Slopes and Magna Carta site with associated memorials lie to the north of the site.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0929 Outcome:Grant Description of Development: Construction of a two storey extension, a first floor extension, refurbishment, and alterations to Clubhouse (for uses ancillary to student residences).
	Planning Application Number RU.16/1812 Outcome:Grant Description of Development: Part demolition/part retention of the Presidents/College/Pillar Hall buildings and erection of enlarged/extended replacement buildings for extra care use (containing 78no. 2 bed apartments together with communal facilities) with surface and basement car parking, and associated hard and soft landscaping - is this anything to do with the main ru/11/0207 app?
	Planning Application Number RU.16/0964 Outcome: Description of Development: Application to amend the S106 agreement in

	respect of the tenure and number of affordable housing units to be provided on part of the site granted planning permission under Ref RU.11/0207
	Planning Application Number: RU.15/1483 Outcome:Grant Description of Development: Minor material amendment to 11/0207 to reduce student bedspaces from 528 to 488
	Planning Application Number: RU.14/1640 Outcome: Grant Description of Development: 63 dwellings – (excludes College/Presidents Hall, Students Union, Tennis Courts)
	Planning Application Number:RU.11/0207 Outcome: Grant Description of Development: Hybrid application for 528 student bedspaces, 59 units of extra care, 48 dwellings and outline for 56 dwellings – Granted
Current use?	Education, resi
Previously developed?	partly

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site within 5-7 km of the TBH SPA -Ancient woodland in north/north east area of site -TPO 168 at site entrance -SSSI to the east of site -SNCI adjacent site to north -Grade II listed building The Mews -Presidents Hall is a Locally Listed Building

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable				110

housing				
All affordable housing				
Elderly people's housing, student halls				78 and 499
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:110 C2: 78 and 499 Pitches:

Comments: Suitable-Site is located within the Green Belt where there is a presumption against development. However, large area of the site is considered to be previously developed. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

As such, the suitability of the site reflects the permission granted. Other areas of the site which are undeveloped are within the Green Belt and open in character. As such, development which would

have no greater impact on the openness of the Green Belt is unlikely and not considered suitable. In any event these open areas are noted on the site's masterplan eithers as woodland conservation or open space, recreation, amenity.

Nearest train station is around 2km (Egham) from the site and nearest bus stop 250m. Nearest nursery & primary schools 850m, secondary school 4.1km and health centre 950m.

Available-Years 1-5. Part of the site is under construction.

Achievable-Achievability reflects permission granted.

Name: Byfleet Road

Location: New Haw

Site Area (ha): 7.9ha

ID: 051

Grid Ref: X: 505594, Y: 162349

UPRN 10092960629

Ownership type	Private
Site description	Largely open and undeveloped area of land with some scrub vegetation. Tree cover is observed to the north of the site; on the boundaries and around the access from Byfleet Road. A line of trees screens the Wey Navigation to the west. Trees are also observed to located along much of the southern boundary. Residential development lies to the north and the east. South West main rail line lies to the south of the site with a raised section of the M25 to the south west corner. A number of large electricity pylons are located on site with associated transmission cables crossing the site north/south and east/west, eventually running into the electricity switching station just to the east. An access road runs from the entrance of the site in the north eastern corner to the southwestern corner of the site. The site is located 300m to nearest rail station (Byfleet & New Haw), 150m to nearest bus stop, around 1.2m to nearest nursery, 2.5km to nearest primary school and 2.9km to nearest secondary school. Nearest health centre 1.6km from site.
Planning status	Not currently in the planning system. The site is a reserve housing site in the adopted 2001 Local Plan but is currently a preferred employment allocation for the Runnymede 2030 Local Plan (as consulted on during the Additional Sites and Options consultation (regulation 18)).
Planning History	None relevant.
Current use?	Area of land owned by National Grid which is understood to be surplus to requirement
Previously developed?	Majority of site undeveloped, aside from a small area in the south west corner and access track through the site from Byfleet Road.

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	✓ Wey Navigation adjacent to the site to the west.
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area	✓ Wey Navigation to the west of the site which incorporates a small slither of land in	**Other (specify)**	✓ M25 AQMA in south west corner of the site

	the SLAA site		

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	Yes	-		Site designated in the Runnymede Local Plan 2001 as a reserve site for housing.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	Yes			The recent representation received on behalf of the landowner through the Local Plan Additional Sites and Options consultation in 2017 confirms that B1 use would be considered for the site. During the recent Additional Sites and Options consultation, Regalpoint (who have agreed to purchase the site) have confirmed that they are considering B1 use on the site as part of a mixed use scheme.
Employment (B2 and B8 use classes)	Yes			During the recent Additional Sites and Options consultation, Regalpoint (who have agreed to purchase the site) have confirmed that they are considering B8 use on the site as part of a mixed use scheme.
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Site is currently designated as a housing reserve site in the Runnymede Local Plan 2001 (as saved). However, there are a number of constraints which will restrict capacity at the site, namely flood risk, electricity pylons, trees on site and the AQMA in the south west corner.

Around 2.7ha of the site is currently located within flood zone 3a and a further 1.1ha of the site is within flood zone 2. Part of flood zone 2 crosses the entire site from east to west and somewhat creates an island in the southern area of the site. This would have to be addressed by any development to ensure a safe means of escape should a 1:1000 flood event occur. This is likely to further reduce the capacity of the site.

The area outside of flood zones totals some 3.5ha, with the southern part of this around 0.9ha and the northern part 2.6ha. As stated above the southern area would become a dry island in a 1:1000 year event which is likely to further reduce its capacity. The northern area is also covered by trees to the north/north east and although not covered by any protection, some would be expected to be retained, further reducing capacity. The Wey Navigation to the west is a conservation area and any development would be expected to enhance this with the retention of trees along the western side of the site.

During the recent Additional Sites and Options consultation, the Environment Agency has commented that, *'This site falls within Flood Zone 2 and 3 based on generalised modelling (JFlow). Currently there is no detailed modelling for this site. However, Surrey County Council are undertaking a model in this area. Draft extents from the Rive Ditch model show that site would remain within the flood zones and that the extents may increase in size'.*

Given the above and coupled with the number of electricity pylons on site and their associated transmission cables it is considered that capacity at the site for housing will be limited to around 15 units although this estimate may be reduced once the new flood extents for the site have been published. To date, no evidence has been submitted to the Council which demonstrates that the development of the site for housing could pass the exception test for housing (which appears likely to be required).

The emerging Local Plan is proposing to allocate the site for employment use in preference to residential development. The Council is showing a preference for an employment use on the site given its proximity to noise and air quality impacts from the M25, level of flood risk and electricity pylons when considered cumulatively. Commercial uses are already prevalent to the south of the rail line in the Borough of Woking at the Brooklands Industrial Estate. If the site were considered for commercial use, a buffer to properties fronting Byfleet Road would be required to limit impacts from any 'bad neighbour' uses and noise/disturbance as well as a buffer to the Wey Navigation with appropriate enhancement works.

Any commercial development on the site would still need to pass the sequential test in terms of flood risk, but if it could be passed, the Council's 2017 Site Capacity work estimates that the site could accommodate between 34,500sqm – 44,500sqm of B8 floorspace with potential for 6,000sqm of B1 space.

Developable/Deliverable: It is understood that a sale of the site is currently in progress and that the prospective purchaser is in the process of carrying out site investigations and appraisals before working up a development scheme for the site. Given that there are a number of constraints to development on the site, and that a development scheme for the site has not yet been produced for the site, let alone submitted to the Council for planning permission, it is considered at this point in time that the site should be considered to be developable rather than deliverable.

Available: National Grid who currently owns the site states that the site is being sold and is currently under offer. As such, on the basis of the information provided it appears that in the relatively short term, the site will become potentially available for development.

Achievable: Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the borough at that time. The same viability evidence indicated that non retail commercial was not viable.

In terms of residential, in general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable, although the costs of overcoming flood risk, developing around or re-locating pylons and reduction in land capacity will have an impact on this.

In terms of commercial development, recent market commentaries suggest that prime office and prime industrial rents have been increasing and yields improving, which suggests that commercial development at the site could be viable, especially given its proximity to Byfleet & New Haw rail station and the Brooklands Industrial Estate. However, as with residential, the costs of overcoming flood risk and reduction in land capacity may prevent this and local commercial rents/yields may still not be enough to make a scheme viable.

The site is likely to be viable for convenience retail use but the Council's evidence on retail need does not support a need for any out of centre retail space. Further, the large retailers have to some degree been scaling back on delivering large retail stores. As such, convenience retailing is unlikely to be achievable, although some medium scale comparison in the form of trade sales could be possible.

The Council will be updating its evidence on viability in due course as the preparation of the Local Plan continues. This information will help determine what the site is ultimately allocated for in the Local Plan which will influence the write up for the next iteration of the SLAA.

Recommendation: Include within the SLAA for commercial development for between 34,500sqm – 44,500sqm of B8 floorspace with potential for 6,000sqm of B1 space.

Name Dial House, **Location Englefield Green**

Site area (ha) 1.81 **ID 52**

Grid Ref X: 498859 Y: 171351 **UPRN 100061501625, 100061501623**

Ownership type	**Private / Single**
Site description	The site is located on the eastern side of Northcroft Road and has an area of approximately 1.8ha.The site contains two dwellings – Dial House, a two storey early 1900s Georgian Style red brick country house and Wisteria, a single storey bungalow, together with large residential curtilage to the west. The two dwellings are located within the Urban Area of Englefield Green, with the majority of the land to the west of the dwellings falling within the Green Belt. There are a number of trees on the site-the majority of which are located around the site boundaries.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.14/1875 Outcome:Grant subject to Legal Agreement Description of Development: Erection of 8no. 3/4 storey dwellings (including basements) with integral garages following demolition of existing buildings on the site (revised plans received reducing the red-line site application area along the northern boundary of the site. NB details of the layout and proposed dwellings have not changed).
Current use?	Resi
Previously developed?	part

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Part of the site in the west is Green Belt -Site lies within 5-7km of the TBH SPA -The site is affected by BE22 aircraft noise -Mineral Safeguarding Area (most)-concrete

			aggregate. The Minerals and Waste Authority state that the site is unlikely to significantly further constrain any potential mineral working further to the west over and above the existing urban area. -TPO 49 affects part of site

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				6
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:6 C2: Pitches:

Comments: Suitable -Part of the site is in the urban area and is considered suitable for development in principle.

Part of the site is included in the Green Belt. The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. The Green Belt consultants considered the land and concluded the loss of this sub-area would result in harm to the wider strategic Green Belt. The sub-area and wider parcel both perform well in terms of Green Belt purposes.

Available- Representation made in relation to the site in 2016 Local Plan consultation.

Achievable-Achievability reflects permission granted.

Name Former Civic Offices and Police Station **Location** Addlestone

Site area (ha) 2.50 **ID** 053

Grid reference X: 505173, Y: 164592 **UPRN** Several UPRNs are connected to the site

Ownership type	Public, single
Site description	This site is made up of land and buildings within Addlestone Town Centre covering an area of approximately 2.5ha. The site does not include the Runnymede Civic Offices building, but effectively extends in a U-shape around the offices, although part of the service yard is included. The western part of the site included the land where the former Civic Offices was located and the surface car park formerly used by staff of the Council. The site also included residential flats in units 1-12 of Middlesex Court, a four storey wing which was attached by a fire escape to the remaining part of Middlesex Court, and the residents' car parking area immediately in front of Middlesex Court (now demolished). The southern side of the site includes the existing access to the Civic Offices, Marnham Place and the land formerly occupied by Surrey Police. To the east of the Civic Offices, the site included ground floor retail units with residential flats above at Nos. 40-58 Station Road (now demolished). Behind these Station Road units, the site extends to include the land previously occupied by Devonshire House (office building), and four residential units at Nos. 1-4 Devonshire Cottages (all now demolished). Finally, the site includes the former public surface car park at Garfield Road extending up to the Addlestone Community Centre. The site is surrounded by existing development. To the north along Station Road there is a mix of commercial, residential and community buildings including the Health Centre, the Eileen Tozer Day Centre and flats at Churchill House. There are residential properties to the west along Brighton Road, including individual dwellings and a flatted development at Dukes Court. The electricity substation next to Dukes Court is outside the application boundary. To the south of the site, units 13-52 Middlesex Court are immediately adjacent to the boundary of the site although the bridge link to units 1-12 is retained within the scheme. Fronting Station Road to the east of the site boundary are 62-76 Station Road, which are retail/café ground floor units with residential above, and the Post Office depot to the rear. There is a public footpath along the side of the depot which leads to the rear community centre access and Garfield Road. This footpath itself is not included within the application. The Addlestone Community Centre borders the site on the Garfield Road frontage. On the southern side of Garfield Road, the Darley Dene School occupies a large frontage, beyond which to the east are the

	residential properties of Essex Close including the flats at Darley Dene Court.
Planning status	Currently in the planning system
Planning History	The most relevant planning application relating to the site is RU.14/0435- Demolition of existing buildings and erection of 213 residential apartments (class C3), hotel Class C1) 101 beds, retail accommodation (class A1 to A5) 6,966 sqm, cinema 2,705 sqm, parking (total 445 spaces), and space for energy centre of 115 sqm, with associated plant, road infrastructure including new access road to west of Civic Offices, open space and landscaping (Revised plans received adding a new 2 metre high boundary fence repositioning GRP building and revised northern elevation to proposed car park) (grant). Several subsequent applications have been received relating to non material amendments and discharge of conditions in association with this planning permission.
Current use?	Previous use residential, B1a, retail
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓ (Part)	**LNR**	
Within 5-7 km of TBH SPA	✓ (part)	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Part of the site falls within Shopping Core Areas in Town Centres (SHO2 and SHO3) The majority of the site falls within Town Centre Strategies (TC1) The majority of the site falls within Town Centres outside Revitalisation Areas (TC2) Parts of the site falls within Town Centres outside Shopping Core Areas (SHO4) Landscape Problem Area (NE10)

			The north of the site is affect by an Air Quality Management Area

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓	213 units		Under RU.14/0435
All affordable housing		35 units		In phases 1&2 under RU.14/0435
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail	✓	6,966 sq m		Granted under RU.14/0435, uses A1-A5
Food and drink				See above
Leisure	✓	2,705 sq m		Planning permission has been granted for a cinema on the site under RU.14/0435
Community uses				
Hotel	✓	101 bed		Granted under RU.14/0435
Parking			445	
Custom build				
Self-build				

Suitable: Yes. The site is previously developed and located in the urban area. Furthermore, permission has previously been granted on the site for residential development.

Available: The site has been confirmed as available by the Council and developer.

Achievable: Building is well on the way on site in connection to the grant of planning permission under RU.14/0435; therefore the site is considered to be achievable

Deliverable: ✓

Developable:

Recommendation

Planning permission has been granted under RU.14/0435 to provide 213 residential units (or 188 units net).

Residential units: 188 (net)

Other uses:
Planning permission has been granted for mixed-use development, including a 101 bed hotel, 6,966 Sq m of A1-A5, a cinema of 2,705 sqm and associated infrastructure.

Name **Land at Green Lane/Norlands Lane/Chertsey Lane,** **Location** **Thorpe**

Site area (ha) 6.74 **ID 56**

Grid Ref X: 503185 Y: 169696 **UPRN 10002019578**

Ownership type	**Private /**
Site description	The site is located to the west of Chertsey Lane. The site abuts existing residential developments in places and the dwelling house number 4 is within the settlement area. Dwellings accessed off Chertsey Lane to the east and off Green Lane to the north. Other parts of the site abut the Abbey Lake and open land. There is planning history in relation ot the site, although no proposals for extensive redevelopment of the land have been submitted.
Planning status	None
Planning History	Planning Application Number: RU.17/0991 Outcome: Description of Development: River Thames capacity improvements and flood channel project. Request for an Environmental Impact Assessment Scoping Opinion
	Planning Application Number RU.17/0471 Outcome: Description of Development: Planning enforcement appeal
	Planning Application Number RU.14/0016 Outcome: Grant Description of Development: Change of use to agriculture & equestrian
	Planning Application Number: RU.10/0308 Outcome:Grant Description of Development: Use of land as residential curtilage
Current use?	Residential, Equestrian, Agriculture
Previously developed?	part

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Part of the site is functional floodplain -The site is located within a mineral safeguarding area for concreting aggregate. The Minerals and Waste Authority state that Any sites within this MSA

			are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward. -Part of the site forms part of Chertsey Bourne at Abbey Lake Complex SNCI

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				0
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches: 0

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The large majority of the site is not considered to be developed, therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 12) should be retained within the Green Belt. The further Green Belt Review identified the land (sub area 84) as overall being judged to play a limited role with respect to the wider strategic Green; however, parts of the site are located within floodzone 3b with the vast majority being located in flood zone 3a. The site has been promoted for traveller accommodation. The Planning Practice Guidance Note on Flood Risk and Coastal Change which accompanies the NPPF sets out that uses in the 'highly vulnerable' category should not be developed in either flood zones 3b or 3a. Caravans, mobile homes and park homes intended for permanent residential use are classified as highly vulnerable in the PPG. As such, as the whole of the site (barring a small area) is within flood zone 3a or 3b, an absolute constraint for caravans and mobile homes, the site is not considered suitable for traveller pitches.

In relation to the northern most part of the site, it is unknown whether the land is considered to be developed given ongoing investigations of alleged planning breaches. However, the majority of this land is in, or surrounded by, the functional flood plain and is unsuitable in any event.

In addition, the Environment Agency has identified the land may be necessary to deliver the River Thames Scheme and as such it is considered that the land should be safeguarded for such a use.

Further, the site has been through the Site Selection Methodology and Assessment Process and has been sifted out at an early stage on the basis of the constraints on site as being unsuitable for allocation in the Local Plan. As such, the site is considered unsuitable for development.

Given all of the above, Comments have not been considered.

Available-Stated available in 2015 for traveller accommodation, although not stated when the land would be available for development.Confirmed available for traveller accommodation.

Achievable-Whole Plan viability work to be undertaken by consultants. As the site is not suitable, it is not considered to be achievable.

Name	**Land at Hurst Lane**	**Location Egham**	
Site Area (ha)	**68**	**ID 059**	
Grid Ref	**501158, 168884**	**UPRN 10023379542**	

Ownership type	Private
Site description	The site is located approximately 400m from the north-eastern edge of Virginia Water. Junction 12 of the M25 is located approximately 600m to the south-east. The small village of Thorpe Green is located immediately south of the site. Large area, rural in nature and located away from a main urban area. The site itself comprises land to the west of Hurst Lane, currently in existing residential use with numerous and varied individual property plots; Hurst Farm Stud is located at the southern edge of the site with a horticultural nursery consisting of a number of polytunnels sitting north of Padd Farm. Longside Lake is located on the eastern side of the site and is largely separated from residential properties to the west by Padd Farm. This site also encompasses SLAA site 076: Hogsters Farm which has an area of 10.9ha located at the northern end of this larger SLAA site. The eastern boundary of the site at Longside Lake abuts the M25 motorway and the northern boundary by a public footpath. The western boundary of the site abuts a wooded area and the southern site boundary abuts open land at Thorpe Green.
Planning status	Not in planning system
Planning History	Numerous permissions granted but majority not relevant to the site.
	EGH.71/14721 – Erection of 10 dwellings on land at Woodlands - Refused EGH.72/15859 – Demolition of properties from Grey Roofs to Rose Cottage and erection of 218 dwellings – Refuse RU.86/0900 – Erection of 4no. dwellings on land at Olivedene - Refuse
Current use?	Agriculture/Horticulture, Equestrian, Residential
Previously developed?	Yes. Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	Small strip lies to north east of site close to M25.
Flood zone 2	✓ Partially	**TPO**	✓ TPO 110 to far north of site
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH		**Nationally listed**	

SPA		**buildings**	
Conservation area		**Other (specify)**	✓ Mineral safeguarding and partly a mineral site. AQMA runs adjacent M25. Small area of high archaeological potential adjacent to M25 east of Longside Lake.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site there a numerous areas which are in residential or commercial use which would fall within the definition of previously developed land. However, other areas of the site (east of Stroud Road) are not considered to be PDL.

In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where they fell within a buffer area around the urban areas. The site at Hurst Lane fell outside of the buffer area and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

The PDL area of the site is formed from numerous residential, commercial uses on varied plots of land with varying degrees of development. A number of permissions have been granted over the years for replacement dwellings on various plots but redevelopment has been resisted.

The agent stated in the 2013 SHLAA submission for the site that it is anticipated the redevelopment of the site for residential purposes would be limited to the parts which are previously developed. The agent estimated that 800 to 1170 dwellings could be provided depending on the density of development (20-30 dwellings per hectare).

The existing residential/commercial properties along Hurst Lane along with their curtilages and Hurst Lane Stud hold an area of approximately 20ha. Areas around Hurst Lane Stud and Brookview are located within flood zone 3a and as such any residential development in this area would need to pass both the sequential and exceptions test. This further reduces site capacity to 17.8ha. If this were developed at 30dph this could realise 534 dwellings, however any development would need to demonstrate no greater impact on the openness of the Green Belt and the purposes of including land in it and it is not considered that development for 534 dwellings would meet this.

As such, it is difficult to estimate how many additional units could be accommodated on the site if it was partially redeveloped in accordance with para 89 of the NPPF. For the purposes of the SLAA, it is estimated that in the region of 10 net additional units could be provided in replacement of non-residential buildings which exist on Hurst Lane or through infilling of frontages.

Available:

The site is within multiple ownerships. Most significantly, this includes the owners of the properties west of Hurst Lane who are promoting the area for development and evidence from the site submission in 2013 indicates that 98% of the site west of Hurst Lane is available, although 4 years have elapsed since that time and this may no longer be the situation. Even so, as the site is only suitable for limited infilling/redevelopment it is likely that any new dwellings would 'drip through' over time rather than come forward in one go. As such, it has been assumed that the site is available

in years 1-15 with development spread evenly between these periods.

Achievable

The Council is currently undertaking viability evidence to support the Local Plan and at the moment there is nothing to suggest that residential development in this area would not be viable.

Developable/Deliverable

The site is not considered to be deliverable/developable except for limited infilling/redevelopment.

The Minerals Planning Authority (Surrey County Council) has indicated that development at this site is likely to be resisted. However, this may not be the case for the redevelopment of PDL.

Recommendation

Include within the SLAA for residential development with a capacity of 10 net dwellings in the latter part of the Plan period

Name: Chilsey Green Farm, The Grange, Grange Gardens & Grange Farm, Pyrcroft Road

Location: Chertsey **ID:** 060

Site Area (ha): 7.8ha

Grid ref: X: 503140, Y: 166785 **UPRN:** several associated with land

Ownership type	Private
Site description	Largely open area of land with some scrub vegetation and small stands of trees to north eastern, south eastern, south western boundaries and southern boundaries. The western boundary is defined by and adjoins a belt of mature trees and vegetation. The site is bounded at its southern most point by rail line and to the north by Pyrcroft Road. The central part of the northern portion of the site contains a mixture of agricultural, residential and commercial premises and some hardstanding. The surrounding area is largely open with residential development adjoining the site to the east/north east. Access is from Pyrcroft Road. The eastern and southern portion of the site is a Reserve Housing Site. A single property at Pyrcroft Road is included within the Reserve Site, but it is not included in this SLAA site. The SLAA site comprises a larger site than the Reserve Site as it includes an area of Green Belt land to the west.
Planning status	Includes a Reserve Site
Planning History	Relevant: CHE.22625 (1970) – Outline Residential Development - Refused
Current use?	Agriculture with some residential and commercial uses in the northern part of the site.
Previously developed?	Largely undeveloped but with some previously developed land to the north of the site

Site constraints			
Green Belt	✓ Partially	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	✓ TPO 235 Fronts Pyrcroft Road
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	Grade II* Pyrcroft House adjacent northeast boundary
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g.	Yes			Majority of site designated in the Runnymede Local Plan 2001 as a reserve site for housing.

market housing with a proportion of affordable housing				Additional area added for consideration following completion of the Council's Green Belt Review Part 2 and application of the Council's Site Selection Methodology & Assessment
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Much of the site is located within the settlement area and is currently designated as a housing reserve site in the Runnymede Local Plan 2001 (as saved). As such, this part of the site is considered to be suitable for residential development. The remainder of the site is currently within the Green Belt where there is a presumption against development and a considerable portion of this area is not considered to be previously developed. As such, at this moment in time new residential development in this area of the site would be considered inappropriate development.

To overcome the Green Belt policy constraint this portion of the site would need to be removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded at Stage 3 that it is a medium-high performing site with regard to accessibility, with a low to medium impact from constraints on the site. Stage 5 of the assessment indicates that development would not compromise purpose 2 or 3 of Green Belt and the area at Grange Farm plays lesser role in wider Green Belt. As such, greater weight attached to meeting development needs. Part of site is already acceptable to develop in principle through the existing Local Plan.

However, 1.43ha of the site is constrained by either functional floodplain or flood zone 3a. To avoid having to pass the exceptions test for residential development in zone 3a, this area could be used for

the provision of green infrastructure and SuDS therefore limiting the loss of capacity on site and reducing/mitigating flood risks. Flood zone 2 also covers part of the site but this is not considered to be a barrier to capacity in the same way as flood zone 3.

The site is located 700m to nearest rail station (Chertsey), 700m to nearest bus stop, around 10m to nearest nursery & primary school and 1.6km to nearest secondary school. The nearest health centre is 900m from site.

There is also an existing nursing/residential care home on site which would be expected to be retained or replaced with similar.

Developable/Deliverable

The site is considered to be developable and access into the site could be achieved from Pyrcroft Road.

It is considered that the site could provide 275 C3 dwellings and the retention of the C2 use at The Grange Nursing Home.

Because areas of development would be sited within flood risk zone 2, development for housing on those parts of the site would need to pass the sequential test.

Available:

It is considered that the eastern (Reserve Site) portion of the site could be available in years 1-5, but taking the various existing land uses and therefore land availability into account on the western portion availability for this area is considered to be within years 6-10. Owner of access route in to the site has indicated the land could be made available for development.

Achievable

Whole Plan viability will be undertaken by consultants as part of the development of the Local Plan. This will include looking at the viability of development on each of the Council's preferred allocations.

Recommendation: At the current time a portion of the site is available through the current Local Plan, and part of the site is located within the Green Belt with a large part of this area not considered to meet the definition of previously developed land. However, should the land be returned to the urban area, the site could deliver a minimum of 275 dwellings plus green infrastructure.

Name Land at Addlestone Moor

Location Addlestone

Site area (ha) 0.23

ID 62

Grid reference X: 505092, Y: 165736

UPRN 10023380135

Ownership type	Private, single
Site description	The site is located within the Green Belt between the Addlestone and Chertsey urban areas on a wedge of open land abutting Addlestone Moor. To the west of the site is the access road to Addlestone moor roundabout which links Addlestone and Chertsey to the M25 motorway via St Peters Way. There are residential properties to the east of the site that are also in the Green Belt. The site itself is a triangular area of land which tapers to the north. Access is currently from Addlestone Moor at the northern boundary of the site. The site is currently used for the storage of showmen's equipment associated with the business of the owner.
Planning status	Currently in the planning system
Planning History	RU.15/1605- Continued use of land for the storage of fairground rides and associated vehicles/equipment together with supply of electricity via an electricity box for the purposes of maintaining equipment for a further period of 3 years (grant) RU.14/0713-Proposed use of land as a single showpersons plot (refuse) RU.11/0991 - Use of land for siting of residential caravan and touring caravan for occupation by travelling showmen and associated parking of equipment lorry and use of the site for storing travelling showmens' equipment -Withdrawn Decision. RU.11/0838 - Proposed variation of planning conditions 1 and 2 of appeal permission APP/Q3630/C/06/2012396 for use of land for the storage of fairground rides, vehicles and associated equipment and materials to allow a further temporary period of 2 years - Grant RU.06/0599 - Proposed use of land for travelling show peoples quarters for one family, comprising the stationing of a single caravan, hardstanding for the stationing and repair of showmen's vehicles and associated stationing and repair of showmens vehicles etc. - Refused by the Council but allowed on appeal for a temporary period. RU.05/0138 - Certificate of existing lawfulness for use of the land for the storage of fairground rides and associated vehicles and equipment (additional information received 14th July 2005) – Refuse RU.89/1036 - Outline planning application for residential development comprising 6 no. 2 bedroom dwellings, one no. 3 bedroom dwelling, 16 car spaces, two garages and new access road (revised plans received 7.9.89) – Refuse
Current use?	Storage

Previously developed?	Not considered previously developed

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO on single tree at the north of the site (TPO 370)
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Southern part of the site is subject to an Article 4 Direction, which restricts certain permitted development rights Located to the west of a mineral safeguarding area for concreting aggregate

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Site confirmed available through the 2015 call for sites. Market housing is identified as an alternative use to travellers accommodation
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			Site confirmed available through the 2015 call for sites. Owner confirms the use of the land for Showmen is preferred use
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				

Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified, in accordance with the Government's *Planning Policy for Traveller Sites* and the NPPF.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal from the Green Belt. The site is also considered to be too small for allocation.

Available: Agent has stated that the site is available for development in the 2015 SLAA call for sites.

Achievable: The site is not considered suitable; therefore the land is not considered to be achievable

Deliverable: No

Developable: No

Recommendation

Addlestone Moor has been submitted to the SLAA for consideration primarily as a Travelling Showpeople site. The agent acting on behalf of the landowner has also stated that alternatively, if another site is made available for Travelling Showpeople accommodation for her client, then the SLAA site 62 could be used for open market housing.

At the current time however, given that the site is located in the designated Green Belt (and is also considered greenfield in nature), the use of this site for residential development (either caravans or bricks and mortar housing) would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the residential redevelopment of the site would cause to the Green Belt. As

such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is recorded as zero.

Traveller accommodation: 0
Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land to the rear of 232 Brox Road

Location Ottershaw

Site area (ha) 0.7

ID 77

Grid reference X: 502108, Y: 163090

UPRN 100061492220

Ownership type	Private, single
Site description	This site is formed by a green field located in the Green Belt on the fringe on the Ottershaw urban area. The site has an area of some 0.7ha and is roughly rectangular in shape. The site is located to the rear of the dwellings 224 through to 238a Brox Road. The site is bounded by Guildford Road to the west and also by tree/vegetation coverage to the north, west and south. The main part of the site itself is generally clear of trees although a few remain on site. The whole of the site is covered by Tree Preservation Order 115. This is an Area Order which protects all of the trees that were standing within the defined area when the TPO came into force. There appears to be a small wooden shed in the middle of the site. Access to the site is via the Guildford Road.
Planning status	Not currently in the planning system
Planning History	There is no recent or relevant planning history relating to the site.
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	Site subject to TPO 115
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing site against accessibility/constraints and the Green Belt performs only weakly/moderately. However, the SSMA considers that the site, if released from the Green Belt would form an incongruous addition to urban area and would not form a natural 'rounding off' of the settlement. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Land confirmed available in 2016 through the Local Plan Issues, Options and Preferred Approaches consultation.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or

developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Longcross Garden Village **Location: Longcross**

Site area (ha): 145ha **ID: 99**

Grid reference X: 498579, Y: 165723 **UPRN: Multiple**

Ownership type	Multiple private ownerships
Site description	The area which will be covered by the Garden Village designation is located on the western side of the Borough and is approximately 145ha in area, although not all of this will be developable as existing properties within the village boundaries will be retained and not developed. A further 9.3ha lies outside of Runnymede in the Borough of Surrey Heath which also forms part of the larger 41.8ha of the village area within 400m of the Thames Basin Heaths SPA where any net additional residential units are considered to give rise to significant effect on the conservation objectives of the SPA. As such the developable area of the garden village within Runnymede and outside of the 400m SPA buffer is 93ha in total (north & south of the M3). The Garden Village is roughly split into 2 by the M3 motorway. Upper Longcross is located to the north of the M3 motorway. The site is broadly triangular in shape and is bounded by the Reading to Waterloo railway line to the northern boundary and Chobham Lane and the M3 to the southern boundary. The western boundary of the site is marked by the boundary of the Borough with Surrey Heath Borough Council. Access to Upper Longcross is currently accessed via Chobham Lane from a single access point (roundabout). Part of the site is currently being redeveloped following planning approval RU.13/0856 (for more information see planning history section below). It is understood that the established film studio use also still continues on part of the site. Lower Longross is located to the south of the M3 motorway and largely comprises tank testing facilities, including a concrete test track that runs around the edge of the site, as well as other terrain testing courses. There is also a golf course in the south eastern corner of the site. It also contains Barrow Hills, a Grade II listed building (with listed wall) and a Scheduled Ancient Monument in the form of a barrow. The land on the south site is generally flat, but the south eastern corner is notable for its undulating topography and relatively dense tree cover. The site is screened from its surroundings as the result of topographical features and mature vegetation. The area of the Garden Village to the south of the M3 also includes the former Longcross Barracks site. The whole of the Garden Village lies within the Metropolitan Green Belt and much of its area also falls within the 'Major Developed Site (MDS) within the Green Belt' designation in the Runnymede Borough Local Plan Second Alteration April 2001. The site is also located in the Borough's Landscape Problem Area. The site lies within Flood Zone 1 (low risk).

	There are no public footpaths or bridleways within the site. The site is approximately 7km to the west of Chertsey Town Centre and 4.5km from Chobham. The existing shops in Virginia Water and Trumps Green are approximately 2.5-4km from the site. Wentworth Golf Course lies to the north of the garden village. To the west, beyond Burma Road is Chobham Common which is a National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI), part of the Thames Basin Heaths Special Protection Area (TBHSPA) and also part of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) under the Habitats Directive.
Planning status	There are a number of applications currently under consideration on the Upper Longcross Site. The remainder of the Garden Village is not currently in the Planning system.
Planning History: Upper Longcross-key applications	RU.05/0538-Outline application at Upper Longcross for development comprising up to 113,434 sq.m of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use), and decked vehicle parking. Development also to include demolition of buildings, removal of hardstanding; creation of ecological habitat areas; creation of general amenity areas; creation of landscaped areas; new and improved site access for vehicles, pedestrians and cyclists; new and improved links between the site and existing public highways network; vehicle parking (up to 3,079 spaces); cycle parking; drainage works including a pumping station for foul drainage and storage ponds for surface water drainage; bin stores; electricity substation; and associated engineering operations. GRANT subject to conditions.
	RU.13/0856 - Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. GRANT subject to conditions.

	RU.13/0857 (validated 20.11.2013): Hybrid planning application for the change of use from agriculture to Publicly accessible open space (PAOS) (Sui Generis use), together with associated development, car park, footpaths and landscaping, including a detailed first phase of development comprising road access to an onsite car park with 12 spaces, an 800 m hoggin path, dog proof fencing, gates, benches, signs and landscape planting, including trees and scrub and a wildflower grassland within a 5.1 ha area at Trumps Farm (part of), Kitsmead Lane, Longcross. GRANT subject to conditions.
	RU.17/0701- Screening opinion for proposed development of 200 additional residential units in addition to the approved hybrid outline scheme/detailed scheme RU.13/0856 (as amended) for up to 79/025 sqm Class B1 up to 36,000 sqm of suit generis data centre use, up to 200 dwellings, up to 6,300 sm of ancillary uses including A1-A5, D1, and D2; publicly acessible open space, ecological habitats, general amenity areas, roadways, walls etc; new vehicular accesses, parking, bin stores, and asociated facilitating works. Decision: Not EIA development-ES is not required.
	RU.17/1191- Reserved Matters application for the development of a 3 storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Application remains under consideration at the time of writing.
	RU.17/1295- Phase 2 reserved matters application for the development of two part 4 / part 5 storey residential buildings comprising 90 dwellings (comprising 18 x one bed apartments, 72 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Application remains under consideration at the time of writing.
	RU.17/1307- Phase 2 reserved matters application for the development of two 4 storey office buildings to create 16,765 sqm (GEA) of B1 office floorspace; erection of decked car park with 5 split levels; extension of existing access to Chobham Lane; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS); M&E plant and plant rooms/enclosures; and demolition of existing buildings. The application

	forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Application remains under consideration at the time of writing.
Planning History: Lower Longcross (excluding Barracks site)-key applications	RU.02/1414-Certificate of existing lawfulness for Use of the site for B1 (Business) use with minor ancillary uses including B8 (storage/distribution), A3 (Food & Drink), D1 (non -institutional uses), D2 (assembly & leisure) and sui generis hostel use (Longcross Barracks deleted from application) (Additional supporting information received 1st August 2003) (grant).
	In 2004, a certificate of existing lawfulness (RU.04/1297) was granted on the site for (1) the testing & evaluation of tracked and wheeled military vehicles; (2) driver training courses using military and or civilian vehicles; (3) film & media events including the staging of television shows, the setting up of temporary sets, camera installations and lighting fixtures, and vehicle manoeuvring exercises associated with such events; (4) between the hours of 08.00 to 18.00 Monday to Friday: (a) civilian commercial automotive vehicle testing and other specialist tasks including the testing of new & used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles; (b) automotive club events including static exhibitions and shows and trial events of all makes and models of vehicles; (c) corporate driving events including recreation, entertainment and corporate hospitality events associated with vehicles, and (5) between the hours of 08.00 to 18.00 for a maximum of ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no longer than two days, subject at all times to: (a) the noise emissions from any vehicle not exceeding 100dB(A) measured at 0.5m from the source of the noise, and (b) save for the testing and evaluation of wheeled and tracked military vehicles, any use of motor vehicles between the hours of 18.00 and 08.00 not to amount to a common law or statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicle to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours.
	RU.17/0793- EIA scoping opinion for proposed development for up to 1,400 dwellings, a primary school, 3,210 sqm of commercial space (restaurants, retail, public house), 930 sqm of community space, publicly accessible open space, landscaping, ecological habitats, and access. Suitable Alternative Natural Greenspace (SANG) will be provided on site, which will link to Trumps Farm. Application remains under consideration at the time of writing.
Planning history: Longcross Barracks-key applications	RU.05/1167- Certificate of lawful existing development for use of the land for the provision of secure residential accommodation (use Class C2A) including use as a military barracks. GRANT certificate of existing lawfulness.
Current use?	Upper Longcross: Film studio and associated uses with residential element of RU.13/0856 under construction. Lower Longcross: Mixed use-Test track, golf course and use in connection with film studio use.

	Longcross Barracks: Former military barracks
Previously developed?	Upper Loncross: Yes Lower Longcross: Parts of the site are considered to fall under the definition of PDL. Longcross Barracks: Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	A number of trees along the southern and eastern boundaries of the Lower Longcross site are protected by a Tree Preservation Order (no.6)
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings	Lower Longcross contains a grade II listed building (Barrow Hills and listed wall)	**Other (specify)**	Part of the site to the west) is within 400 m of the THBSPA Lower Longcross contains a Scheduled Ancient Monument (Bowl Barrow) Lower Longcross is located approximately 20 metres from land adjacent to Trumps Farm, which is a site allocated for waste use in the 2008 Waste Plan. Also adjacent to two sites at Trumps Farm, which are in existing waste use [biological treatment].
SANGS	Part of the site provides SANGS		

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing				The agent acting on behalf of the landowner at Upper Longcross and Lower Longcross continues

with a proportion of affordable housing				to confirm that the site is available for the provision of a residential led mixed use development.
All affordable housing				
Elderly people's housing, student halls				The agent acting on behalf of the landowner at the Longcross Bararcks site continues to confirm that the site is available for development, potentially for a 'care village'
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				The agent acting on behalf of the landowner at the Longcross Bararcks site continues to confirm that the site is available for development, potentially for an employment use.
Employment (B2 and B8 use classes)				The agent acting on behalf of the landowner at the Longcross Bararcks site continues to confirm that the site is available for development, potentially for an employment use.
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Upper Longross: Site continues to be considered as a suitable location for redevelopment given the significant amount of existing development which already exists on the site, and as supported by RU.13/0856. However, as the site is located in the Green Belt, any subsequent applications submitted at the site for redevelopment/amendments to RU.13/0856 would need to comply with Green Belt policy.

Lower Longcross: The land parcel is not suitable for a comprehensive redevelopment on policy grounds given the location of the site in the Green Belt and given the relatively limited amount of built development on the site (despite its status as a Major Developed Site in the Green Belt). There may be scope for limited infilling on the land, provided the development would not have a greater impact on the openness of the land, as per the provisions of 89 of the NPPF.

Longcross Barracks: Whilst the site is located in the Green Belt, paragraph 89 of the NPPF states that, 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are [amongst other things]: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'. The site is

considered to meet the definition of Previously Developed Land and as such, it is considered that the redevelopment of the site remains possible. However, given that the whole site is located within 400m of the TBHSPA, this limits the uses that the site could be developed for. Market and affordable residential units would not be acceptable but it is considered that the use of the site for employment, community, hotel, retail or institutional uses could be acceptable, subject to agreement with Natural England.

Available: Upper and Lower Longcross including the Longcross Barracks site continue to be confirmed as being available for development.

Achievable: The development of Upper Longcross continues to be considered achievable. The fact that RU.13/0856 is under construction supports this.

The land on the Lower Longcross site (excluding the Longcross Barracks site) is not currently considered to be achievable as it would not be suitable for large-scale redevelopment. However, should the land be included in the urban area, as is proposed in the emerging Local Plan, the land would considered to be achievable.

In relation to the Longcross Barracks site, there is no evidence that the site is not achievable. The site is previously developed and is considered to meet the definition of previously developed land and therefore has potential for redevelopment.

Deliverable/developable: The development consented at Upper Longcross under RU.13/0856 is under construction and as such is considered to be deliverable. The deliverability of the Lower Longcross site (excluding the Barracks site) depends upon the Council recommending the site for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan sound. It is considered that the Longcross Barracks site is developable.

Recommendation: The Council's Site Capacity work which underpins the emerging Local Plan considers that the Longcross Garden Village is capable of accommodating: 1700 residential units, 10 gypsy/traveller pitches and a 70 bedspace care home. It is also anticipated that the site would accommodate a 79,025sqm office park and 36,000sqm data centre (in line with planning approval RU.13/0856), along with a range of open space uses (including SANGS) and a mix of A and D class uses to support the development of a new settlement.

Name Stroude Road **Location Virginia Water**

Site area (ha) **4.04ha** **ID 103**

Grid Ref **500947, 169193** **UPRN** 10092960589

Ownership type	Private
Site description	The site is located on the south eastern side of Stroude Road and is characterised by open land. Site is bounded by Stroude Road to the north and Hurst Lane to the east. Residential properties abut the site to the south and west. Trees and hedging form a large proportion of the site's boundaries.
Planning status	Not in the planning system
Planning History	RU.86/1209 – Residential Development - Refused
Current use?	Agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	Grade II listed building to the north at Luddington House
Conservation area		**Other (specify)**	Minerals Safeguarding Area on site. Safeguarded Minerals Site to north at Whitehall Farm

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	120		Owners consider site could be developed for 100-200 dwellings at 25-50dph, but more likely at lower end of the scale.
All affordable housing				

Elderly people's housing, student halls	Yes			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	Yes			
Employment (B2 and B8 use classes)	Yes			
Retail	Yes			
Food and drink				
Leisure	Yes			
Community uses				
Hotel				
Parking				
Custom build				
Self-build	Yes			

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to be in agricultural use and does not fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where these fall within a buffer zone placed around each urban area. The site at Stroude Road did not fall within any of the identified buffer zones and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular Minerals Safeguarding Area contain defined resources for concreting aggregates and a presumption against development will exist.

Available

Agent suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land at Marshall Place

Location Addlestone

Site Area (ha) 0.22

ID 107

Grid reference X: 505184, Y: 162836

UPRN 200004040851

Ownership type	Runnymede Borough Council
Site description	The site is a flat rectangular piece of land located in the urban area of New Haw, Addlestone and is situated in the south western corner of the Marshall Place cul-de-sac. The north-western boundary of the site abuts the Top Golf Centre which is located in the Green Belt. The north eastern boundary abuts residential properties in Marshall Place and the south eastern boundary abuts the rear boundaries of properties in Jennings Close. The properties in the adjoining residential area are predominantly 2 storey and either semi-detached or terraced and mostly constructed in the early 1990s. The elevated M25 motorway runs approximately 20m to the south west of the site however this distance is buffered with an area of mature trees and falls beyond the M25 AQMA. The site is currently in use as a public open space.
Planning status	Currently in the planning system
Planning History	RU.17/1118: Erection of 10 houses 6 x 3 bed, 4 x 2 bed. Not yet determined
Current use?	Previously public open space
Previously developed?	No

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Open space

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			A planning application for a development of 10 houses is currently under consideration. The applicant and owner of the land is Runnymede Borough Council.

All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			16	
Custom build				
Self-build				

Suitable: The site is considered suitable for development. Pre-application discussions took place prior to the submission of the planning application.

Available: The site is available

Achievable: There is no evidence to suggest that the site is not achievable.

Deliverable ✓ Planning application granted for residential development

Developable

Recommendation: The site is a flat greenfield site located in the urban area and has been deemed suitable for housing. As part of the development applied for under ref RU.17/1118 Runnymede Borough Council is proposing to provide a new play area for the community and existing residents. This play area will be located very close to the development site.

It is considered that the scheme under RU.17/1118 makes an efficient use of this site and it appears unlikely that an increase in the proposed number of units will be achieved.

The proximity of the site to the M25 motorway is considered to have only a minimal impact on the site and the site falls outside the M25 AQMA.

Residential units: 10

Other uses: As planning permission is being sought for residential use, no detailed assessment of the site for other uses has been made.

Name Land adjacent to Hythe Farm, 81/83 Hythefield Avenue **Location** Egham

Site area (ha) 0.96 **ID 120**

Grid reference X: 503102, Y: 170701 **UPRN** 100061500217

Ownership type	Private, single
Site description	The site is located on the eastern fringes of the Egham urban area. It consists of the detached chalet bungalow and its rear garden at 81 Hythefield Avenue (which are located in the Urban Area) and a long and narrow strip of land attached to the south-eastern boundary of this residential property; this part of the site is a greenfield strip of land and is within the Green Belt. The attached strip extends northeast and measures around 250m in length and 35m in width. The area surrounding the site is residential in character to the south west and northwest. The western side of the Green Belt part of the site is adjacent to the Magna Carta School playing fields, while the eastern boundary adjoins open Green Belt land. The entire site is within the functional floodplain (Flood zone 3B).
Planning status	Not in planning system
Planning History	No recent or relevant history.
Current use?	Residential and associated land
Previously developed?	In part

Site constraints			
Green Belt	most	**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Thin strip of land running along eastern boundary lies with Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a	✓			The site was promoted in 2014 for residential use. The site owner has not stated that other uses they would consider the land to be promoted for

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable
The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it does not appear to have been previously developed and the existing dwelling on site falls within the urban area. Therefore, residential development of the site within the Green Belt would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site at Hythe Farm falls completely within the functional floodplain and as this is considered to be an absolute constraint the site was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable
The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular Minerals Safeguarding Area are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward. The site is within the functional floodplain and would be unsuitable for residential development.

Available
Agent suggests the site is available in years 1-5.

Achievable
Even if development on this site is viable, the site is considered to not be achievable given its functional floodplain and Green Belt status which limits the development potential of the site.

Recommendation
At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. The site is located in the functional floodplain, which is considered an absolute constraint. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the functional floodplain and Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Luddington Farm, Stroude Road

Location Egham

Site area (ha) 5.89

ID 121

Grid reference X: 500878, Y: 169486

UPRN 10092960623

Ownership type	Private
Site description	The site is located in the Green Belt between the urban areas of Virginia Water and Egham. To the west of the site is a residential area, characterised by detached dwellings on reasonably sized plots. The site is of an irregular shape and is considered to be a greenfield site. Towards the middle of the site, there are two ponds. To the west of the site, approximately 50% lies within flood zone 2 and 44% in flood zone 3. The trees along the northern and western boundaries are covered by a number of mature trees subject to Tree Preservation Order 6. The site is also one of Surrey County Council's safeguarded minerals sites and is a designated preferred area for mineral working.
Planning status	Not in the planning system
Planning History	There is no recent or relevant planning history relating to the site.
Current use?	Agricultural
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	TPO along northern and western boundaries (TPO 6)
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	Luddington House which lies adjacent to site boundary is Grade II listed.
Conservation area		**Other (specify)**	The site is a safeguarded minerals site (Milton Park Farm) and is a designated preferred area for mineral working

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing	✓			The land was confirmed available for housing in 2014

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable
The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site appears to be in agricultural use and does not fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where these fall within a buffer zone placed around each urban area. The site at Luddington Farm did not fall within any of the identified buffer zones and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

The Minerals Planning Authority have identified that both the Milton Park Farm Area within which this site sits and the Whitehall Farm, which this site adjoins are expected to be worked for minerals. Milton Park Farm is the subject of a current planning application. This also calls into question the suitability of the site for residential development.

Developable/Deliverable
The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that any sites within this particular Minerals Safeguarding Area are likely to be severely constrained as a result of previous or potential working and more in depth consideration will be needed if taken forward.

Available
Agent suggests the site is available in years 1-5.

Achievable
Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status and safeguarded minerals designation which limits the development potential of the site.

Recommendation
At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. The site is also unsuitable due to its safeguarded designation for minerals extraction. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site and its minerals safeguarding, the suitability of the site for other uses has not been considered.

Name	**79 & 79a Woodham Park Road**	**Location Woodham**	
Site Area (ha)	**0.42ha**	**ID 122**	
Grid Ref	**503576, 162299**	**UPRN 100061491245**	

Ownership type	Private
Site description	Site in residential use with associated parking. Several outbuildings on site located along the boundary with numbers 81 & 83. A number of trees located within the site. Open to the north and south of the site with residential to the east. Some forms of development to the west but open beyond.
Planning status	In Planning System
Planning History	RU.16/1501 – Outline application for 5no residential dwellings – Refused RU.16/0438 – LDC application whether planning permission is required for 4 outbuildings (A-D) – Buildings A-C refused and building D split decision
Current use?	Residential
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	11		Owner considers 11 dwellings could be achieved and that 50% of garden land could be given over to outbuildings under PD.
All affordable housing				
Elderly people's housing, student halls	Yes			As bungalows
Traveller accommodation				
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build	Yes			

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is in use as a residential property and as such the site is considered to be previously developed in accordance with policy contained within the NPPF.

The Stage 2 Green Belt Review undertaken by Arup considered the impact of the site at 79/79a on the purposes of the Green Belt as part of a larger parcel of land also containing 81-87 Woodham Park Road. The site proponent does not consider this to be the correct approach and that different conclusions would have been reached had the site been considered separately. However, the Council considers that its Green Belt evidence is robust and as such the site is not being considered for release from the Green Belt. Further, the Site Selection Methodology and Assessment (SSMA) did not consider the site could accommodate 10 or more dwellings and as such the site did not make it through an initial sifting exercise and was not considered further. Further explanation on this is given in the developable/deliverable section.

The site is however considered to be previously developed and Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

Developable/Deliverable

Site is considered to be developable, however the impact to the Green Belt will need to be considered in comparison to the existing development.

The owner states that up to 50% of the current curtilage of the dwelling could be developed with outbuildings under permitted development and this could give a footprint, when combined with the existing buildings on site of around 1,000sqm. Paragraph 89, bullet 6 of the NPPF requires a comparison with the site as it exists now, not as it may exist. As such, a comparison can only be made with the existing level of development on the site as it stands at this moment in time.

Planning application RU.16/1501 considered an outline application for 5no dwellings on the site. The

application was refused on the grounds that 5 dwellings would have greater harm on the openness of the Green Belt than the existing outbuildings on site given that they would spread development and encroach into undeveloped areas of the site and lead to further intensification. The other reason for refusal was based on site access and its proximity to property on the site leading to an unneighbourly form of development resulting in increased noise and disturbance detrimental to neighbouring amenity.

The floor area of outbuildings on site is considered to be around 237sqm and are described as relatively low key buildings or not significantly robust structures including a polycarbonate structure, small timber shed and open sided store. As such given the existing level of development on site, it may be capable of supporting 1 net additional dwelling; however this is still dependent on whether the additional dwelling would have greater harm to the Green Belt than the existing development on site or the purposes of including land in it, taking account of siting, floorspace, bulk and massing.

The site proponent has stated that the site is capable of accommodating 11 dwellings if the site was released from the Green Belt and should have been considered further in the SSMA. For the reasons given above, the site is not considered for release from the Green Belt and this is not a matter for the SLAA. However, given the size and shape of the site, the relationship to neighbouring dwellings and existing vegetation on site as well as configuring suitable access within the site and its impact on amenity, it is considered that 10 dwellings could not be delivered on this site.

Available:

Owner states site is available within years 1-5.

Achievable

The site could be redeveloped given its previously developed status but its impact on the Green Belt would need to be taken into account.

Recommendation

Site doesn’t meet SLAA site requirements for 5 net dwellings. However, site may be able to accommodate 1 net additional dwelling in years 1-5, which would be accounted for through windfall.

Name	**Cemex House, Coldharbour Lane**	**Location Thorpe**	
Site Area (ha)	**7.20**	**ID 123**	
Grid Ref	**503005, 168838**	**UPRN 100062599737**	

Ownership type	Private
Site description	The site is located west of Thorpe and has an area of some 7.2ha. The site comprises offices and training facilities including the Grade II* listed Cemex House. The north eastern part of the site, includes a car park and tennis courts, with offices dispersed within the centre of the site. The south and western parts of the site are more open and include a small lake and small stands of trees. Site is bounded to the south by Manor Lake and to the north by Coldharbour Lane. Largely open to the north and east with Thorpe Park some 250 m to the south across Manor Lake.
Planning status	Not in planning system
Planning History	RU.13/1375 – 87 dwellings – Withdrawn RU.13/1376 – Listed Building Consent to 13/01375 - Withdrawn
Current use?	Offices with ancillary parking
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓Partially	**TPO**	
Flood zone 3a	✓Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	✓ Abuts site to the south
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Cemex House Grade II* listed
Conservation area	✓ Partially	**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	-		
All affordable housing				

Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Site is located within the Green Belt where there is a presumption against development, but is in use for offices associated with the CEMEX Headquarters. As such the site is considered to be PDL.

The site is partially located within the Major Developed Site (MDS) boundary of Thorpe Park which is designated in the 2001 Local Plan policy GB10 which allows infilling or redevelopment within the site. The national planning policy context for MDS was set out in Planning Policy Guidance Note 2: Green Belts, which was replaced by the NPPF. The NPPF does not make provision for Major Developed Sites and as such the current Local Plan policy is out of date and is not proposed to be retained in the emerging Local Plan.

The site was considered in the Site Selection Methodology & Assessment and found to score low-medium overall in terms of accessibility and constraints and was not taken forward for further consideration.

However, paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

As such, given the NPPF guidance in para 89 (bullet 6) and the sites previously developed (brownfield) status, the site could be considered suitable for development, dependent on its impact on the openness and purposes of the Green Belt when compared to the existing development on site.

Developable/Deliverable

Around 1.9ha of the site lies within flood zone 3b which is an absolute constraint. An additional 0.07ha lies within floodzone 3a where the sequential and exception tests would need to be passed before residential development on the site could be considered acceptable. As no evidence has been provided which demonstrates the exceptions test could be passed, it has been assumed that this area of the site is undevelopable, although these areas of the site are largely around the southern periphery which is more open in character.

A further 2.2ha of the site lies within flood zone 2 where the sequential test would need to be passed. The site proponents have stated that the extent of flood zone 2 should be reduced given the modelling undertaken within an FRA submitted with application RU.13/1375. The Environment Agency accepted the modelling in the FRA for the purposes of the sequential test but were not prepared to alter their flood extent maps given an historic flood event at the site, which the site proponents state occurred prior to topographical changes in the area as a result of gravel extraction. Given that the EA accepted the modelling in the site FRA, for the purposes of this assessment the extent of FZ2 as set out in the FRA accompanying application RU.13/1375 has been used. The remodelled FZ2 pushes the zone southwards, although FZ2 is introduced in the far northwest corner of the site.

Nevertheless, the impact to the Green Belt will need to be considered in comparison to the existing development on the developable part of the site as well as the main offices Grade II* listing. In the definition of previously developed land in Annex 2 of the NPPF it states that it should not be assumed that the whole of the curtilage should be developed. As such, to retain openness part of the site may need to remain open in character which further reduces the developable area of the site. The western part of the site is covered by the Thorpe Conservation Area and as such this is likely to reduce capacity further and is in any event largely open in character.

The Grade II* listing covers the main bulk of offices on the site and therefore this makes them more appropriate for conversion to residential rather than redevelopment. The previous application proposed 19 units (as part of 87 dwellings on site) in a conversion, but this was only in relation to some of the buildings on site. The pushing back of FZ2 further south also appears to indicate that existing buildings on site at The Lodge and adjacent to the lake no longer fall within FZ2. These buildings could be converted to residential use. The large parking area to the northeast of the site could come forward as part of any redevelopment, however, this would be dependent on whether development would have greater harm on the openness of the Green Belt when compared to the existing.

Overall, given the Green Belt location and surrounding character as well as the presence of flood risk, conservation area, the listed buildings on site and their setting, it is considered that site capacity reflects what could be achieved through an appropriate and sympathetic conversion of the buildings on site. The application form accompanying application RU.13/1375 stated 8,315sqm of B1a office space on site. Applying a 15% discount to floor area to account for void areas gives floorspace of 7,067 for residential floorspace. Using average 2 bed flat unit sizes of 70sqm would give an approx. capacity of around 100 net dwellings, but this does not take account of impact to the listed building and as such this capacity may not be achievable. Taking a precautionary approach capacity could be around 60 dwellings.

Available:

Agent suggested in 2014 that the site is available in years 1-5 and has reiterated in 2016 that site could be available within 1-2 years. As such, site is considered to be available in years 1-5.

Achievable

Whole Plan viability is currently being undertaken by consultants, but there is no suggestion that the site is not viable.

Recommendation

Include within the SLAA for residential development with a capacity of 60 net dwellings in years 1-5.

Name Wey Manor Farm

Location Addlestone

Site area (ha) 12.8

ID 129

Grid reference X: 505705 Y: 163175

X: 505832 Y: 162917

UPRN 10092960624, 10092960625

Ownership type	
Site description	The site is has an area of some 12.8ha and is split over two parts. The northern part of the site has an area of some 9.22ha and is located to the north of Wey Manor Road. The remainder of the site is located to the south of Wey Manor Road and has an area of some 3.55ha. Both sites are located in the Green Belt on the fringe of the New Haw Urban Area. The southern part of the site is most affected by flooding with approximately half of its area being located in flood zone 3a. Both parts of the site are greenfield in nature being open fields. The exception is a small part of the northern site on its western side which is laid to hardstanding and appears to be used for the parking of vehicles at the Canal Bridge Works. A pylon and overhead power cables run over the western edge of the northern site. To the north of the site is Addlestone Quarry which is in use for the extraction of sand and gravel. Open fields are located to the east. The residential area of New Haw is located to the west of the site and to the south is the National Grid electricity switching station.
Planning status	Not currently in the planning system
Planning History	There is no recent planning history relating to the site that is pertinent to this write up. In 1974 however, permission was refused (RU.74/0413) on the site (and on land beyond the site) for a residential development including community centre and open space amenity areas.
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	part	**TPO**	
Flood zone 3a	part	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Located in a mineral safeguarding area. Outside the site but running along the

			southern boundary of the northern part of the site is a row of trees that are protected by Tree Preservation Order 49 A pylon and overhead power cables cross part of the site The eastern and southern portions of the southern site are within a Biodiversity Opportunity Area

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓	Min 220 units		Suggested by owner through representation to Issues Options & Preferred Approaches consultation 2016
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: No

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the overall performance of the site is low-medium against accessibility and constraints, and so the site was not taken forward to the next stage of the Assessment. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: the site owner has confirmed in the 2015 SLAA that the site is available now for development.

Achievable: The site is not currently considered to be achievable as it is not suitable.

Deliverable: no

Developable: no

Recommendation

The site promoter has provided information that the north of the site could deliver 220 dwellings at a density of 25 DPH. In addition, a cafe, retail and facilities are proposed as part of the scheme.

The site is located in a minerals safeguarding area. The minerals planning authority states that the site would need to be looked at more carefully should housing development be promoted. Although the adjacent mineral reserve may well have been substantially exploited, their concern would be the safeguarding of future extraction in the Addlestone Quarry Extension (Preferred Area A, Surrey Minerals Plan Primary Aggregates DPD). This Preferred Area A is also allocated as a potential temporary aggregates recycling site under Policy AR3 of the Joint Aggregates Recycling DPD. In addition, the site forms part of the Addlestone Quarry Extension, which is allocated as a potential temporary aggregates recycling site under Policy AR3 of the Joint Aggregates Recycling DPD.

Furthermore, it is worth noting that parts of the site are located in flood zone 3a (approximately 1.95 ha). In such areas, and in line with the NPPF and PPG, both the sequential and exception tests would need to be passed for residential development to be considered acceptable.

Though parts of the site adjoins the urban area, this is a greenfield site and a piece of open greenbelt land which prevents the spread of the New Haw urban area into open countryside. The use of this site for residential development would represent inappropriate development in the Green Belt which would be unacceptable unless very special circumstances were found to exist which would

outweigh the significant harm that the residential redevelopment of the site would cause to the Green Belt. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

Residential units: 0

Other uses: Given the Greenfield nature of the Green Belt site, other uses as assessed through the SLAA would be considered inappropriate development in the Green Belt. Therefore 0 sq. m is recorded.

Name: Ledger Drive, Addlestone **Location:** Addlestone

Site area (ha): 0.4 **ID:** 132

Grid reference: X: 503711, Y: 163897 **UPRN:** There are number of UPRNs associated with the site

Ownership type	Public, single
Site description	The site is located in the western part of the Addlestone urban area in Rowtown. It is located within a ring of residential development of typically 2 storey semidetached houses and bungalows. The main access to the site is via a narrow access off Ledger Drive. The site has a flat topography with a former brick field adjacent to the west. A former Social Club now used as a Samaritan Centre sits centrally on the site whilst to the east is hardstanding with small lock up garages and ancillary storage units. The site is screened from the rear of residential properties of Ledger Drive, Marley Close and Copperfield Rise by trees. The site previously included the former Ongar Brick works; however in October 2015, the Council concluded the former brickworks site should not be developed and instead retained as amenity space. In addition, a village green application was submitted on the former brick works although this was rejected by an Inspector in July 2014.
Planning status	Not currently in the planning system
Planning History	No relevant history
Current use?	Social club
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	A single tree protected by TPO 380 is located adjacent to the eastern site boundary
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Possible contamination due to former use of adjacent site (to the west) as a brick field

Potential Use	**Owner willing to**	**No units/**	**No spaces**	**Supporting comments**

	consider use?	m2		
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: This site is located in the urban area and is considered suitable in principle for development on this basis, subject to detailed design considerations. The loss of the social club would also need to be considered.

Available: Confirmed available in 2016. It is considered the site could be developed in 6-10.

Achievable: The high level viability work undertaken to support the emerging Runnymede 2030 Local Plan generally supports that residential development is broadly achievable across the whole borough. Furthermore, as the site has no significant constraints to development, development on this site is considered to be achievable.

Deliverable/developable: The land owner has not confirmed any intention to bring this site forward in the short term and the site does not benefit from planning permission for its redevelopment. At the time it is therefore considered that the site is more likely to fall into the category of developable.

Recommendation
Although there have been pre - application discussions about this site, a specific number of units that the site could potentially accommodate has not been agreed. The density of development around the site is approximately 26 dwellings per hectare. It is considered that a density of 30 dph

would not be incompatible with the surrounding character and would make efficient use of the land. On this basis, it is considered that 12 units could be delivered on the site, taking account of the necessary access. However, if retention/re-provision of the existing social club were required, this would in all likelihood reduce this capacity figure.

Residential units: 12

Other uses: The landowner has not stated that other uses would be considered on the site; therefore an assessment of the use of the land for other uses has not been made at this time.

Name 160-162 High Street

Location Egham

Site area (ha) 0.13

ID 141

Grid reference X: 501092, Y: 171282

UPRN 100062604887, 100062604888

Ownership type	Public, single
Site description	The site is located on the southern side of the High Street and has an area of approximately 0.13ha. The site is located in the Urban Area of Egham and within the designated town centre and shopping core. The whole of the building (which fronts the High Street) is located in the Egham Town Conservation Area. The building is three storeys high with an A1 use at ground floor level and vacant office space above. The site adjoins a Grade II listed building to the east. Numbers 52, 53 and 55 High Street to the north of the site are also Grade II listed buildings. The High Street contains various shops and other commercial uses. Residential properties are observed above ground floor uses in some of the premises. The site abuts SHLAA site 157 to the west.
Planning status	The site has an extant permission
Planning History	RU.15/1382-Change of Use of the first and second floor offices (Class B1) to provide 5 x 1 bed and 5 x 2 bed residential units (Class C3) ,alterations to fenestration including the removal of 3.no bay windows and removal of first floor street canopy to High Street elevation, together with associated external works to car park area (grant)
Current use?	Office (vacant)
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓ (southern part)	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	The site is adjacent to a grade II listed building
Conservation area	✓ (northern part)	**Other (specify)**	Shopping Core Areas in Town Centres (SHO2 and SHO3) Town Centres outside Revitalisation Areas (TC2) Aircraft Noise (BE22)

			High Archaeological Potential (BE15) & Preservation and Recording of Archaeological Remains (BE16)

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				Planning permission has been granted for residential development for 10 net additional units at first and second floor level.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: yes

Available: yes

Achievable: yes

Deliverable: yes. Permission was granted in 2015 for the change of use of the first and second floor for residential accommodation.

Developable:

Recommendation

For residential use: 10

Name Alwyn House, Windsor Street

Location Chertsey

Site area (ha) 0.34

ID 143

Grid reference X: 504049, Y: 167020

UPRN 100062363807, 200004040818

Ownership type	Private, single
Site description	The site is located in the urban area and town centre of Chertsey, within the Chertsey Conservation Area. The site comprises a property with a frontage onto Windsor Street (a terraced building originally constructed in the early 1900's) with the bulk of the building comprising an extension projecting to the rear with vehicular access off Alwyns Lane (the building was substantially extended in the late 1980s to incorporate additional office accommodation) and an area of car parking to the rear. Alwyn House itself is a commercial building of approximately 1,600 sqm arranged over ground and first floors. The building has been used for many years as offices. The train station is approximately 0.7 miles to the south west of the property and it is close to the shopping core of Chertsey further east on Windsor Street. The site is identified as forming part of an employment area in the September 2016 ELR (C8).
Planning status	The site has an extant planning permission which has been implemented
Planning History	In 2013, permission was granted under RU.13/0035 for the erection of a two storey side extension to existing office building and alterations to existing elevations, alterations to parking area and demolition of rear entrance foyer and air conditioning enclosure.
Current use?	Office
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Adjoins (attached to) a listed building on the Windsor Street frontage
Conservation area	✓	**Other (specify)**	Located within Chertsey dry island Site within an Area of

			High Archaeological Potential

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			Site confirmed available through the 2015 call for sites; however it has not been confirmed the uses that would be considered on the land
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes, the site is deemed suitable for housing development subject to compliance with local and national policies, given its urban area location. Site is close to shops and public transport links on Windsor Street.

Available: In 2015, agent confirmed the site should be considered through the SLAA, although did not state when it could be developed.

Achievable: Unknown at the current time. Whole Plan viability will be undertaken by consultants as part of the development of the Local Plan. However In general, it is not considered that assumptions have changed to such an extent that residential development would not be viable.

Deliverable: There is no extant planning permission on the site in relation to its use for residential dwellings. Therefore it is not considered to be deliverable at this time.

Developable: ✓

Recommendation
RU.13/0035 confirmed that the office building continued to be vacant and the applicant wished to retain the existing office use and re-let the building once the proposed extension and alterations had been carried out. No further information is available.

Notwithstanding the above, the site was assessed for housing to some extent when pre-application advice was sought on the site in 2011, and a figure of approximately 35-40 units was discussed. The acceptability of this figure would, however, require testing through the formal application process. In such an application, the loss of the commercial use would need to be justified. The Chertsey Dry Island currently benefits from a safe means of escape and as such provision of residential acommodation in this part of the town centre is likely to be acceptable subject to detailed design considerations but safe access and egress would need to be demonstrated.

Residential units: 35

Other uses:

The ELR identifies that the site is in employment use, the majority of which is used as office space. The site is considered to be of a good overall quality. Further intensification of the site may be possible, which would need to be assessed through the formal application process.

That being said, a mix of uses is permitted in town centre locations and, as such, it is considered that some of the existing employment sites (including this site) could be suitable for other town centre uses. Considerations relating to flooding and heritage in particular would however need to be carefully considered if an application for a change of use/redevelopment was considered.

Name: Land rear of 8 Stepgates

Location: Chertsey

Site area (ha): 0.07

ID: 148

Grid reference: X: 504598, Y: 166627

UPRN: 10092960611

Ownership type	Private, single
Site description	The site is located within the urban area of Chertsey on the northern side of Stepgates and was previously part of the rear garden of No. 8 Stepgates. The site has a shared access drive with No.8 Stepgates and is roughly rectangular in shape. The land appears as an area of open land laid in the main to grass. The site is in a residential area. Two blocks of residential flats which are two-storey in height (Horsell Court) are positioned to the west of the site. The garden of No.10 Stepgates abuts the eastern boundary. To the rear is an office parking area for Kestrel Court on Pound Road. Stepgates Community School and Stepgates Close are on the southern side of Stepgates close to the entrance of the site. Part of the site is located within flood zone 3a: high risk and the remainder of the site is located in flood zone 3b (functional floodplain).
Planning status	
Planning History	RU.11/1120 - Erection of a pair of semidetached dwellings - Refused on the grounds of flooding, impact on the character of the area and on residential amenity. RU.10/0855 - Erection of a pair of semi-detached two storey dwellings and four car parking spaces. Application withdrawn by applicant.
Current use?	Open land laid in the main to grass with garage in south eastern corner
Previously developed?	Partly (where garage is located only)

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	The site is located within an Area of High Archaeological Potential

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			
Starter homes				
Employment (B1 use classes)	✓			
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: No. The area of the site where it is envisioned that development would need to be located (i.e. the land beyond the access road into the site) is located within the functional floodplain, which is an absolute constraint identified in the SLAA methodology.

Available: Yes, the agent has confirmed that the site is available for development in the next 1-5 years.

Achievable: The site is not currently considered to be achievable given the significant flooding constraints.

Deliverable/developable: Given the significant flooding constraints on this site, it is not considered that the site is deliverable or developable.

Recommendation: The national Planning Practice Guidance on Flood Risk and Coastal Change which accompanies the NPPF sets out that uses in the 'highly vulnerable' category, which includes caravans, should not be developed in either flood zones 3b or 3a. Therefore it is considered that traveller accommodation would not be acceptable on the site.

Furthermore, as the majority of the site (except for the access) is included within the functional floodplain, neither a b1 use (a less vulnerable use) or a residential development (a more vulnerable

use) would be appropriate forms of development on the site according to the Government's national Planning Practice Guidance on flood risk vulnerability and flood zone compatibility.

Not suitable for development and exclude from SLAA land supply

Residential units: 0
Other uses: 0

Name	**Land at Howards Lane**	**Location Row Town**	
Site Area (ha)	**3.5ha**	**ID 154**	
Grid Ref	**503449, 163422**	**UPRN Numerous UPRN**	

Ownership type	Private
Site description	Site 154 is made up of two parcels-the first is a triangular piece of land with an area of approximately 0.45ha which is accessed via an access road off Row Town. The second parcel of land which makes up site 154 is an irregular shaped piece of land located to the north which has an area of approximately 3.02ha. Both parcels are located in the Green Belt and are mainly characterised by detached dwellings in generous plots, although in the larger parcel there appears to be an undeveloped paddock area in the southern part of the parcel. Wooded areas are also observed, particularly to the east of Three Gables and to the east of Sandelwood. The character of the surrounding area is largely residential, although development is more dispersed to the north. Land to the west of the SLAA site is open in character.
Planning status	Not in planning system
Planning History	RU.84/0637 – 20 dwellings - Refused
Current use?	Residential
Previously developed?	Yes. Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 221 to north of site and TPO 180 to south east.
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	-		2014 SHLAA submission proposed 4 dwellings on site of Sandlewood. Site now enlarged to include dwellings at Howards Lane and Three Gates.
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Site is located within the Green Belt where there is a presumption against inappropriate development. Part of the site is in existing residential use and is previously developed. However, the open area to the south east and the wooded areas are not considered to be previously developed. These parts of the site are considered to be unsuitable for development.

To overcome the Green Belt policy constraint for non PDL areas, Green Belt boundaries would need to be altered through the emerging Local Plan with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) and Green Belt Review Part 2 (2017) have considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. Neither of the Green Belt Reviews carried out by the Council recommend that SLAA site 154 should be considered for removal from the Green Belt, and following the consideration of the site through the Council's Site Selection Methodology and Assessment, the site is not proposed for return to the Urban Area through the Local Plan.

In terms of the area considered to be previously developed within the SLAA site, Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it.

As such, given the NPPF policy in para 89 (bullet 6) and given that parts of the site are considered to fulfil the definition of previously developed land, these areas could be considered suitable for development, dependent on the impact of any scheme proposed on the openness and purposes of the Green Belt when compared to the existing development sought to be replaced.

Available

Agent states the site is available within the next 5 years.

Achievable

Viability work undertaken in 2013 to support a CIL charge in Runnymede indicated that residential development was broadly achievable across the Borough at that time. From more recent work carried out, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable.

Developable/Deliverable

Area of the site considered to be developable is around 1.75ha, but split into four distinct land parcels as land at Sandlewood, land at Hawthorne, Land at Three Gates and Land at 9-31 Howards Lane. As such, each parcel will need to be considered in terms of the impact of any potential development on the Green Belt in comparison to the existing development sought to be replaced.

In terms of Land at Sandlewood, there is a large outbuilding to the south as well as the existing property. However, given the Green Belt location and existing level of development on site it is considered that this parcel is unlikely to deliver more than 1 net additional dwelling without having a greater impact on the openness of the Green Belt.

In terms of Land at Hawthorne and land at Three Gates the existing curtilage is reasonably tight to the dwellings and no other large buildings are evident on each site. As such, these sites are only likely to realise 1 net additional dwelling each (for example by redeveloping each site to provide a pair of semi-detached units in replacement for the single detached dwellings which currently exist on both sites).

The Land at 9-31 Howards Lane is comprised of 6 residential dwellings and gardens. Although the garden areas around 9-31 are reasonably extensive and some outbuildings exist, the definition of PDL in Annex 2 of the NPPF states that it should not be assumed that the whole of a curtilage should be developed. Given the existing level of development on site and Green Belt location, it is considered that capacity is around 3 net additional units.

Total capacity is therefore 6 net additional units across the whole site.

Recommendation

Include for 6 net additional dwellings in years 6-10 given the multiple land ownerships across the SLAA site which could make the delivery of the recommended units challenging in the short term.

Name Blays House Blays Lane **Location Englefield Green**

Site area (ha) 1.34 **ID 156**

Grid Ref X: 498941 Y: 170280 **UPRN 100062605058**

Ownership type	**Private /**
Site description	The site is located in the Green Belt on the southern fringes of the Englefield Green urban area. The site is rectangular in shape and has a generally flat topography. The site is previously developed, currently being used as offices, with associated car parking. Immediately to the west of the site is SHLAA site 36: Sandylands Home Farm East. To the east of the site is the Wick Road reserve housing site (SHLAA site 37). To the south of the site are flats converted from a single dwelling. To the north of the site is a residential area, characterised by semi-detached and terraced dwellings in the Urban Area. Blays Lane runs along the western edge of the site and contains a vehicular access point into the site. Wick Road lies to the south of the site, and also provides access into the site.
Planning status	None
Planning History	Planning Application Number: RU.13/1040 Outcome:Refuse Description of Development: Prior approval application for the change of offices to 25 apartments
	Planning Application Number RU.05/0144 Outcome:Grant Description of Development: Certificate of existing lawfulness for use of the building for class B1 (office) use for a period in excess of 10 years.
	Planning Application Number RU.99/0662 Outcome: Grant Description of Development: Demolition of Lubbock House and two ancillary buildings and the erection of a new two and three storey office building.
Current use?	Office, resi
Previously developed?	Yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Local listed building (Park House) located outside of the SLAA siteto the south -Located within 5km of the SPA -Immediately west of the site is a mineral

			safeguarding area for concreting aggregate. The Minerals Authority suggest the site is unlikely to significantly further constrain any potential mineral working over and above the existing urban area although states that if the site were proposed to be developed, would likely ask for borehole evidence to identify the quality and quantity of minerals resources and the practicality of prior working. The the west and south is Windsor Great Park biodiversity opportunity area.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				90
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community				

uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Yes

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:90 C2: Pitches:

Comments: Suitable- Aside from a strip of land on its eastern side, the site is located within the Green Belt where there is a presumption against development, but is currently in use as offices. As such the site is considered to be previously developed. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it. As such, given the NPPF guidance in para 89 (bullet 6) and part of the sites previously developed status, it could be considered suitable for development, dependent on its impact on the openness and purposes of the Green Belt when compared to the existing development on site.

In the response to the 2015 call for sites, the agent stated that 90 units could be developed through conversion of the existing office buildings which would, at this moment in time, constitute permitted development and is therefore suitable. Footprint of buildings on site is approximately 3,200sqm comprising a mix of single storey and 2 to 2 and half storey buildings with Blays house alone having a floor area of 2,691sqm. Considered that this level of existing development on site could support the conversion of around 60 residential units given average size apartments in Runnymede. Given the Green Belt location and surrounding character it is considered that site capacity could reach 80 net additional dwellings.

The land was assessed through the Green Belt Review (part 1). General area 5 (within which the site sits was recommended to be retained in the Green Belt. The further Green Belt review (part 2) commented further on a subparcel within which the site is included and concluded that the sub area (95) has a sense of separation from the

wider countryside. The sub-area is already predominantly built-up, with development to the north and in close proximity to the east and a wooded area to the south. As such, the consultants judged

that the area plays a limited role in respect of the wider strategic Green Belt and its loss would not harm its overall integrity.

Available-The response to the council's 2016 Local Plan Plan consultation states the offices are not let in the long-term and the 2015 submission states the land could be developed in years 1-5. Given that the offices are currently on a short-term let and given that the sites is not currently in the planning system, it is considered realistic that, should the land be included in the urban area, the site would not be developed until year 6 onwards.

Achievable-In terms of achievability, whole plan viability work is currently being undertaken by consultants. There is no reason to believe at this point in time that the site would not be viable.

Name Egham Gateway West

Location Egham

Site area (ha) 0.8

ID 157

Grid Ref X: 501008 Y: 171233

UPRN Several UPRNs are associated with the site

Ownership type	**Public / Multiple**
Site description	The site is located in the urban area of Egham within the Egham town centre as defined by the 2001 Local Plan saved policies and within the shopping core. The site includes 1-23 Station Road North and 168A & C High Street and a car park site (formerly site ID 86). The site sits at the western end of the town centre and is partly located within the Egham Conservation Area. It consists primarily of continuous rows of two storey buildings with town centre uses below (A1-A3) and residential or office uses above. Though most of the premises are occupied, some of the buildings would benefit from updating. There is a car park in the southern corner of the site and Egham train station is within close proximity. There are 4 grade II listed buildings contained in the western part of the site. The entire site lies within flood zone 2: medium risk. The site includes SLAA site 140, which has secured planning permission for the change of use of the first and second floor to residential use.
Planning status	None
Planning History	Planning Application Number: RU.17/0578 Outcome:Grant Description of Development: Application for the proposed demolition of parts of the rear section of the existing building and the proposed conversion of the existing first and second floors of the building to provide 4 new flats (1no 1 bedroom flat & 3no 2 bedroom flats), the creation of a new first floor flat roof area towards the rear, erection of an external staircase, provision of new external ventilation ducting towards the rear of the building and proposed alterations to the exterior of the building including the replacement of doors and windows, replacement of the existing roof covering on the mansard roof and the erection of domed roof lights (amended description 26.05.2017)
	Planning Application Number RU.14/1775 Outcome:Prior approval required Description of Development: Prior Approval of Proposed Change of use of first and second floors from office use to a use within Use Class C3 (Dwellinghouse) for 3 x 1 bed and 3 x 2 bed flats.
	Planning Application Number RU.14/0187 Outcome: Grant Description of Development: Erection of a 2 and a half storey building to the rear comprising 10 no. x 1 bed flats over existing associated car parking, cycle parking , refuse and servicing area following demolition of existing rear office building and conversion of existing first floor frontage building from offices to 4 no. x 1 bed flats incorporating a pitched roof and front gable

Current use?	Mixed use
Previously developed?	Yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site located within 5-7km of the TBH SPA -several Grade II listed buildings located on site -Site affected by aircraft noise High Archaeological Potential (BE15) & Preservation and Recording of Archaeological Remains (BE16) (eastern part)

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				14
All affordable housing				
Elderly people's housing, student halls				200
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				

Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:14 C2: 200 Pitches:

Comments: Suitable- Urban area site(s) that would benefit from redevelopment. Important contribution to regeneration priority area.

Available- In terms of major regeneration propopsed at site, The site is available. Options are being explored to bring the site forward in the near future.

14 units granted under an expired planning permission; however, could still come forward as part of a wider development proposal.

Achievable-Site cosnidered to be achievable.

Name:	**Land at Squires Garden Centre**	**Location: Chertsey**	
Site Area (ha):	**14.82ha**	**ID: 158**	
Grid Ref:	**502538, 165535**	**UPRN: 200004038946**	

Ownership type	Private
Site description	Large area with open spaces to the north, west and east. The southern boundary of the site is formed by Holloway Hill, north of St Peter's Hospital. To the west of the site is Silverlands Farm and a heavily wooded area, to the north lies Westbrook Farm, and to the east lies Green Acres Farm. The site appears to contain a plant nursery with a small portion of the site close to the Holloway Hill access also being used as a garden centre. The buildings used in connection with the nursery and garden centre uses are located in the central part of the site. 2 residential dwellings on site and a number of green houses and polytunnels with some buildings in commercial/office use. It is understood that a major oil pipeline runs beneath part of the site, the exact location of which is unknown.
Planning status	See below.
Planning History	RU.87/1020 – Change of use of part of nursery to Garden Centre
	RU.11/0985 - Demolition of existing glass house, canopies and polytunnel, retention and refurbishment of the octagon building for use as an ancillary café and erection of new retail glasshouse - Granted
Current use?	Garden Centre & Horticulture
Previously developed?	Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	✓ Adjacent site to west
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	✓ To west of site. Silverlands Grade II listed.
Conservation area		**Other (specify)**	Minerals Safeguarding

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing	Yes	-		

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Site is located within the Green Belt where there is a presumption against development. Small part of the site is previously developed. However, main area of the site is not considered to be PDL.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 22) should be retained within the Green Belt with further consideration given to a resultant land parcel. However the resultant land parcel does not include any of this SLAA site. As such, unless the Borough Council considers that exceptional circumstances can be demonstrated which warrants alterations to the Green Belt boundary and ahead of any resulting Technical Review of the Green Belt Boundary, the site is considered unsuitable for development.

In terms of the area considered to be previously developed, Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it.

As such, given the NPPF guidance in para 89 (bullet 6) and part of the sites previously developed status, it could be considered suitable for development, dependent on its impact on the openness and purposes of the Green Belt when compared to the existing development on site.

Nearest train station is around 1.4km (Chertsey) from the site and nearest bus stop 200m. Nearest nursery 1.3km, primary school 1.3km, secondary school 450m and health centre 2km. The SSMA states that the site is medium performing in terms of accessibility/constraints but Green Belt performance is strong. Greater protection attached to protection of Green Belt in this instance.

Developable/Deliverable: Area of the site considered to be developable is small and will need to consider the impact to the Green Belt in comparison with the existing development including the existing residential units and garden centre buildings.

It is considered, given the Green Belt location and existing level of development on site, that capacity is likely to be around 4 net additional dwellings.

Available: Site could be available within years 1-5.

Achievable: Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the borough at that time. In general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable. However, whether the existing nursery would become unviable without the garden centre is unknown.

Recommendation: Site too small to include in supply, but record for audit purposes.

Name Land at Cherrywood Avenue and Ilex Close **Location Englefield Green**

Site area (ha) 0.27 **ID 162**

Grid Ref X: 498806 Y: 170430 **UPRN 10092961534, 10092961529**

Ownership type	**Public /**
Site description	The site is located towards the southern edge of the Englefield Green Urban Area to the west of Egham and comprises three parcels of land. The site is situated in a residential area at the end of Ilex Close and Cherrywood Avenue, small residential cul-de-sacs. The site is bounded by existing residential development to the north, south, east and west of the site. The existing residential dwellings in the area are two storey terraced houses in blocks of four units. The previous use of the parcels making up the site were used for parking with buildings containing garages each with hard surfaced car parks.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/0001 Outcome:Grant Description of Development: Demolition of existing garages and erection of three 2 bed 4 person houses and two 1 bed 2 person apartments.
	Planning Application Number RU.15/1508 Outcome:Grant Description of Development: Demolition of existing garages and the proposal to erect 4 no. semi-detached dwellings each with two parking spaces provided, and 6 other parking spaces.
	Planning Application Number RU.15/1474 Outcome: Grant Description of Development: Demolition of the existing garages and the erection of 2 no. semi-detached and 1 detached 2 bedroom dwellings, with 9 parking spaces and associated landscaping.
Current use?	Garages
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Within 5km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing				12
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:12 C2: Pitches:

Comments: Given that the site was granted planning permission, it is considered the site is suitable, available and there is no evidence to suggest the site is not achievable.

The site is now under construction and therefore is considered to be deliverable within the first five years of the Plan.

Name Egham Library Opportunity Area

Location Egham

Site area (ha) 0.25

ID 165

Grid reference X: 500725 Y: 171350

UPRN 10023379681 & 100062686645

Ownership type	Public, single
Site description	The site is located on the northern side of the Egham urban area, west of the High Street and main shopping area. The site is accessed off the High Street via the cul-de-sacs of Fairhaven and Langham Place. Egham Library, Prestige House (including the car park) and the properties of Fairhaven were all constructed in the 1980s on the former Council Offices site. The site lies within the Egham Town Centre as defined by the 2001 Local Plan saved policies. Roughly rectangular in shape, the site is set amongst a mix of residential, educational and commercial uses. Around the site are the properties of Langham Place and their rear gardens to the west, the properties of 7-12 High Street to the south, Strodes College to the east and the properties of Fairhaven Court to the north. The site is fully covered with hardstanding with the 2 storey rectangular shaped library building to the north. The southern part of the site used as car parking.
Planning status	The site is not currently in the planning system
Planning History	No recent or relevant history
Current use?	D1-library
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Located in a part of the Borough which is sensitive to aircraft noise (saved Local Plan policy BE22) One protected tree on the site (TPO 109)

			Town Centres outside Revitalisation Areas (TC2) Town Centre Strategies (TC1)

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment
All affordable housing				
Elderly people's housing, student halls	✓			The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment
Employment (B2 and B8 use classes)	✓			The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment
Retail	✓			The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes,

The site is located in the Urban Area and is previously developed with no major constraints. The site is therefore considered to be located in a sustainable location for development and is suitable.

Available: The agent confirms the land is available, although not immediately. As such site could come forward in medium to longer term in years 6-15.

Achievable: The site is considered to be available in the medium to longer term and is developable. As such, the site is considered to be achievable.

The site has been analysed by GVA Grimley in a masterplan for the redevelopment of the Egham Town Centre commissioned jointly by Runnymede Borough Council and Surrey County Council. This masterplan takes into account several opportunity sites in arriving at a comprehensive solution.

The report suggests that the existing library site is remote from the core town centre and opportunities to relocate the facility (which might include the Egham Gateway site (ID157)) could provide a suitable site for residential development. The analysis of the site in the masterplan states that the site is capable of accommodating approximately 40 units as part of a flatted development.

Deliverable/Developable: There is a reasonable prospect the site could come forward at a point in time later in the Plan period and is therefore considered developable.

Recommendation Take forward for inclusion in housing land supply trajectory in years 10-15 of the Plan.

Residential uses: 40

Other uses:
As an alternative to the use of the land for residential purposes, given the site's location, the land would also be suitable for employment or a mixed use scheme. The site is located directly west and north of land identified as forming part of Egham Town Centre strategic Employment Area. Assuming the extent of the development area reflected that of the library building, it is estimated that a minimum of 725sqm of employment space could be achieved on the land.

Name Brackendene Lodge, Woburn Hill **Location** **Addlestone**

Site area (ha) 1.6 **ID 167**

Grid Ref X: 505572 Y: 165506 **UPRN Numerous**

Ownership type	**Private / Multiple**
Site description	The site is located on the northern side of Woburn Hill with 6 residential properties on the site known as Brackendene Lodge, Cobblestones, Arawak, Brackendene House, Woodlands and Amroth. Woodlands and Amroth are detached and the other 4 properties are semi-detached in two separate blocks. There are a number of trees on the site and around the boundaries. In particular, the area at the northern end of the site is heavily treed. The north western boundary of the site abuts an area of open storage at Woburn Park Farm. To the east, west and south of the site is a mixture of residential properties and areas of trees and gardens. Several planning applications relating to individual properties at the site; however, none relate to the comprenehive redevelopment of the land.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	residential
Previously developed?	part

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Article 4 Directions on site, dating to 1957 which restricts some permitted development rights. -Northern part of site forms part of Woburn Farm (Grade II) historic park and garden -Northern part of site abuts a mineral safeguarding area for concreting aggregates. The MWA state that if the site were

			developed, safeguarding is unlikely to be an overriding constraint, subject to attention to layout and prior working. -Site located within 5-7km of the TBH SPA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				10
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:10 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. Part of the site is in existing residential use and is considered to be previously developed in accordance with para 89 of the NPPF. However, the wooded area to the north is not considered to be previously developed. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

The non PDL part of the site is considered unsuitable for development. To overcome the Green Belt policy constraint for non PDL areas, Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 35) should be retained within the Green Belt. The findings of the further Green Belt Review were that sub area 41 (within which the site is located) was overall judged to play a fundamental role with respect to the wider strategic Green Belt and its loss would significantly harm the integrity of the wider strategic gap. The Council has also considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site, the SSMA concluded that the site is not in proximity to the settlement and was sifted out at an early stage. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available- Site submittor is one of the land owners (1 of 6) and states the land is available for development now. However, given multiple ownerships of the site and that not all land is confirmed available, site is not considered deliverable in the first five years of the Plan.

Achievable-No information submitted in relation to the site's viability; however given current constraints, it is not considered the site is achievable.

Name Land adj Lyne Farmhouse, Almners Road **Location** Lyne

Site area (ha) 0.05 **ID** 168

Grid reference X: 502228, Y: 166573 **UPRN** 200004039782

Ownership type	Private, single
Site description	This site is a small rectangular-shaped piece of land, located on the north western side of Almners Road adjacent to Almners Farm (to the north east). To the west of the site is open field land. The site itself is largely covered by trees and other vegetation. This part of Almners Road is generally characterised by low density residential development where properties are typically detached, sitting in generous plots and fronting the highway.
Planning status	Not currently in planning system
Planning History	No recent of relevant history
Current use?	No indentifiable use/nil use
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site is located in a Minerals Safeguarding Area for concreting aggregates

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Owner is willing to consider land for a number of uses.
All affordable housing	✓			Owner is willing to consider land for a number of uses.
Elderly people's housing,	✓			

student halls				
Traveller accommodation	✓			Owner is willing to consider land for a number of uses.
Starter homes				
Employment (B1 use classes)	✓			Owner is willing to consider land for a number of uses.
Employment (B2 and B8 use classes)	✓			Owner is willing to consider land for a number of uses.
Retail	✓			Owner is willing to consider land for a number of uses.
Food and drink	✓			Owner is willing to consider land for a number of uses.
Leisure	✓			Owner is willing to consider land for a number of uses.
Community uses	✓			Owner is willing to consider land for a number of uses.
Hotel	✓			Owner is willing to consider land for a number of uses.
Parking				Owner is willing to consider land for a number of uses.
Custom build	✓			Owner is willing to consider land for a number of uses.
Self-build	✓			Owner is willing to consider land for a number of uses.

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt. The site is also considered to be too small for allocation.

Available: Owner of site confirmed site available immediately in 2015.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Units 1 and 1a Downside

Location Chertsey

Site area (ha) 0.2

ID 169

Grid reference X: 503903, Y: 166351

UPRN Several connected with the site

Ownership type	Private, single
Site description	The site is located in the urban area of Chertsey on the south eastern side of Guildford Street and has an area of some 0.2ha. The site contains a single large warehouse style building which is split into two individual warehousing units. Surrounding the units is an area laid to hard standing which appears to be used for parking. Along the northern side of the warehouse building, and within the SLAA site is the single vehicular access to other businesses within the Downside Industrial Estate. To the north east of the site is a mixture of residential and commercial properties which front Station Road, to the south west the site abuts the railway line and to the north west of the site on the opposite side of Guildford Road is Chertsey railway station itself. The land is included within the Strategic Employment Site C7 Downside and Station Road as identified in the RBC Employment Land Review 2016
Planning status	The agent has advised that pre-application discussions have taken place on the site
Planning History	No recent or relevant history.
Current use?	Warehousing
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Part of the site is located in the designated Chertsey town centre as identified in the 2001 Local Plan The Council has records of the site and the area surrounding it as being

			affected by flooding from an unnamed watercourse The Chertsey Railway Station building (56m away) is Grade II listed.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			The response to the SLAA 2015 call for sites sets out that only market housing is to be considered on the land. The response to the 2016 IOPA consultation on the new local plan suggests that the site should be allocated for approx. 30 residential units
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes given the urban location of the site, providing that the points raised in the SLAA write up can be satisfactorily addressed in any future planning submission.

Available: The site was confirmed available in 2016

Achievable: Unknown at the current time. However, the CIL viability work undertaken in 2013 indicated that residential development was broadly achievable across the borough. Whole Plan viability is to be undertaken by consultants during the preparation of the new local plan.

Deliverable: There is no extant planning permission on the land and as such is not considered deliverable.

Developable: ✓

Recommendation: The employment area C7 which includes this site is considered to have potential for housing as the employment area is located in the urban area and the area surrounding the site is mainly residential in character. The site is located in a sustainable location in the Chertsey Urban Area and on the edge of the designated town centre. Whilst the principle of redevelopment is therefore acceptable, the suitability of the site for residential use is questioned as the site backs onto the railway line and contains an access road leading to the vehicle hire business at the rear. There is concern that the use of the access road within the site to the vehicle hire business would be subject to a significant number of vehicle movements which could be incompatible with the use of SLAA site 169 for residential purposes. Any housing development would need to be carefully designed to protect the residential amenities of occupiers of the apartments from both noise from the railway, neighbouring commercial uses and traffic using the access road. A noise and vibration study would be required to support any application in connection with the adjoining railway line.

Furthermore, the loss of employment land at the site would also need to be justified before alternative uses on the site can be considered. The Council's Employment Land Review 2016 indicates that there is insufficient supply of industrial land in the Borough to accommodate demand. In particular the Borough has a significant need for additional B8 floorspace.

As such, as part of the emerging Local Plan further space will need to be identified if business needs are to be met in full within Runnymede and in addition the Council may need to consider safeguarding existing strategic employment sites. This is because floorspace lost to alternative uses will only serve to increase the need for additional space, although the Council's approach needs to be balanced against the content of paragraph 22 of the NPPF which states that, 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'.

However, it is considered that there is potential for alternative uses within this employment area especially given that part of the area is located in the town centre where provision of a range of uses is encouraged and is being promoted for alternative uses.

The agent acting for the land owner suggests that the site could accommodate in the region of 30 units. This would represent a density of 150dph. This seems a reasonable approximation for a development in this edge of town centre location providing that the concerns raised in the commentary above could be overcome, and providing that the proposed building height (unknown at this stage) would respect the character of the existing townscape.

Residential units: 30

Other uses: The owner of the site only wishes the land to be considered for residential use; therefore other uses have not been considered at this time

Name The Old Police Station **Location Egham**

Site area (ha) 0.14 **ID 170**

Grid Ref X: 501447 Y: 171459 **UPRN 10023380803, 100062148052, 10023380804**

Ownership type	**Private /**
Site description	The site is located in the Egham urban area on the western edge of the defined Egham Town Centre. The front of the property looks onto the junction of High Street and Vicarage Road whilst to the rear lies the back gardens of residential properties fronting Vicarage Road and 124 High Street. The site itself contains a "c" shaped building which was in use until recently as a police station, but is now in use as offices. The rest of the site consists of a garage to the rear and hardstanding. The area to the front of the site is used for car paring.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.15/1800 Outcome:Grant Description of Development: RU.15/1800- Demolition of existing buildings and erection of a 2,3 and 4 storey mixed office and residential development comprising office use (Class B1) at ground floor and 15 residential flats above (10x2 bedroom, 3x1 bedroom and 2x studios) with associated car parking and landscaping (revised plans received 22.12.15) (revised plans received 26.01.16 - to include revised flood escape details including rear emergency exterior walkway at first floor). Discharge of conditions applications since submitted.
Current use?	Residential, offices
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Majority of site in flood zone 3a. Site within 7km of the TBH SPA.

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing				13
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:13 C2: Pitches:

Comments: Given that the site was granted planning permission, it is considered the site is suitable, available and there is no evidence to suggest the site is not achievable.

From undertaking a site visit, the site is now under construction and therefore is considered to be deliverable within the first five years of the Plan.

Name Land at 62, 63 and 64 The Avenue

Location Egham

Site area (ha) 0.73

ID 175

Grid Ref X: 501625 Y: 171605

UPRN 100061503584, 100061503583, 100061503582, 10023380031

Ownership type	**Private / Multiple**
Site description	The site has a total site area of 0.73 hectares and is located on the south east side of The Avenue, just south of the Glanty roundabout. It is largely flat and has a road frontage of some 58m increasing to around 100m along the rear boundary. The front part of the site includes the properties and gardens of a pair of semi-detached two- storey Victorian properties (no. 62 and 63) and a 2 ½ storey Victorian detached property (no.64). The rear part of the site includes land which previously formed part of the Petters Sports Ground and is now generally open shrub land with a few trees along the western boundary. The site is bounded by the M25 to the rear (south east) with a steep tree planted embankment. To the north is a petrol filling station with a manufacturing business located to the rear and abutting the site. To the north of the site is a terrace of two storey Victorian terraced properties fronting The Avenue with the site extending to the rear of 6 of these properties. To the south western boundary is the three storey sheltered housing development of Orchard Court and beyond this the rear gardens of the two storey terraced houses in Albany Place. The surrounding area is mixed in character, with varied land uses and building forms. This ranges from the two storey terraced properties to the north, large three storey sheltered housing development of Orchid Court to the south and large warehouse buildings opposite, set back from The Avenue with service yard at the front. The opposite side of The Avenue also includes three storey commercial buildings and two storey residential properties. The site lies within the urban area and close to Egham Town Centre. The site is identified as an Area of High Archaeological Potential and has been the subject of past archaeological investigation revealing Bronze age, Iron Age, Roman and Medieval occupation. The site also lies within the Air Quality Management Area in the vicinity of the M25.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/1453 Outcome:Grant Description of Development: Proposed three storey 80 bed care home with ancillary facilities in the roofspace (amended plans and description received 24.02.17 to include retention of existing building 64 The Avenue)
	Planning Application Number RU.16/1842 Outcome:Grant Description of Development: Application for the approval of reserve matters for landscaping following outline planning approval RU.13/0623 for the Demolition of existing buildings on site and redevelopment to

	provide a 67 bedroom (Class C2) Nursing Home, a 50 unit (Class C2) extra care facility and a 6 unit (Class C2) close care facility
	Planning Application Number RU.13/0623 Outcome: Grant Description of Development: Demolition of existing buildings on site and redevelopment to provide a 67 bedroom (Class C2) Nursing Home, a 50 unit (Class C2) extra care facility and a 6 unit (Class (2) close care facility (Environmental Statement submitted)
Current use?	resi
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Former depot adjacent, PFS 55m to the east-The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of				

affordable housing				
All affordable housing				
Elderly people's housing, student halls				80
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3: C2: 80 Pitches:

Comments: Suitable: Yes, given that the site has been granted outline planning permission for a nursing home and extra care facility with reserved matters granted for landscaping, as well as a further application granted planning permission on the western part of the site for an 80 bed care home, although it is considered at the current time that both could be implemented.

Available: The site has two extant permission for older persons residential development. There is no evidence to suggest that that the site is not available.

Achievable: The site has an extant permission for residential development. There is no evidence to suggest that the site is not achievable

Name Queen Elizabeth House, Torin Court, Bond Street

Location Englefield Green

Site area (ha) 0.34

ID 176

Grid reference X: 499206, Y: 171099

UPRN 10002018970

Ownership type	Private
Site description	Queen Elizabeth House is a detached building situated on the island in the centre of Torin Court. It comprises a two-storey rectangular shaped block with brick and render walls under a shallow hipped roof form. The building is vacant, but was previously used as a day centre on the ground floor (with large lounge/dining area, kitchen, hairdressers, staff rest room, toilets and ancillary uses), with residential/nursing home on the first floor (18 bedspaces, with sitting and dining room). The entrance to the building is on the northern side, with a lay-by in front of the building, and with a glazed canopy over the front door area. There is a car parking area on the eastern side of the building, containing 28 car parking spaces. Land to the west and south of the building and its car park is grassed, and contains a number of small trees. The carpark also contains planted areas and immature trees. Land levels drop slightly from north to south, with a differential of some 0.5-0.7m across its depth. Torin Court is a mixture of some 35no. bungalows and flats occupied by retired persons: those on the western and northern side are single storey bungalows, whilst the buildings on the eastern and southern sides are two storey flatted buildings. None of the Torin Court properties have curtilage parking, but there is a small pull-in area close to the Bond Street junction (adjacent to 1 Torin Court) containing approximately 6 spaces and a garage court and parking area (7 garages and space for approximately 4 cars) in the north eastern corner of Torin Court. The site has an area of 0.34Ha, and it lies in the urban area of Englefield Green.
Planning status	Currently in the planning system
Planning History	RU.14/1129 Demolition of existing two storey care home and construction of three storey residential nursing and care home providing 65 bedrooms and 19 car parking spaces(grant) RU.11/0029: Front, side and rear extensions and addition of second floor over existing building to provide three storey building for use as a nursing and care home containing 65 bedrooms; re-arrangement of parking (scheme to provide 19 parking spaces) and drop off delivery arrangements; provision of green screens; landscaping and bicycle shelters and stands.
Current use?	Vacant care home and day centre
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls	✓			Planning permission has been granted for the use of the site as nursing and care home
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes, given that the site has been granted planning permission for a replacement care home under RU.14/1129

Available: The site has an extant permission for C2 residential development. There is no evidence to suggest that that the site is not available.

Achievable: Permission was granted at the site in 2014 for residential development. There is no evidence to suggest that the site is not achievable

Deliverable: ✓

Developable:

Recommendation

RU.14/1129 proposes an uplift of 47 rooms on the site. Given that this application has been carefully considered through the planning application process, it is considered that this provides an accurate estimation of the number of additional bed spaces that the site could accommodate and is therefore a justified estimation for the purposes of the SLAA.

Given the limited size of the site it is considered unlikely that the number of bed spaces to be provided would increase materially over and above that already approved in any future application. Any change in the number of bed spaces permitted on the site would however be reflected in future SLAAs.

Residential units: 47 bedspaces (net)

Name **Royal Holloway University of London Campus** **Location Egham Hill**

Site Area (ha) **54.9ha** **ID 177**

Grid Ref **499947, 170604** **UPRN Numerous UPRN Numbers**

Ownership type	Private
Site description	Residential parts of Egham and Englefield Green wrap around the western, northern and eastern boundaries of the site. To the south lies open countryside separated from the campus by a minor road (Prune Hill). To the south east lies a site containing a number of large office and laboratory buildings. The majority of the campus, which lies south of the A30, is within the Green Belt. Campus area north of the A30 is within the urban area of Englefield Green. In the west the site is dominated by the Grade 1 listed Founders Building and contains a number of heavily wooded areas, including the ancient semi natural woodland of Canada Copse. The landscape of the campus is heavily contoured, with the highest part of the campus sitting north of the A30 and lowest part approximately 40m below the level of the A30 with some steep embankments dotted around the campus. The more pronounced embankments are generally undeveloped and are covered with vegetation. The most notable of these are within the Canada Copse woodlands to the east of Founder's, around Ripley Springs and to the west of the Nobles playing fields. The campus currently comprises some 73,000m2 of non-residential space and 71,000m2 of student residential accommodation, equating to 2,929 study bedrooms. The majority of the University's operational buildings are located in a cluster to the north east of the Founder's Building. Student accommodation is located peripherally to the operational uses, with 2 distinct areas of accommodation - Penrose Court and the Highfield Road accommodation to the north of the A30; and a cluster of accommodation centred on the Hub to the east of Founder's. The south eastern corner of the site houses the University's main sports facility. This facility comprises a number of grass pitches and sports hall. Elsewhere on the campus, there are 2 grass pitches at Eastfield. Adjacent to Founder's are tennis courts and a general open space for recreation use.
Planning status	Permission Granted
Planning History	RU.14/0099 – Masterplan for 55,000sqm academic floorspace, 71,128sqm student accommodation creating 2,650 bedspaces - Granted
Current use?	Education
Previously developed?	Yes.

Site constraints			
Green Belt	✓ Part of site	**Ancient woodland**	✓ To centre of site
Flood zone 2	✓ Small area to north east	**TPO**	✓ TPO 1A, 172, 261, 401

Flood zone 3a	✓ Small area to north east	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓ In south of site	**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Royal Holloway Grade I listed building, Swimming Pool, Entrance Gates, Sutherland House all Grade II listed.
Conservation area		**Other (specify)**	✓ Area of high archaeological potential to south east. Mineral safeguarding area off site to south.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls	Yes	2,260 bed spaces		Number of bedspaces reflects master plan granted permission.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located within the Green Belt where there is a presumption against development, but majority of site is previously developed and covered by Major Developed Site (MDS) status in the current Local Plan. However, the NPPF no longer contains reference to major developed sites and this policy is not planned to be retained in the emerging Local Plan 2015-2030.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it.

The masterplan for the RHUL site has granted permission for 2,650 new student bed spaces and as such suitability reflects the permission granted.

Developable/Deliverable

Site is deliverable/developable as reflected by recent permission for the site masterplan for 2,650. However, as is indicated in the SLAA methodology this number of bedspaces is less than the projected number of students and as such the delivery of 2,650 bedspaces would not release any existing accommodation into the housing market. As such the overall number of dwellings units is considered to be zero.

Available:

Masterplan indicates 1,549 bed spaces to be provided by 2021 and a further 1,098 by 2031. As such, availability reflects permission granted for 1,549 in years 6-10 and 1,098 in years 11-15.

Achievable

Achievability reflects permission granted.

Recommendation

Include within the SLAA for student accommodation at 2,650 bedspaces, with 1,550 in years 1-5 and 1,100 in years 6-10. Capacity for net additional dwellings is zero.

Name 10-22 High Street

Location Addlestone

Site area (ha) 0.14

ID 178

Grid reference X: 505000, Y: 164649

UPRN Several UPRNs are associated with the site

Ownership type	Private, single
Site description	This site comprises a number of terraced properties (10-22 even nos.) located on the eastern side of the High Street. The properties are two storey buildings with small yard areas to the rear. The yard/garden areas of the buildings have been fenced off from an unused area of land to the rear of the row of dwellings. This unused area of land is also included within the site and is enclosed by fencing. None of the existing properties have off- street parking. Immediately adjoining No. 10 High Street is a two storey building not included within the site which is currently occupied by a hairdresser at ground floor level. At first floor level is a flat, of which the applicant is the leaseholder. To the south and east of the site is the office block and car park of Lindsey House (No. 1 Station Road) which is a three storey office block. To the north of the site is an access road providing vehicular access to the frontage office building along High Street known as John Cree House and a flatted development known as The Courtyard which is also a three storey block of flats. The parking area for The Courtyard flats lies to the rear of its building and to the rear of part of the site. Employment land has identified through the 2016 ELR lies directly to the north and south of the site (ID A6). As the land is located in a town centre location, a mix of uses is permitted in such locations and as such it is considered that some of the existing employment sites could be suitable for other town centre uses.
Planning status	Currently in the planning system.
Planning History	There is an extensive planning history relating to the site. The most relevant planning application is however as follows: RU.15/0301- Demolition of 10 to 22 High Street Addlestone, erection of a 3 storey building, comprising of 26 flats (11 x one bedroom and 15 x two bedroom) with access from High Street, Addlestone, incorporating a semi basement, provision of 26 car parking spaces, cycle parking, refuse storage and associated landscaping (grant).
Current use?	Residential
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	

Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	The site is located in the designated Town Centre but outside the shopping core. The site is located in the Addlestone Revitalisation Area. The site is partly located within the Addlestone Air Quality Management Area.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Planning permission has been granted for residential development
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				

Self-build			[redacted]	

Suitable: Yes, given that the site has been granted planning permission for housing under RU.15/0301.

Available: The site has an extant permission for residential development. There is no evidence to suggest that that the site is not available.

Achievable: The site has an extant permission for residential development. There is no evidence to suggest that the site is not achievable

Deliverable: ✓

Developable:

Recommendation

RU.15/0301 as referred to in the planning history section above has granted permission for the redevelopment of the site to provide an additional 14 residential units. Given that this application has been carefully considered through the planning application process, it is considered that it provides an accurate estimation of the number of units that the site could accommodate for the purpose of the SLAA.

It is considered that the approved scheme under RU.15/0301 makes an efficient use of this urban site and it appears unlikely from the approved plans that a material increase in the number of units could be achieved.

Residential units: 14 (net)

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made.

Name Strodes College Opportunity Area **Location** **Egham**

Site area (ha) 0.26 **ID 190**

Grid Ref X: 500928 Y: 171301 **UPRN Several UPRNs**

Ownership type	**Private /**
Site description	The site is at the south-western end of the High Street, close to its junction with Church Road. The site has an area of 0.26ha and currently contains three main buildings as follows: 40-41 High Street – a two-storey building occupied as an A1 retail unit (Computer Office Supplies) on the ground floor with offices above Rear of 40-41 High Street – a single-storey detached warehouse/workshop building 42-44A High Street – a predominantly three-storey building containing 4no. A1 commercial units on the ground floor, with offices over (mainly vacant) and with car parking to the rear Strodes College Lane runs between the two building blocks of 40-41 High Street and 42-44A High Street. The lane has no pavements and is narrow (the gap between the buildings is some 4.6m wide). The access currently serves the Strodes College site at the rear and provides access to the warehouse and rear of the shop at 40-41 High Street. The large rough, informal parking area at the rear of 42-44A High Street is predominantly served via Wetton Place at the rear, although it can also be accessed off Strodes College Lane. The number of existing parking spaces on the site overall is approximately 44 (although the spaces are not delineated on the ground). Adjoining the site to the west is the two-storey Crown Hotel Public House and Strodes College beyond. To the east of the site is the three-storey 1960s Santander building. To the rear are the Strodes College Grade II listed single-storey almshouses and a recently erected 2/3 storey building containing 14 flats (Wetton Court). On the opposite side of the High Street is a mixture of one and two storey buildings: the single-storey building on the corner is occupied by the Christian Science reading room, and the corner building (169-70 High Street) is a Grade II listed building. On the opposite side of Church Road is an area of open land (at the corner) with the two-storey Grade II listed terrace of 176-179 High Street adjacent to it.
Planning status	Planning Permission (Expired)
Planning History	Planning Application Number: RU.17/1164 Outcome:Not determined Description of Development: Demolition of the existing buildings and erection of 105 student units, (sui generis), along with ancillary student facilities and circa 280 sqm retail use at the ground floor.
	Planning Application Number RU.15/1017 Outcome:Refuse

	Description of Development: Demolition and redevelopment of no. 40 - 41 High Street to provide 3 storey building providing 12 no. flats, 279 sq.m of commercial floor space (A1, A2, A3 use class) with associated landscaping, car parking and covered cycle and refuse stores
	Planning Application Number RU.13/0325 Outcome: Grant Description of Development: Application for the demolition and redevelopment of no. 40 - 41 High Street and no. 42 - 44A High Street and Strode's College Lane to provide 3 storey building providing 14 no. 2 bed flats, 467 sq.m of commercial floor space (A1, A2, A3 use class) with associated landscaping, car parking and new vehicular and pedestrian access
Current use?	A1, B1a, B8
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Located adjacent to a grade II nationally listed building Located partially in Shopping Core Areas in Town Centres (SHO2 and SHO3) Town Centre Strategies (TC1) Town Centres outside Revitalisation Areas (TC2) Aircraft Noise (BE22) Located adjacent to a Telecommunication Mast The Council's contaminated land officer has advised that the site is located within 250m of a number of

			potential sources of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				-2
All affordable housing				
Elderly people's housing, student halls				80
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:-2 C2: 80 Pitches:

Comments: Suitable- The whole of the site is located within floodzone 2. The Planning Practice Guidance Note on Flood Risk and Coastal Change which accompanies the NPPF sets out that uses such as student accommodation in the 'more vulnerable' category are acceptable, providing that the sequential test is passed. A flood risk assessment has been submitted with planning applciation RU.17/1164, which states that the previous granted planning application RU.13/0325 passed the sequential test.

The site is located in the urban area and development is acceptable in principle, subject to complying with policies in the NPPf and development plan. The Council's preferred approach is to include the site as an opportunity area and would encourage mixed-use development, given its town centre location. Officers consider that the provision of student accommodation at the application site would help meet the identified needs of the student population in the Borough over the Local Plan period.

Available- Planning application being considered for student accommodation, including a small amount of retail space.

Achievable-In terms of achievability, whole plan viability work is currently being undertaken by consultants. There is no reason to believe at this point in time that the site would not be viable, particularly given that a planning application has been submitted.

Name Land to North West of Almners Road **Location Lyne**

Site area (ha) 3.5 **ID 199**

Grid Ref X: 502150 Y: 166828 **UPRN 10092960601**

Ownership type	**Private / Single**
Site description	Largely open area with some scrub vegetation and stands of trees on site. Part of site in the east is in use as a petting zoo, in connection with use of the site at Almners Priory as a children's nursery. The Electricity pylon located to west of site with cables running east over the site. Small pond in central area with more landscaped but still relatively open area in the south of the site which runs around an existing building. Existing traveller site lies immediately to the south of the site with open area to the west and M25 to the north as well as a small caravan park. Current access is from Almners Road.
Planning status	None
Planning History	Planning Application Number: RU.07/0761 Outcome:Grant Description of Development: Use of land for children's animal petting and gardening areas
Current use?	Open land
Previously developed?	no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Part of site locate din in floodzone 2, 3a, 3b. -The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues in association with the use of land as a farm It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end

			use; however, the cost of remediation may make the site unviable. -Site is located in a mineral safeguarding area for concreting agregates. The MWA have stated that the release of sites in this area is unlikely to increase constraints on future mineral working above those that already exist. Evidence suggests that underlying minerals are of relatively poor quality. Nevertheless further borehole evidence will be required if these sites are taken forward with full consideration of the practicalities and viability of prior working. -Site located within 5km of the TBH SPA -Off site to east is Almner's Priory (Grade II listed building) -Site in close proximity to M25 and small area to east is included with the M25 AQMA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller				

accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, much of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that development proposed on this site would represent inappropriate development in the Green Belt, which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. Any development that might be permissible in accordance with paragraph 89 (bullet point 6) of the NPPF would need to demonstrate no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. The Green Belt Review part 1 assessed land in the Green Belt and the parcel within which the land is located (area 22) was not recommended for inclusion in the urban

area (with the exception of Longcross South). In addition, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the, SSMA sifted the site out at an early stage as it was not adjacent to the settlement. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

In addition to the Green Belt Constraint, approximately 1.3ha of the site is located in floodzone 3b, where only water compatible development or essential infrastructure (having passed the sequential and exception tes) is acceptable. Any residential development proposal located located in flood zone 3a would need to pass both the sequential and exception test for it to be acceptable and a safe means of escape would need to be identified. A flood risk assessment has not been submitted to date.

Available-Available for a number of uses within the next five years

Achievable- No inofrmaiton submitted to suggest the site would not be viable; however, the site is not consdiered achievable given the constraints identified.

Name: Chertsey opportunity area

Location: Chertsey

Site area (ha): 6.5ha approx

ID: 201

Grid reference: (West) X: 504137 Y: 166826

UPRN: A number of UPRNs are associated with the site

Ownership type	In multiple ownerships
Site description	The Chertsey broad location is located in the northern part of Chertsey Town Centre. Guildford Street runs north to south through the centre of the Opportunity Area. Gogmore Lane bounds the opportunity area to the west, Windsor Street/London Street bounds it to the north, Heriot Road bounds it to the east and Heriot Road and Riversdell Close bounds the site to the south. There are three distinct parts of the opportunity area; -The area fronting Guildford Street which contains retail, leisure and commercial uses at ground floor with a mix of residential and commercial uses above; -The Sainsbury's Centre to the east which contains the Sainsbury's supermarket, its parking area and a petrol filling station.; and, - The Gogmore Lane area to the west which contains an Aldi supermarket (this is a recent redevelopment in this part of the opportunity area), alongside a mix of employment and residential and employment uses. A large part of the opportunity area is located in the shopping core area (the exception being the Gogmore Lane area) and in an area of High Archaeological Potential. The central part of the opportunity area which fronts onto Guildford Street in located in a Conservation Area and contains a number of locally and nationally listed buildings. Parts of the opportunity area are also at risk from flooding, being located in flood zones 2 and 3a. Whilst the remainder of the opportunity area is located in flood zone 1, this is within a dry island where some flood risks still requirement assessment when a planning application is submitted to the Council, mainly in relation to demonstrating that a safe access and egress route exists.
Planning status	Currently in the planning system
Planning History	There have been a number of planning applications granted in the Opportunity Area in recent years, in particular: RU.17/1259-Guildford House. Proposed erection of a three storey development comprising 10 residential units (2 x 2 bed and 8 x 1 bed) with associated parking and cycle storage located towards the rear of the existing building known as Guildford House (undetermined at time of writing). RU.17/0993-Heriot House. Retrospective application for the conversion of the first and second floors to provide 15 flats including the erection of a new staircase, increase in ridge height, insertion of 3 dormer windows in the front elevation, increase in height of the rear elevation and provision of a crown roof including the insertion of 6 rooflights in the rear elevation

	(undetermined at time of writing). RU.17/0936-Systems House and Churchward House. Notification for a Prior Approval for a proposed change of use of a building from existing office use (Use Class B1) into 12 residential No. flats (Use Class C3) (prior approval grant). RU.17/0448-Weybourne House. Prior Approval for change of use from Use Class B1 (a) Offices to Use Class C3 (dwellinghouses) for the provision of 5 flats (prior approval grant). RU.17/0102-Guildford House. Notification for Prior Approval for a Proposed Change of Use of the property and associated land from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) comprising the creation of 8 units (Prior approval granted). RU.16/1253-Weybourne House. Prior Approval Application for change of use of offices (Use Class B1 to 6 residential flats (Use Class C3) (prior approval required). RU.16/0246-Weybourne House. Prior approval for the change of use of the building from Class B1(a) Offices to Class C3 (residential) for 6 flats (prior approval not required). RU.15/2044 –Interpilot House. Conversion of the existing offices into 6 no. flats and three storey rear extension containing 6 no. 1 bed flats (grant). RU.15/1797-Chertsey Business Centre. Proposed demolition of the existing building and the erection of a retail food store (Use Class A1) with associated car parking and landscaping (grant). RU.15/1663-Quantum House. Proposed erection of a three storey building comprising 3 No. 2 bedroom flats and 5 No. 1 bedroom flats with associated parking, following the demolition of the existing building (grant). RU.15/1264-83-87 Guildford Street. Change of use of first Floor (B1) Offices to provide 5 no. x 1 bedroom flats and 1 no. x 2 bedroom flat, rear second floor extension to provide amenity area and 1 no. x 2 bedroom flat and infill of part of ground floor undercroft to increase storage for existing ground floor retail unit following the removal of mansard roof (grant) RU.15/0979-70 Guildford Street. Erection of a part two and part three storey contemporary building to the rear and conversion of existing building to the front to provide 5 no. one bed apartments, 11 no. two bed apartments and class B1 offices with parking and access (from Heriot Road) following demolition of single and two storey rear element. Grant. RU.15/0830 –Interpilot House. Prior approval of proposed change of use of the first and second floors from class B1(A) to a use falling within use Class C3 (Dwellinghouse) to provide 4 no. x 2 bed flats (grant)

	RU.15/0293- Coronation House. Proposed demolition of existing building and the erection of a three storey building comprising 11 residential flats with undercroft parking and balcony areas. Outline application (grant). RU.15/1687 was the reserved matters applications at the site which was also granted. RU.15/0208-Coronation House. Proposed demolition of existing building and the erection of a three storey building comprising 10 residential flats with undercroft parking and balcony areas. (grant) RU.14/1717-85 Guildford Street. Second floor front extension to provide 2 front gables upon the front elevation and The erection of ground, first and second floor rear extensions to provide 5 x 1 bedroom flats and 2 x 2 bedroom flats, change of use of first floor from B1 to residential , creation of external roof terrace areas and external railings and stairs and additional storage area for existing ground floor B1 use. (grant). RU.14/0522-The Bourne, 119 Guildford Street. Change of use of B1(a) offices to form 10no. flats (9no. 2 bed flats and 1 no. 1 bed flat) to include infilling of ground floor undercroft, balconies, parking, cycle parking and bin storage RU.13/0522-83-87 Guildford Street. Change of use of first floor from offices (B1 use) to 3 no. x 2 bed flats (C3 use).
Current use?	Mixed use including residential, commercial, retail
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Part	**TPO**	
Flood zone 3a	Part	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	A number of nationally and locally listed buildings are located in the Opportunity Area.
Conservation area	part	**Other (specify)**	Opportunity Area located in the designated town centre Part of Opportunity Area located in an Area of High Archaeological Potential and in the shopping core area. Part of the Opportunity

			Area is located in a dry island.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			The masterplan produced in 2013 stated a number of uses could be considered in the opportunity area, depending on the schemes that are taken forward. Residential elements do however form part of a number of the suggested schemes on key sites.
All affordable housing	✓			
Elderly people's housing, student halls	✓			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			
Employment (B2 and B8 use classes)	✓			The masterplan produced in 2013 stated a number of uses could be considered in the opportunity area, depending on the schemes that are taken forward. In some of the options, the existing office/industrial and leisure use would be retained.
Retail	✓			The masterplan produced in 2013 stated a number of uses could be considered on the land, depending on the option that was taken forward. In some of the options, the existing office/industrial and leisure use would be retained.
Food and drink	✓			The masterplan produced in 2013 stated a number of uses could be considered in the opportunity area, depending on the schemes that are taken forward. In some of the options, the existing office/industrial and leisure use would be retained.
Leisure	✓			The masterplan produced in 2013 stated a number of uses could be considered in the opportunity area, depending on the schemes that are taken forward. In some of the options, the existing office/industrial and leisure use would be retained.
Community uses	✓			
Hotel	✓			

Parking				
Custom build				
Self-build				

Suitable: The site is located in the urban area where the principle of development is acceptable. Furthermore the NPPF encourages a mix of uses in the town centre including residential uses. Clearly however design, flooding and heritage considerations will be particularly relevant when considering individual applications in the Opportunity Area. Applications will continue to be considered on their own merits.

It is also considered noteworthy that in November 2013, Runnymede Borough Council and Surrey County Council commissioned GVA in association with Allies And Morrison Urban Practitioners and MVA to produce a master plan for Chertsey town centre which showed potential opportunities to redevelop sites to improve the urban environment to support significant and lasting regeneration.

On the Sainsbury's area, the masterplan identified that, depending on the option taken forward, that 34 to 128 units could be delivered.

Since the masterplan was produced, a number of planning applications/prior approval applications have been submitted (with a number consented) in the opportunity area and an Aldi foodstore has been built in the Gogmore Lane area.

Available: The opportunity area is made up of sites which are in different ownerships and the development of these sites in a wholesale manner is not considered likely in the short term although there are considered to be opportunities for more comprehensive developments made up of several sites to come forward.

Achievable: There are a number of extant permissions in the opportunity area. However, at the current time it is unclear whether all of the land in the opportunity area is achievable, given the different ownerships and differing constraints to development.

Deliverable: Parts of the opportunity area are considered to be deliverable, particularly those sites which benefit from planning permission/have had details approved under the prior approval regime.

Developable: Parts of the opportunity area are considered to be developable.

Recommendation: Overall, based on the findings of the Chertsey masterplan, the extant consents (76 at the time of writing) which exist and consideration of other potentially suitable sites for development, it is considered that between 110 and 314 residential units could be accommodated in the Opportunity Area moving forwards. However, given the uncertainty at the current time, the development potential is limited to 170 to comply with the masterplan for the area. It should also be recognised that a number of schemes within the Opportunity Area have already been consented and built out in recent years which has also contributed to the Council's housing delivery (approximately 72 units).

Residential units: 170

Other uses:
A number of sites within the opportunity area are considered under the 'Chertsey Town Centre' area in the Council's 2016 Employment land Review (ELR). Overall, the Chertsey Town Centre area was

assessed as being of good quality in the 2016 Employment Lane Review. The following comments are made about the market attractiveness of employment sites in the opportunity area (and its environs):

'In the northern half of the town centre Guildford Street/London Street/Windsor Street sites are less visible, and although there are a number of reasonably good quality office premises in this area they have a lower market attractiveness.

The Gogmore Lane area is a lower profile location with more mixed commercial uses, and is hidden from the main through roads within the town. It benefits however from good public accessibility and is a long established employment area. Planning permission has been submitted for the demolition of land in this area for redevelopment for a retail store which if approved would result in the loss of approximately 1500sq.m of B use floorspace'.

However Chertsey Town Centre is not a proposed Strategic Employment Area where B class uses are proposed to be safeguarded as part of the Local Plan. As such, in the Town Centre the Council will continue to encourage the provision of a range of different uses, including B use floorspace but it must also be noted that a flexible approach will be taken to the loss of such floorspace to other uses.

In addition, the Runnymede Town and Local Centres Study produced for the Council in November 2015 discusses the retail opportunities in Chertsey. The report states that:

'The convenience offer is dominated by the Sainsbury's supermarket. The supermarket provides an anchor for the town and is a key draw for shoppers. However, the Sainsbury's Centre has become dated and is in need of investment. The walkway between the store and the town centre is narrow and lined with small units, some of which are of low quality. There is therefore an opportunity to create more linked trips between the Sainsbury's store and the town centre by improving the quality and layout of this gateway, although it is understood that such plans have not come to fruition when explored previously…The development of residential units to the rear (i.e. to the west), of Guildford Street in what was once an employment area is likely to bring additional trade into the town centre. The high quality of these new apartments suggests that there may be an increasing trade for retail and services in the area, particularly high quality, independent occupiers.'

This reflects the view of the masterplan that a mixed development of this land is considered to be the most appropriate use of this part of the opportunity area. The Chertsey masterplan identifies that the Sainsbury's area could, depending on the option pursued, provide a net increase of up to 4215sqm of retail floorspace although the 2015 Town and Local Centres study casts doubt as to whether there is capacity for such an increase in retail floorspace over the Plan period.

Summary of other uses: Potential for up to 4215sqm of additional retail floorspace (subject to sufficient capacity). This is however not considered likely to come forward until the latter stages of the Local Plan.

Name: Pantiles Nursery **Location: Chertsey**

Site area (ha): 3.88 **ID: 202**

Grid reference: 501652, 166415 **UPRN: 10023380098, 200004038317, 10023376908**

Ownership type	**Sole freehold ownership**
Site description	Large site in use as a Garden Centre. Accessed from Almners Road between 196 and 198. Area of hardstanding to the south for customer parking with garden centre building occupying a footprint of around 4,100sqm with glasshouses having a footprint of around 1,450sqm. Rest of the site is open retail area for plants and associated products and plant growing areas. Site largely bounded by vegetation with small wooded copse to the south east of the site. North, east and west of the site is predominantly open with residential to the south along Almners Road.
Planning status	The parcel is within the planning system (see below)
Planning History	RU.17/1619 – Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017 No. 571) – Request for a screening opinion under Regulation 6 (1) RU.07/0803 – Certificate of existing lawful development for use of Pantiles Nursery for retail use.
Current use?	Retail
Previously developed?	Yes. The certificate for existing lawful development for retail use covers the whole of the Pantiles Garden Centre site.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓ TPO 239 at Lyne Recreation Ground
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units /m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Proponent considers that the site could be developed for 28 dwellings (under application RU.17/1619)
All affordable housing	✓			

Elderly people's housing, student halls	✓			
Traveller accommodation		X		Respondent does not wish their site should be considered for traveller sites.
Starter homes	✓			
Employment (B1 use classes)	✓			
Employment (B2 and B8 use classes)	✓			
Retail	✓			
Food and drink	✓			
Leisure	✓			
Community uses	✓			
Hotel	✓			
Parking				
Custom build				
Self-build				

Suitable: Site is located within the Green Belt where there is a presumption against development. However the site is considered to be previously developed. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. As such, given the NPPF guidance in para 89 (bullet 6) and the sites previously developed (brownfield) status. The site could be considered suitable for development, dependent on its impact on the openness and purposes of the Green Belt when compared to the existing development on site. This could potentially include residential, commercial or leisure development. Site is located 2.9km to nearest rail station (Virginia Water), 150m to nearest bus stop, around 750m to nearest nursery and primary schools and 2.3km to nearest secondary school. Nearest health centre 3.5km from site.

Available: The applicant states that the site would be available for housing development in the next 5 years.

Achievable: Given the site's previously developed nature, whilst development is potentially considered suitable and available, there are a number of on site constraints (location in the Green Belt, potential contamination issues etc.) that would need to be overcome before development could come forward.

Deliverable/ Developable: The site is considered deliverable or developable.

Recommendation: Include within the SLAA for residential development with a capacity of 20 net dwellings in years 6- 10.

Residential units: 20

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Warren Yard

Location Lyne Lane, KT16 0AW

Site area (ha) 0.12

ID 203

Grid Ref X: 501161, Y: 166482

UPRN 10023379414, 10023379413, 10023379415

Ownership type	Private
Site description	Plot of land adjacent to the residential dwelling Warren. Currently houses 1 traveller pitch without planning permission with access from Lyne Lane. Part bounded by vegetation and earth bunding. To the north & west lies Warren Yard with open areas beyond and the east dispersed residential development. The south is largely open and partly designated Ancient Woodland.
Planning status	Application currently under consideration at the site.
Planning History	RU.03/1056 – Certificate of existing lawfulness for commercial yard and ancillary industrial use and builder's yard – Split certificate,
	RU.11/0410-Proposed lawful development Certificate to establish whether planning permission is required for the siting of ancillary mobile home within the residential curtilage of dwelling. Certificate refused
	RU.11/1033 – Change of use of land for the retention and siting of one residential mobile home for one Gypsy pitch. Refused. Appeal lodged but subsequently dismissed. High Court challenge rejected.
	RU.17/0748-Change of use of land to 1 pitch with associated works including 1no. mobile home, and hard standing. Application remains undetermined at the time of writing.
Current use?	Site being used to station a residential mobile home although this use is unauthorised.
Previously developed?	No. Site does not form part of the curtilage with the property known as Warren and neither is it covered by the certificate of existing lawful use for commercial activities at Warren Yard.

Site constraints			
Green Belt	✓	**Ancient woodland**	✓
Flood zone 2		**TPO**	✓ TPO 36 just to west of site.
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	✓ Mineral Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	Yes	4 pitches		
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located within the Green Belt where there is a presumption against inappropriate development and the site is not considered to be previously developed. As such, at the current time, new residential development at the site in the form of Gypsy/Traveller pitch(s) is considered to represent inappropriate development in the Green Belt unless very special circumstances can be proven which would clearly outweigh the harm caused to the Green Belt.

Another way that the site could become suitable for development is if the site was removed from the Green Belt through the emerging Local Plan. However, following two rounds of Green Belt Review work and also following the completion of site selection work to underpin the Local Plan, the Council is not currently recommending that this site is returned to the Urban Area.

Developable/Deliverable

As the site is unsuitable it is not considered to be developable or deliverable.

Available

The site proponent considers the site is available in years 1-5.

Achievable

As the site is unsuitable it is unachievable.

Recommendation

Do not include in assessment of supply but record for audit purposes.

Name Bellbourne Nursery, Hurst Lane **Location Virginia Water**

Site area (ha) 1.22 **ID 204**

Grid Ref X: 501121 Y: 169263 **UPRN 100062599722**

Ownership type	**Private / Single**
Site description	Site currently in use for horticultural business. Several single storey buildings on site forming 2no. Glasshouses and storage building with an approximate footprint of 1,550sqm. Rest of the site given over to hardstanding forming areas of open storage and/or vehicle parking and turning. Site entrance located at the northern end of Hurst Lane some 100m south of the junction with Stroude Road. Site is partially bounded by vegetation with residential plot and farm buildings to the west and open fields to the north, south and east, with further horticultural glass houses around 100m to the south. Part of site in B8 use associated with nursery. There are a number of planning applications associated with the site and there is also some enforcement history.
Planning status	None
Planning History	Planning Application Number: RU.15/0701 Outcome:Refuse Description of Development: Prior approval details for flexible use of 500sqm of existing building to shops/financial services/restaurants & cafes/ business, storage or distribution/hotels or assembly and leisure
	Planning Application Number RU.13/0156 Outcome:Refuse Description of Development: Certificate of Existing Lawful Use for the use of the northern part of the site for storage and distribution within Use Class B8
	Planning Application Number RU.11/0275 Outcome: Grant Description of Development: Certificate of existing lawful use for Class B8 in area south of glass houses
	Planning Application Number: RU.57/4579 Outcome:Refuse Description of Development: Outline application from 1957 for residential development
Current use?	Horticulture/B8
Previously developed?	Partially. B8 use holds an area around 0.45ha

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-site within 5km of the

			TBH SPA -Within a Mineral safeguarding area for concreting aggregate. The MWA states that as the site is located in an area containing defined resources of concreting aggregates and which are expected to be worked, there is a presumption against alternative development. -The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues (such as pesticides associated with the nursery) or is located within 250m of a potential source of contamination(hurst landfill site). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				3
All affordable housing				
Elderly people's housing,				

student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:3 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, the site has been split in to two separate sites (confirmed in a 2013 appeal decision relating to the site). From a search of the site's application history, the northern part of the site appears to be in agricultural (horticultural) use. As such the site is not considered to be previously developed in accordance with policy contained within the NPPF. Overall, it is considered that development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The majority of southern site is considered to be previously developed, based on a search of the planning history. Paragraph 89 bullet 6 of the NPPF sets out that limited infilling or the

partial/complete redevelopment of previously developed sites is not inappropriate provided it has no greater impact on the openness of the Green Belt or the purposes of including land within it than the existing development. The NPPF also confrims that it should not be assumed that the whole curtilage should be developed. As such the southern area of the site is suitable for development provided its impact on the openness and purposes of including land within the Green Belt is not greater when compared to the existing development on site. The northern area of the site is not considered to be suitable for residential or commercial development and therefore not developable/deliverable. As such, only around 0.45ha of the site is considered to be previously developed and any proposal would need to comply with para 89 of the NPPF. Even if the two sites were considered as a single planning unit, the larger portion of the site is in horticultural use (approx. 0.75ha).

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council's Green Belt consultants concluded in the Green Belt Review that area 9 should be retained in the Green Belt and did not recommend any land for further consideration to be included in the urban area. Taking account of this and other evidence, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available- Available for residential use or else older people accommodation and self build. Commercial and retail use would be considered. Site confirmed available in years 1-5.

Achievable- Not information has been submitted to confirm the site's viability.

Name Crockford Bridge Farm

Location Addlestone

Site area (ha) 19.7ha

ID 205

Grid Reference X: 505624, Y: 164100

UPRN 200004035549

Ownership type	Private
Site description	Largely open fields with small wooded copse to the north. Farmhouse and associated agricultural buildings located near the centre of the site with the farmhouse (Grade II Listed) excluded from the site. The River Bourne forms part of the northern boundary of the site the remainder of this boundary is bounded by residential development. The A318 New Haw Road forms the western boundary of the site. To the north is the settlement of Addlestone. There is a lake and open area to the east of the site. To the west lies residential development and open areas and to the south a garden centre and the residential settlement of New Haw.
Planning status	Not in the planning system
Planning History	RU.93/0915 – Use for weekly car boot sale on permanent basis – refused, 94/0913 – Outline for erection of new farm shop following demolition of existing – Granted.
Current use?	Agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	Adjoins an SNCI to the east of the site (Wey Navigation (including Addlestone Mill Pond) SNCI)
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	✓ Crockford Bridge Farmhouse Grade II listed.
Conservation area		**Other (specify)**	Adjoins a biodiversity opportunity area

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing	Yes	409-699		Proponent considers site could be developed for 699 units @ 35 dph or 409 units outside of flood risk areas.
All affordable housing				
Elderly people's housing, student halls	Yes			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	Yes			
Employment (B2 and B8 use classes)	Yes			
Retail	Yes			
Food and drink				
Leisure	Yes			
Community uses				
Hotel				
Parking				
Custom build				
Self-build	Yes			

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium performing in terms of constraints but a medium-high performing site against accessibility. However the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development. Part of the site lies within Flood Zone 3b which is an absolute constraint and

unsuitable for residential/commercial development. Other parts lie within zones 3a and 2 and would require the exceptions and/or sequential tests to be passed.

NPPF paragraph 89 bullet 1 sets out that facilities for outdoor sport, outdoor recreation and for cemeteries are not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt or conflict with the purposes of including land within it.

As such an outdoor sport/recreation use could be suitable provided it preserved the openness of the Green Belt and did not conflict with the purposes of including land within it.

Developable/Deliverable

The site is not suitable for residential/commercial development and therefore is not considered deliverable or developable. Outdoor sport/recreation use could be developable but this depends on owner aspiration for the site.

Available

Agent suggests the site is available in years 1-5, however, as the site is not considered to be suitable for residential/commercial development it is not considered to be available. Availability for outdoor sport/recreation would depend on owner aspiration.

Achievable

The site is not considered to be suitable for residential/commercial development and as such is not considered to be achievable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units 0

Unsuitable site. Record for audit purposes, but do not include within the assessment of supply.

Other uses: The site could be achievable for the use as outdoor sport/recreation, but this would depend on whether the land owner would be willing to manage the site or sell/lease the land for site management and whether the land owner's aspiration is greater than an agricultural land value (around £20,000ha). It is unlikely that a public body would be willing to take on the management cost of the site and there is no guarantee that another private owner would be willing to take on management costs.

Name: Trys Hill Farm, Lyne Lane **Location: Lyne**

Site area (ha): 3.3ha **ID: 206**

Grid Ref: 501317, 165936 **UPRN: Several associated**

Ownership type	Private
Site description	Largely open site with paddocks associated with equestrian use. Residential units, stabling and hardstanding located in south east corner of the site. Two access points onto Lyne Lane and northern/western boundary largely bounded by vegetation, but open to the south. Wooded copse lies to the north of the site with open areas to the west and south with some dispersed development. Large wooded area to the east which surrounds Fangrove Park caravan park on the other side of Lyne Lane.
Planning status	No recent applications on site.
Planning History	RU.03/0736 – Certificate of existing lawfulness for riding school, commercial yard, builders yard, mixed permanent residential accommodation – Granted, 05/0994 – Retention of existing buildings and stable yard in connection with riding school – Granted, 05/1076 – Certificate of existing lawfulness for siting of residential mobile home – Granted.
	RU.05/0994 – Retention of existing liveries, menages, stables, hay barns, tack room, feed store, workshop and stable yard and use in connection with a riding school.
	RU.05/1076 – Certificate of existing Lawfulness for the siting of a residential mobile home.
Current use?	Residential and equestrian.
Previously developed?	Part Brownfield (Agricultural Buildings) Part Greenfield.

Site constraints			
Green Belt	✓	**Ancient woodland**	✓ Off site to east
Flood zone 2		**TPO**	✓ TPO 12 runs along entire frontage of site
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	✓ Mineral Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing	Yes	36		Could be developed for 12 residential dwellings (6 net) at 3.65dph.

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site lies within the Green Belt where there is a presumption against development. Recent case law has determined that private residential gardens outside of built up areas are previously developed land (PDL) as defined under Annex 2 of the NPPF. The area for equestrian and other mixed uses carried on at the site are also previously developed. Paragraph 89 bullet 6 of the NPPF sets out that the limited infilling, partial or complete redevelopment of a previously developed site is not inappropriate development provided no greater impact on the openness of the Green Belt or the purposes of including land within it.

Although the site may meet the definition of PDL land, part of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed. Any development proposal might be suitable, but should not have a greater impact on openness or the purposes of including land in the Green Belt.

The site lies 150m from the nearest nursery and primary school, and 2.1km from the nearest secondary school. The site is 2.7km to the nearest rail station (Virginia Water), 70m to the nearest bus stop and 3.5km to the nearest health facility. However, the SSMA sifts the site out at an early stage of the assessment process as the site is not adjacent to the settlement and so does not recommend the land to be a Local Plan development allocation.

Available: Available within years 1-5. However, there is no extant permission on site and it is considered more likely the site could come forward in years 6-10 of the Plan.

Achievable: Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the borough at that time. In general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable.

Developable/Deliverable: The site is considered to be developable. At 30dph, the whole of the site could deliver 99 dwellings. However the impact to the Green Belt when compared to the existing development will reduce the site's capacity. In the definition of previously developed land in Annex 2 of the NPPF it states that it should not be assumed that the whole of the curtilage should be developed. The area of the site occupied by residential/equestrian buildings and associated hardstanding is around 0.8ha. At 30dph this could realise 24 dwellings. However, this density is likely to be out of character with the surrounding area and may still have a greater impact on the openness of the Green Belt or the purposes of including land within it than the existing development.

The site agent suggests a capacity of 12 dwellings (6 net). Development proposals for this level of development might be acceptable, provided no greater impact on the openness of the Green Belt or the purposes of including land within it which would be assessed at the planning application stage.

Recommendation: Include in land supply in years 6-10 for 6 net additional residential units.

Name Land adj Ulverscroft, Bakeham Lane **Location Virginia Water**

Site area (ha) 0.37 **ID 208**

Grid Ref X: 499516 Y: 169829 **UPRN 100062599908**

Ownership type	**Private /**
Site description	Site is land in front of small row of 3 terrace two storey dwellings. Land to front of properties partly covered by hardstanding forming driveway, parking (including detached garaging) and tennis courts. Trees and vegetation present around the boundaries of the site. Bakeham Lane forms the eastern boundary of the site.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Residential amenity
Previously developed?	part

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5km of the TBHSPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable -The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, it is considered that most of the site does not meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site, the SSMA concluded that the site is medium/low performing site against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available Owner suggests site to be available within years 1-5, 6-10, 11-15 or in the longer term

Achievable Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the borough at that time. In general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable. However, given curernt constaints, the site is not considered to be achievable.

Name Primrose Cottage, Longcross Road **Location Lyne**

Site area (ha) 1.65 **ID 210**

Grid Ref X: 501753 Y: 165481 **UPRN 100061494982**

Ownership type	**Private / Single**
Site description	Area of land covered with woodland just to the east of Primrose Cottage, as well as the cottage and associated garden. Bounded to the south by Longcross Road. Dispersed residential development to the west. Wooded area continues north and east and surrounds site. Open area to the south forming Foxhills Golf Course.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0211 Outcome:Grant stc Description of Development: Proposed erection of a replacement 2/3 storey dwelling and detached single storey outbuildings for use as garage and garden room/gym, following demolition of the existing dwelling and outbuildings and associated new driveway and new front boundary gates.
Current use?	Resi, woodland
Previously developed?	Mostly no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Northern part of site located with a mineral safeguarding area for concreting aggregate; however the MWA do not make specific comments about the site. -Site located within 5km of the TBH SPA. -TPO 6 located to the south of the sit, fronting Longcross Road. -Majority of site (excluding Primrose Cottage) is ancient woodland, forming part of a larger parcel of ancient woodland.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. The site was considered as part of area 22 through the Green Belt review and was not identified as a resultant land parcel to be considered for further consideration to be released from the Green Belt. In addition, the site was considered thorugh the site selection methodology and assessment and was sifted out at an early stage as it is not close to the settlement. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available-Site was last promoted in 2015.

Achievable-No information has been submitted in respect of the viability of the land; however, given the constriants identified, the site is not considered achievable.

Name Home Farm, Stroude Road

Location Virginia Water

Site area (ha) 7.21

ID 212

Grid reference X: 500705, Y: 167950

UPRN 10092960609

Ownership type	Private
Site description	Largely open fields with scrub vegetation and small wooded copse to the east. Surrounding character residential to the west and south but largely open to the north and dispersed residential to the east.
Planning status	Pre-application
Planning History	No applications relevant on this SLAA site, but land to the north has been granted permission for 10 residential units (7 net) under RU.15/1899.
Current use?	Agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	✓ To the north of the site
Flood zone 2	✓ Partly	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	✓ Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Site proponent considers that between them northern (site subject to 15/1899) and southern (this SLAA site) could deliver 250 C3/C2 units.
All affordable housing				
Elderly people's housing, student halls	✓			Site proponent considers that between them northern (site subject to 15/1899) and southern (this SLAA site) could deliver 250 C3/C2 units.
Traveller accommodation				
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is a low-medium performing site against accessibility/constraints and was not taken forward for further consideration.

The site proponents have submitted evidence of the constraints on site, especially in relation to the minerals safeguarding and flooding. This evidence will require analysis by Surrey County Council as the Minerals Planning Authority to determine whether the minerals constraint is still relevant. A flood risk assessment has also been provided, but this was not a constraint which would prevent development at the site given that only part of the site is within FZ2. As such the site could have moved forward to further stages of consideration in the SSMA with respect to comparison against Green Belt purposes. In this respect Arup have considered that the loss of the sub-area in which the site sits from the Green Belt would *'harm the wider strategic Green Belt by promoting encroachment into an open, sensitive area of countryside'*. Given this performance against Green Belt it is unlikely that the site would have been recommended for allocation in the SSMA and hence Local Plan.

As such, the site is not considered to be suitable for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that development at this site is likely to be resisted, but this stance may change on consideration of minerals evidence submitted by the site proponent. However, this does not change the sites suitability against Green Belt.

Available

Agent suggests the site is available in years 1-5, however, as the site is not considered to be suitable, it is not considered to be available.

Achievable

The site is not considered to be suitable and as such is not considered to be achievable.

Recommendation

Unsuitable site. Record for audit purposes, but do not include within the assessment of supply.

Name Land rear of 294 Stroude Road, **Location** **Virginia Water**

Site area (ha) 0.33 **ID 215**

Grid Ref X: 500629 Y: 169279 **UPRN 10092960607**

Ownership type	**Private /**
Site description	Long, thin area of land stretching north from the rear of no 294 Stroude Road and along the rear of properties at Luddington Avenue up to Mayfield. Largely open area with small stable buildings and bounded by vegetation to the west. Narrow access to site between Garden Close and The Haven on Luddington Avenue.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Residential Garden/Equestrian
Previously developed?	Small area where stables are sited and private amenity within the residential curtilage.

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Part of the site in flood zone 2. Site located within 5km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				

Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable -The majority of the site is located within the Green Belt where there is a presumption against development. To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considers that the parcel of Green Belt (General Area 9) should be retained within the Green Belt. As such, very special circumstances would need to be demonstrated to justify the development of the land.

Further, part of the site is located within flood zone 2 and if development were ever to be considered suitable in Green Belt terms, residential development would require the exceptional test to be passed. The site is surrounded by flood zone 3a and a safe means of escape would need to be demonstrated.

Available-Identified as available in 2015 between years 1-5

Achievable-Whole Plan viability work to be undertaken by consultants. As the site is not suitable, it is not considered to be achievable.

Name Land at Abbey River and Burway Ditch, **Location Chertsey**

Site area (ha) 1.89 **ID 216**

Grid Ref X: 505298 Y: 167130 **UPRN 10092960632**

Ownership type	**Private /**
Site description	Open area of land covered with scrub vegetation and trees. Ditch runs from north to south within the site and is bounded by vegetation to the west. Area bounded by the M3 motorway to the north and the River Thames to the east and south. Open areas to the west and south with lower junction of EA overflow just to south east. North of the M3 Motorway area is open.
Planning status	None
Planning History	Planning Application Number: RU.17/0991 Outcome: Description of Development: River Thames capacity improvements and flood channel project. Request for an Environmental Impact Assessment Scoping Opinion
Current use?	agriculture
Previously developed?	no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	SNCI along river bank Site located within 5-7 km of the TBH SPA Mineral safeguarding area for concreting aggregate. The Minerals and Waste Authority state that Previous investigations suggest that the area is unlikely to be worked for minerals due to concerns about the potential adverse impacts on the character of the open setting and its recreational value. Initial view is that the

			proposed SLAA sites are unlikely to significantly constrain any mineral working. If the district chooses to proceed with the site that lies within the safeguarding area we would ask for borehole evidence to identify the quality and quantity of minerals resources and the practicality of prior working.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				0
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 0 Pitches:

Comments: Suitable-The site is located within the Green Belt where there is a presumption against development and the site is not considered to be previously developed. As such, at this moment in time new residential development at the site would be considered inappropriate development.

To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 14) should be retained within the Green Belt. As such, unless the Borough Council considers that exceptional circumstances can be demonstrated which warrants alterations to the Green Belt boundary and ahead of any resulting Technical Review of the Green Belt Boundary, the site is considered unsuitable for residential development.

Further, virtually the whole of the site lies within Flood Zone 3b which is an absolute constraint to residential development.

The use for leisure moorings whilst a water compatible use and acceptable in zone 3b, would also be considered inappropriate development in the Green Belt is therefore not suitable.

In addition, the Environment Agency has identified the land may be necessary to deliver the River Thames Scheme and as such it is considered that the land should be safeguarded for such a use.

Available -Site available for 66 dwellings plus 38 leisure moorings. Would also consider housing for students or older people. Is available in 2015 between years 1-5

Achievable- As the site is not suitable, it is not considered to be achievable.

Name Rusham Park Centre

Location Whitehall Lane, Egham

Site area (ha) 6.25

ID 218

Grid Ref X: 500599, Y: 170156

UPRN 100062605053

Ownership type	Private
Site description	Large site with mix of single, two and three storey buildings with associated areas of hardstanding for parking. Generally flat with more open areas to the north east and between buildings. Some trees/vegetation on site with a pond in the south east corner. Site bounded to the west by rail line and to south and east by the highway at Whitehall Lane. Land to the south is open with very little development until Stroude Road. Settlement of Egham lies 60m to the north west on the other side of the rail line, but immediately to the north east is open up to an allotment 260m away or edge of settlement 360m away. To the west lies open sports pitches from which the topography rises up to the west into the RHUL Campus. Local Plan Policy GB10 estimates some 20,556sqm of floorspace at the site.
Planning status	Designated as a Major Developed Site in the Green Belt in the 2001 Local Plan.
Planning History	Various consents related to use as R&D with offices.
Current use?	Office, research and development
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Minerals safeguarding wraps around site

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	yes			
All affordable				

housing				
Elderly people's housing, student halls	yes			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	Yes			
Employment (B2 and B8 use classes)	Yes			
Retail				
Food and drink				
Leisure				
Community uses	Education			
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Site is located within the Green Belt where there is a presumption against development. However the site is designated in the current 2001 Local Plan as a Major Developed Site in the Green Belt where limited infilling and/or redevelopment is acceptable. Further, paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it.

As such, given the NPPF guidance in para 89 (bullet 6) and the sites previously developed (brownfield) status. The site could be considered suitable for development, dependent on its impact on the openness and purposes of the Green Belt when compared to the existing development on site. This could potentially include residential, commercial or community development.

Site is located 1km to nearest rail station (Egham), 650m to nearest bus stop, around 1km to nearest nursery and primary schools and 2.7km to nearest secondary school. Nearest health centre 1.2km from site.

Part of the site is covered by flood risk zones 2 and 3a. As such, residential development within the portion of the site in flood zone 3a would need to the pass the sequential and exception tests and any commercial development the sequential test. The area of the site which falls outside of flood zone 3a is 3.6ha and outside of flood zone 2 is 2 5ha.

As the site lies adjacent to a minerals safeguarding area, deliverability/developability will also depend on the impact a residential use may have on future minerals extraction.

Available: A representation was received to the Council's IOPA consultation in 2016, in which Royal Holloway University of London confirmed they had bought the site. The site is envisaged to continue to be in office use for the long term until 2031, therefore is not available at this time.

Achievable: In terms of residential development, in general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable. In terms of offices, recent market commentaries suggest that prime office rents have been increasing and yields improving, which suggests that office development at the site could be viable. A care home mixed with residential could be viable but unlikely on its own.

The viability of any education or health facility will be very site and use specific and whether public or private. This is unknown at this time.

Recommendation

The land is not available at the current time, therefore do not include in the SLAA supply.

Name	**Villa Santa Maria, St Ann's Hill**	**Location Chertsey**	
Site Area (ha)	**4.13**	**ID 219**	
Grid Ref	**503151, 167188**	**UPRN 200004030529**	

Ownership type	Private		
Site description	This site contains the dwelling known as Villa Santa Maria and its curtilage and 37b Ruxbury Road. The property is accessed by an access drive which is located at the corner of St Ann's Road and Ruxbury Road. There is a pond located in the south western part of the site and a wooded area with a number of trees protected by a Tree Preservation Order, including those along the Ann's Road frontage. There is a marked slope within the site with the northern part of the site where the dwelling is located sat in an elevated position. In the area surrounding the site, the land is undeveloped to the north, east and west. A ribbon of residential development along Ruxbury Road is observed to the south. To the south east of the site is the urban area of Chertsey.		
Planning status	Not in planning system		
Planning History	CHE.17543	Part demolition of existing house and reconstruction to form a detached dwelling also future erection of detached dwelling	Grant Consent - subject to conditions
	CHE.15677	Outline application for the demolition of existing residence and future erection of block of 9 flats and 1 maisonette.	Refuse
Current use?	Residential		
Previously developed?	Yes		

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	TPO 2
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	✓ Off site to south at Golden Grove Inn & Mausoleum Chapel. Both Grade II listed
Conservation area		**Other (specify)**	The whole of the site is located in a Mineral Safeguarding Area

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	Yes	15-25		Site agent considers 15-25 units feasible at a density of 30-50 units
All affordable housing				
Elderly people's housing, student halls	Yes			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses	Yes			Independent School
Hotel	Yes			
Parking				
Custom build				
Self-build	Yes			

Suitable

The site is located within the Green Belt where there is a presumption against inappropriate development. The site is currently in residential use and as the site is not within a built up area, at least part of the site is considered to be previously developed.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it.

As such, given the NPPF policy in para 89 (bullet 6) and given that at least part of the site is considered to fulfil the definition of previously developed land, it is considered that the site (or at least part of it) is suitable for development in principal, although this would be dependent on the impact of any scheme proposed on the openness and purposes of the Green Belt when compared to the existing development sought to be replaced.

Developable/Deliverable

Part of the site is located within flood zone 3a and for residential development to be acceptable both the sequential and exceptions test would need to be passed. The area within flood zone 3a is also largely covered by a wooded area where a number of trees are covered by a TPO (although it is evident that some recent tree felling works have taken place, it appears that this work has taken place outside the area of the site protected by the TPO). A safe means of escape would also need to be demonstrated.

Annex 2 of the NPPF states that although a site may be previously developed it should not be assumed that the whole of a curtilage should be developed. As such, the area to the south of the existing dwelling Villa Santa Maria is unlikely to be considered appropriate for development and as such the developable area is around 0.84ha, which is reduced further if the area of land in flood zone 3a is discounted. For 37b, the potential developable area would be reduced to 1.1 ha.

The existing buildings on site have a combined footprint of around 1040sqm with associated car parking areas and hard landscaped areas associated with the dwelling.

Given the Green Belt location and existing scale of development on site it is considered that capacity for residential is unlikely to exceed 10 units in the form of flats.

It is also considered that the use as an independent school, housing for the elderly or hotel could be possible, but this will ultimately depend on the level of floorspace required to make such a scheme viable, whether this would be appropriate in a Green Belt in terms of impact compared to existing or could be achieved by conversion of the existing dwelling.

The Minerals Planning Authority (Surrey County Council) has indicated that the potential for prior working should be explored if the site is taken forward.

Available:

The agent indicates the site is available in years 1-5. However, it is unclear whether 37b is available at the current time.

Achievable

Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the Borough at that time. In general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable. The Council has no evidence with respect to the viability of an independent school or hotel and as such the achievability of these uses is unknown.

Recommendation

Given that the current availability of part of the site is unknown, include in the SLAA for 9 net additional dwellings in years 6-10 of the Plan.

Name Norlands Lane Landfill Site

Location Thorpe

Site area (ha) 42.9ha

ID 220

Grid Ref X: 502791, Y: 169392

UPRN Several associated

Ownership type	Private
Site description	Large area of land set between Ten Acre Lane, Green Lane and Norlands Lane. Predominantly open with small ponds/lakes to the west and east and largely bounded by vegetation at Green Lane. Minerals site sits just to the south east with Thorpe Industrial estate to the north and few residential dwellings and cemetery at Ten Acre Lane. To the east lies residential development off of Chertsey Road. Former landfill/minerals extraction site now restored.
Planning status	Not in the planning system
Planning History	Various consents for site restoration from landfill and gas monitoring. 64/9362, 75/0529, 85/0612, 90/1018, 93/0032, 97,0303, 99/0735, 03/1270, 12/0872, 15/1368, 16/0280
Current use?	Former landfill now restored to agriculture, 4 existing residential dwellings, landfill gas monitoring station.
Previously developed?	Only in small pockets with dwellings and gas monitoring station.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Majority of eastern and southern area of site	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b	✓ Partially	**SNCI**	✓ Partially
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable	✓			Suggested that area of site within north west corner (5.47ha) can be developed with remaining land used for parkland.

housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Suggested that area of site within north west corner (5.47ha) can be developed with remaining land used for parkland.
Employment (B2 and B8 use classes)	✓			Suggested that area of site within north west corner (5.47ha) can be developed with remaining land used for parkland.
Retail				
Food and drink				
Leisure	✓			Suggested that area of site within north west corner (5.47ha) can be developed with remaining land used for parkland.
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound. Four residential dwellings sit within the site boundary. The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction/landfill and restoration and is therefore previously developed.

The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that, aside from four existing residential properties, the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, aside from the four residential dwellings, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the residential/employment development proposed is if the site is removed from the Green Belt through the emerging

Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the performance against accessibility and constraints was low-medium and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

In terms of the four residential dwellings which lie within the suggested site boundary, given the size of the existing residential plots, their redevelopment is unlikely to yield net additional dwellings which would not have a greater impact on the openness of the Green Belt than the existing dwellings and The Elms lies within flood zone 3b .The gas monitoring station is still required and could not be redeveloped.

However, the use as a parkland or publically accessible space would be suitable as an appropriate facility for outdoor recreation as long as it preserves the openness of the Green Belt.

Developable/Deliverable

Site is unsuitable for residential development except on existing residential plots and therefore majority of site is not developable for this use. The site could be developable for use as parkland but this would depend on viability and willingness of site owners.

The Minerals Planning Authority (Surrey County Council) has indicated that development at this site is likely to be severely constrained as a result of previous or potential working.

Available

Proponent suggests the site is available in years 1-5, however, as the site is not considered to be suitable for commercial/residential development, it is not considered to be available in this respect.

Achievable: The site is not considered to be suitable for residential/commercial development and as such is not considered to be achievable. The site could be achievable for the use as a parkland or green space, but this would depend on whether the land owner would be willing to manage the site as parkland/publicly accessible space or sell/lease the land for site management and whether the land owner's aspiration is greater than an agricultural land value (around £20,000ha). The eastern area of the site falls within the area identified as a possible flood channel at Thorpe as part of the River Thames Scheme flood relief project. However, the RTS is not yet fully funded and not guaranteed to come forward.

Recommendation

At the current time, the use of the site for residential/employment development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for employment has not been considered, but its use as publically accessible green space is likely to be acceptable subject to paragraph 89 bullet 2 of the NPPF.

Name Land adjacent Accommodation Road

Location Longcross

Site area (ha) 2.1ha

ID 222

Grid Ref X: 499934, Y: 164886

UPRN 10092960605

Ownership type	Private
Site description	This site is approximately 2.1ha in size, comprising Green Belt land which, according to the site promoter, is presently used as an equestrian paddock and contains a small stable block at the westernmost edge of the site. The eastern part of the site appears to be heavily treed, with a strip of these tress (those adjacent to the highway) being protected by TPO 6. The site is situated immediately south of the residential dwelling 'Dunluce' and its associated curtilage, and is bordered by Accommodation Road to the east. Beyond Accommodation Road is the Fox Hills Golf Course and Driving Range. To the south, the site is bordered by an unnamed road and to the west the site is bordered by open land in the Green Belt.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Equestrian/Grazing
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓ TPO 6 runs either side of Accommodation Road
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	60		Agent considers site could deliver 60 dwellings at 30dph.
All affordable housing				

Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt.

Available: The agent for this site has confirmed that it is available immediately.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very

special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land west of Accommodation Road

Location Longcross

Site area (ha) 6.1ha

ID 223

Grid Ref X: 499629, Y: 165058

UPRN 10092960604

Ownership type	Private
Site description	The site is an open field which is located in the Green Belt and is approximately 6.1ha in area. There is an electricity pylon on the eastern boundary of the site. The site is bounded by trees/vegetation to the north, east, south and partially to the west. SLAA site 222 sits immediately to the east (at the southernmost part of the site).
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Grazing land/Countryside
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	60		Agent considers site could deliver 60 dwellings at 30dph.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				

Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt.

Available: The agent for this site has confirmed that it is available immediately.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land adj 62 Addlestone Moor

Location Addlestone Moor

Site area (ha) 0.54ha

ID 224

Grid Ref X: 505181, Y: 165720

UPRN 10092960603

Ownership type	Private
Site description	Largely open area of Green Belt land bounded by the A317 to the south and residential development/Addlestone Moor to the north. Woburn Park Farm lies to the east which the site promotor advises provides winter quarters for Travelling Showpeople and is used in connection with a TV and Film Facilities Company. Trees/vegetation generally forms the site boundaries. Site access appears to be from Addlestone Moor.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Disused farmland
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	16		Agent considers site could deliver 16 dwellings at 30dph.
All affordable housing				
Elderly people's housing, student halls	Yes			
Traveller accommodation				
Starter homes	Yes			
Employment	Yes			As part of mixed use

(B1 use classes)				
Employment (B2 and B8 use classes)	Yes			As part of mixed use
Retail				
Food and drink				
Leisure	Yes			As part of mixed use
Community uses				
Hotel				
Parking				
Custom build				
Self-build	Yes			

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt.

Available: The agent for this site has confirmed that it is available in years 1-5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land adj Sandgates

Location Chertsey

Site area (ha) 1.45ha

ID 225

Grid Ref X: 503488, Y: 166151

UPRN 10092960602

Ownership type	Private
Site description	Overgrown site bounded by Guildford Road to the north. Site predominantly covered by trees/vegetation. Residential development to the east in the settlement of Chertsey but largely open to the north, west and south. Access could be gained from Guildford Road.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Disused former residential garden
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 174 covers whole site
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	✓ Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	44		Agent considers site could deliver 44 dwellings at 30dph.
All affordable housing				
Elderly people's housing, student halls	Yes			

Traveller accommodation				
Starter homes	Yes			
Employment (B1 use classes)	Yes			As part of mixed use
Employment (B2 and B8 use classes)	Yes			As part of mixed use
Retail				
Food and drink				
Leisure	Yes			As part of mixed use
Community uses				
Hotel				
Parking				
Custom build				
Self-build	Yes			

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing against accessibility and medium performing against constraints, but due to the extensive TPOs on the site development of the site would either lead to the loss of protected (TPO) trees or reduce the developable area to under 0.5ha. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development, for either residential or mixed use development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable.

Available

The agent has suggested that the site is available in years 1-5, however, as the site is not considered to be suitable, it is not considered to be available.

Achievable

The site is not considered to be suitable and as such is not considered to be achievable.

Recommendation

The site is considered unsuitable for development due to the existing Tree Preservation Orders on the site. Record for audit purposes, but do not include within the assessment of supply.

Residential units: 0

Other uses: Given the nature of the constraint on the site (Tree Preservation Orders) it is not possible to assess if other uses (commercial or leisure) may be acceptable on the site.

Name 40 Crockford Park Road, **Location Addlestone**

Site area (ha) 1.2 **ID 226**

Grid Ref X: 505462 Y: 164348 **UPRN 100061484120, 10002019652**

Ownership type	**Private / Single**
Site description	Site on the edge of Addlestone with River Bourne forming its southern and eastern boundaries. Further south beyond the river the area is generally open. North, east and west of the site lies the residential area of Addlestone. Small stands of trees and vegetation on site with single track access from Crockford Park Road between numbers 38 and 42. One existing dwelling located on site
Planning status	None
Planning History	Planning Application Number: RU.04/0192 Outcome:Grant Description of Development: Erection of one detached dwelling house and double garage (Outline)
	Planning Application Number RU.98/1092 Outcome:Refuse Description of Development: Erection of 9, one bedroom flats and 30, two bedroom flats with associated works.
Current use?	part
Previously developed?	Land within the curtilage of 40 Crockford Park Road or the curtilage of the implemented permission for the additional dwelling is considered private residential garden with former glasshouses on site appearing to have been removed/demolished and any remains of the structures blended into the landscape. Recent case law has determined that residential gardens outside of built up areas can be considered PDL as defined under Annex 2 of the NPPF.

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Flooding-the eastern part of the site is in the functional floodplain (approx 0.6 ha). Approx 0.97 ha lies in floodzone 3a. -Site is located within a biodiversity opportunity area for rivers -Southern part of site

			within 5km of the TBH SPA, remainder of site within 5-7 km of the TBH SPA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				1
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:1 C2: Pitches:

Comments: Suitable- The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. The site is considered to meet the definition of previously developed land as contained in the NPPF and provided development has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it, the site could be considered suitable for development, dependent on the specific proposals.

However, the whole of the site is located within flood zone 2 and and the sequential test would need to be passed to allow development to take place. Most of the site is also in floodzone 3a and more vulnerable uses, such as residential development, would also need to pass the exception test and a safe means of escape would need to be demonstrated. The remainder of the site is in flood zone 3b and residential and commcerial development would be unacceptable on these parts. The Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site, the SSMA concluded that the site is high performing site against accessibility but is also severely constrained and so overall performance was low-medium overall. A greater weight was attached to the flooding constraints and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

If the site were to be developed for commerical use, this is considered to be less vulnerable and could be acceptable subject to passing the sequential test and not having greater impact on the openness of the Green Belt in accordance with the NPPF.

Available-Site confirmed available immediately. Primarlily available for residential development but would consider making available for commercial use and leisure.

Achievable- To date, a flood risk assessment has not been submitted in respect of development on the site, so it is unknown whether development could be achieved. No information has been submitted about the site's viability.

Name Woburn Park Farm

Location Addlestone

Site Area (ha) 8.5

ID **227**

Co-ordinates X: 505471, Y: 165780

UPRN Several associated with the site

Ownership type	Private, single
Site description	Flat land. Accessed off Addlestone Moor to south. Hardstanding. Pylons on site. Overhead lines cross site. Watercourse to north. Trees to north and south. Sloping land in south-east corner. The north east boundary is formed by the river Bourne
Planning status	
Planning History	There is a considerable amount of planning history on the site. Of particular relevance is RU.02/0790 Part demolition, removal of mobile homes, re-use of existing buildings in the walled area for retail, new toilet block, erection of new buildings for circus headquarters, 13 flats & all year use of paddock as circus storage/parking (refuse) Permanent consent granted under RU.92/0819. 3 permanent caravans permitted under RU.92/0819, further caravans permitted during the winter months (although amount not stated) between December and February (grant) Planning application currently under consideration RU.17/1868 relates to Certificate of Lawfulness or the use of land and buildings for: a) Storage of vehicles, trailers, caravans, fairground rides and equipment; b) Maintenance, servicing, repair, refurbishment and MOT of vehicles, trailers, caravans, fairground rides and equipment; c) Siting of caravans for residential use and associated storage and parking; d) Leasing and sale of caravans, RVs, trailers and parts; e) Offices; f) Use of the site 24 hours per day and all year.
Current use?	In planning system
Previously developed?	It would appear that there is some development on the land: however further investigation would be necessary to identify the exact use of buildings and whether they were lawful prior to any future planning application being considered

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	Small amount at the north west	**TPO**	The south west of the a site is subject to TPO 137
Flood zone 3a	Small amount at the north west	**SSSI**	
Flood zone 3b	Small amount at the north west	**SNCI**	Chertsey Meads located to the north east
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Other (specify)**	Northern part of site is a mineral safeguarding

			area: The Minerals Planning Authority (Surrey County Council) has stated that, subject to further investigation, mineral safeguarding is unlikely to be a significant constraint. Site is subject to an Article 4 Direction, restricting certain permitted development on the land Site is listed as a Historic Park and Garden (grade II)
Nationally listed buildings			
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Owner would consider making land available for this use
All affordable housing				
Elderly people's housing, student halls	✓			Owner would consider making land available for this use
Traveller accommodation				
Starter homes	✓			Owner would consider making land available for this use
Employment (B1 use classes)				
Employment (B2 and B8 use classes)	✓			Owner would consider making land available for this use
Retail	✓			Owner would consider making land available for this use
Food and drink				
Leisure	✓			Owner would consider making land available for this use
Community				

uses				
Hotel				
Parking				
Custom build				
Self-build	✓			Owner would consider making land available for this use

Suitable: The site is located within the Green Belt where there is a presumption against inappropriate development. It is unclear at this moment in time the extent of the land that is considered lawfully previously developed.

The Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing site against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council in this instance and as such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Site confirmed available through call for site in October 2016

Achievable: The majority of the land is considered to be unsuitable and so the majority of the land is considered to be unachievable.

Deliverable/developable: At the current time, the land is not considered to be deliverable.

Recommendation

The site promoter has stated the land could accommodate up to 250 dwellings. It may be possible that some of the land is considered to be previously developed and therefore, in accordance with paragraph 89 of the NPPF, limited infilling may be possible as long as it would not have a greater impact on the openness of the Green Belt than the existing development. However, officers think it would be highly unlikely that the site could accommodate the level of development suggested. With the exception of the existing house, Moorview, given the uncertainty of the extent of the buildings that are authorised or lawful, it has not been possible to ascertain the amount of land that should be considered previously developed. Therefore, officers are unable to determine if any of the land would be capable of limited infilling or the partial or complete redevelopment, in accordance with para 89 of the NPPF. Further inspection of the land would allow officers to verify which parts of the site, if any, are previously developed. In such a scenario, it may be possible that redevelopment of the buildings could be achieved if this did not further impact on the openness of the Green Belt.

Residential units: 0
Other uses: If the use of the buildings on the land were lawful, it may be possible to increase the use of the land for commercial purposes; however, as it is unclear which buildings are lawful and what the current use of those buildings is, it is unclear what future development potential the commercial uses might have. Further investigation of the use of the land would be necessary to come to a more reasoned conclusion.

Name Land at Penton Hook Marina, Staines Road **Location Chertsey**

Site area (ha) 2.3 **ID 228**

Grid Ref X: 503949, Y: 169028 **UPRN several associated**

X: 504177 Y: 168938

Ownership type	**Private /**
Site description	Two small areas of land within Penton Hook Marina. Grid refs X: 503949, Y: 169028/ X: 504177, Y: 168938. Area 1 accessed from Staines Road with areas of hardstanding housing boatyards and associated structures and small stand of trees/vegetation. Marina and open space largely situated north and west of Area 1 with residential north-west and Thorpe Park to the South West. Other boat yards and marina to the south. Area 2 accessed from Mixnams Lane with areas of hardstanding forming car park and several buildings, but with green edge and few trees. To south lies Penton Hook Marina and open areas and to west boatyards and Area 1. East of Area 1 is the River Thames and south east a mobile home park and golf course. Site identified as an employment area in the Employment Land Review.
Planning status	None
Planning History	Planning Application Number: RU.02/0448 Outcome:Grant Description of Development: 2 no timber lodges to replace 2 no caravans
Current use?	Leisure Marina and boatyards with some commercial.
Previously developed?	Yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Part	**SSSI**	
Flood zone 3b	Part	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Land located within 5-7 km of the TBH SPA.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a				0

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is considered to be previously developed in accordance with policy contained within the NPPF. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be

considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

However, the site is located flood zone 2; parts of the site are also located in floodzone 3a and flood zone 3b. The site is not considered to be suitable for residential development as this is a more vulnerable use and not acceptable in the functional floodplain. The agent for the site confirms that the site could be available for leisure/retail use, which is considered to be a less vulnerable use (but would not be permissible in the functional floodplain). As such only a small amount of land could be sutiable for for non-residential uses. In addition, there does not appear to be a safe means of escape.

Available- Site confirmed available now in 2015 for residential use

Achievable-The Council's CIL viability evidence from 2013 indicated that non-retail commercial development was not viable but that convenience/comparison retailing generally was. In general, it is not considered that the viability assumptions have changed to such an extent that retail development would not be viable or that non-retail commercial would be. Although, in terms of offices, recent market commentaries suggest that prime office rents have been increasing and yields improving, suggesting that office development could be viable the costs of overcoming flood constraints could render any commercial floorspace unviable. The viability of water compatible development is unknown.

Name Virginia Heights, Sandhills Lane

Location Virginia Water

Site Area (Ha) 1.91

ID 229

Grid Ref X: 500810, Y: 167662

UPRN 10023379451

Ownership type	Private
Site description	Single dwelling set in large plot of land within the Green Belt. Site bounded to the south by rail line and to the north by Sandhills Lane with M3 sitting just south east of the site. Residential development located along Sandhills Lane to north, east and west of site.
Planning status	Virginia Heights currently in planning system, for single storey rear extension
Planning History	RU.07/0995-Erection of detached four bed 2-storey dwelling following demolition of existing dwelling and garage (refuse) RU.04/1018 Erection 2-storey detached dwelling with vehicular access of Sandhills Lane (refuse) RU.04/0398 Erection of detached 2-storey dwelling following demolition of existing dwelling and garage (refuse) RU.03/0526- Erection of 2-storey detached dwelling following demolition of existing dwelling and garage (grant)
Current use?	Residential
Previously developed	Small part of site where dwelling sits and its curtilage.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 195 northern and western boundaries of Virginia Heights
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Partially within Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	yes	75		Proponent considers 75 dwellings at 40dph could be accommodated on site.
All affordable housing				

Elderly people's housing, student halls	Student only	4-6		Could convert buildings to flats – 8 Redevelopment to flats 12?
Traveller accommodation	no			n/a
Starter homes				n/a
Employment (B1 use classes)	yes			
Employment (B2 and B8 use classes)	yes			
Retail	no			n/a
Food and drink	no			n/a
Leisure	no			n/a
Community uses	no			n/a
Hotel	no			n/a
Parking				n/a
Custom build	no			n/a
Self-build	no			n/a

Suitable

Site is located within the Green Belt where there is a presumption against development. Part of the site is in existing residential use and is previously developed.

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to be in residential use, although not all of the land associated with the use falls within the curtilage of the property. As such only part of the site is considered to be previously developed (approx. 0.24ha) in accordance with policy contained within the NPPF, whilst the remainder would be greenfield.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, part of site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site. In this respect it may be possible to replace the existing dwelling with 2 smaller dwellings provided no greater impact on Green Belt or could be converted to approximately 4 flats.

In terms of the area not considered to be PDL, the only way in which this could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is low-medium performing against accessibility/constraints and was not taken forward for further consideration. As such the non-PDL part of the site is not considered suitable for development.

The site proponent also considers that employment use could be provided on site. In the case of the PDL part of the site this is likely to come through the conversion of the existing dwelling to offices supplying around 300sqm of B1a floorspace.

For the reasons as set out above the non-PDL part of the site would not be suitable for development.

Available: Available within years 1-5.

Achievable: Whole Plan viability is currently being undertaken by consultants but there is no suggestion that viability is an issue.

Deliverable/Developable: The developable part of the site where the current dwelling is sited could provide for 3 net units if the existing dwelling were converted. The remainder of the site is not considered to be suitable and therefore is not considered deliverable.

Recommendation

Residential:

The land promoter has stated that approximately 75 dwellings could be delivered on site; however, the land is included in the Green Belt and for the reasons given above, it is not considered the land could deliver this number of units. As such, the conversion of the existing residential unit could deliver 3 net additional units.

Other uses:

The land promoter has stated that the land could be made available for commercial uses. Redevelopment of the previously developed parts of the land could result in B1a floorspace up to around 300sqm following conversion of existing dwelling, otherwise the site is not suitable for employment use.

Name: Grove Nursery, Spinney Hill **Location: Addlestone**

Site Area (ha): 1.53 **ID: 230**

Grid ref: 503950, 164282 **UPRN: 100062362487**

Ownership type	Private
Site description	Site accessed via single lane track from Spinney Hill. Site predominated by hardstanding with areas given over to holding of trees/shrubs. 2 no. single storey buildings on site forming shed structures with some storage facilities. Site bounded by trees/vegetation with residential development on southern boundary with Spinney Hill and further south the settlement of Row Town. Open to the north, east and west, although M25 motorway lies 90m to the east.
Planning status	No recent applications on site
Planning History	RU.86/1101 – Use of grazing land for growing of trees/shrubs for sale from premises – Refused, 88/0337 – Change of use from agricultural to wholesale & retail sale of trees/shrubs – Refused,
	RU.88/0337 – Change of use of agricultural land to a small farm shop for the wholesale and retail sale of trees and scrubs
Current use?	Horticultural
Previously developed?	No. The site proponents consider the site is PDL as it operates more as a retail than a horticultural use, however, it would appear that permission does not exist to use the site for retail whether wholesale or general. As such, the site is considered to be in horticultural (agricultural) use. The definition of previously developed land as set out in Annex 2 of the NPPF does not include land that is or has been occupied by agriculture or forestry buildings. The site is not therefore considered to be a previously developed site.

Site constraints			
Green Belt	✓	**Ancient woodland**	✓ Just off site to NW
Flood zone 2		**TPO**	✓ TPO 193
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	✓ Just off site to NW
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units /m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable	Yes	55-60	[redacted]	The site is within 200m of a primary school and secondary school. Town Centre is 500m away and the site is well served by public transport.

housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing site against accessibility/constraints, but the Green Belt also performs strongly. Although in the fine-grained Green Belt review, consultants judged that the loss of the sub area within which the site sites would have limited harm (although there could be cumulative impacts in considering the loss of surrounding sub areas), greater weight was attached to protection of the Green Belt by the Council in the site selection work, as land was considered high quality agriculturally and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Agent suggests the site is available in years 1-5, however, as the site is not considered to be suitable, it is not considered to be available.

Achievable: The site is not considered to be suitable and as such is not considered to be achievable.

Recommendation: Unsuitable site. Record site for audit purposes, but do not include within the assessment of supply.

Number of units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: St Peters Hospital, Guildford Road

Location: Chertsey

Site area (ha): 31.7

ID: 231

Grid Ref X: 502557 Y: 165288

UPRN Several associated

Ownership type	Public, Multiple
Site description	The land consists of a Major Developed Site within the Green Belt, adjacent to the urban area of Chertsey South. The site is occupied by a hospital, principally operated by the Ashford and St Peter's Hospital Trust and the Surrey and Borders Partnership Foundation Trust but including land operated by the Bournewood NHS Trust and the privately run Runnymede Hospital. Around 10% of the site is occupied by ancillary residential 'Nurses' accommodation. Land to the west consists of the Homewood Park SANGS open space and the primary access to the site is taken from the A320 at the southern point of the site. There are also secondary accesses from Holloway Hill/Stonehill Road on the northern side of the site. The site is relatively intensely developed, albeit at low density, with areas to the east and north west retaining some landscape setting with vegetation and trees which in places form a buffer around the edge of the site.
Planning status	The land is currently in the planning system
Planning History	The most recent iteration of the Masterplan for the site was approved under planning ref RU.09/1093. This approved the rationalisation including partial redevelopment and infilling of the existing healthcare campus to provide for up to 130,407 sqm of development. This provides an approximate 30% uplift on existing floorspace within the site. Since this development was granted in 2010 there have been many applications pursuant to conditions and for approval of reserved matters to give effect to the planning permission.
	Various applications to deliver clinical services, ancillary accommodation and parking have been granted since RU.09/1093 was approved.
Current use?	Sui generis (mixed use D1, C2, C3)
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓
Flood zone 3a	A linear part of the site adjacent to the A320 on the eastern side of the site lies within Flood Zone 3a	**SSSI**	

Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	A small portion of the St Peters Hospital site is within the mineral safeguarding area and the remainder of the site is adjacent. No overriding constraint but bore hole evidence and an assessment of the potential for prior working would be requested.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓ (current master plan and Reg 18 reps)	Min 13,000 sqm (Masterplan)		The Current 2009 masterplan includes the rationalisation of the 'staff village' The site promoter believes the site may have the capacity to accommodate up to 500 dwellings.
All affordable housing	✓ (current master plan includes Nurses housing)			
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community	✓			

uses	(current master plan focussed on D1 use)			
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is currently located in the Green Belt but is identified as a Major Developed Site in the current local plan. It is therefore recognised as previously developed land and the opportunity to provide development on previously developed is detailed in paragraph 89 of the NPPF.

The current Masterplan predates the NPPF but gives effect to this concept by permitting infilling and partial or complete redevelopment. To develop the site further for residential purposes would, in some areas, represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this regard, one of the Council's preferred approaches for the new Local Plan includes returning the site to the urban area and allocating it for residential uses in the Local Plan. This is based on evidence produced in the Council's Green Belt Review work, Site Selection Methodology and Assessment and evidence produced to demonstrate exceptional circumstances for Green Belt release.

The total hospital site is 31.7 ha in area which includes the existing hospital complex. Should the land be returned to the urban area, the total developable area of the site for potential housing would be approximately 12.1 ha, split over two parcels of 11.1ha to the west of the main complex and 1ha to the north east. The main hospital complex would be retained.

For the purposes of this assessment, both parcels have been considered as one site and as such the developable area is 12.1ha. It is estimated that the site which is a preferred residential allocation in the emerging draft Local Plan has the potential to provide a minimum of 400 C3 residential units plus a 70 bed C2 unit and 20 Sheltered/Extra Care Units.

If the parcel was removed from the Green Belt and allocated through the Local Plan for housing, it would become suitable for development.

Available: As part of the ongoing discussions between public sector land owners and central government the efficient use of public sector land remains a national priority. Delivering efficiencies of land use within the site, whether though intensification of clinical development, the provision of further ancillary accommodation or the disposal of any surplus parts of the site, are likely.

Runnymede Borough Council has also received a letter from the Department of Communities and Local Government, on 7 October 2015, identifying St Peter's Hospital as a potential surplus site, having the potential for accommodating residential development as part of work undertaken by the Department of Health when looking at how the NHS can increase its contribution to housing development, through the use of surplus or under-utilised land.

Achievable: Whole Plan viability to be undertaken by consultants as part of the development of the Local Plan. This will include looking at the viability of development on each of the Council's preferred allocations.

Deliverable/ Developable: The site is considered deliverable in so far that the current occupier, the Hospital Trusts, have already promoted it, through implementation of the 2009 Masterplan and also more recently through responses to the Regulation 18 consultations on the new emerging Local Plan for Runnymede. The existing healthcare provision on the site will not be negatively affected through redevelopment of part of the existing campus, rather it will help fund the intensification of operations of the hospital.

As the Trust is actively promoting and discussing the development of parts of the site it is considered the land could deliver housing in the first five years of the plan and onwards.

Recommendation: At the current time the land is located within the Green Belt, although much of it is considered to meet the definition of previously developed land. As such, limited infilling and the partial or complete redevelopment of the land has been recognised as possible by an extant Masterplan. As noted in the DCLG letter of October 2015, and as part of the public land estate, and as a site with low density of development it is considered likely that greater intensification of use, potentially including additional housing (whether targeted for health workers or otherwise) is likely.

It is not considered likely that the primary land use of the site, as a hospital, would change. However, should the land be returned to the urban area, the total developable area of the parcel would be approximately 12.1 ha, and could deliver in the region of 420 homes (C3) and a 70 bed unit of care/nursing accommodation (C2). Whilst the site is large enough to provide its own SANG, there is already a SANG to the west of the site at Homewood Park and as such, given the proximity of an existing SANG to the site, SANG provision could be met off-site.

Continuation of the rationalisation of the Hospital Site would also be expected to increase employment floorspace within the site.

Name 78a Hummer Road **Location Egham**

Site Area (ha) 0.13 **ID 232**

Co-ordinates X 501296, Y 171530 **UPRN 200004034916**

Ownership type	Private
Site description	Site located in the urban area, part of which forms part of Egham town centre. Site comprises 33 lock up garages in two rows. Surrounding land is predominantly residential, with rear domestic gardens abutting the site to the north; east; and west, with mixed commercial and residential uses to the south of the site, associated with the High Street. Access is via Hummer Road (between 78 Hummer Road and 1-9 The Old Bakery)
Planning status	Not currently in the planning system, although a number of applications are relevant to the site.
Planning History	RU.17/0411 Outline planning permission for the proposed demolition of existing garages and storage buildings and the erection of 9 No x 1 bedroom residential flats arranged over 3, 2 storey blocks (withdrawn)
	RU.17/0408 Proposed demolition of existing office buildings by the construction of 2 one bedroom maisonettes, car parking, ancillary areas and vehicular access. (withdrawn)
	RU.05/0642 Erection of a terrace of 5 bungalows with associated access and parking following the demolition of the existing garages. (refuse)
	RU.05/0352 Demolition of existing garages in connection with residential redevelopment.(refuse)
	RU.04/0148 Erection of 6 no. x two storey dwellings with associated car parking and vehicular access onto Hummer Road following the demolition of the existing garages.(refuse)
	RU.90/0675 Erection of 2 no. B1 office buildings. Demolition of bakery and sundry outbuildings, garage, etc. (withdrawn)
Current use?	Garages
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Whole site	**TPO**	
Flood zone 3a	Majority of site	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	Locally listed building located nearby Site located in Egham Town Conservation Area

			Site located within 5-7km of the TBH SPA Landfill site located within 100m
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	8-10		Agent indicates the site could accommodate 8-10 dwellings
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: This site is located in the urban area and is considered suitable in principle for development on this basis, subject to detailed design considerations. However, the site is affected by flooding and most of the site is located in flood zone 3a, where a more vulnerable use, such as residential development would require both the sequential and exception test to be passed. A safe means of escape would also need to be identified.

Available: Agent confirms the site is available for residential development (December 2016) and could be developed within 2 years, subject to planning permission being granted

Achievable: With respect of land contamination issues, the Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

However, given the flooding issues on site and that no flood risk assessment being submitted with the site, the site is not currently considered capable of delivering residential development.

Other uses. Given the constraints identified, commercial uses might be more suitable on site; however, these would need to be compatible with the surrounding residential uses and would need to be sensitively designed to make a positive contribution to preserving the conservation area. However, the sequential test would need would still need to be passed and until such time that this information is provided, the site has not been considered for its potential to deliver other uses.

Deliverable/developable: X

Recommendation

Site not considered suitable for development until flood risk assessment has been submitted.

Name 6 Northcroft Road, Egham **Location Egham**

Site area (ha) 0.33 **ID 233**

Grid Ref X: 498963 Y: 171383 **UPRN 100061501615**

Ownership type	**Private / Single**
Site description	Residential dwelling set in large and L-shaped plot. Bounded by vegetation on southern and part of northern boundary. Small wooded area to west and residential to north, east and south.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0783 Outcome:Grant Description of Development: Erection of two storey dwelling with integral garage following demolition of existing dwelling.
Current use?	Residential
Previously developed?	yes

Site constraints			
Green Belt	Part	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	The majority of the site is located in a minerals safeguarding area for concreting aggregate. The Minerals and Waste Authority states that the site is unlikely to significantly further constrain any potential mineral working further to the west over and above the existing urban area. Conservation area off-site but immediately to the north.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing				Less than five net dwellings
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Part

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:Less than five net dwellings C2: Pitches:

Comments: Suitable-Part of the site is in the urban area and is considered suitable for development in principle.

Part of the site is included in the Green Belt. The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. The Green Belt consultants considered the land and concluded the loss of this sub-area would result in harm to the wider strategic Green Belt. The sub-area and wider parcel both perform well in terms of Green Belt purposes.

Available-Site confirmed available for residential uses within the next 5 years.

Achievable-No information submitted at the current time to suggest that the site is not available for development. Viability work undertaken in 2013 to support a CIL charge indicated that residential development was broadly achievable across the borough at that time. In general, it is not considered that the viability assumptions have changed to such an extent that residential development would not be viable.

Name Eden Farm

Location Virginia Water

Site area (ha) 0.35

ID 234

Grid reference X: 499962, Y: 166906

UPRN 10092960600

Ownership type	Private
Site description	The site relates to land to the south of the caravan site known as Eden Farm (granted on appeal under RU.08/0957 and RU.13/0273 for a temporary pitch). The site is on a former land fill site, and within the Green Belt. The site has varying land levels, but generally the land rises up towards the motorway to the south and falls away gradually to the south west. There are no residential dwellings in the vicinity of the site other than the neighbouring caravan pitches. The land is used for the keeping of horses for breeding and then sale, and the applicant has other land leased adjacent to the site.
Planning status	In planning system
Planning History	RU.15/1521- Erection of barn for stables, tack room and hay storage (grant)
Current use?	Horse keeping/breeding
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located adjacent to a mineral safeguarding area for concreting aggregate A telecommunications mast is located within 100m

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of				

affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			The site was submitted to the 2014 traveller call for sites
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site it appears to be used for the breeding of horses and is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for development is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the performance against accessibility and constraints was low-medium and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Land confirmed available in 2014

Achievable: Given that the land is considered unsuitable, the site is considered to be unachievable at the current time.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable.

Recommendation
The site is not considered to be deliverable or developable at the current time given its Green Belt greenfield nature and therefore the conclusion is that no additional pitches can be accommodated on the land. For the purposes of this SLAA, 0 is recorded.

Residential units: 0 pitches

Other uses: Not considered as land promoted for traveller accommodation only.

Name Willow Farm

Location Ottershaw

Site area (ha) 0.45

ID 235

Grid reference X: 501253, Y: 163471

UPRN 200004039780

Ownership type	
Site description	Willow Farm is sited on the northern side of Chobham Road, a principal traffic route between Ottershaw and Chobham village and located approximately 500 m from Ottershaw. The site is adjoined to the north and east by woodland. To the west of site is a residential property. The site is screened by vegetation on all boundaries. The site was previously used for agricultural purposes.
Planning status	Currently in the planning system
Planning History	RU.16/1747 - Temporary change of use of land to create 4 pitches for an extended traveller family – Granted subject to conditions RU.16/1746 - Permanent change of use of land to create 4 pitches for an extended traveller family - Refused RU.13/0416 – Temporary use of land for 4 no Traveller pitches - Granted. A number of discharge of conditions applications pursuant tothis permission subsequently granted RU.13/0011-Change of use to a residential caravan site for three Gypsy Traveller families. Site to contain 3 static caravans with associated hardstanding and parking for six associated vehicles -Withdrawn RU.08/1220 -Change of use to include the stationing of caravans for 4 no gypsy pitches with utility/day room building and ancillary hardstanding for touring caravans –Refused Other earlier planning history relates to the agricultural use of the land
Current use?	Residential (temporary until August 2020)
Previously developed?	No-previous use agricultural and permission for traveller accommodation is temporary

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	A band of trees running along Chobham Road at the southern edge of the site is subject to TPO 7
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	

Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Land subject to two Article 4 Directions, which restrict certain permitted development rights on the land.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			Site promoted through the 2014 traveller call for sites
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where there is a presumption against inappropriate development and the site is not considered to be previously developed. As such, at the current time, new residential development at the site in the form of Gypsy/Traveller pitches is considered to represent inappropriate development in the Green Belt unless very special circumstances can be proven which would clearly outweigh the harm caused to the Green Belt.

Another way that the site could become suitable for development is if the site was removed from the Green Belt through the emerging Local Plan. However, following two rounds of Green Belt Review work and also following the completion of site selection work to underpin the Local Plan, the Council is not currently recommending that this site is returned to the Urban Area.

Developable/Deliverable: As the site is unsuitable it is not considered to be developable or deliverable.

Available: Land confirmed available in 2014

Achievable: Given that the land is considered unsuitable, the site is considered to be unachievable at the current time.

Recommendation: For the purposes of this SLAA, 0 is recorded.

Residential units: 0 pitches

Other uses: Not considered as the land promoted for traveller accommodation only.

Name **Longcross Manor** **Location** **Longcross**

Site area (ha) **0.87** **ID** **236**

Grid reference **X: 501178, Y: 165573** **UPRN** **100061494974**

Ownership type	Private, single
Site description	The site is located in the Green Belt and is roughly rectangular in shape. The site comprises a detached two storey dwelling to the east. The house is set back from the road by approx. 25m. The sites northern boundary is formed by Longcross Road. The east and west of the site is formed by woodland. To the south of the site is Foxhills Golf Course and there appears to be no formal boundary that separates the two.
Planning status	Not currently in the planning system
Planning History	RU.10/0023-Demolition of existing detached two storey dwelling and detached triple garage and erection of detached part two storey, part single storey replacement dwelling with basement living accommodation with light wells and replacement detached triple garage with accommodation within roof space (refuse) RU.09/0777-Proposed Lawful Development Certificate to establish whether planning permission is required for the erection of single storey side and rear extensions (split decision) RU.07/1077 Certificate of lawful proposed development for the erection of a single storey detached building comprising of games room, summer house, gym and shower room (grant) (not implemented)
Current use?	Residential and garden land
Previously developed?	A small amount to the east

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 6 runs along the whole of the north of the site; fronting Longcross Road
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Land is subject to an Article 4 Direction, which restricts some permitted development rights on the land

			Site is included within a mineral safeguarding area although SCC advise that the area is unlikely to increase constraints on future mineral working above those that already exist. Evidence suggests that underlying minerals are of relatively poor quality Site for disposal of hazardous waste within 150m of the site

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			Site promoted through 2014 traveller call for sites.
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where there is a presumption against inappropriate development. The site is currently in residential use and as the site is not within a built up area, at least part of the site is considered to be previously developed.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it.

As such, given the NPPF policy in para 89 (bullet 6) and given that at least part of the site is considered to fulfil the definition of previously developed land, it is considered that the site (or at least part of it) is suitable for development in principal, although this would be dependent on the impact of any scheme proposed on the openness and purposes of the Green Belt when compared to the existing development sought to be replaced.

Annex 2 of the NPPF states that although a site may be previously developed it should not be assumed that the whole of a curtilage should be developed. As such, officers consider the site area considered for development should be reduced to 0.27 as the area to the west is considered to be not previously developed.

To overcome the Green Belt policy constraint for non PDL areas Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 28) should be retained within the Green Belt, although a resultant land parcel was identified for further analysis. This did not include any part of this SLAA site. The site was also considered through the Site Selection and Methodology Assessment but was sifted out in the early stages as it does not lie adjacent to the settlement. As such, the site is not proposed for allocation through the Local Plan.

Available: The land was identified as immediately available in 2014. The site has not been reconfirmed available since this time.

Achievable: No information submitted to confirm the site's viability; however, given the site's location on a large plot, the provision of traveller accommodation may not be viable.

Given the identified constraints, the site is not considered to be achievable.

Deliverable/developable: No. The developable part of the site where the current house is sited could provide a pitch for traveller accommodation were it to be redeveloped without having a greater impact on the openness of the Green Belt. The remainder of the site is not considered to be previously developed and therefore is not considered deliverable.

Recommendation

The land is not considered capable of providing net additional residential accommodation, although were the existing house to be knocked down, a pitch could be included on the land (based on the size of pitches and associated buildings in Runnymede).

Residential units: net 0

Other uses: not considered

Name: Lynns Park, Stonehill Road **Location:** Ottershaw

Site area (ha): 2.5 **ID:** 238

Grid reference X: 500257, Y: 163600 **UPRN** 10092959713, 100062363514

Ownership type	Private, Single
Site description	The site is located in the Green Belt on the western edge of the borough adjoining the boundary with Surrey Heath. The site has a stepped shape on its western edge, where it abuts the gardens of residential properties that are characterised by their detached nature on large plots. The southern edge (where the site adjoins Surrey Heath borough) has dense tree cover and to the east of the site is land known as Silver Birch Caravan Site. The northern boundary is formed by Stonehill Road. The northern part of the site is comprised of a mobile home and detached garage and outbuilding. There are protected trees on the site, some of which have been removed without permission and are subject to a Tree Replacement Notice. The applicant has appealed the notice and is subject to a hearing, which is scheduled to take place in spring/summer 2016.
Planning status	Currently in the planning system
Planning History	The relevant history is as follows: 1949 – permission was granted for one caravan on the north part of the site and pigstys. RU.14/1351-Retrospective permission for the change of use of the land from use for the siting of a residential caravan to use as a gypsy site with three additional mobile homes, with a communal day room and laying of hardstanding. The additional mobile homes would be sited on the southern part of the site. (Refused). RU.15/1567 Planning Enforcement Appeal in relation to the material change of use of the land by the stationing of an additional mobile home on the land and the unauthorised laying of hardstanding. Appeal allowed and notice quashed. RU.16/0169 Planning Enforcement Appeal (Tree Replacement Notice) Dismissed, Notice upheld. RU.17/0683: Variation of Condition 2 of planning permission TP3 No. 6412 to allow 2 caravans to be stationed on the land. This application has yet to be determined. (RU.15/1567) where the Inspector found that no material change of use of the land had taken place. Therefore the application requests the variation of condition 2 of the 1949 permission for the original caravan (limiting the number of caravans on the site to one) to limit the number of caravans on the site to two.
Current use?	During the course of the enforcement appeal in 2016 it was established that the lawful use of the land is a residential caravan site for the

	stationing of one residential caravan
Previously developed?	Small area to the north of the site

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	The north edge abutting Stonehill Road is subject to TPO 6. The rear of the site is subject to TPO 390
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Entire site subject to Article four direction, which restricts some permitted development rights on the land The Council's Environmental Health Officer has also identified possible pollution from adjoining Merlewood /Forest Gate Farm, which are within 250 m of the site

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation	✓			The site was promoted through the 2014 traveller call for sites
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where there is a presumption against development. The site is not considered to be previously developed and as such, at this moment in time new residential development would be considered inappropriate development and should not be approved except in very special circumstances in accordance with the Government's *Planning Policy for Traveller Sites.*

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. The Council has undertaken a strategic Green Belt Review which has concluded the parcel of Green Belt (General Area 26) that the site falls within should be retained within the Green Belt. As such, unless the Borough Council considers that exceptional circumstances can be demonstrated which warrants alterations to the Green Belt boundary the site is considered unsuitable for development. Notwithstanding this, application RU.17/0683 has yet to be determined, and if granted, will allow one extra caravan to be lawfully stationed on the site.

Available: The land was submitted through the 2014 traveller call for sites as available now, although has not since been promoted despite being contacted.

Achievable: Given that the land is considered unsuitable, the site is considered to be unachievable at the current time.

Deliverable: Not considered deliverable

Developable: Not considered developable

Recommendation

The site is not considered to be deliverable or developable at the current time and therefore the conclusion is that no additional pitches can be accommodated on the land.

Residential units: 0 pitches.

Other uses:

The owner of the site has not indicated they would consider other uses on the site. However, given the above arguments about suitability, it is not considered employment uses would be acceptable on the land.

Name: 19 Woodham Lane

Location: Addlestone

Site area (ha): 0.07

ID: 239

Grid reference X: 505411 Y: 162895

UPRN 100061490820

Ownership type	Private
Site description	Triangular plot of land at the junction of Common Lane/Woodham Lane. Various buildings/caravans on site and predominantly laid to hardstanding. Residential development to the south and east with commercial to the west.
Planning status	Not currently in the planning system
Planning History	The most recent and relevant application at the site is RU.14/0376 – which was a Certificate of Existing Lawful Use for residential caravan & Showmen quarters. This certificate was refused. An appeal was subsequently lodged. This appeal did not succeed and an Lawful Development Certificate (LDC) was not issued in the terms sought by the appellant. An LDC was however issued for the use found to be lawful. This was for the, 'Use as a dwellinghouse and for the stationing of caravans, storage of fairground equipment and parking of vehicles in a manner ancillary to the use of the dwellinghouse'.
Current use?	Dwellinghouse with ancillary stationing of caravans, storage of fairground equipment and parking of vehicles.
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				

Elderly people's housing, student halls				
Traveller accommodation	Yes			
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Proposed use of site is for Travelling Showmen accommodation. The site is located within the urban area and is therefore suitable for residential development in principle and subject to usual planning considerations.

Available: According to 2014 traveller call for sites, site is available now.

Achievable: The Council has no evidence that the use of the site to provide an additional showman's plot/plots would not be achievable. However, beyond the existing dwelling, the site is triangular in shape and tapers to a width of only approximately 3 metres. There is existing storage of equipment, caravans and vehicles on the site which, allowing space to manoeuvre vehicles, is considered to leave insufficient room for an additional plot unless other lawful uses on the site ceased.The agent acting on behalf of the landowner has not indicated that there is any intention to cease existing uses on the site or remove existing equipment.

Developable/Deliverable: Development on the site is considered to not be achievable and therefore the site is not considered deliverable or developable.

Recommendation*:* Site unlikely to yield net additional plots. Do not include in land supply but retain for audit purposes.

Name Land at Middle Hill **Location Englefield Green**

Site area (ha) 0.53 **ID 240**

Grid Ref X: 500139 Y: 171006 **UPRN 100061501294, 100061501304, 100061501280**

Ownership type	**Private /**
Site description	The application site comprises the residential properties known as Sandy Lodge, The Cedars and Ingle Cottage. The existing buildings are detached two storey dwellings set in a backland location behind existing dwellings within Middle Hill with access via a shared driveway located between the properties of Top House and the Hollies, Middle Hill. The properties back onto Egham Hill, with an existing brick wall and a number of mature trees forming the street scape of Egham Hill. A tree preservation order covers a Deodar Cedar tree located to the front of Ingle Cottage (TPO 291) and a Eucalyptus tree located adjacent to the existing access on Middle Hill (TPO 290). In addition, a recent area tree preservation order has been placed on land at Sandy lodge and to the rear of The Cedars, Ingle Cottage Top House and Tall Trees, Middle Hill. This was to provide temporary protection to existing trees pending the consideration of the current application and full tree survey to inform a revised order to reflect individual and groups of trees to be protected. Site levels fall about 3 metres from west to east. To the west the site abuts the grounds of Sutherland House, a grade 2 listed building forming part of the Royal Holloway university grounds and sited on higher ground to the application site. To the north, fronting Middle Hill are detached bungalows with dormer windows and first floor accommodation within roofspace. To the east, adjacent to the existing access is Top House, a large detached dwelling fronting Middle Hill with long rear garden extending onto Egham Hill. The site is located within the urban area and comprises part of the Coopers Hill/Egham Hill Area of Landscape Importance. The surrounding area comprises a mix of dwelling types including detached bungalows towards the north west of the site fronting Middle Hill, as well as a number of older cottages, detached dwellings of varying ages style and form, including flats within Egham Hill and the recent student residences on the opposite side of Egham Hill.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.15/1760 Outcome:Grant Description of Development: Demolition of Sandy Lodge, The Cedars and Ingle Cottage and replacement with 2, 3 and 4 storey development with basements, comprising cluster flats and studios for students, together with bin stores, cycle stores, parking and landscaping. The access from Middle Hill to be closed and a new access created from Egham Hill. Minor amendments and discharge of conditions applications since granted.
Current use?	Residential
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Land on site covered by 290, 291, 401 (blanket TPO) Site within 7km of the TBH SPA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				173
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3: C2: 173 Pitches:

Comments: Suitable: Suitable due to the site's urban area status and location

Available: The site has an extant planning permission and there is no evidence to suggest the land is not available

Achievable: Planning application granted in 2016, which demonstrates the site can deliver student accommodation

The site is considered to be deliverable in five years as the development has commenced.

Name Crest House, Station Road

Location Egham

Site area (ha) 0.08

ID 241

Grid reference X: 501076, Y: 171130

UPRN 10002015840, 10092959617, 100062599801, 10092959618

Ownership type	Private
Site description	Crest House is a detached three storey office building. The building is located on the eastern side of Station Road, sited between the shopping core of Egham Town Centre and the railway station. To the north is a detached 4 storey office building and to the south are two- storey, one bedroomed houses with parking to the rear. To the rear of the site is a car park serving the existing. Vehicular access is via Nicholson Walk, off School Lane. Nicolson Walk is a single access road serving the adjacent residential units and adjacent offices. Immediately to the rear of the building and alongside the car park to the northern flank boundary is a landscaped strip with grass, shrubs and medium sized trees. The site slopes gently from front to rear (approx. 0.6m overall). The site is included in the employment land review, forming part of Egham Town Centre Strategic area.
Planning status	The site had an extant planning permission, which recently expired
Planning History	RU.13/0749- Change of use of existing office building to form 14no. bedsit units for students accommodation with communal lounge, kitchens and laundry rooms together with cycle store (grant). Minor amendment and discharge of conditions granted subsequently in relation to the site.
Current use?	Office
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	The site is located in Egham Town Centre Strategies and is affected by Local Plan policy TC1, TC2 and SH04 (town centres outside shopping core areas)

			Aircraft Noise (BE22)

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls	✓			Planning permission has been granted for the use of the land as student accommodation
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes as planning permission was granted for the use of the land as student accommodation

Available: Planning permission has been granted on the site. Although, expired, there is no evidence to suggest the land is not available.

Achievable: As permission has only recently expired, it is still assumed the development of the land for the use suggested is achievable.

Deliverable: ✓

Developable:

Recommendation
Careful consideration has been given to the determining planning application RU.13/0749. Officers have granted the proposal and it is considered that this application provides an accurate estimation of the number of units that the site could accommodate for the purposes of the SLAA.

Residential units: 14 bedsit units for student accommodation

Other uses: Not considered

Name Former Reservoir Site, Lovett Road, Staines **Location Egham**

Site area (ha) 0.72 **ID 248**

Grid Ref X: 501981 Y: 171494 **UPRN 10023379866**

Ownership type	**Private /**
Site description	The site (known as Opus 3) is located towards the far west western end of Lovett Road, south of The Causeway. The site is located on the southern side of Lovett Road and adjacent to the Orbis office development. The site is bounded to the rear by the railway and offices t6o the north, east and west. Further to the west is The Glanty and the M25. The site comprises a former covered water reservoir which ceased used in 1996. There is also a disused tennis court and grassed bowling area located on the site and two small single storey service buildings and there is no public access. There is also an electrical substation located on site. The closest residential properties are beyond the railway to the south at Pooley Avenue and Alexander Road. The site forms of a strategic employment site at The Causeway (South).
Planning status	RU.15/0140
Planning History	Planning Application Number: RU.15/0140 Outcome:Grant Description of Development: Application to extend the time limit for the implementation of the extant planning permission RU.09/0742 for the erection of 4 storey class B1 office building (5,853sqm) with associated access and car parking for 160 vehicles including a 2 storey multi storey car park.
	Planning Application Number RU.09/0742 Outcome:Grant Description of Development: Erection of 4 storey class B1 office building (5,853sqm) with associated access and car parking for 160 vehicles including a 2 storey multi storey car park
	Planning Application Number RU.00/0176 Outcome: Withdrawn Description of Development: Outline application for a B1(a) office building together with the provision of associated car parking and landscaping
Current use?	Pumping station
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	

Conservation area		**Other (specify)**	Part of the site is located within flood zone 3a Site within 7 km of the TBH SPA Lcoated within the aircraft noise area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable: Yes as planning permission has been granted for the use of the land as office use

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Name Prestige House **Location** Egham

Site area (ha) 0.48 **ID** 249

Grid reference X: 500814, Y: 171303 **UPRN** 10023376549, 10023379277

Ownership type	Private
Site description	Prestige house is a 3/4-storey office situated on the northern side of the High Street, adjacent to Strodes College which contains Grade II listed Almhouses. The site is in the Egham Town Centre policy area, but outside the shopping core. The site is a strategic employment site (E5).
Planning status	Currently in the planning system
Planning History	RU.17/0092 - Notification for Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a dwelling house (Class C3) comprising the creation of 49 units. (prior approval granted). RU.17/0093 - Notification for Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a dwelling house (Class C3) comprising the creation of 46 units (prior approval granted). RU.16/1695 - Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a dwelling house (Class C3) comprising the creation of 49 units (prior approval granted). RU.14/0674- The addition of a fourth storey and extensions to the front and rear facades of existing three storey office building together with associated external alterations to create an additional 803sqm of office space (grant)
Current use?	Office
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Part to the east	**TPO**	TPO 109 is located at the most western point of the site
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Almhouses Grade II listed building
Conservation area	Adjacent to Egham	**Other (specify)**	Aircraft noise

	Town Centre conservation area to the east		

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes as prior approval has been granted for conversion of offices to residential

Available: Prior approval has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As prior approval has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Deliverable: ✓

Developable:

Recommendation
Given extant prior approvals site could come forward for residential development.

Residential units: 49 (net)

Other uses: 753 sqm office space could come forward if extant permission is implemented, however residential is more probable.

Name Tamesis 1, The Glanty, Egham **Location Egham**

Site area (ha) 0.76 **ID 250**

Grid Ref X: 502007 Y: 171645 **UPRN 10002019294, 100062599828**

Ownership type	**Private**
Site description	The existing site comprises an area of 0.76 hectares and is currently occupied by a three storey office building built around 1991-1992 with external car parking and associated soft landscaping as well as an electricity substation and storage building. The site is relatively flat, with existing ground levels only varying by around 800mm across the site and the highest point located at the site entrance from the Glanty. The site is located adjacent to the south of the A308, The Glanty, between Egham and Staines-upon-Thames. The adjacent site to the west and south is currently empty following the demolition of the buildings which previously occupied the site, having an extant planning permission for a 5-6 storey office building and a multilevel car park deck (RU.07/0400). The adjacent site to the east contains an existing four-storey office building 'Tamesis 2' which has the same owner, Royal London and the same tenant, Gartner, as Tamesis 1. The M25 motorway is located around 180m to the west and the River Thames is located approximately 200m to the north of the site. On the northern side of The Glanty are a number of residential properties arranged around a cul-de-sac known as Woodhaw. The site is located in The Causeway (south) strategic employment site.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.14/1699 Outcome:Grant Description of Development: Demolition of the existing office building and external plant rooms and the redevelopment of the site for a five storey office building (Use Class B1) with ancillary floorspace, comprising 12,131 sqm GEA floorspace with roof top plant area, together with provision of a decked car parking structure to the rear of the site comprising 4,480 sqm GEA floorspace, cycle parking, servicing area, substation and bin storage, landscaping, and minor works to access and egress point for the site (grant). Subsequent discharge of conditions associated with the site.
Current use?	Office
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	

Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Telecomms mast located on the west of the site

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable: Yes as planning permission has been granted for the use of the land as office use

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Name Egham Gateway East

Location Egham

Site area (ha) 0.25

ID 253

Grid reference X: 501173, Y: 171345

UPRN Several associated with the site

Ownership type	Public, single
Site description	The land is formed of a number of properties primarily in town centre uses (A1-A3) and located in the urban area of Egham in the middle of the town centre and the defined shopping core at the corner of High Street and Church Road. The site can be divided in to three: 1-23 The Precinct; 25-35 The Precinct; and 39 The Precinct. To the north of the site beyond High Street, are primarily continuous rows of two and three storey buildings with town centre uses below (A1-A3) and residential or office uses above. The land north of the site is included in the conservation area. To the west is a mixed use development at Tudor Court, which was granted planning permission in 2004. To the south of the site is located the recently completed Travelodge and Waitrose. To the east is the junction of High street with Church Road. The site also forms part of the strategic ELR site in Egham Town Centre.
Planning status	Not currently in planning system
Planning History	There are a number of planning applications associated with the site. The most recent are listed below. RU.16/0517 - Change of Use from A1 to D2 – Grant (unit 23A) RU.15/0105 – Change of use from A1 to A3 – Grant (Units 21,23 & 23A) RU.09/0033 Erection of a 3 storey building (GFA 5,512 sq.m) comprising of an A1 foodstore on the ground floor (with associated back of house facilities and separate service delivery access), together with an 80 bed hotel on the first and second floors all served by a ramped basement car park; creation of a new pedestrian link to the High Street with Public Square and relocation of bus stops onto Church Road (grant). Several further permissions associated. RU.06/0351 Change of use from D2 (Leisure) to B1 (Business) (grant) RU.04/0857 Change of use of premises from Class B1 (offices) to Class D2 for use as a members only fitness and weight loss centre. Grant RU.02/1161 Change of use of the first floor of the premises from an office use (Class B1) to a health and fitness centre and associated car parking (grant) RU.95/0986 Conversion of existing first floor office accommodation to provide two one bed residential units and one three bed residential unit.

	grant
Current use?	Mixed use
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	On the opposite side of the High Street in the conservation area are located a number of listed buildings
Conservation area	Abuts conservation area at northern boundary	**Other (specify)**	Shopping Core Areas in Town Centres (SHO2 and SHO3) Town Centre Strategies (TC1) Aircraft Noise (BE22) High Archaeological Potential (BE15) & Preservation and Recording of Archaeological Remains (BE16) (eastern part)

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Although the site is available, the uses that would be considered have not been confirmed by the agent. Given its town centre location, a mixed-use scheme would be suitable in principle on site.
All affordable housing				
Elderly people's housing, student halls	✓			Student accommodation could be accommodated on site
Traveller accommodation				

Starter homes				
Employment (B1 use classes)	✓			Office uses currently on site with limited light industrial/storage uses.
Employment (B2 and B8 use classes)	✓			Office uses currently on site with limited light industrial/storage uses.
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable:
The employment land review defines part of the SLAA site as being a strategic employment site (Egham Town Centre), which is rated as good quality. It was identified that there was a vacancy rate in the employment area of 22%. Given the town centre location of the land, it is considered that some of the existing strategic employment sites could be suitable for residential uses. A mix of uses is permitted in town centre locations and as such it is considered that some of the existing employment sites could be suitable for other town centre uses.

In addition, Runnymede Borough Council and Surrey County Council commissioned GVA Grimley to design a masterplan that identifies development opportunities in Egham Town Centre in 2013. The masterplan identified that the land at The Precinct could be used for town centre uses with residential above and suggested 43 flats could be accommodated (net). No detailed discussion has taken place since this time although it has been suggested that a taller form of development could be achieved in this area. Therefore, for the purposes of this SLAA, it is suggested that up to 45 flats could be accommodated. As an alternative, the land could be used for student accommodation, depending on the use of the land at Egham Gateway West (SLAA ID 157). It is considered, therefore that a cautious approach should be taken and an estimate of 100 student bedspaces is considered realistic.

Available: The site availability and options being explored to bring the site forward suggest the site will be available in years 6-10.

Achievable: The site is considered to be suitable, available and deliverable and is therefore achievable.

Recommendation Take forward for inclusion in housing land supply trajectory in years 6-10.

Residential units: C3 up to 45

Other uses:

Parts of the site have employment uses and therefore, employment uses would also be suitable on the land. It is likely that the land would be used for mixed use. The level of development of other uses would be dependent on the level of residential development.

In addition, the Runnymede Town and Local Centres Study produced for the Council in November 2015 discusses the retail opportunities in Egham. The report states that:

‘The centre’s leisure provision could be improved with the inclusion of more bars and restaurants to boost the evening economy, and to possibly cater for the significant growth in student numbers, in addition to larger facilities such as hotels’.

Name: Central Veterinary Laboratory

Location: Woodham/Rowtown

Site area (ha) 101

ID 254: Rowtown East and west resultant land parcels (from the Arup GBR 2014) and SLAA sites 213 and 214 are included within the area under consideration.

Grid references A X: 504562, Y: 163529

B X: 503862, Y: 163179

C X: 503279, Y: 162568

D X: 504965, Y: 162771

E X: 504167, Y: 162776

UPRN: Several associated

Ownership type	Public, single ownership (DEFRA)
Site description	The land can be divided in to 5 parts: **A: Rowtown East** This site is located within the Green Belt adjacent to the urban area of Row Town to the north west, and the M25 motorway to the north east. The southern boundaries touch the remainder of the reserve housing site at Franklands Drive (SLAA site 17: Coombelands), the Strawberry Fields SANG and also open fields which forms part of the veterinary laboratories. The land is largely considered previously developed in nature and contains a range of farm style buildings and two residential dwellings. The land forms part of site A8 which was assessed as part of the Council's 2016 Employment Land Review. Part of the site adjacent to the M25 motorway is located in an Air Quality Management Area. Access to the site appears to be via Coombelands Lane. **B: Rowtown West** The site is located in the Green Belt, adjacent to the urban area of Row Town (to the north) and is undeveloped. Land levels on the site rise gently from south to north. To the east of the site lies a strip of protected trees, protected by Tree Preservation Order number 216. This land also forms part of the Strawberry Fields SANG, which is included as part of the relatively modern development at the Franklands Drive for 350 affordable houses (located to the north east). The western boundary of the site abuts a hedgerow with an open field beyond (which is not in DEFRA's ownership). The southern boundary abuts an access road with open fields beyond which are in DEFRA's ownership. Access to the site is currently via an access track which exits onto Row Town. **C: Holme Farm** The site is located in the Green Belt and is accessed via Woodham Park Road. The river Bourne passes through the middle of the site. The northern boundary abuts a static caravan park known as Rose Park. To the east is Capitol House which is a safeguarded waste site in the Surrey Waste Plan. The southern boundary is adjacent to a footpath, with

	properties fronting Woodham Park Road beyond. To the west of the site are open fields. A large part of parcel C is located in a Mineral Safeguarding Area. **D: Lab headquarters, Woodham** The majority of this site is located in the urban area. The exception is a slither of land on the eastern site which abuts the M25. This piece of land is located in the Green Belt. To the south, the site abuts a row of properties which front Woodham Lane. To the west of the parcel is a residential area, characterised by dwellings of a detached or semi-detached nature. To the north of the parcel is a continuation of the DEFRA land holding, and open fields are observed. The river Bourne flows just beyond the northern boundary of the parcel. The site is an employment site, which is included in the ELR. **E: Grange Farm** This site consists of two farms; Grange Farm and Manor Farm which have, over time, merged into a single facility. Located to the west of the APHA Technical Site (Parcel D), this parcel has a total area of 2.87ha (the built core). The farm has a number of buildings on site which compromise of specialist farm buildings, a water tower, a former radioactive work building, as well as animal accommodation buildings. The buildings on site are of various quality, built between 1967 and 1980. Open fields are located to the northern east and the north west. The southern and part western boundaries are defined by residential development and residential gardens. The site includes employee housing accommodation, which compromises of 4 terraced and 3 detached houses. Principal access into Grange Farm is via Grange Road although an alternative internal road access exists from the main site, approximately within 0.5 miles of access to the APHA Technical Site allowing for the site to remain secure. **F: Remainder of parcel** The remainder of the landholding is located between the other parcels discussed above and is located in the Green Belt. It is undeveloped in nature and abuts the urban areas of Rowtown and Woodham. The river Bourne flows through the middle of the land.
Planning status	One application at the site currently in the planning system.
Planning History	There have been several planning applications on the site in relation to its use by DEFRA as the Animal and Plant Health Agency (APHA) facility as part of the wider landholding. The most recent and relevant applications are as follows: RU.97/1317-Outline masterplan for the use of the site by DEFRA (grant) Prior approval was granted under RU.13/0698 for the demolition of buildings on the site. In 2017 (RU.17/0473), permission was granted for the erection of a single storey pitched roof modular storage building with mezzanine floor on an

	area of existing hardstanding and associated works (within parcel D). Also in 2017 (RU.17/0554), a certificate of existing lawfulness was granted for an existing single storey feed building (within parcel E). At the time of writing, an application is under consideration (under RU.17/1309) for the use of existing hard surfacing to provide formal car parking, although this application remains undetermined (within parcel D).
Current use?	The use of the sites falls within the wider use of the Animal and Plant Health Agency Health (APHA) facility and is used in connection with the research activities on the main APHA site. The agent representing the land owner states that the secure site and associated landholdings are used for scientific purposes, falling under Class B1 (b) (Research and Development) of the Use Classes Order (1987 as amended).
Previously developed?	Plots A, D and E are considered to be previously developed. The remainder of the land appears to be greenfield in nature.

Site constraints			
Green Belt	✓ (majority)	**Ancient woodland**	
Flood zone 2	Plots C, D and E are affected in part by flooding	**TPO**	
Flood zone 3a	Plots C, D and E are affected in part by flooding	**SSSI**	
Flood zone 3b	Plots C and E are affected in part by flooding	**SNCI**	Part of plot E is designated SNCI (Hall's Farm Wood and Grassland)
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Article 4 direction affecting plot C, restricting some permitted development rights on the land Plot C is included in a minerals safeguarding area Plot Cis adjacent to Land at Capitol House, Addlestone which is allocated in the Surrey Waste Plan 2008 and is operating as a Minerals

			Recycling facility & Aggregates Recycling Facility.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			The only part of the land that has been promoted through the SLAA is plot C (SLAA ID 213) and Rowtown west resultant land parcel (ID 214). The agent for site 213 and 214 states residential development is likely to be the most viable and deliverable land use
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Although agent for SLAA site 213 states residential development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. The agent for site 214 states the land is not suitable for other forms of development.
Employment (B2 and B8 use classes)	✓			
Retail	✓			
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build	✓			The agent for sites 213 and 214 confirms self-build accommodation would be considered by the owner on the land.

Suitable: Much of the land is currently located in the Green Belt and would currently be considered unsuitable for housing given the presumption against inappropriate development in the Green Belt that is contained within the NPPF.

However, some of the land in Green Belt is considered previously developed and paragraph 89 of the NPPF states that:

'*A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are [amongst other things]: limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*'.

In addition, Independent consultants have however assessed how all of the Green Belt land within Runnymede performs against the purposes of including land within the Green Belt and have recommended that parts of the land could be returned to the urban area as part of an amended Green belt boundary through the Local Plan Process. If the parcel was removed from the Green Belt and allocated through the Local Plan for housing, it would become suitable for development.

Plot D is located in the urban area and development would be suitable on plot D as it is located in the urban area.

Available: Plots B and C are known to be available at the current time as the land parcels have been promoted through the SLAA.

Achievable: Members of the Development Market Panel have suggested that from a viability perspective, the development of plots A and D, given their proximity to the M25, noise and air quality could be an issue. In additional, potential land contamination issues could influence the proportion of affordable housing the site could deliver.

Deliverable: The deliverability of the land located in the Green Belt depends upon the Council recommending the resultant Land Parcels for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan sound. However, were the resultant land parcels to be released from the Green Belt, at the current time, officers do not foresee the land being developed until the latter part of the Plan period.

Developable: However, were the resultant land parcels to be released from the Green Belt, at the current time, officers do not foresee the land being developed until the latter part of the Plan period.

Recommendation

Plot A:

At the current time, the parcel is located in the Green Belt. The site is considered to be previously developed and as such, limited infilling or the partial or complete redevelopment of the land may be possible. As such, on the western parcel, it may be possible to achieve a partial redevelopment of the site for housing at the current time and comply with policy 89 of the NPPF. However, the buildings are single storey in nature and this would limit the development potential of the land at the current time.

The built form of the land including the two residential properties is approximately 9886 sq. m. On this basis, it is considered that it may be possible to consolidate the existing buildings and provide approximately 30 dwellings.

However, the land has not been promoted through the SLAA at the current time and the ELR's assessment of the land is that it should be retained as the land is not vacant.

Plot B:

At the current time, the parcel is located in the Green Belt. The site is considered to be greenfield. Therefore, development would be considered inappropriate, which would significantly harm the openness of the Green Belt.

Although the parcel is located within the Green Belt, should the site be included in the urban area as part of the Local Plan process that is currently underway, officers have considered the potential yield on the site.

The site is approximately 4.87 ha. Taking in to account that one landowner in the resultant land parcel stated their land was not available, officers have estimated the developable area of the site to approximately be 4.72 ha. Taking Franklands Drive as an up-to-date and policy compliant modern development, an estimate of between 35-45 dph could be achieved on this site, resulting in the development of approximately between 165-210 units. The development of the land would need to take account of the blanket TPO along the western edge of the land.

Given that the adjacent strawberry field SANG has a large capacity that could incorporate the needs of the current site, which would also satisfy the policy requirements of saved local plan policy R16, officers have taken the view that no further amenity space would need to be provided on site.

Plot C:

The agent contends that the part of the site that contains buildings serves little or no Green Belt function; however this area was identified by the independent Green Belt Review undertaken in 2014 as meeting the functions of the Green Belt.

Given that a small portion of the site is developed, there would therefore be scope for reuse/redevelopment of these buildings to provide for 1 or 2 bungalows to be built on the current footprint.

In terms of economic development, a modest commercial unit could be utilised by the current buildings; however this would depend on the viability of such a use.

Plot D:

The land has not been promoted through the SLAA at the current time and the ELR's assessment of the land is that it should be retained as the land is not vacant

Plot E:

The land is greenfield in nature and located in the Green Belt; therefore it is not considered that it would be suitable for development.

Summary of residential uses:

Plot	Approx. developable site area (ha)	No. dwellings
A Rowtown East resultant land parcel	5.27	0 at the current time, given the land has not been promoted and is not vacant.
B Rowtown West resultant land parcel	4.42	150 and 2 traveller pitches
C Holme Farm	5.7	1-2
D Lab headquarters, Woodham	11.65	0, given the land has not been promoted and is not vacant
E Remainder of parcel	0	0

Other uses:

The land holding, which is considerable in size is currently in B1 use, with most of the land being ancillary to that use. Should the two resultant land parcels (A&B) be included in the urban area, it may be that employment uses may be suitable on the land; however the agent for the western parcel has confirmed through the call for sites that employment uses would not be suitable.

Land parcels a and D are currently in use as an employment site, forming part of the larger DEFRA site. The land has been assessed in the 2016 Employment Land Review (reference A8) and the current use and occupier of the land is long established, although is partly under occupied. The ELR confirms the market attractiveness of the site to another commercial operator is likely to be limited due to niche nature of the buildings and the site's accessibility and the limitation of the 1997 Masterplan, limiting the height of the buildings. The ELR assesses the land to be of poor quality overall; however, as the land has not been promoted and is not vacant, officers would not recommend the land at the current time be used for housing.

Name Chertsey Bittams | **Location Adjacent St Peters Way**

Site area (ha) 18.52 | **ID 255**

Grid Ref See site description | **UPRN Several associated with land**

Ownership type	**Private / Multiple**
Site description	The Resultant Land Parcel (RLP) is located in the south of the borough. The parcel is an unusual shape, which sweeps along the boundaries of the M25 to the east and the A320 St Peters Way to the south. The RLP is located on the edge of the urban area. It appears that access from the adjoining roads would be possible (subject to further investigation and consultation with Surrey County Highways). Part of the parcel in the south western corner contains Tree Preservation Orders. The majority of the site is also subject to an article 4 direction, which restricts certain permitted development rights on the land. Given the extent of the parcel and its unusual shape, it has been subdivided in to a number of plots: Chertsey Bittams A (Green Lane) X: 503527, Y: 165557 Chertsey Bittams B (Woodside Farm) 503547, Y: 165051 Chertsey Bittams C (east of Woodside Farm) 503732, Y: 165154 Chertsey Bittams D (Oracle Park) 502893, Y: 164862 Chertsey Bittams E (Land east and west of Wheeler's Green) 502777, Y: 164792 As the plan above shows, there is part of the RLP to the south which is not included in any of the plots due to its slim shape.
Planning status	Planning Permission (Extant)-on parts of site
Planning History	Planning Application Number: Parcel C -RU.13/0923 Outcome:Grant at appeal Description of Development: Change of use of land to create 1 no. gypsy pitch including the laying of hardstanding and day building. Several consequent applications.
	Planning Application Number Parcel D- RU.15/1005 Outcome:Authorise Consent SOS Description of Development: Demolition of existing buildings and redevelopment of part of the site to provide 1 x no. 3 and a half storey high building for use as a Class C2 93 bedroom care home with associated access, parking, servicing and landscaping.
	Planning Application Number Parcel D- RU.14/0085 Outcome: Grant Description of Development: Construction of road through the site including a new access to Bittams Lane, and associated brick wallls and railings at each highway access.
	Planning Application Number: Parcel D- RU.12/0637 Outcome:Withdrawn Description of Development: Parklands, Bittams Lane. Demolition of existing offices, house and pavilion and erection of new 3 storey office

	building comprising 7,403sq.m new floorspace, 197 car parking spaces and associated landscaping
Current use?	Resi, agriculture
Previously developed?	Majority no, although there is considerable development on parcel D

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Flooding-small amount of land in flood zone 2 and 3a at Green Lane The M25 AQMA affects part of the land parcel to the east site located within 5 km of TBH SPA TPO 415 made on woodland in parcel A on 23/08/17 Site adjacent to a mineral safeguarding area for concreting aggregate

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				620
All affordable housing				
Elderly people's housing, student halls				93 -under construction
Traveller accommodation				9
Starter homes				
Employment				

(B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Part

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:620 C2: 93 -under construction Pitches: 9

Comments: Suitable-At the current time, the land is located within the Green Belt where there continues to be a presumption against inappropriate development. However, the Council's preferred approach includes allocating the land to the urban area for development through the Local Plan, based on evidence produced by independent Green Belt consultants. The Green Belt Review part 2 states that:

area 35 (parcel E) is overall judged to play a limited role with respect to the wider strategic Green Belt and its loss would not harm its overall integrity;

area 36 (parcel D) is overall, judged to play a limited role with respect to the wider strategic Green Belt and its loss would not harm its overall integrity, and would contribute to infill development;

area 37 (parcels B & C) is overall, judged to play a limited role with respect to the wider strategic Green Belt and locally, the sub-area is strongly bounded by roads to the south and east, and although the gap between Chertsey (South) and Addlestone is physically narrow at this point, overall, it is judged that the loss of this are would not harm its overall integrity, which is maintained by the wider surrounding Green Belt;

area 40 (parcel A) is overall, judged to play a limited role with respect to the wider strategic Green Belt and its loss would not harm its overall integrity.

In addition, Parcel D is currently an employment site. The ELR concluded that site C13 is of average quality and the employment area is considered to have potential for housing.

Available- of the five parcels, 3 confirmed available; two in 2017, one in 2016. It is understood that an EIA Screening Opinion has been submitted in relation to parcel D.

In addition, the Council was written to in respect of land between Bittams Lane, A320 and M25; however, officers were unable to confirm exactly where the land was located. Land at Finlarig (in parcel B) not available. It is unclear whether the rest of the land is available, despite officers writing to all known land owners in the RLP on more than one occasion.

Parcel A stated as being available for development in years 1-5 in 2017. D and E confirmed available in first five years in 2016.

It is understood that some of the parcels are at a more advanced stage of progressing their proposals, so subject to the land being allocated through the Local Plan, could come forward earlier in the Plan. However, given potential mitigation requirements for the A320, it is considered more likely that the land parcels will not come forward until later in the Plan.

Achievable-There is no evidence to suggest at this time that the land is not viable. Whole Plan viability to be undertaken by consultants. In addition, officers have been advised by its Development Market Panel in 2016 that Plot A (north of Green Lane) should be developed separately to the remainder of the land parcel, as its viability could be affected by virtue of the remainder of the land potentially requiring more work for the land to become developable.

Name Thorpe Lea Road North **Location Egham**

Site area (ha) 2.07 approx **ID 256**

Grid Ref X: 501818 Y: 170600 **UPRN Several**

Ownership type	**Private / Multiple**
Site description	The land is located on the edge of Green Belt. Vicarage Road forms the western boundary, Thorpe Lea Road forms the southern boundary and a sports field is located on the northern boundary, which is used by Egham Cricket Club. To the south east of the land parcel (on the other side of Thorpe Lea Road) is a residential housing estate, located in the Urban Area. The site comprises an east (Glenville Farm) and a west (Thorpe Lea Manor-occupied by Kerry Foods) parcel. Access to both properties is achieved from Thorpe Lea Road at present.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0452 Outcome:Grant Description of Development: Erection of a two storey rear infill extension to provide additional office floorspace and associated works (west site)
	Planning Application Number RU.15/1516 Outcome:Grant Description of Development: Extension to the car park used by Kerry Foods (west site)
	Planning Application Number RU.13/0339 Outcome: Grant Description of Development: construction of a single storey office meeting room building following demolition of Wickham Lodge and construction of new boundary brick wall and gates at vehicular access on Thorpe Lea Road frontage (west site)
	Planning Application Number: RU.12/0474 Outcome:Grant by appeal Description of Development: for the use of part of this land for one traveller pitch for use by named individuals until December 2018 (east site). Discharge of conditions application since granted.
	Planning Application Number: RU.02/0316 Outcome: Grant Description of Development: Certificate of existing lawfulness in relation to western part of Glenville Farm is also used for commercial vehicle sales, repairs, spraying and tyre fitting (east site)
Current use?	Sui generis (traveller accommodation), employment, resi
Previously developed?	yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	

Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Flooding-A very small part of the site in the north east is located in the functional floodplain. To the west, on the other side of Vicarage Road, land is located in the functional flood plain.A small part of the site in the east is located in flood zone 3a. Approximately 0.12 ha is located in floodzone 2 in the east. The site is located within 5-7 km of the TBH SPA. The site is affecte by aircraft noise in the north.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				85
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				2
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				

Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:85 C2: Pitches: 2

Comments: Suitable-At the current time, the land is located within the Green Belt where there continues to be a presumption against inappropriate development. However, the Council's preferred approach includes allocating the land to the urban area for development through the Local Plan, based on evidence produced by independent Green Belt consultants (in which the consultants concluded that in their opinion, the loss of the sub-area (101) would have limited harm to the integrity

and performance of the wider Green Belt) and the Site Selection Methodology and Assessment and evidence produced to demonstrate exceptional circumstances for Green Belt release.

If the site were to be released from the Green Belt, the area to the east forming part of Glenville Farm is at risk of flooding. The site owner of this part of the site would consider residential uses (including for travellers). The uses affected by flooding are considered more vulnerable or, in the case of caravans, highly vulnerable. Notwithstanding the site being located in the Green Belt, the parts of the site affected by flooding would need to pass the sequential test and exception test in this area.

The site is currently an employment site. The ELR concluded that site E2 is of average quality and the employment area is considered to have potential for housing.

Available-Both sites confirmed available. For the east site, the land was confirmed available in August 2017 for residential uses and could come forwards within five years.

For the west site, the land was confirmed available in 2016 for residential uses but would not be available until later in the Plan period (year 11 onwards).

It is considered that the different parts of the site would come forward separately.

Achievable-Whole Plan viability to be undertaken by consultants and finalised before the next round of Local Plan consultation. No information has been received at the current time to suggest that the land is not viable. Members of the Development Market Panel have advised that the existing use on the land may affect the feasibility of a residential scheme although it may not be sufficient enough to affect viability overall.

Name Thorpe Lea Road West

Location Thorpe

Site area (ha) Area outside adopted highways 6.1ha

ID 257. The majority of the land is covered by SLAA site 153 and includes employment site E1

Grid Reference X: 501738, Y: 170296

UPRN Several associated with land

Ownership type	Private, multiple owners. Officers have been advised that there is a Promotion and Option Agreement across SLAA site 153 with all those who own any part of the site
Site description	The land parcel is located in the Green Belt immediately south west of the Egham urban area, on the western side of Thorpe Lea Road. The western boundary of the site abuts a footpath for its entire length, with the M25 motorway beyond. The northern boundary of the site abuts New Wickham Lane and the southern boundary of the site abuts Clockhouse Lane East in part. The agent for SLAA site 153 (which covers a large portion of the land parcel) states that a Promotion and Option Agreement with all those who own any part of the site has been signed and as such the parcel is available for immediate development. The northern part of the site contains Mayflower Farm Nurseries (previous SHLAA site 12), which contains areas of hardstanding and numerous buildings. The central part of the site is made up of disused scrub land (previous SHLAA site 149), and the southern part of the site is the former Clockhouse Mushroom Farm site, which comprises former mushroom sheds and areas of open storage. The site proponent states that the buildings at Mayflower Farm Nurseries are in commercial use for sale of plants, workshops and two residential properties with the central part of the site in use as a contractors yard with open storage and the former mushroom sheds at Clockhouse Mushroom Farm are in use as workshops and storage. However, as the site proponent acknowledges these uses are not covered by a lawful development certificate, but considers the operations fall outside of the period in which enforcement action could be taken. There appears to be seven residential properties located within the land parcel. Two are within the boundary of site 153 and 4 within the wider land parcel 257 but outside site 153. The dwellings outside of site 153 may be available for development and have been included within this assessment. The Employment Land Review has identified an employment site located within the land parcel (E1 Almeria). In terms of the character of the area surrounding the site, to the east is the Urban Area of Egham where residential development is the predominant form of development although other uses are also observed. To the north, south and west (beyond the M25) of the site are areas of paddock land/open space, interspersed with individual

	dwellings/businesses. Egham Town Centre is approximately 1 mile to the north west of the site. It appears that access from the adjoining roads would be possible with a possible access from the New Wickham Lane/Thorpe Lea Road/Vicarage Lane roundabout.
Planning status	There has been a pre-application discussion relating to this site in 2015
Planning History	There is a significant amount of planning history relating to the site
	RU.14/1899, relating to SLAA site 153: Screening request for proposed development of 160 residential dwellings, associated access and internal circulation roads, cycleways and footpaths, open space and landscaping over 5.1 ha. ES required.
	Mayflower Nurseries part of the site: EGH.51/1122: erection of a greenhouse (building regulations application). Approved, 1951 EGH.53/2048: potting, sterilising, packing and tractor shed (building regulations application). Approved, 1953 EGH.66/10674: Change of use from agricultural storage to storage of invalid carriages. Refused permission, 1966 EGH.72/15644: Demolition of existing greenhouse and erection of new greenhouse measuring 65'4" x 108' (7056 sq.ft). Granted consent, 1972
	Clockhouse Mushrooms part of the site: EGH.64/9272: Erection of 16 mushroom sheds (building regulations application). Approved, 1964 EGH.64/9204: Erection of 16 mushroom sheds, 1 packing shed and 1 store and boiler house. Granted consent, 1964 EGH.69/12890: Erection of a building for use as mushroom packing shed. Granted consent, 1969 EGH.BR.73/287: Erection of 2 detached buildings for mushroom sheds and 1 detached mushroom filling shed (building regulations application). Approved, 1973 RU.78/1049: Siting of two portable buildings for use as an office and rest room. Granted consent, 1979 RU.82/0821: Siting of two portable buildings each measuring 39.4 ft. x 11.8 ft. (12 m. x 3.6 m.) for use as extension of office and restroom facilities following removal of existing portable buildings. Granted consent, 1983 RU.90/0580: Change of use of existing buildings on site to uses falling within Class B1 and/or B8 of the Town and Country Planning Use Classes Order 1987. Refused permission, 1990 RU.92/1057: Change of use of units 4 and 9 to uses within Classes B1 (Business Use) and B8 (storage) for a temporary period of 3 years. Refused permission, 1992
	Almeria part of the site: RU.89/0732: Certificate of existing lawfulness for the use of land as a depot for the operation of a fleet of up to 6 lorries incorporating routine services & repairs with on-site unloading, sorting, repacking & loading of produce & ancillary storage of produce & ancillary office use. Certificate of existing lawfulness granted, 1989 RU.00/1288: Certificate of existing lawfulness for the use for use of land

	for the parking of HGVs and ancillary parking, together with other uses (including cutting and storage of steel) and buildings. Certificate of existing lawfulness granted, 2000 RU.02/0883: Land at rear of Almeria: Certificate of existing lawfulness for the use for the parking of HGV's and ancillary cars associated with that use. Certificate of existing lawfulness granted, 2002
Current use?	From the planning history, the permitted use of the site is a mix of agriculture, storage and residential.
Previously developed?	In parts

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	A number of trees are protected in the parcel, under TPO 98
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	The parcel is located adjacent to Thorpe Lea nurseries mineral site Part of parcel falls within the M25 AQMA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing	✓			Website http://www.thorpelearoad.co.uk/?page_id=552 confirms that affordable housing will be provided.
Elderly people's housing, student halls				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Traveller accommodation				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Starter homes	✓			Website http://www.thorpelearoad.co.uk/?page_id=552

				confirms that affordable housing will be provided, some of which may have to be as starter homes.
Employment (B1 use classes)				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Employment (B2 and B8 use classes)				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Retail				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Food and drink				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Leisure				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Community uses				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Hotel				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Parking				
Custom build				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses
Self-build				The SLAA submission for SLAA site 153 confirms the owner will only consider C3 accommodation on site and will not consider other uses

Suitable

Parts of the parcel are considered to not be suitable for development given the location of the site in the Green Belt and that the agricultural use of the buildings on Mayflower nurseries and the mushroom farm (current and previous), which means that the definition of PDL in the NPPF does not appear to be met for much of the site so para 89, bullet point 6 of the NPPF does not apply. Whilst it is acknowledged that the site proponent for site 153 considers that the majority of the site can be classified as PDL because the agricultural uses have largely ceased and are now in commercial use, there are no certificates of lawful use to demonstrate this. As such, it is considered that the majority of site 153 is not previously developed. As such, it is considered that development on the majority of this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified, although for those areas which are PDL and the residential properties outside of site 153, consideration could be given provided it accords with paragraph 89 bullet 6 of the NPPF.

The only other way in which the majority of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this respect he Council has

considered the site (257 in its entirety) through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For site 257 the SSMA concluded that the site is medium-high performing against accessibility/constraints and the Stage 2 Green Belt Review considered that the site performed weakly against Green Belt purposes. Greater weight was attached to delivering development needs and as such the site is considered to be suitable for development in its entirety.

Available: The agent for the parcel of land 153 has confirmed the land is available immediately. The majority of the residential properties falling outside of site 153 have confirmed that they would be willing to consider their land for redevelopment and a such the whole site is considered to be available within years 1-5.

Achievable: The Council's draft site capacity work considers that the site could come forward for around 200 residential units and 3 Gypsy/Traveller pitches. However, this was largely based on site 153 alone and as such a higher number of units may be possible. The site capacity work discounted an area of the site falling with the M25 Air Quality Management Area (AQMA) as a precaution. The site proponent considers that the issues of air quality and proximity to the M25 in terms of noise can be overcome through design solutions however, there is no evidence to support this at this moment in time and a precautionary approach will remain.

The Council's site capacity work considered that a gross density of 37dph could be achieved on site, which reflects the locality. Applying this assumption for the purposes of this SLAA would give an indicative minimum site capacity of 226 units, although this will be explored further when the site capacity analysis is updated. The site proponent considers that the provision of 3 Gypsy/Traveller pitches are not achievable, however Runnymede considers that capacity for 3 Gypsy/Traveller pitches exists.

The CIL viability work undertaken in 2013 indicated that residential development was broadly achievable across the borough. Whole plan viability is currently being undertaken by consultants, however, there is no reason to suggest that viability is an issue.

Deliverable/Developable: The deliverability of the site depends upon the Council recommending the site for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan Sound. Given the timetable for Local Plan preparation the site could be released in 2018 and permission in place by 2019 with first completions 2020/21.

Recommendation

There continues to be a presumption against inappropriate development in the Green Belt and the NPPF is clear in paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. An exception is when the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) is proposed, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

However, given the findings of the Site Selection Methodology in terms of the sites performance against sustainability and Green Belt purposes, it is considered that the site could be released from the Green Belt and is a suitable location for housing.

Residential units: 226 + 3 Gypsy/Traveller pitches.

Other uses:

The site owner has confirmed other uses would not be considered on the land. Part of the land (0.76ha at Almeria) is currently used for employment and is suitable for such a use, but the ELR confirms the site (E1) is of a low all-around quality and its market attractiveness is poor due to the employment use on the site having a low profile; the employment site being of low environmental quality and its restrictiveness in terms of use and structures on site. The site write-up does, however, state the site provides open storage for which there is demand in the local area and which commands a reasonably high rent - around £2.50 per square foot. Officers have been advised that a more intensive commercial use of the site might be more profitable for the developer.

Name Virginia Water North | **Location Virginia Water**

Site area (ha) Approx 19.5 ha | **ID 258**

Grid Ref X: 499497 Y: 168702 | **UPRN Several associated with land**

Ownership type	**Private / Multiple**
Site description	The land parcel is located in the Green Belt, north of the urban area and to the north of Virginia Water local centre. The parcel has an unusual shape and Hollow Lane forms the northern boundary with three residential properties (the land one of which is protected by Tree Preservation order 222) located in the area and beyond this lies woodland and open field. The western boundary is formed by Callow Hill, which is formed of woodland and low density residential development. The southern and eastern boundaries abut the gardens of residential dwellings at Woodlands Road (East and West) and Gorse Hill Road respectively. Merlewood Nursing Home is located in the north of the land parcel and is locally listed. The western part of the parcel includes Kenwolde, a former nursing home now comprising residential units. The eastern part comprises Gorse Hill House and Gorse Hill Manor, detached properties on large plots. Upon visiting the site, it is apparent that the land parcel has a sloping topography. It appears that access from the adjoining roads would be possible (subject to further investigation and consultation with Surrey County Highways). The site as a whole does not have planning permission for its comprehensive redevelopment. Planning applications relating to the site consist largely of householder applications or demolition and rebuild of residential properties.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/0557 Outcome:Grant Description of Development: Erection of a 2.5 storey 9 bedroom detached dwelling with basement following demolition of existing dwelling. (Same description as permitted planning scheme RU.13/0400)
	Planning Application Number RU.13/0400 Outcome:Grant Description of Development: Erection of a 2.5 storey 9 bedroom detached dwelling with basement following demolition of existing dwelling (grant). (Nb. House falls outside of the resultant land parcel)
	Planning Application Number Outcome: Grant Description of Development: The area of the parcel (middle section) that includes Merlewood Nursing has benefitted from pre-application

	discussions for development in late 2015.
	Planning Application Number: RU.04/1103 Outcome: Description of Development: There is an extensive planning history in relation to Merlewood Nursing Home, the most recent of which RU.04/1103 relates to the erection of a detached cedar summer house west of nursing home
	Planning Application Number: RU.80/0716 Outcome: Description of Development: There is also an extensive planning history relating to Kenwolde, the former nursing home, the most relevant being RU.80/0716, permitting the subdivision of the former nursing home in to five individual residential units.
	Planning Application Number:RU.07/0710 Outcome: Grant Description of Development: Erection of 6 bedroom residential dwelling with basement parking and detached 2 storey lodge providing 2 one bedroom flats for staff following demolition of the existing buildings on site (part of application site falls within the RLP)
	Planning Application Number:RU.07/0488 Outcome:Grant Description of Development: Erection of a detached two storey dwelling with roof accommodation and basement car parking following demolition of existing dwelling and outbuildings (part of application site falls within the RLP)
Current use?	C2, C3, open land
Previously developed?	Part of the land is considered to be previously developed

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5 km of the TBH SPA Merlewood is a locally listed building The topography of the site could limit its development potential

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing				120

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Yes

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:120 C2: Pitches:

Comments: Suitable- At the current time, the land is located within the Green Belt where there continues to be a presumption against inappropriate development. However, the Council's preferred approach includes allocating the land to the urban area for development through the Local Plan, based on evidence produced by independent Green Belt consultants (in which the consultant concluded that the sub area [70] was judged to play a limited role with respect to the wider strategic Green

Belt and its loss would not harm the integrity of surrounding Green Belt); the Site Selection Methodology and Assessment; and evidence produced to demonstrate exceptional circumstances for Green Belt release.

Should the land be returned to the urban area, the total developable area of the parcel would be approximately 6.94 ha, taking account of the site's topographical constraints, where the land would be too steep to develop, as well as taking account of any landowners whose land is not available at the current time. The developable area could be delivered in three zones on the parcel (as illustrated by the map); two to the north and one to the south. In addition, the land owner of Merlewood wishes to retain the nursing home.

It would also be necessary to check the restrictive covenants on the land.

Available-

Merlewood-land confirmed available in 2017 in response to the ASO consultation. Confirmed available within 1-5 years of the Plan. The agent acting on behalf of Elizabeth Finn Care (for Merlewood) stated that in February 2017, the majority of adjoining freehold owners attended a meeting and suggested all parties present are united in releasing their surplus land in the event that the land is re-designated.

Kenwolde-several of the land owners have confirmed to the Council that their land is available for development. It is understood that conversations have taken place between all land owners at Kenwolde. Several letters confirming land availability were received to the Council's IOPA consultation. It is uncertain when the land would come forward for development; however it would not necessarily need to come forward at the same time as Merlewood.

It is unclear whether Gorse Hill (the area to the east) is available, despite having written to the land owner overseas twice. Therefore, this part of the site if it were to come forward would not be until the end of the Plan period.

Achievable-Whole Plan viability to be undertaken by consultants. In the most-part, no reason to believe that the site would be unviable; however for Gorse Hill, the land values are considered to be exceptionally high and development may not be viable on this part of the land even if it were confirmed available for development. Members of the Development Market Panel have suggested that the existing land values of the developable plots to the east and west of Merlewood, may prohibit development. In addition, the southern part of the Merlewood site, whilst potentially being developable, could have difficulties relating to access. Further work on access would be necessary were this site recommended for allocation in the Local Plan.

Name Virginia Water West **Location Virginia Water**

Site area (ha) 14.9 approx. **ID 259**

Grid Ref X: 498893 Y: 167374 **UPRN 10002015398**

Ownership type	**Private /**
Site description	The land parcel is located in the Green Belt in the Wentworth Estate, adjacent to Virginia Water urban area. The parcel has an unusual shape and is surrounded on the east and north by residential properties, characterised by their low density. To the south and west lies Wentworth Golf Course. The parcel consists of low density two-storey residential development and the east of the parcel is wooded, accessible by foot. It appears access from the adjoining roads would be possible (subject to further investigation and consultation with Surrey County Highways). Several planning applications associated with the individual properties on the site.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Residential
Previously developed?	Majority of land is developed, with wooded area to east not developed

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site within 5km of the TBH SPA -The land has two TPOs: 77-2 bands of trees at land at Hill Lodge, 20S-four trees at 16 and 18 Crown Road -Wentworth Golf Courses - Knowle Hill SNCI abuts the land on its western boundary -It is unknown whether

			there are restrictive cvenants on the land

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Part

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. As such the site is considered to be previously developed in accordance with policy contained within the NPPF.

Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

Independent consultants have assessed how all of the Green Belt land within Runnymede performs against the purposes of including land within the Green Belt and have recommended that the land could be returned to the urban area as part of an amended Green belt boundary through the Local Plan Process. The SSMA sifts the site out because the majority of land was unknown to be available, despite efforts to write to landowners and given that there were a number of land ownerships associated with the land, site assembly could be an issue. Further, given the site is located in an area where land values are higher than in the rest of the borough (a search of the land reigster suggests that properties are far in excess of £1m, which is expected to be confirmed by viability consultants), it is not considered that redeveloping the site would be viable. In addition, the Wentworth Estate Act 1964 has restrictive covenants that include 'not to build more than one dwelling house on the land conveyed, together with garages and other outbuildings and, in many cases, an annexe or lodge for the use of the servant (or family) of the house owner'. On this basis, it is not considered that the site is suitable for development

Available-majority of site unknown if available for development.

Achievable-Site is not considered likely to be viable. Site is not suitable and availability unknown, therefore, not considered achievable.

Name Lyne Lane East & West and Land south of Sandhills Lane

Location Thorpe

Site area (ha) 14.15approx. (developable area 9.06)

ID 260.

Grid reference **(West)** X: 500978, Y: 167695

(Middle) X: 501259, Y: 167808

(East) X: 501525, Y: 167953

UPRN Several associated with land

10023376405 10023376406, 10092960620

10023380441, 10023380439, 10023380440, 200004037888

Ownership type	Private, multiple. A number of properties owned by the Council in west parcel
Site description	The land parcel is in the Green Belt and is divided into three by Lyne Lane and the river Bourne. The western most site has an unusual shape. Its southern boundary is formed by the M3. To the north and west, the boundary abuts residential properties fronting Sandhills Lane. To the east, the parcel abuts Thorpe Green House. The middle portion is roughly triangle in shape. The land is undeveloped and used for grazing. It is bounded on the north and west by the river Bourne. The southern boundary is formed by the M3 motorway and the eastern boundary is formed by Lyne Lane. A telecoms mast is located halfway along this boundary. The eastern most site is Oak Tree Farm, predominantly constituting open fields and the associated farm buildings. This portion abuts the M3/M25 interchange to the south and east, the river Bourne to the north and Lyne Lane to the west. It appears that access from the adjoining roads would be possible (subject to further investigation and consultation with Surrey County Highways).
Planning status	The east and west land parcels are currently in the planning system.
Planning History	West parcel: RU.13/0240 Certificate of existing lawful use for storage of building materials, plant equipment and the storage and repair of private and commercial vehicles (grant)
	Middle parcel: There is no relevant planning history on the site.
	East parcel: RU.13/0991 Retrospective application for use of barn as commercial premises and retention of lean-to extension and fences (grant) RU.04/0067 Erection of a stable block comprising of 3 stables and a tack room and a detached barn to store field maintenance equipment and hay (grant)
Current use?	Residential, commercial, agricultural, grazing

Previously developed?	Partly

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓	**TPO**	TPO 230 at Ferndale in west parcel
Flood zone 3a	✓ (small part)	**SSSI**	
Flood zone 3b	✓ (small part)	**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	There is an article 4 direction in place on the eastern parcel, which restricts permitted development on the land Within 200m of sewage treatments works

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			In 2016 the site owner at 12a & Sandhills Farm has stated that this land would be available for development along with the middle parcel of land.
All affordable housing	✓			
Elderly people's housing, student halls	✓			
Traveller accommodation	✓			
Starter homes	✓			
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community				

uses				
Hotel				
Parking				
Custom build	✓			
Self-build	✓			

Suitable:

All three sites which make up this land parcel are located in the Green Belt and the non-PDL parts of them would currently be considered unsuitable for housing given the presumption against inappropriate development in the Green Belt that is contained within the NPPF.

The only way in which the non-PDL areas of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where these fall within a buffer zone placed around each urban area. The three parcels of land at Sandhills Road did not fall within any of the identified buffer zones and were not taken forward for further consideration. As such, the non-PDL areas of the three parcels are not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development and as such are not considered to be suitable.

However parts of the east and west parcel appear to be previously developed in accordance with policy contained within the NPPF. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, PDL areas of the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

In the eastern parcel a retrospective application for the change of use from a barn to commercial was granted and as such this building and its curtilage is PDL. Conversion of the structure to 1 residential dwelling may be achievable.

The western parcel is predominantly formed from existing residential dwellings fronting Sandhills Road with a commercial use at Ian Allen Motors and an equestrian and commercial storage use at 12a Sandhills Road & Sandhills Farm. The rest of the western parcel is non-PDL and would not be suitable for the reasons given above. In terms of the existing residential units in the western parcel, redevelopment is unlikely to yield any additional dwellings when considering harm to the Green Belt. Between the three non-residential areas it may be possible to accommodate up to 10 dwellings, 6 as conversion to buildings at Ian Allen Motors and 4 to 12a & Sandhills Farm, however this would be subject to harm to the Green Belt when compared to existing development at these sites.

Available: The person acting on behalf of land owners states the middle parcel and land in the western parcel at 12a/Sandhills Farm are available now. Officers have determined through writing to all land owners in the land parcel that the eastern site is also available for development. In terms of the developable area of the western site, it is unknown whether the majority of the land is available, despite efforts being made by officers to clarify this.

Achievable: Members of the Development Market Panel have questioned whether these three sites would be viable given their proximity to the M3/M25 motorway junction and sewage treatment works, and given that the western most parcel containing a number of existing houses and commercial units. However, whole Plan viability is currently being undertaken by consultants and there is no reason to suggest that viability issues could not be overcome for the smaller PDL areas.

Deliverable/Developable: The PDL areas of the site could be developable for 11 net additional units in years 6-10 of the Plan, given that land availability is unknown and no applications have come forward on the land for net additional development. The non-PDL areas of the three land parcels are not considered to be developable.

Recommendation

At the current time, the site is located within the Green Belt and is not being considered for return to the urban area in the emerging Local Plan. As such, only those areas considered to be PDL would be suitable for development. This is considered to amount to around 11 net additional dwellings (10 in western parcel and 1 in eastern) in years 1-5 subject to no greater harm to the Green Belt or the purposes of including land in it than the existing.

Units: 11 in years 6-10 of the Plan.

Other uses: None

Name Virginia Water South Resultant Land Parcel **Location:** Virginia Water

Site area (ha) Developable area 5.09ha **ID 261.**

Grid reference X: 499015, Y: 166492 **UPRN** 10092960588, 10092959753

10092959755, 100061507920

Ownership type	Private
Site description	The parcel is located on the north western side of Trumpsgreen Road and is located in the designated Green Belt. Dwellings located at Knowle Hill form the northern boundary of the land. These dwellings are located in the Urban Area and are characterised by their detached nature. The same situation applies to the southern and eastern boundaries at Trumps Green Road. The western boundary is characterised by a barrier of trees although these are not protected. The western boundary of the parcel abuts the Wentworth Estate and the Wentworth Golf Courses - Knowle Hill SNCI. The southern boundary abuts the railway. The M3 motorway lies beyond this. The former DERA site (north) at Longcross is located just 124 metres to the south west of the site and DERA (South) 137 metres to the south. The whole of the site is located within 5km of the Thames Basin Heath Special Protection Area. It appears that access from the adjoining roads would be possible, subject to further investigation and consultation with Surrey County Highways.
Planning status	Part of the parcel (land at SLAA site 207) is currently in the planning system (see below)
Planning History	RU.14/1898 – Prior Approval for a proposed Change of Use of an existing agricultural building to a Dwelling (Class C3 Use). Grant. The agent has stated that the works have commenced.
	RU.13/1090- provision of a replacement farm shop, a new poly tunnel, and resurfacing of the existing road (grant)
	There were three outline applications submitted at SLAA site 55 during the 1960s and 1970s which proposed residential development (egh.62/7954, egh.68/11978 and egh.73/16063). All of these applications were refused permission. No planning applications relating to this type of development have been submitted at the site since this time.
Current use?	Agricultural use with farm shop, and residential use at north of parcel and at The Barn.
Previously developed?	There are buildings on the western part of the site (not in agricultural use) and the part of the site where these buildings are located is considered to be previously developed.

Site constraints			

Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	To the west of the parcel lies Knowle Hill SNCI
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing	✓			The agent for SLAA site 207 states the owner would consider other residential development, subject to negotiation at the appropriate time.
Elderly people's housing, student halls	✓			The agent for SLAA site 207 states the owner would consider other residential development, subject to negotiation at the appropriate time.
Traveller accommodation				
Starter homes	✓			The agent for SLAA site 207 states the owner would consider other residential development, subject to negotiation at the appropriate time.
Employment (B1 use classes)				The agent for SLAA site 207 states the owner would consider other uses, subject to negotiation at the appropriate time.
Employment (B2 and B8 use classes)	✓			The agent for SLAA site 207 states the owner would consider other uses, subject to negotiation at the appropriate time.
Retail	✓			The agent for SLAA site 207 states the owner would consider other uses, subject to negotiation at the appropriate time.
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build	✓			The agent for SLAA site 207 states the owner

				would consider other residential development, subject to negotiation at the appropriate time.
Self-build	✓			The agent for SLAA site 207 states the owner would consider other residential development, subject to negotiation at the appropriate time.

The above table indicates the uses the owner of SLAA site 207 would consider. Whilst the land owner of SLAA site has confirmed their land is available for development, it was not specified through the 2015 call for sites what uses would be considered in addition to residential development.

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on non-PDL areas of the site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the majority of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this respect he Council has considered the site (261 in its entirety) through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For site 261 the SSMA concluded that the site is medium performing against accessibility/constraints and the Stage 2 Green Belt Review considered that the site performed weakly against Green Belt purposes. Greater weight was attached to delivering development needs and as such the site is considered to be suitable for development in its entirety.

Achievable: The Council's draft site capacity work considers that the site could come forward for around 130 residential units, 20 sheltered units and 2 Gypsy/Traveller pitches. The site proponent considers, in their representations to the Additional Sites & Options consultation that the site is not suitable for Gypsy/Traveller pitches and/or sheltered units, however until viability evidence suggests otherwise these will be included within the site capacity.

The CIL viability work undertaken in 2013 indicated that residential development was broadly achievable across the borough. Whole plan viability is currently being undertaken by consultants, however, there is no reason to suggest that viability is an issue.

Deliverable/Developable: The deliverability of the site depends upon the Council recommending the site for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan Sound. Given the timetable for Local Plan preparation, the site could be released in 2018 and permission in place by 2019 with first completions in 2020.

Recommendation

There continues to be a presumption against inappropriate development in the Green Belt and the NPPF is clear in paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. An exception is when the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in

continuing use (excluding temporary buildings) is proposed, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

However, given the findings of the Site Selection Methodology in terms of the sites performance against sustainability and Green Belt purposes, it is considered that the site could be released from the Green Belt and is a suitable location for housing.

Residential Units: 130(min)

Other uses

The Council's evidence suggests an over-supply of office space and as such only the potential for B8 as an alternative to residential has been considered, although this would need good access to the strategic road network. Given the location of the site and its distance/route to the strategic road network, it is considered that a B8 employment use would not be suitable at this site.

Name	**Ottershaw West**	**Location**	**Ottershaw**
Site area (ha)	**3.84**	**ID**	**262**
Grid reference	**X: 502433, Y: 163585**	**UPRN**	**10002015263**

Ownership type	Public, private
Site description	The parcel of land is located in the Green Belt, adjacent to the urban area of Ottershaw. The land has an unusual shape. The northern part of the land is SANG land (Chaworth Copse and Timber Hill), which is a mitigation measure, designed to encourage dog walkers away from the Thames Basin Heaths Special Protection Area. Chaworth Close is located within the resultant land parcel, houses characterised by their detached nature. Almost the entire parcel is covered by a blanket TPO. To the east of the parcel is Brox Road and beyond this is the Ottershaw East resultant land parcel. To the north are the gardens of properties on Brox Road, whose nature is characterised by semi-detached dwellings on relatively small plots. To the west and south of the parcel is a continuation of SANG land which is also covered by the blanket TPO. Access on to the land would likely be possible via Brox Road.
Planning status	No relevant planning history
Planning History	There are several planning applications on the land in relation to the existing dwellings on the site, which should be considered as householder development.
Current use?	Residential, open land
Previously developed?	Much of the land is previously developed

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Designated SANG on site

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable	✓		[redacted]	The site owner is willing to consider the land for market housing only

housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located in the Green Belt where there continues to be a presumption against inappropriate development. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. The existing residential cul de sac is considered to have limited potential to provide a noteworthy amount of additional housing given the multiple land ownerships and the value of the homes that exist on the site.

Part of the site is designated as a Suitable Alternative Natural Greenspace to be maintained in perpetuity.

Available: The availability of the privately owned land is unknown. The publicly owned land would not be available, given its SANG designation.

Achievable: Existing land values in Chaworth Close is considered to be high and may affect viability. Given constraints, it is not considered that the land is feasible. The site is therefore not considered to be achievable.

Recommendation The land is regarded by officers as not being capable of delivering any new development due to its SANG designation and the land values of existing on site development.

Residential units: 0

Other uses: not considered

Name: Ottershaw East

Location: Ottershaw

Site area (ha): 17.6 ha

ID: 263

Grid reference: X: 502658, Y: 163189

UPRN: Several associated with the land

Ownership type	Private, two ownerships
Site description	The great majority of this site lies in the Green Belt, on the edge of the urban area of Ottershaw and has an irregular shape. Part of the Brox Road nursery site adjacent to Brox Road is however located in the Urban Area. To the north are residential properties on Bousley Rise, characterised by detached and semi-detached properties and open fields. Meath School, a specialist speech and language school for primary aged children is also located to the north. To the east of the site is Ash Farm. The southern boundary is largely formed by open fields. To the south west are residential properties at Southwood Avenue characterised by detached and semi-detached properties. The western site boundary abuts detached and semi-detached properties on Brox Road. It appears that access from the adjoining roads would be possible (subject to further investigation and consultation with Surrey County Highways). The site is split into two parts by a fenced footpath which runs north to south through the site. Both parts of the site have a largely open character save the plant nursery buildings on the western side of the site, a single barn on the eastern side of the site and in the south, buildings and structures associated with the Field Nursery.
Planning status	Not currently in the planning system.
Planning History	The most recent and relevant application is RU.00/0559 at Brox Road nurseries. Retrospective use of former agricultural and non-agricultural (storage) buildings for industrial purposes. Grant.
Current use?	Agricultural for the majority of the site. Part of the site (the barn and area surrounding it on the eastern side of the site) is used for industrial purposes. Residential property associated with the Field Nursery.
Previously developed?	The buildings covered subject to application RU.00/0559 are likely to meet the definition of previously developed land. The remainder of the site would not appear to meet the definition.

Site constraints			
Green Belt	✓ except for a small part of the Brox Road nursery site which fronts Brox Road.	**Ancient woodland**	An area of ancient woodland is located adjacent to the site to the south.
Flood zone 2		**TPO**	✓ TPO 50 in the Brox Road Nursery portion of the site immediately adjacent to Brox Road.
Flood zone 3a		**SSSI**	

Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	There is a drain located on site that byelaws require an 8m buffer around if the site was to be developed.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			The site promoter believes that at least 300 residential units could be accommodated on the site (would consider live/work units)
All affordable housing				
Elderly people's housing, student halls	✓			Dependent on the need and demand, the site promoter would consider provision of senior living or extra care units
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure	✓			The site promoter would consider part of the site to be made available as SANGS
Community uses	✓			The site promoter would consider providing a medical centre on the site.
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The urban part of the site which is located adjacent to Brox Road is considered to be suitable in principle for redevelopment. This part of the site measures 0.44ha. It is estimated that this site could accommodate 7 to 10 additional units if it was developed in isolation.

The remainder of the site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, with the exception of a small part of the site in the eastern half of the site and a small part of the Field Nursery which is likely to meet the definition of PDL, the remainder of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, therefore it is considered that the redevelopment of this site for residential purposes would, across the great majority of the area represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this regard the Council's preferred approaches for the new Local Plan includes returning part of the site to the urban area and allocating it for residential uses in the Local Plan. This is based on evidence produced in the Council's Green Belt Review work, Site Selection Methodology and Assessment and evidence produced to demonstrate exceptional circumstances for Green Belt release. Should the land be returned to the urban area, the total developable area of the site would be approximately 6.99 ha and is the extent of the SLAA site to the west of the footpath and the Field Nursery. The remainder of the site is proposed to be retained in the Green Belt. Part or all of this remaining area could however be used as a SANG to support the development on the remainder of the site.

It is estimated that the parcel of land to the west of the footpath which is a preferred residential allocation in the Local Plan has the potential to provide a minimum of 230 residential units (and 2 traveller pitches).

If the parcel was removed from the Green Belt and allocated through the Local Plan for housing, it would become suitable for development.

Available: The promoters of the site confirm the land is available now and could be developed in the next five years.

Achievable: Whole Plan viability to be undertaken by consultants as part of the development of the Local Plan. This will include looking at the viability of development on each of the Council's preferred allocations.

Adoption of the Local Plan is anticipated in 2018 and given the fact that the site is in a single land ownership and has no other notable constraints, it is considered realistic that the site could be delivered within 5 years. The deliverability of the site depends in part upon the Council recommending the site for inclusion in the urban area through the Local Plan and an independent Inspector finding the Local Plan Sound.

Recommendation: At the current time, the land is located within the Green Belt and the great majority of the site is considered to not meet the definition of previously developed land. However, should the land be returned to the urban area, the total developable area of the parcel would be approximately 6.99 ha, and could deliver in the region of 230 homes and a SANG. The site promoter for the major land owner has confirmed that they would consider the use of some of the land for SANG.

Number of units: 230 residential units and 2 traveller pitches

Other uses: The site may be suitable for some other uses; however at this time, the owner is only promoting the site for a primarily residential scheme. The Council is satisfied that a residential use is suitable for the site location if part of the wider SLAA site is removed from the Green Belt through the Local Plan. Some ancillary uses may also be required on the site to support the proposed development. This will not be known until the Council has completed its infrastructure needs assessment and infrastructure delivery plan.

Name: Addlestone West

Location: Addlestone

Site area (ha): 0.846 approx.

ID: 264

Grid reference: X: 505143 Y: 164691

UPRN several associated

Ownership type	Public, private. Several land owners
Site description	The site is located in the urban area of Addlestone and comprises two areas. The first, larger area contains a number of properties located on the north side of Station Road adjoining the junction with Crouch Oak Lane. The existing properties in this area are in D1, B1 and A1 uses with associated parking. The second, smaller area is located to the west of the larger site, on the other side of Crouch Oak Lane and comprises a terrace of properties in A2, A3(restaurant), B1 and C3 uses. The larger area abuts residential properties to the north and north-east and to the east Addlestone Methodist Church. To the south on the opposite side of Station Road is the Civic Offices and the site which surrounds the offices known as Addlestone One (SLAA site 53). To the west the site abuts Crouch Oak Lane which largely comprises residential properties but also includes Addlestone Baptist Church. The smaller area also faces the Addlestone One site to the south (on the other side of Station Road), adjoins the car park of Lindsey House (a B1 three storey office building) to the west and adjoins Addlestone Baptist Church to the rear.
Planning status	There are no relevant extant planning permissions on the site
Planning History	There is a varied planning history on the land associated with town centre uses.
Current use?	Mixed use
Previously developed?	yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓ (western half of the smaller area)	**LNR**	
Within 5-7 km of TBH SPA	✓ (remainder of the smaller area, all of the larger area)	**Nationally listed buildings**	
Conservation area		**Other (specify)**	The smaller area is in Addlestone Revitalisation Area (TC4-TC8).

			The most western part of the larger area is in the Shopping Core Area (SHO2 and SHO3). The remainder of both areas is in the Town Centre outside Shopping Core Areas (SH04) with the exception of the rear western corner of the larger area. The buildings in the smaller area and the area of Station Road abutting the site are located in the Addlestone AQMA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Availability of privately owned areas is unknown.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail	✓			Availability of privately owned areas is unknown.
Food and drink				
Leisure				
Community uses	✓			Availability of privately owned areas is unknown.
Hotel				

Parking				
Custom build				
Self-build				

Suitable: The site is located in the urban area, in a sustainable town centre location, in close proximity to Addlestone Station. As such the redevelopment of this site is considered to be acceptable in principle.

Available: Availability of privately owned areas is unknown at this time, but it is considered that the site could be available in years 6-10.

Achievable: The availability of parts of the site is unknown at this time, but given the high level of public ownership it is considered that the site is achievable.

Deliverable/Developable: On the basis of the information above, it is anticipated that the land could be developable in years 6-10. However, there is no extant planning permission on the land at the current time.

Recommendation: The land is estimated to be capable of delivering approx. 500sq m of retail development and minimum 70 residential units, associated parking and a community facility.

Other uses: The site occupies a town centre location. Given the nature of the site, mixed-use development is most appropriate.

Name: Lyne Hill Nursery **Location: Chertsey**

Site area (ha): 1.5Ha **ID: 265**

Grid reference: 501599, 167030 **UPRN: 200004033770**

Ownership type	**Sole freehold ownership**
Site description	Site comprises 'Planta' Vera Wholesale supplier, Garden Centre and associated Greenhouses
Planning status	No recent applications on site. Last application was in 2006.
Planning History	Most recent application was from 2006 (RU.06/1333) – Erection of a Greenhouse - Granted
Current use?	Garden Centre (Retail)
Previously developed?	Part Brownfield, Part Greenfield

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units /m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing	✓			
Elderly people's housing, student halls	✓			
Traveller accommodation		X		Respondent does not wish their site should be considered for traveller sites.
Starter homes	✓			
Employment (B1 use classes)	✓			
Employment (B2 and B8 use classes)	✓			

Retail	✓			
Food and drink	✓			
Leisure	✓			
Community uses	✓			
Hotel	✓			
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt. The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, some of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on non-PDL areas of the site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the majority of the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. In this respect he Council has considered the site (265 in its entirety) through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For site 265 the SSMA concluded that the site does no meet the 'Proximity to Settlement/ capable of forming Own Settlement' and is therefore considered unsuitable for development in the Local Plan. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: The applicant states that the site would be available for housing development in the next 5 years.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/ Developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land west of St.Georges College

Location Addlestone

Site Area (ha): 0.44

ID 266

Grid Ref X: 505634 Y:165549

UPRN 10002016333

Ownership type	Private
Site description	The site is located in the Green Belt and lies to the rear of properties situated on the A317 Woburn Hill. To the east the site adjoins the grounds of St. George's College, and to the north, south and west the grounds of residential properties. The site is accessed via an existing private drive which serves properties to the rear. The site has an undeveloped character and the land promoter describes the site as having some mature trees on the boundaries and interspersed within the site.
Planning status	Not currently in the planning system.
Planning History	There is no recent or relevant planning history
Current use?	Undeveloped land
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	Within the TBHSPA 5 to 7km Buffer Zone Area of Landscape Importance Within Grade II Woburn Farm Historic Park & Garden (on the HE At Risk Register)
SANGS			

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing	Yes	6 units		At approx. 13.6 dph
All affordable housing				
Elderly people's housing, student halls	Yes			
Traveller accommodation				
Starter homes	Yes			
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build	Yes			
Self-build	Yes			

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt.

Available: The agent acting on behalf of the client has confirmed that the site is available in years 1 to 5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name land at sewage treatment works, Lyne Lane

Location Lyne

Site area (ha) 0.22

ID 267

Grid Ref X: 501397 Y: 167585

UPRN 200004035473 (recycling centre)

Ownership type	**Public / Single**
Site description	The site is located off Lyne Lane, just South of the M3 and M25 junction. The site is in the Green Belt and is within the Thames Basin Heath SPA 5km buffer zone. Site forms part of Thames Water Sewage Treatment Works, although does not appear to have a current use. Site lies to the west of the Lyne Lane Sewage Treatment Works which is a major developed site in the Green Belt and a safeguarded waste site. To the north lies the Runnymede youth Motorcycle Club. To the South is the Lyne Lane recycling centre (one of the Surrey County Council Waste Plan sites), to the east is the main sewage work sludge tanks.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Sewage treatment works
Previously developed?	Yes

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Contaminated land officer identifies likely contamination issues at the site. Site located within 5km of TBH SPA Located adjacent to Lyne Lane former compost site- opposite side of road to Lyne Lane Located adjacent to safeguarded waste site

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				0
Traveller accommodation				0
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

No

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 0 Pitches: 0

Comments: Site not promoted for a use that the SLAA considers (including residential/commercial), therefore the site is recorded for audit purposes but will not be counted towards the supply.

Name: 81-87a Woodham Park Road **Location: Woodham**

Site Area (ha): 2.3 **ID: 268**

Grid Ref: 503482 162305 **UPRN: Several associated**

Ownership type	Private
Site description	The site is located on the southern side of Woodham Park Road and comprises several residential properties which largely front the road (on the eastern boundary) with some commercial and storage uses to the west and north of the site, some of which may not be lawful. Residential properties adjoin the east and west boundaries and also to the west and south are wooded areas and open land.
Planning status	Not currently in planning system
Relevant Planning History	RU.87/1281 – 81 Woodham Park Road. Erection of chalet bungalow/house (outline) - R RU.92/0892 & RU.93/0341. Erection of 4 bedroom bungalow with grannie annexe. 83 Woodham Park Road – G RU.81/0568 – Land adj 83 Woodham Park Road. Certificate of existing lawfulness for use of property for general workshop use – Planning Permission required RU.01/0117 - 85 Woodham Park Road. Certificate of existing lawfulness for use of buildings A-H for storage purposes - R RU.02/1095 - 85 Woodham Park Road. Certificate of existing lawfulness for use of buildings B-J for storage purposes and car park – G RU.02/2000 – 85 Woodham Park Road. Erection of single storey office and storage building at the rear of land or premises - R RU.03/0855 –85 Woodham Park Road. Certificate of existing lawfulness for use of area of land for external storage and car parking purposes – G RU.14/0144 – 85 Woodham Park Road. Certificate of existing lawfulness for the existing access road and access gates to the parking area the rear of the site – R RU.15/1195 – 85 Woodham Park Road. Certificate of existing lawfulness for a toilet block, storage building, sales offices, shed, lean-to and hardstanding – G RU.76/0676 – Land adj 85 Woodham Park Road. Erection of bungalow - R RU.78/1057 – Land r/o 85 Woodham Park Road. Erection of detached dwelling house – R RU.87/1388 – Land adj 85 Woodham Park Road. Erection of detached two-storey dwelling (outline) - R RU.85/0110 – Land adj 85 Woodham Park Road. Two storey detached dwelling. Formation of new vehicular access (outline) - R RU.96/0627 - Land adj. 85 Woodham Park Road. Erection of detached house with parking - R RU.81/0138 – R/o 87 Woodham Park Road. EUC for use of four buildings for light industrial use with adjacent land for car parking – G RU.03/0834-Land at Mycot Woodham Park Road. Certificate of existing lawfulness for use of land for parking and storage of private and commercial vehicles - G
Current use?	Mixed: Residential, authorised and unauthorised commercial and storage

	uses
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes			Representative for owners suggests 30-50 dph
All affordable housing				
Elderly people's housing, student halls	No			
Traveller accommodation	No			
Starter homes				
Employment (B1 use classes)	No			
Employment (B2 and B8 use classes)	No			
Retail	No			
Food and drink	No			
Leisure	No			
Community uses	No			
Hotel	No			
Parking				
Custom build	No			
Self-build	No			

Suitable: The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is in use for residential purposes and also some authorised and unauthorised commercial and storage uses. As such the site is considered to be previously developed in accordance with policy contained within the NPPF. However, Annex 2 of the NPPF further defines 'Previously developed land' advising that it should not be assumed that a whole curtilage should be developed.

The Stage 2 Green Belt Review undertaken by Arup considered the impact of the site at 81-87 on the purposes of the Green Belt as part of a larger parcel of land also containing adjoining properties. The Review found that the parcel performed an important function preventing the outward sprawl adjoining settlements.

The Council considers that its Green Belt evidence is robust and as such the site is not being considered for release from the Green Belt. Further, the Site Selection Methodology and Assessment (SSMA) considered at Stage 5 that the site (the larger parcel covering 79-87a Woodham Park Road) plays a role in preventing sprawl and coalescence of settlements and performs strongly in wider Green Belt and greater weight is attached to the protection of the Green Belt.

It may be possible that some of the land is considered to be previously developed and therefore, in accordance with paragraph 89 of the NPPF, limited infilling may be possible as long as it would not have a greater impact on the openness of the Green Belt than the existing development. However, officers think it would be highly unlikely that the site could accommodate the level of development suggested by the agent for the site (suggested development at 30-50 dph could yield up to 155 dwellings). The agent for the site confirms there are a variety of non-conforming uses without authorised status, but states the majority is lawful.

Given the uncertainty of the extent of the buildings that are authorised or lawful, it has not been possible to ascertain the amount of land that should be considered previously developed. Therefore, officers are unable to determine if any of the land would be capable of limited infilling or the partial or complete redevelopment, in accordance with para 89 of the NPPF. Further inspection of the land would allow officers to verify which parts of the site, if any, are previously developed. In such a scenario, it may be possible that redevelopment of the buildings could be achieved if this did not further impact on the openness of the Green Belt.

Available: Owners' representative says the site is available now, developable in years 1-5

Achievable: No information provided with regards to the site's viability, although there is no suggestion that the site is not viable. However, given the suitability of the site, it is not considered to be achievable.

Recommendation: Given the uncertainty of the extent of the buildings that are authorised or lawful, it has not been possible to ascertain the amount of land that should be considered previously developed. Therefore, until further information is received, 0 is recorded.

Name land east of Thorpe Industrial Estate **Location Thorpe**

Site area (ha) 13.87 **ID 269**

Grid Ref X: 502644 Y: 169842 **UPRN**

Ownership type	**Private /**
Site description	Treed site located to the east of Thorpe Industrial Estate. A small water feature is located on the south of the site. Land abutting the north, east and south of the site is land characterised by its open nature. There is also a pond located to the south of the site.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site included within 5-7 km of the TBH SPA SSSI to the east of the site Site of high archaeological potential (BE15 and BE16) identified on site Site located within Thames Valley Biodiversity Opportunity Area Mineral site located to the south of the site (Norlands Lane). The Minerals and Waste Authority state that a former pre 1947 gravel pit filled with household refuse under permission given in 1954. No mineral safeguarding issues since the mineral

			has been worked but clearly issues re land stability and contamination that would need to be addressed. Site also located in a mineral safeguarding area. The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable. Chertsey Bourne at Abbey Lake Complex SNCI abuts the site to the east

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt. Green Belt Review part 1 concludes that the site should not be considered further for inclusion in the urban area. Further, Green Belt Review part 2 concluded it is likely that the loss of this sub-area would harm the wider strategic Green Belt by promoting the outward sprawl of Egham/Englefield Green and would harm the overall integrity of the gap between Egham and Thorpe. Therefore, the land is not proposed to be included in the urban area.

In addition, most of the site is covered by flood zone 2; the eastern part of the site is in both floodzone 3a and flood zone 3b. The agent for the site confirms that the site would be available for commercial use, which is considered to be a less vulnerable use. Notwithstanding the site being located in the Green Belt, development would need to pass the sequential test.

Available-Site confirmed available by agent in 2016 in years 1-5

Achievable-Given the constriants identified, the site is not considered to be achievable.

Name: Land east of Accommodation Road **Location: Lyne**

Site area (ha): 20.15 **ID:** 270

Grid reference X:500843 Y: 164476 **UPRN:** none

Ownership type	Private
Site description	The site is located in the Green Belt and comprises an area of undeveloped land which is covered mainly by unprotected trees, although there is a strip of trees along the south eastern site boundary, adjacent to Stonehill Road, which is subject to TPO 6. There is an existing access gate into the site from Stonehill Road. To the south east of the site, beyond Stonehill Road is the Queenwood Golf Course. To the north west of the site is Foxhills Golf and Country Club and the residential property known as the Dower House. To the north east and south west are undeveloped areas, some of which are covered by trees.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Nil use/undeveloped site
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	605		The agent has suggested that the site could accommodate up to 605 units (based on an indicative 30dph
All affordable housing				
Elderly people's housing,	✓			The agent has stated that his client would be willing to consider the use of the site for

student halls				accommodation for elderly people.
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and which would either form an extension to an existing urban settlement, or be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt.

Available: The agent acting on behalf of his client has confirmed that the site is available in years 1 to 5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the

Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name **Five Oaks Farm Lyne** **Location** **Longcross**

Site area (ha) **3.56** **ID 271**

Grid Ref X: 501386, Y: 165695 **UPRN 10002018947**

Ownership type	Private
Site description	Majority of land is open with tree lined boundaries. The northern part of the site (approx. 0.41 ha) is considered to be previously developed. Site bounded to the east by Lyne Lane and Fox Hills Farm. Southern boundary formed by Longcross Road. Trys Hill Cottage located to the north. Lyne mushroom farm located to the west.
Planning status	Not currently in planning system
Planning History	In respect of the northern part of the site RU.07/0755- Certificate of existing lawfulness for the change of use of buildings and land as a Holding Yard and Storage Compound (no sales) for storage and distribution of roofing materials and including repair and maintenance of the company's vehicles and plant together with parking and turning for visitors, commercial and other vehicles (split decision)
Current use?	Agriculture, mobile home, storage & distribution
Previously developed?	Majority not considered to be PDL

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 12 covers a band of trees along Lyne Lane, which affects the eastern boundary
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within a mineral safeguarding area for concreting aggregate

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable				

housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)	✓			Owner believes the site to be most suited to commercial uses (not specified)
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. The northern part of the site (measuring 0.41 ha) granted a certificate of existing lawfulness for the change of use of buildings and land for storage and distribution could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

Overall, however, it is considered that development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for development is if the site is removed from the Green Belt through the emerging Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA sifted the site out at an early stage of assessment as it does not abut the settlement.

The site is identified as within a mineral safeguarding area for concrete aggregate. The Minerals and Waste Authority's initial view is that the release of sites in this area is unlikely to increase constraints on future mineral working above those that already exist. However, further borehole evidence will be required if these sites are taken forward with full consideration of the practicalities and viability of prior working.

Available: Site confirmed available in years 1-5

Achievable: No information has been submitted to ascertain whether land would be viable for commercial use, although the existing use on the small part of the site would suggest it was viable.

The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Given constraints identified, it is not considered the site would be feasible; therefore not achievable.

Recommendation

Residential units: Not considered

Other uses: Given constraints, it is not considered the site could accommodate significant net development, therefore record site for audit purposes only.

Name Land at Great Fosters, Stroude Road **Location Egham**

Site area (ha) 2.04 **ID 272**

Grid Ref X: 501556 169974 **UPRN None**

Ownership type	Private
Site description	The site is located adjacent to the M25 on its western side and just north east of the site at Great Fosters on Stroude Road. Clockhouse Lane West lies to the north of the site with a limited number of residential dwellings further northwards. A small area of woodland lies to the west of the site with an agricultural/horticultural building and open land lying to the south.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Agriculture/Horticulture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	Adjacent site to the west
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Grade I listed Great Foster 250m to south west. Grade II Goose Green House & Homestead Cottage to north of site
Conservation area		**Other (specify)**	Great Fosters Historic Park & Garden to south west. Area of High Archaeological Potential. Partially within AQMA, Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing	✓			No dwelling numbers have been indicated in submission, but mix would include affordable housing.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to be in agricultural/horticultural use and is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where these fall within a buffer zone placed around each urban area. The site at Great Fosters did not fall within any of the identified buffer zones and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable. The Minerals Planning Authority (Surrey County Council) has indicated that a minerals assessment will be required to ensure opportunity for prior working is fully investigated.

Available

Agent suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Land south of Great Grove Farm **Location:** Ottershaw

Site Area (ha): 1.5 **ID** 273

Grid Reference: X 503333 Y 164133 **UPRN:** None

Ownership type	Private
Site description	The site is located in the Green Belt on the north side of Spinney Hill B3121, and is known as Old Oak Farm. To the north and east the site adjoins open land, and to the west it adjoins Great Grove Farm. The southern, western and eastern boundaries are characterised by dense vegetation, including some mature trees. The site largely comprises an area of grassland, with some clearance to the front of the site behind the belt of vegetation which screens the road. There is an existing vehicular access to the site from Spinney Hill, close to the eastern boundary.
Planning status	Not currently in the planning system
Planning History	RU.11/0397 Change of use of land from agricultural to mixed agricultural/equestrian use and erection of 6 stables and tack room - G RU.11/0486 Retention and completion of vehicular access – G RU.11/0487 Retention of boundary fence to roadside boundary – G RU.11/0785 Proposed erection of barn and construction of manege – G RU.13/0139 Amendments to RU.11/0785 for the retrospective erection of barn for storage of tractor plus hay and straw provision of manege area including the levelling of ground and bunds – G RU.13/0365 Formation of earth bund and service track (retrospective)- R
Current use?	Agricultural and Equestrian
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**

Housing, e.g. market housing with a proportion of affordable housing	Yes			Indicative housing no./mix not given
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				The agent indicates that the client would consider making the site available for other uses, but doesn't specify which uses
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council is only considering sites for removal from the Green Belt which perform weakly against Green Belt purposes, or which are strategically less important, and would either form an extension to an existing urban settlement, or which would be large enough in their own right to form their own settlement. As this site would meet none of these criteria, the site is not proposed for removal for removal from the Green Belt. The site is also considered to be too small for allocation.

Available: The agent acting on behalf of the client has confirmed that the site is available in years 1 to 5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Allington & 37, 47, 57 Howard's Lane **Location: Rowtown**

Site area (ha): 2.1 **ID: 274**

Grid reference X:503443, Y: 163534 **UPRN 100061485630**

Ownership type	Site is under multiple ownership (7 different titles)
Site description	The site is located to the west of the urban area of Row Town. The site is within the Green Belt and within the Thames Basin Heath SPA 5km buffer zone. The site is currently in residential use, with four residential dwellings and has numerous access points off Howards Lane and an access road located to the south of the site. To the east of the site, there is residential development along with private gardens and wooded tree areas and to the north and west of the site is Hare Hill, which is Suitable Alternative Natural Greenspace and land protected by a Tree Preservation Order. Part of the TPO also covers land located within the site. Beyond the access road that makes up the southern boundary, are residential dwellings and private gardens which make up SLAA site 'Land at Howards Lane' (ID number 154).
Planning status	No application history of relevance on site.
Planning History	Not applicable
Current use?	Residential, woodland
Previously developed?	Part previously developed, part greenfield.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 221 lies adjacent to the site's western boundary.
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of	✓		[redacted]	The site owner is willing to consider the land for market housing only (7 units)

affordable housing				
All affordable housing	✓			The agent has indicated that affordable housing is not to be considered on this site.
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Parts of the site are considered to be previously developed, and limited development may be possible, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing site against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Site owner has stated that the site could deliver housing within five years.

Achievable: As the site is not considered suitable, development of this site is not considered achievable.

Deliverable: Could be deliverable for small-scale development

Developable:

Recommendation: Due to the site's location within the Green Belt and performing strongly against the Green Belt tests, the site is not considered suitable for large-scale residential development. However, small-scale development may be possible, or given the size of the existing properties there could be scope for subdivision. However, this is unlikely to meet the SLAA threshold of 5 net dwellings and so 0 is recorded for the purposes of the SLAA.

Residential units: 0

Other uses: not considered

Name land north of The Avenue, **Location Egham**

Site area (ha) 1.25 **ID 275**

Grid Ref X: 501543 Y: 171721 **UPRN 100062600087**

Ownership type	**Private / Single**
Site description	The site is located to the south of the A30 Egham Bypass and north of The Avenue in the urban area of Egham. The site has one access point off The Avenue. The site itself currently contains two large double height single storey commercial warehouses. Directly adjoining the site are 3 storey office buildings. There is a large amount of hardstanding at the front of the building, fronting The Avenue and also additional hardstanding to the west The surroundings of the site comprise of a mix of 3 storey office (to the east) and residential uses as well as 2 storey semi-detached and terraced dwellings and flatted development to the west. The site has been reviewed in the Employment Land Review 2016 and is within the Thames Basin Heath 5-7km buffer zone. The site is covered by both Flood Zone 3a and Flood Zone 2. The site also lies adjacent to SLAA site '62, 63 and 64 The Avenue' (ID number 175), separated by The Avenue.
Planning status	None
Planning History	Planning Application Number: RU.01/0986 Outcome:Withdrawn Description of Development: Erection of new 3 storey office building (Class B1) with vehicular access off The Avenue, car parking, landscaping and other works incidental to the proposal following demolition of existing buildings.
Current use?	commercial
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	The great majority of the site is located in flood zone 3a; the whole of the site is

			located in flood zone 2. The site is impacted by aircraft noise policy the southern part of the site is in an area of preservation and recording of archaeological remains. The north and south part of the site is located in an area of high archaeological potential The site is located within 5-7 km of the TBH SPA A small part of the site in the south is in the M25 AQMA The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				

Elderly people's housing, student halls				0
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 0 Pitches:

Comments: Suitable-The agent for the site confirms the land should be developed for a mix of uses, maintaining commercial uses at ground floor level, with 3-4 storeys of residential accommodation above. However, the majority of the site is located with floodzone 3a and there appears to be no safe means of escape from the site and unless any mitigation can be demonstrated, the site is not considered suitable for residential development at the current time.

Furthermore, the site is a well-established employment site of good quality with only limited vacancy the ELR considers that the employment area does not need to be considered for alternative uses at the current time.

Available-Site confirmed available for development and will be available from 2020.

Achievable-Agent stated in 2015 that a feasibility study was being undertaken to explore how a mix of uses could be configured on the site taking into account the constraints and opportunities of the site.

Name: Luddington House, Stroude Road **Location: Egham**

Site area (ha): 2.2ha **ID 276**

Grid Ref X 500863 Y 169327 **UPRN 100061503487**

Ownership type	Private
Site description	The site is located to the north of Stroude Road is formed from a large residential dwelling with a series of extensions, service buildings and outbuildings on site and set in large grounds, not all of which would fall within the curtilage of the property. Area to the north, east and south is largely undeveloped with area west of the site in residential use at Luddington Avenue. Luddington House is a Grade II listed building.
Planning status	In Planning System
Planning History	RU.15/1688 – Redevelopment of site to provide 19 residential dwellings – Undetermined RU.15/1689 – Listed Building Consent for redevelopment of site to provide 19 dwellings – Undetermined RU.14/0365 – Refurbishment and conversion of Luddington House, The Byre, Dower House to provide 11 dwellings and 2 storey building to west of Dower House to provide 6 dwellings and 1 dwelling to the east - Withdrawn
Current use?	Residential
Previously developed?	Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	Luddington House, Byre House and The Dower Grade II listed.
Conservation area		**Other (specify)**	Minerals Safeguarding Area with Safeguarded Mineral Site to North

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of	✓	19		Site agent suggests 19 units could be developed at the site comprising 12 houses and 7 flats through conversion and new build.

affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. Part of the site is previously developed

For the areas of the site not considered to be PDL, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance where these fall within a buffer zone placed around each urban area. The site at Luddington House did not fall within any of the identified buffer zones and was not taken forward for further consideration. As such, the non-PDL areas of site are not currently proposed to be removed from the Green Belt and as such are not considered to be suitable.

For those areas of the site considered to be PDL Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be

considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site. There are currently planning and listed building applications at the site for its redevelopment to 19 units which would involve the conversion of the existing buildings at Luddington House, The Byre and Dower House with removal of outbuildings and link extensions and the erection of new buildings to create additional dwellings. The applications are yet to be determined and the property is Grade II listed. Therefore ahead of any decision a more precautionary approach has been taken to development potential.

As such, the conversion of the existing buildings at Luddington House could have the potential to achieve a number of self-contained units subject to impact on the fabric of the listed building. Historic England have confirmed that Luddington House has been internally subdivided when in previous use as an HMO, but largely retains its plan form at GF level.

The outstanding application considers that 12 units could be achieved through conversion of Luddington House, The Byre and Dower House and Historic England have not objected to this number subject to some internal features being retained as well as the link corridor between Luddington House & Dower House. As such, capacity is considered to be around 12 dwellings.

Whilst the western area of the site is within fluvial flood zone 3a, the EA has not raised an objection to this subject to conditions granted on any permission granted.

Developable/Deliverable

Site could provide for 12 net dwellings if the existing buildings were converted and as such the site is deliverable.

Available

Site agent suggests the site is available in years 1-5. However, planning application dating from 2015 yet to be determined.

Achievable

Permission sought on site indicates development is achievable. Whole Plan viability is currently being undertaken by consultants but there is no suggestion that viability is an issue.

Recommendation

Conversion of the buildings at Luddington House could provide 6 net dwellings in years. However, it is considered prudent that the site is considered for development in year 6-10.

Residential units: 12 (net)

Other uses: None

Name The Old Chalet, Virginia Water **Location Virginia Water**

Site area (ha) 3.79 **ID 277**

Grid Ref X: 498932 Y: 168687 **UPRN 200004039317**

Ownership type	**Private / Single**
Site description	The site is situated in the northern part of Virginia Water, and on the western side of Callow Hill, and comprises a residential property and the majority of the site is wooded. To the east of the site is a continuation of woodland; although this appears to be coppiced and is in the ownership of the Crown Estate. To the south of the site is Christ Church and a few detached residential properties. The east of the site is abounded by Callow Hil and Greywell Cottage. Located to the north of site is Virginia Beeches, sheltered accommodation for older people, which is located within an area Tree Preservation Order.
Planning status	None
Planning History	Planning Application Number: RU.87/1329 Outcome:Refuse Description of Development: Outline application for the erection of 8 detached bungalows
	Planning Application Number RU.86/0824 Outcome:Refuse Description of Development: 14 no. five bedroom detached houses and 2 no. four bedroom bungalows
	Planning Application Number RU.78/0271 Outcome: Refuse Description of Development: Erection of 2 detached dwellings with garages on land adj Greywell House, Callow Hill and 12 detached houses and 4 flats with garages and access road at The Chalet
	Planning Application Number: EGH.70/14244 Outcome:Refuse Description of Development: Layout of an estate road and development of land as sites for sixteen houses or bungalows with garages T.P.3 no.11131 see also Land adj Greywell House, Callow Hill
	Planning Application Number: EGH.64/9645 Outcome: Refuse Description of Development: Conversion of garden storage building into dwelling T.P.3 no.8397
	Planning Application Number:EGH.54/2716 Outcome: Refuse Description of Development: Development of approximately 4 acres of land for residential use T.P.3 no.2133
Current use?	Residential
Previously developed?	House plus garden land

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	

Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-site located within 5 km of the TBH SPA -A Locally listed building-Hangmoor-is located to the east of the site -site located within the Thames Valley Biodiversity Opportunity Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Available

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable - The land is located within the Green Belt where there continues to be a presumption against inappropriate development. The great majority of the site is considered not to be previously developed and therefore, it is considered that development proposals would represent inappropriate development in the Green Belt, which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The land has been assessed through the Green Belt Review. Part 2 of the Green Belt Review states that it is likely that the loss of the sub-area (71, within which the site sits) would harm the wider strategic Green Belt by promoting encroachment into an open, unspoilt area of countryside and eroding the scale and openness of the gap between settlements. The site is not a Local Plan preferred allocation for development.

Available-The site is confirmed immediately available in 2016 and agent states the land could be developed over a 1-5 year period.

Agent states that the site is available for residential use, although Comments relating to small scale community facilities may also be considered (subject to further discussions and negotiation).

Achievable- Site is not considered achievable, given that it is located in the Green Belt and development would be inappropriate.

Name Redlands Farm

Location Lyne

Site area (ha) 9.64

ID 278

Grid reference X: 501003, Y: 167333

UPRN 10092960599, 100062338401, 10023377118

Ownership type	Private
Site description	Site comprises predominantly paddocks, and outbuildings, with two residential dwellings located towards the front of the site at Lyne Lane. The Bourne and tributary runs through parts of the site. The north west boundary abuts the M25; the northern boundary is formed of the railway line; to the east the boundary comprises Lyne Lane with farmland beyond. The southern boundary abuts Bridge Lane; To the west are two residential properties and woodland.
Planning status	Not currently in planning system
Planning History	RU.10/0353 Replacement of the existing planning permission RU.07/0886 (for the conversion of Grade II listed barn into 1 no. four bedroom residential unit following demolition of outbuildings) to extend the time limit for implementation (grant)
	RU.08/0203 Conversion of existing seed store to form 1 no.x 1 bed residential unit and conversion and extension of existing stables and piggery to form 1 no. 3 bed residential unit. (granted-but not implemented)
	RU.07/1336 Conversion and extension of existing seed store to form 1no. x 2 bed residential unit and conversion and extension of existing stables and piggery to form 1no. x 3 bed residential unit (refuse)
	RU.07/0465 Conversion and extension of 2 no. existing farm buildings into 2 no. x three bed residential units with garages, conversion of Grade II listed barn into 1 no. x 4 bed residential unit with detached single storey building to provide annex and double garage following demolition of existing machinery barn, sheds and outbuildings. (refuse)
	RU.06/0027 Conversion of one existing redundant agricultural building to one bedroom dwelling with associated parking (refuse)
	RU.06/0025 Conversion of an existing redundant agricultural building to a single dwelling (Use Class C3) (refuse)
	RU.04/0964 Conversion of redundant agricultural building to provide B1 office and B8 storage and distribution uses with associated parking (grant)
Current use?	Paddocks, residential
Previously developed?	Small part

Site constraints			
Green Belt	✓	**Ancient woodland**	No, but land adjacent to west is ancient
Flood zone 2	Part	**TPO**	
Flood zone 3a	Small part	**SSSI**	
Flood zone 3b	Small part	**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	

Within 5-7 km of TBH SPA		**Nationally listed buildings**	Two buildings on site are grade II listed
Conservation area		**Other (specify)**	Trumps Mill Lane infill 20m north west, unknown fill10m north west, Lyne sewage works adjacent north

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the vast majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist

which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. There may be scope to convert some of the existing buildings to residential use; however this would need to be assessed on a case-by-case basis.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2030 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site, its location is not within the buffer of a settlement area and so was sifted out at an early stage of the process.

Available: Site confirmed available in August 2016 for residential use and agent confirmed other uses would be considered, although which uses not specified. Site confirmed available in years 1-5.

Achievable: *The Council's contaminated land officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.*

As the site is not considered suitable, it is not considered achievable.

Recommendation Site unlikely to meet threshold of SLAA to provide 5 net units. Record for audit purposes only.

Residential units: Could be scope for conversion of existing buildings to residential use but unlikely to be more than five.

Other uses: Not considered, given Green Belt constraints.

Name land north of Cowley Avenue **Location Chertsey**

Site area (ha) 0.87 **ID 279**

Grid Ref X: 503717 Y: 166852 **UPRN none**

Ownership type	**Private / Single**
Site description	The site is located to the north of Cowley Avenue in the urban area of Chertsey. It may be possible to gain access on to the site from Gogmore Farm Close or between the block of garages at Cowley Avenue. The site sits to the south of the River Bourne so consequently it lies wholly within flood zones 3a and 2 and partly in flood zone 3b. The site is located within 5km of the Thames Basin Heath Special Protection Area and there is an Article 4 direction placed on the site. The site itself comprises open land with a small part of the west of the site comprising a wooded area. There is also a small stream running through the site which is a tributary to the River Bourne. The site is bordered, to the west by Gogmore Farm Park which is a Runnymede Open Space. To the north, south and west, the site is bordered by residential properties which are a mix in composition of two and three storey, semi-detached, detached and terraced dwellings. No recent of relevant planning history; however, historic applications submitted for redevelopment of the site.
Planning status	None
Planning History	Planning Application Number: ru.97/0513 Outcome: Description of Development:
	Planning Application Number RU.91/0898 Outcome: Description of Development:
	Planning Application Number RU.91/0897 Outcome: Description of Development:
Current use?	woodland
Previously developed?	no

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Flooding- 0.43 ha located in the functional floodplain. Whole site

			located in floodzone 3a Site located within 5km of the TBH SPA The Council's contaminated land officer has advised that the site is located within 250m of a potential source of contamination (Former timber yard adjacent north). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				

Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- Parts of the site are located within floodzone 3b and the whole site is located in flood zone 3a. 0.44 ha is located in floodzone 3a and if development were to come forward on the site, the sequential and exception tests would first need to be passed. In addition, a safe means of escape would need to be identified. Until such a time that such information is submitted for consideration as part of a planning application, the site is not considered suitable.

Available- Site confirmed available, although not stated when or for what use

Achievable- Viability evidence has not been submitted in respect of the site; however, given on site constraints, the site is not considered to be achievable

Name Trumps Green Road Garage

Location Virginia Water

Site area (ha) 0.067

ID 280

Grid reference X: 499292, Y: 166915

UPRN 200004035802

Ownership type	Public, single
Site description	Site located on corner of Trumps Green Road and Wellington Avenue. Site formed from a vacant garage/car sales. Residential uses evident immediately north, east and south of the site. To the west is an area of woodland forming an SNCI and also forming part of the Wentworth Estate.
Planning status	Not in the planning system
Planning History	RU.88/0978 – 16no. 1 bed flats – Refused RU.89/0786 – 16no. 1 bed flats - Refused
Current use?	Vacant Garage/Car Sales
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	TPO 7G located at rear boundary of site
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	Knowle Hill SNCI to the west of the site
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Ancient woodland at Knowle Hill SNCI to west of site

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				Previous applications refused for 16no 1 bed flats, but some form of residential is possible.
All affordable housing				
Elderly people's housing, student halls				

Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable:

Site is within the urban area with no significant constraints and is therefore suitable. Harm to TPO on rear boundary could be avoided.

Available: Unknown. Vacant site and ownership unknown, but could be potentially available for residential given past interest.

Achievable: Site has no significant constraints and could possibly achieve 2 detached/semi-detached dwellings or small block of 4-5 flats.

Deliverable/Developable: Site not considered to be available in years 1-5 and is therefore not deliverable. However site could become available in years 6-15 and is therefore developable.

Recommendation

For residential use: 5

Name Land at Clockhouse Lane East **Location Thorpe**

Site area (ha) 1.79ha **ID 281**

Grid Ref X 501768 Y 170040 **UPRN 100062599725**

Ownership type	Private
Site description	The site is located adjacent to the M25 on its eastern side and just north of a fishing lake adjacent to the Thorpe Bypass with Clockhouse Lane East and The Bungalow forming the northern site boundary. To the east of the site lies the residential are of Egham Hythe. A number of buildings and associated hardstanding/car parking are located on site, predominantly towards the south/south east area of the site.
Planning status	Not in the planning system
Planning History	RU.14/1760 – Erection of 1no dwelling following demolition of 3 buildings - Granted RU.13/0022 – Erection of 1no dwelling following demolition of buildings 8, 9 and 10 – Refused RU.12/1005 Change of use of building 5 to office with car parking – Granted RU.11/0670 – Conversion of former office to 1no residential unit - Grant RU.11/0669 – Retention of replacement building for B1 and B8 use following demolition of building 1 – Granted RU.10/0696 – Certificate of Lawfulness for existing 2 caravans/mobile homes used for storage ancillary to horticultural use (buildings 3 & 4), 2 greenhouses (buildings 6 & 7), building for Class B1 use (Building 5), building for office use (building 9), timber boarded building for office use ancillary to horticultural use (building 10), water tank (building 11) and container for storage (building 12) – Split decision (building 12 refused).
Current use?	Horticulture/Office/Residential
Previously developed?	Partially

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	North, east and west areas of site areas of high archaeological potential. Western part of site within M25 AQMA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓	25		Site agent considers that 25 units could be accommodated on the site.
All affordable housing				
Elderly people's housing, student halls	✓			
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Site agent states business or leisure uses could be accommodated but does not explain which.
Employment (B2 and B8 use classes)	✓			Site agent states business or leisure uses could be accommodated but does not explain which.
Retail				
Food and drink				
Leisure	✓			Site agent states business or leisure uses could be accommodated but does not explain which.
Community uses				
Hotel				
Parking				
Custom build				
Self-build	✓			

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, some of it appears to be in agricultural/horticultural use which does not fall within the definition of previously developed land and some areas of the site are PDL

In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site

through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The performance of the site at Clockhouse Lane East was low and as such was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

The PDL area of the site is largely located toward the centre of the site and an extensive planning history confirms office/storage and residential use on parts of the site as well as the creation of associated car parking. The Office/Storage space is around 750sqm and the residential use is formed from 1 dwelling. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the PDL part of the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

Taking a precautionary approach the site could deliver up to 4 net additional dwellings following demolition of existing structures and hardstanding although this would depend on the harm to the Green Belt in comparison with the existing.

In terms of other uses, additional buildings for employment would likely be harmful to the Green Belt and would not therefore be suitable. As with residential development Leisure uses could be suitable depending on conversion of existing buildings or replacements not having any greater harm on the Green Belt than the existing.

Developable/Deliverable

The site could be deliverable dependent on harm to Green Belt.

Available

Agent suggests the site is available in years 1-5.

Achievable

Whole Plan viability is currently being undertaken by consultants, but there is no suggestion that residential development would not be viable.

Recommendation

At the current time, the use of the site for residential development on non-PDL areas would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. For those areas considered to be PDL 4 net additional units could be accommodated subject to impact on Green Belt.

Residential units: 4

Other uses: Non-PDL areas would not be suitable for employment use. PDL areas for further employment buildings unlikely to be suitable but conversions or replacements to Leisure may be acceptable depending on harm to Green Belt.

Name Land east of fishing lake, Thorpe Lea Road **Location Egham**

Site area (ha) 1.39 **ID 282**

Grid Ref X: 501979 Y: 169847 **UPRN none**

Ownership type	**Private /**
Site description	The site is a thin strip of land located directly to the west of the B388. The site is characterised by its open appearance. There are a number of trees that make up the eastern boundary. There is a path running through the site from north to south. The site is located directly to the west of Thorpe Fisheries fishing lake. The northern boundary comprises a large residential property. On the opposite side of the B388 is a residential estate.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site located within 5-7 km of the TBH SPA -The site has been identified by the Minerals and Waste authority as a former mineral working. Site adjacent to area now restored as a fishing lake. -The contaminated land officer identified the site as being wtihin 250m of a former landfill site (east) and an unidentified tank 100m to the west. It is likely that remedial works can be undertaken to overcome potential contamination issues to

			make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				0
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: 0 Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed. As such, based on the information before the Council at the current time, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The land was assessed through the Green Belt Review. Land to the north was identified as being suitable for inclusion in the urban area; however consultants did not recommend the site in quesiton be included. The further Green Belt review (part 2) commented further on a subparcel within which the site is included and concluded that the sub area (86) plays a heightened role in preventing merging of settlements and consultants jdged that the loss of openness would further harm the openness and overall scale of this gap.

Available- the site is confirmed available in 2016 within years 1-5. the site was confirmed available for housing (including self build) and accommodation for older people. Also confirmed available for (commercial or leisure).

Achievable- The site is not consideed to be achievable given that it is not suitable.

Name Garage showroom 1-3 New Haw Road **Location Addlestone**

Site area (ha) 0.13 **ID 283**

Grid Ref X: 505326 Y: 164050 **UPRN 200004029579**

Ownership type	**Private /**
Site description	The former car sales showroom is located in Addlestone. The site is comprised of a mostly single storey car show room with a tarmacced forecourt for the parking of sale cars. To the east of the site, New Haw Road runs from north to south; to the west is land associated with Top Golf, which previously was used as a golf course but is now understood to be accessible to walkers. To the north is open land, which abuts Crockford Park open space; to the south is a detached residential property that is the first in a number of properties located on the west and east of New Haw Road. No recent or relevant planning history.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Vacant showroom
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located in a Biodiversity Opportunity Area for rivers (river Wey and tributaries) Site located within 5km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a				0

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

unknown

Achievable

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located in the urban area where the principle of development is acceptable. The site is located wholly in flood zone 2 and mostly in flood zone 3a. Therefore, if the site were to be developed for residential use, the sequential and exception test would first need to be passed and a safe means of escape would need to be demonstrated. At the current time, there is no flood risk assessment in respect of the site.

The site may be suitable for small-scale commercial development; however any proposal would need to be carefully designed to ensure that impacts on neighbouring amenity is not unnacceptable; however, the site may not be able to achieve 500sqm of floorspace. Given the flooding constraints, the sequential test would also need to be passed.

Available-Availability unknown at the current time, therefore, if the site were to come forward, it would not be until the latter part of the Plan period.

Achievable-Depending on the use, the site may or may not be viable. On the basis of the current constraints, it is not consiered the site is achievable at the current time.

Name: Christmas Tree Farm **Location: Ottershaw**

Site area (ha): 52.6 **ID 284**

Grid Ref X 501986 Y 164425 **UPRN 501986**

Ownership type	Private
Site description	The site is located in the Green Belt and adjoins residential development in the Ottershaw Urban Area (in part) along the south western site boundary. The remainder of this boundary adjoins Fox Hills Road. The site is bounded by Stonehill Road to the north west, Guildford Road to the south east and the Hillswood Park Major Developed Site in the Green Belt to the north east (office development in a parkland setting). The site has an undeveloped character (with the exception of several modest buildings) and the land promoter advises that the majority of the land is currently used as a Christmas tree nursery where trees are grown throughout the year and sold during the month of December. Tree Preservation Order (TPO) 138 protects a number of trees along the south western boundary of the site which fronts Fox Hills Road. TPO 38 protects a number of trees in the south eastern corner of the site.
Planning status	Not currently in the planning system
Planning History	There is no recent or relevant planning history
Current use?	Horticulture/agriculture/forestry
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓ TPO 38 and 138 protect trees in parts of the site (along site boundaries)
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a	Yes	650		

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail	Yes			As an ancillary use to the residential development
Food and drink				
Leisure				
Community uses	Yes			As an ancillary use to the residential development
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: The agent for this site has confirmed that it is available now with housing deliverable within the next 5 years.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name: Sayes Court Kennels

Site area (ha): 0.07

Grid ref: X: 504785 Y: 163663

Location: Addlestone

ID: 285

UPRN: 10023376439, 100062362453

10002018098

Ownership type	Private
Site description	L-shaped piece of land abutting the M25 to the west. A band of protected trees lies to the west, with residential development beyond. The southern boundary is made up of drain that runs from the river Bourne with open land beyond. To the east lies Sayes Court allotments and scrub. The northern boundary abuts residential gardens in the urban area. The majority of the site is open in character, with sparsely located trees. In the northern part of the site is a single storey dwelling and structures associated with the cattery. A telecommunications mast is located in the west of the site.
Planning status	Not currently in the planning system.
Planning History	RU.93/0118- To demolish existing cattery, remove disused buildings. To construct and enlarge single storey cattery re-sited on another area of the site (grant StC)
Current use?	Animal boarding, residential, telecommunications mast, open land
Previously developed?	Majority no

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ small part to the east	**TPO**	TPO located outside of the site but abuts to the west
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Biodiversity Opportunity Area abuts the site to the east M25 AQMA runs through the westerly most part of the site Telecommunication masts located in the west of the site

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF and the permanence and robustness of some of the structures associated with the site as part of the animal boarding is uncertain. However, if a proposal was to come forward and considered under para 89 of the NPPF, the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site would need to be carefully considered.

Overall, it is considered that significant development on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for development is if the site is removed from the Green Belt through the emerging Local Plan and allocated for development. However, in

this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site, it was considered to be medium-high performing site against accessibility/constraints, but Green Belt performance is strong and in this instance, greater weight is attached to protection of Green Belt. The site was therefore not taken forward as a proposed Local Plan allocation.

Available: Land availability unknown. Land suggested by a Local Plan consultation representation.

Achievable: No information to suggest the site would not be viable. Given constraints, site not considered to be feasible. Site not considered achievable.

Recommendation*:* Given constraints, site not considered suitable of delivering significant development. Record for audit purposes only.

Name Thynne Lodge Green Lane Staines **Location Thorpe**

Site area (ha) 0.61 **ID 286**

Grid Ref X: 503088 Y: 169727 **UPRN 10001505522**

Ownership type	**Private / Single**
Site description	The site is L-shaped and is accessed from Green Lane (to the north) and comprises a residential property to the north of the site and a number of outbuildings to the rear. There is a pond located to the west and south of the site, which forms part of the Chertsey Bourne at Abbey Lake Complex SNCI. To the east of the site are detached residential properties.
Planning status	None
Planning History	Planning Application Number: No recent or relevant planning history Outcome: Description of Development:
Current use?	residential
Previously developed?	part

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-RTS River Thames Flood Scheme lies adjacent to the site -SNCI to the west -Land to the West, east and north is Norlands Lane Mineral site. The Minerals and Waste Authority indicate that the adjacent former gravel workings is now filled and mineral safeguarding unlikely to be an issue. The Council's contaminated land officer suggests that the site is is located within 250m of a potential source of contamination (the Norlands Lane landfill),

			however, it is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable -Site located in a mineral safeguarding area -site located within 5-7 Km of the TBH SPA Site adjacent to Thames Valley Biodiversity Opportunity Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				

Self-build				

Suitable

No

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. Parts of the site are considered to be previously developed, although further investigation would need to be undertaken to determine how permanent the outbuildings are considered to be in order to determine how much of the site is previously developed. To overcome the Green Belt policy constraint Green Belt boundaries would need to be altered with exceptional circumstances demonstrated. The Runnymede Green Belt Review (2014) has considered whether the Green Belt in Runnymede still fulfils its purposes as set out in the NPPF. The Council's Green Belt Review considered that the parcel of Green Belt (General Area 12) should be retained within the Green Belt. The further Green Belt Review identified the land (sub area 84) as overall being judged to play a limited role with respect to the wider strategic Green; however, the whole of the site is located within floodzone 3b and therefore development of a residential nature is not permissible.

In addition, the land is adjacent to the preferred route to deliver the River Thames Scheme and as such it is considered that the land should be safeguarded for such a use at this time. When the scheme is finalised, the land may be surplus to requirements and the flooding risk may or may not be improved, but until such time, the land is not considered to the suitable.

Available-The owner of the site indicates they would make the land available for Comments, but does not indicate which. However, uses other than water-compatible development are not suitable.

Achievable- The site is not considered to be achievable

Name land west of bridge lane, **Location Virginia Water**

Site area (ha) 5.61 **ID 287**

Grid Ref X: 500157 Y: 167342 **UPRN 100061506452**

Ownership type	**Private / Multiple**
Site description	Site located in Green Belt in the area of Trumps Green and is predominantly in agricultural use. On site are two residential properties, accessed from Bridge Lane and which are associated with The Klondyke Farm. The majority of the site comprises fields, which appear to be farmed. The north west and some of the north east boundary contain a number of trees, a portion of which is considered to be ancient. Mapping indicates there is a pond on the edge of the site, located to the west of the Klondyke. The northwest boundary is formed of Bridge Lane; the southeast is farmland; southern boundary abuts Lyne Road and fields (the perimeter of which is lined with a single row of trees); the northwest boundary is made primarily of woodland cover.
Planning status	None
Planning History	Planning Application Number: No recent or relevant planning history Outcome: Description of Development:
Current use?	Resi, agriculture
Previously developed?	Majority no

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site located within 5km of the TBH SPA -Portion of land in the west is ancient semi-natural woodland -Site is in a mineral safeguarding area for concreting aggregate. The MWA state that their initial view is that the release of sites in the area is unlikely to increase constraints on future mineral working above those that

			already exist. Evidence suggests that underlying minerals are of relatively poor quality. Nevertheless further borehole evidence will be required if these sites are taken forward with full consideration of the practicalities and viability of prior working. -The Council's contaminated land officer has advised that the site is located within 250m of a potential source of contamination (Boniface landfill). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				

Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF and proposals would represent inappropriate development in the Green Belt, which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However, in this regard, the Council's Green Belt consultants concluded that overall it is likely that the loss of sub-area (58) from the Green Belt within which the site is located would harm the wider strategic Green Belt by promoting development in open, unspoilt countryside. Taking account of this and other evidence, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available-Confirmed immediately available

Achievable- No ionforamtion submitted to indicate whether or development would be viable. Given the constrinat identified, it is not considered the site is achievable.

Name: Brockhurst, Brox Road

Location: Ottershaw

Site area (ha): 0.56ha

ID: 288

Grid Ref: X: 502611, Y: 163706

UPRN: 100061492225

Ownership type	Public, single ownership
Site description	The site is located on the corner of Brox Road and Slade Road in the urban area of Ottershaw. It is occupied by a vacant 2 storey care home which was originally built in 1971 and which, until its closure provided 46 registered beds providing residential care for older persons. The site also contains a parking area and a private garden wraps around the building. The area surrounding the site is mainly residential in character with a mix of two storey semi-detached and detached properties being observed.
Planning status	Not currently in the planning process
Planning History	There is no recent or relevant planning history related to the site.
Current use?	Vacant care home
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls	Yes	60 bed		Agent confirms that the proposed use of the site would be for a 60 bedroom dementia, nursing and residential care facility falling within use class C2.
Traveller accommodation				

Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The agent, acting on behalf of the land owner has stated that the infrastructure at Brockhurst was not designed to meet the current and future needs of the elderly who continue to present with complex needs requiring more specialist modern facilities. Brockhurst suffers from a number of problems associated with accessibility, internal layout and outdated facilities. Following a public consultation undertaken in late 2014 and early 2015 a decision was taken to close residential care provided by Surrey County Council at Brockhurst. This was because it was no longer considered fit for purpose and refurbishment was not a viable option.

The agent states that he believes that the site at Brockhurst offers the opportunity to provide continued care facilities to meet modern requirements as the demolition and redevelopment of the existing building would allow a new purpose built and fit for purpose modern care facility to be constructed.

Officers agree that the redevelopment of this site, which is located in the urban area and which has no notable constraints is acceptable in principle subject to detailed design considerations.

Available: The agent acting on behalf of the landowner has confirmed that the site is available within the next 1-5 years.

Achievable: The Council is not aware of any reason that the redevelopment of the site would not be achievable.

Deliverable/developable: The site is considered to be deliverable.

Recommendation: Take forward for inclusion in housing land supply trajectory in years 1-5 for a 60 bedroom C2 care home (net 14 bedspaces)

Other uses: As the landowner is only promoting this site for a C2 care home, the suitability of the site for other uses has not been considered at this time.

Name Webbs, The Green

Location Englefield Green

Site area (ha) 2.05ha

ID 289

Grid reference X 498950 Y 171509

UPRN 200004029766

Ownership type	Private
Site description	Webbs is formed from a series of residential dwellings including Webbs, Cowmans Cottage, Middle Cottage and The Old Cow Sheds, which sit in a courtyard arrangement toward the north east corner of the site. The rest of the site is largely undeveloped. A small stand of trees lies to the south west corner with a pond toward the centre of the site. The site sits just west of The Green and to the north west of Northcroft Road. To the south lies large residential dwellings set in large plots and Crown Farm. To the north and west the land is open with limited development. To the east lies the green and beyond this the urban area of Englefield Green.
Planning status	Not in Planning System
Planning History	RU.07/0918 – Conversion of 5 bed dwelling to 1no. 2 bed & 1 no 3 bed dwelling – Granted RU.97/0340 – Conversion & extension to stable block to form ancillary living accommodation – Granted RU.94/0278 – Conversion of existing cowsheds to 1no. 3 bed dwelling – Granted RU.92/0508 – Conversion & alterations to stable buildings to form 2no 2 bed dwellings – Granted RU.91/0657 – Conversion of outbuilding to 1 no 4 bed dwelling - Granted RU.90/1045 – 1no. two storey dwelling & garage – Granted RU.90/0337 Demolition of part of existing buildings and erection of 1 no dwelling – Granted
Current use?	Residential
Previously developed?	Mixed

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	TPO 168 to north east of site
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Grade II Castle Farm Dairy
Conservation area	✓ Partially	**Other (specify)**	Aircraft Noise Policy Area, Mineral Safeguarding Area

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓	10-30		Site agent considers site could deliver 10-30 dwellings depending on whether existing residential units are retained.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, some of it appears to be in residential use which falls within the definition of previously developed land along with residential curtilage. However, not all land is considered to be curtilage and as such some areas of the site are not PDL.

In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site

at Webbs was a medium performing site against sustainability but performed strongly against Green belt purposes and the site was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

The PDL area of the site is largely located toward the north east corner and planning history confirms several conversions of outbuildings/stables into residential accommodation as well as the conversion of a larger residential unit into smaller units. Paragraph 89 (bullet 6) of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the PDL part of the site could be considered suitable for development, dependent on the proposals impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.

Taking a precautionary approach only the conversion of existing units to smaller units or the redevelopment of existing units has been considered. Whilst curtilage is PDL, the NPPF annex 2 description of previously developed land states that it should not be assumed that the whole of the curtilage should be developed. It is considered that redevelopment of the PDL part of the site could deliver up to 14 units, although this would depend on the harm of any proposed development to the Green Belt in comparison with the existing which area mixture of one and two storey buildings set in a fairly compact form. Impact on the setting of the conservation area in the north east corner of the site would also need to be taken into consideration along with the TPO.

Developable/Deliverable

The site could be deliverable dependent on harm to Green Belt.

Available

Agent suggests the site is available in years 1-5.

Achievable

Agent suggests site is viable. Whole Plan viability is currently being undertaken by consultants, but there is no suggestion that residential development would not be viable.

Recommendation

At the current time, the use of the site for residential development on non-PDL areas would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. For those areas considered to be PDL 14 net additional units could be accommodated subject to impact on Green Belt, conservation area and TPO. No planning application currently being considered-included in years 6-10.

Residential units: 14

Other uses: None

Name Land r/o 436 Stroude Road **Location Virginia Water**

Site area (ha) 0.05ha **ID 291**

Grid Ref X 500283 Y 168539 **UPRN None**

Ownership type	Private
Site description	The site is located to the rear of 436 Stroude Road and just south of Lambly Hill. Site comprised of a small wooded copse and does not appear to be within the curtilage of 436. To the west lies residential dwellings on Lambly Hill and to the south is the rear garden of 440 Stroude Road.
Planning status	Not in the planning system
Planning History	None relevant
Current use?	Amenity green space
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓	3		
All affordable housing				
Elderly people's housing, student halls				
Traveller				

accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it does not appear to form part of the curtilage of number 436 and forms an area of amenity green space. As such, it is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site to the rear of 436 Stroude Road was considered to be too small to allocate and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable

The site is not suitable and therefore is not considered deliverable or developable.

Available

Applicant suggests the site is available in years 1-5.

Achievable

Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation

At the current time, the use of the site for residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Land East of Bishops Way **Location Egham**

Site area (ha) 38.6ha **ID 292**

Grid Ref X 503041 Y 170548 **UPRN None**

Ownership type	Private
Site description	The site is located to the south of the Egham Hythe area and west of the A320. The site is formed from open fields with a lake in the western end of the site surrounded by trees and other vegetation.
Planning status	Not in the planning system
Planning History	Various consents for mineral extraction/landfill operations and restoration including: - 80/0635, 81/1022, 88/1261, 90/ 0381, 98/0133,
Current use?	Restored Mineral/Landfill
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Whole Site	**TPO**	
Flood zone 3a	✓ Majority of Site	**SSSI**	To south west of site
Flood zone 3b	✓ Partially	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Minerals Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				

Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored. The site proponent considers that the area in the north east corner of the site which covers approx. 8.35ha would be used for residential development which would enable delivery of a wetland centre and ecological park on the remainder of the site.

The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 8.35ha in the northeast corner has been the subject of mineral/landfill operations which have been restored. As such, based on the information before the Council at the current time the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for residential development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The only other way in which the site could become suitable for the residential development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the performance against accessibility and constraints was low-medium and was not taken forward for further consideration. As such, the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Further, the area to the northeast is almost entirely covered by flood zone 3a where the sequential and exceptions tests will need to be passed. At this moment in time there is no evidence to suggest that flood risk can be overcome and there may be other sequentially preferable sites available.

In terms of the area identified for an ecological park this would create publically accessible green space which could be suitable as an appropriate facility for outdoor recreation subject to paragraph 89 bullet 2 of the NPPF. Any built development in relation to a wetlands centre would need to demonstrate that it was an appropriate use for outdoor recreation in accordance with para 89 bullet 2 of the NPPF, otherwise it would be considered inappropriate development and will need to demonstrate very special circumstances.

Developable/Deliverable

Site is unsuitable for residential development and therefore the site is not developable for this use. The site could be developable for use as an ecological park but would need to be considered against para 89 bullet 2 of the NPPF. The wetlands centre may constitute inappropriate development.

The Minerals Planning Authority (Surrey County Council) has indicated that development within the Minerals Safeguarding Area (MSA) is likely to be severely constrained as a result of previous or potential working.

Available

Proponent suggests the site is available in years 1-5, however, as the site is not considered to be suitable for residential development, it is not considered to be available in this respect.

Achievable: The site is not considered to be suitable for residential development and as such is not considered to be achievable. The site could be achievable for the use as an ecological park, but achievability of the wetlands centre depends on whether this is considered to be an appropriate use in the Green Belt.

Recommendation

At the current time, the use of the site for residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered, but its use as an ecological park is likely to be acceptable subject to paragraph 89 bullet 2 of the NPPF.

Name land north of Kings Lane **Location** **Englefield Green**

Site area (ha) 8.88 **ID 293**

Grid Ref X: 498543 Y: 171101 **UPRN None**

Ownership type	**Private /**
Site description	The site is located on the eastern edge of Englefield Green settlement and appears to be open land with a number of trees located on site. To the north, west and south, land characterised by its open nature. To the east are residential properties of a relatively high density, leading off Bond Street and Northcroft Road. The site slopes downwards, both from north to south and from east to west.
Planning status	None
Planning History	Planning Application Number: RU.80/0130 Outcome:Grant Description of Development: Conversion of existing garage and storage accommodation to 24 stables with tack room, dry feed store and toilet facilities, erection of 2-bay Dutch Barn and muck pad, also drainage works.
Current use?	Open land
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	TPO 284 protects a number of trees. Tree T10 (English Oak) located in the west of the site. Majority of site located within 5km of the TBH SPA. A small part in the north is located within 5-7 km of the TBH SPA. Northern part of site impacted by aircraft noise The Council's contaminated land

			officer has advised that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination (adjacent to the east is a former cottage hospital, potential for fuel storage, incineration facilities etc). It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				

Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed. As such, based on the information before the Council at the current time, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

The land was assessed through the Green Belt Review (part 1). General area 5 (within which the site sits was recommended to be retained in the Green Belt. The further Green Belt review (part 2) commented further on a subparcel within which the site is included and concluded that is it likely the loss of the sub area (103) in which the site sits would harm the wider strategic Green Bely by promoting encroachment into an open, unspoilt area of countryside. Given the high level of visual openness and strong connections to the wider countryside, it is unlikely that this harm could be mitigated.

Available-the site was confirmed available for development in 2016, however timeframes for development are currently unknown.

Achievable- Not considered achievable.

Name: Land adj. Edale, Rowtown | **Location Addlestone**

Site area (ha): 0.4 | **ID: 296**

Grid Ref: X 503351 Y 163330 | **UPRN: None**

Ownership type	Private
Site description	The site is roughly rectangular in shape and has an undeveloped character, although a number of trees are on the site; both along the boundaries and in the central area. The site is situated between two unnamed roads off the western side of Row Town (one to the north of the site and one to the south), both of which are accessed to the south of the Cricketers public house. To the east of the site is the residential dwelling known as Edale and to the west is undeveloped land associated with the Otterhill Nursery.
Planning status	Not currently in the planning system
Planning History	Planning permission was refused for the erection of a dwellinghouse on the site in 1961 (CHE.15285) but no more recent or relevant planning applications have been submitted at the site since this time.
Current use?	Nil use
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Yes	1 or 2		
All affordable housing				
Elderly people's housing, student halls				

Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium performing against accessibility/constraints, but the Green Belt also performs strongly. A greater weight was attached to protection of the Green Belt by the Council and as such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Developable/Deliverable: The site is not suitable and therefore is not considered deliverable or developable.

Available: Land promoter suggests the site is available in years 1-5.

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very

special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units: 0

Other Uses: Given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

Name Egham Leisure Centre **Location Egham**

Site Area (ha) 6.56 **ID 298**

Co-ordinates X 501679 Y 170974 **UPRN** 100062599712

Ownership type	Runnymede Borough Council
Site description	The site is located within the Green Belt. The site lies between Vicarage Road (to the east) and the M25 motorway (to the west). The site is within 5-7km of the Thames Basin Heath Special Protection Area and lies within flood zones 2 and 3a. The site is identified in the Runnymede Open Space study as an outdoor sports facility, as there are many playing pitches and fields on the site. Within the middle of the site is a building which is currently being used as a leisure centre. On the northern part of the site is car parking and further playing pitches and fields. There are several parcels of wooded tree areas on the site but most notably they run parallel with the M25 motorway and Vicarage Road borders. There is also a small parcel of wooded tree area at the south of the site. The site is bordered, to the north and east by residential properties which are mainly comprised of two storey semi-detached and detached dwellings. To the west the site is bordered by the M25 motorway and to the south the site is bordered by farmland.
Planning status	In the planning system.
Planning History	RU.17/0488-Demolition of existing leisure centre and erection of replacement leisure centre- Full Planning Permission.
Current use?	The site is currently used as a leisure centre.
Previously developed?	Yes. Partially.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing				

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure	✓			A planning application for the demolition of the existing leisure centre and erection of a replacement leisure centre has been approved.
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development however, the site is considered suitable for development. Pre-application discussions took place prior to the submission of the planning application.

Deliverable and Developable: A planning application has been approved for this site and therefore it is considered to be both deliverable and developable.

Available: The site is available.

Achievable: There is no evidence to suggest that the site is not achievable.

Recommendation: The site is a greenfield site which has been deemed suitable for leisure use. It is considered that the scheme under RU.17/0488 makes an efficient use of this site.

2544 sqm net D2

Other uses: As planning permission has been approved for leisure use, no detailed assessment of the site for other uses has been made.

Name Ashdene House **Location Englefield Green**

Site Area (ha) **ID 299**

Co-ordinates X 499348 Y 170736 **UPRN** 200002906256

Ownership type	Runnymede Borough Council
Site description	The site is located within the urban area, to the east of St. Jude's Road in Englefield Green. The site itself can be accessed from Greenacre Court. There is one three storey building located to the west of the site and the rest is used as a car park. The site is bordered, to the north by residential, commercial and retail units, as the site sits close to Englefield Green Local Centre. The units are comprised of mainly two storey detached and semi-detached. The south and east of the site is bordered by residential units which comprise two-three storey semi-detached, detached and terraced dwellings. The site is surrounded to the east by St Jude's Road and Englefield Green cemetery. The site is within 5km of the Thames Basin Heath Special Protection Area.
Planning status	Not currently in the planning system.
Planning History	RU.89/0600 – Conversion of existing house and erection of extensions, all to form hostel for the homeless (13 x 1 bedroom and 12 x 2 bedroom units) 1 – 25 Ashdene House, St Judes Road – Grant subject to conditions
Current use?	The building has remained vacant since 2015. It was previously used as sheltered accommodation for the homeless.
Previously developed?	Yes.

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable				

housing				
All affordable housing				
Elderly people's housing, student halls	✓			A pre-application discussion has taken place between Runnymede Borough Council and Places for People for redevelopment of the site into 29 units intended to be suitable for student accommodation. Application number RU.17/1099
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			3	
Custom build				
Self-build				

Suitable: This site is located in the urban area and is considered suitable in principle for development on this basis, subject to detailed design considerations.

Deliverable and Developable: Pre-application discussions have taken place for the site. The emerging proposals for the site will provide 29 units with 26 x 1 bed units and 3 x 2 bed units, intended to be suitable for student accommodation. The site is therefore considered to be both deliverable and developable.

Available: The site is available.

Achievable: As the site has no significant constraints to development, development on this site is considered to be achievable. The Council is currently undertaking viability evidence to support the Local Plan and at the moment there is nothing to suggest that residential development in this area would not be viable.

Recommendation: Although there has been a pre-application discussion about this site, a specific number of units that the site could potentially accommodate has not yet been agreed. It is anticipated that a planning application will be submitted for the site by the end of October 2017.

There is the potential that the building footprint could be further increased to what is being proposed in pre-application discussions due to the nature that the parking area is not being utilised to its full capacity. This would therefore increase the number of units which could be achievable on the site.

20

Other uses: As planning permission is being sought for student accommodation use, no detailed assessment of the site for other uses has been made.

Name: Land adjacent to Crockford Park Road **Location: Addlestone**

Site area (ha): 1.6 Ha **ID: 300**

Grid reference X: 505646, Y: 164525 **UPRN None**

Ownership type	Sole Ownership.
Site description	Site is in use as domestic gardens and outbuildings. Site is bound by residential development to the west, north and south and by the River Bourne to the east.
Planning status	No applications on site.
Planning History	None
Current use?	Site is in use as domestic gardens and outbuildings.
Previously developed?	Site is predominately Greenfield with a few small outbuildings located on site.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			The site owner considers that 5 properties could be accommodated on site.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				

Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure	✓			The site owner considers that leisure facilities could be accommodated on site.
Community uses				
Hotel				
Parking				
Custom build				
Self-build	✓			The site owner considers that self build properties could be accommodated on site.

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The SSMA states that the 'Site lies to south of Addlestone and east of New Haw Road. Majority of site is within functional floodplain and 95% within flood zone 3a. Given size and shape of floodplain, unlikely that this could be used as residential amenity and therefore could not be mitigated. The extent of zone 3a means that majority of development will need to pass the exceptions test and all development would have to pass the sequential test. As such other more sequentially preferable sites should be taken forward. Mitigation through use of SuDS is unlikely to reduce fluvial flood risk. No other constraints on site. Constraints have high impact overall'

Given the major flooding constraints on site and that this cannot be overcome, the site is not considered suitable for development

Available: The site owner considers that the site would become available for development within 5 years.

Achievable: Given that the site is not considered suitable, development on the site is not considered achievable.

Deliverable: Site is not considered deliverable.

Developable: Site is not considered developable

Recommendation: Given the major flood risk on site and that this will be very difficult to overcome the site is not considered suitable for development.

Residential units: 0

Other uses: not considered

Name: Laleham Golf Club **Location: Chertsey**

Site area (ha): 39.57 **ID: 301**

Grid ref X: 504595 Y: 168245 **UPRN 200004031862**

Ownership type	Private
Site description	Site comprises former 18-hole golf course, with a single storey club house and a residential building. To the north of the site is open land associated with Penton Hook Marina, as well as residential properties located at the Penton Park caravan site (located to the north and west). Directly to the west of the site is Burway ditch and immediately beyond is open land and Abbey River. To the south of the site are two tree-lined ponds and to the east of the site is Chertsey treatment works, which includes a reservoir.
Planning status	Not currently in planning system
Planning History	RU.17/1305- Change of use of golf club Car Park to airport parking (refuse)
Current use?	Golf course (no longer in use)
Previously developed?	Small amount considered to be previously developed

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	Majority of site	**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located in a mineral safeguarding area for concreting aggregate Site is located within a biodiversity area for Standing Open Water Ancient Monuments and Archaeological Interest identified at centre of site Preservation and Recording of Archaeological Remains recorded at centre and south of site

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			Market and affordable
All affordable housing				
Elderly people's housing, student halls	✓			Student and older people
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			
Employment (B2 and B8 use classes)	✓			
Retail	✓			
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build	✓			

Suitable: The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the great majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Significant flooding constraints makes the site unsuitable for residential and commercial development

The Council has also considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA sifted the site out at an early stage of assessment as it does not abut the settlement and it has significant flooding constraints.

The Minerals and Waste Authority advise that subject to further investigation, mineral safeguarding is unlikely to be a significant constraint on this site.

Available: Site confirmed as almost immediately available in January 2017

Achievable: Current land-use confirmed no longer commercially viable. However, site not considered feasible for development given its location in the functional flooplain, therefore is not considered achievable.

Recommendation*:*

Not considered suitable for development; record for audit purposes only.

Name Two Bridges, Guildford Street

Location Chertsey

Site Area (ha) 0.27

ID 303

Co-ordinates 504022 166680

UPRN 100062364350

Ownership type	Private
Site description	The site is located within Chertsey town centre, adjacent to the River Bourne on the site's south western boundary and the Travelodge on its north eastern boundary. The River Bourne Club and Leisure Centre, and Chertsey Library, are located opposite the eastern boundary of the site. The building itself is a three storey office building located on the northern side of Guildford Street, close to Steven's Bridge. To the rear of the building is a large car park with access off Riversdell Close. The site lies within the urban area and the office building lies within Chertsey Conservation Area. The site car park and rear part of the building lie within the functional floodplain (flood zone 3b), with the remaining land within Floodzone 3a with the exception of the frontage element of the building which is identified as Floodzone 2. Tree Preservation Order 268 protects a number of trees within and surrounding the application site.
Planning status	Not currently in the planning system but previous planning history suggests it may come forward, possibly under prior approval
Planning History	The most relevant planning applications are RU.14/0688 and RU.15/0460. RU.14/0688 was a Prior Approval application for the change of use from offices to residential. The application was refused because the planning consent for the building in 1998 (RU.98/0500) included a condition restricting the use of the office building to B1. However, it was determined that prior approval would have been required and considered acceptable if the condition hadn't been imposed on the 1998 permission. RU.15/0460 subsequently applied for permission for the removal of condition 11 (restricting use of the premises to B1(a) of planning permission RU.98/0500.
Current use?	
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓	**TPO**	✓ No.268
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	The front half of the site including the building is in the Chertsey Conservation Area The majority of the site

			falls within Town Centre Strategies (TC1) The majority of the site falls within Town Centres outside Revitalisation Areas (TC2) The majority of the site falls within Town Centres outside Shopping Core Areas (SHO4) The site is immediately adjacent to an area of High Archaeological Potential (BE15)
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Unknown	13 units		Number of units is based on the Prior Approval application which was refused (RU.14/0688)
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				

Custom build			[redacted]	
Self-build			[redacted]	

Suitable: Yes, for conversion, but not for redevelopment. The site is previously developed and in the urban area, and although an application for prior approval was refused, this was because of the existence of a planning condition and not a technical constraint. The Environment Agency had no objection to the proposed change of use because there was no increase in built footprint, the existing finished floor level is above the 1 in 100 year plus allowance for climate change and no objections on the basis of safe access egress. However, with regard to redevelopment, part of the site is located within fluvial flood risk zone 3a where any residential development would have to pass both the sequential and exceptions test. Whilst this may be possible, there is no information provided at this time to suggest that the exceptions test could be passed. From a contaminated land point of view, further investigative work is required in order to assess risks and consider if mitigation is required, but this could be addressed through condition.

Available: unknown

Achievable: The officer report for the Prior Approval application suggests that Prior Approval would have been forthcoming if the restrictive condition hadn't been placed on the previous permission, and given that this condition has now been removed, it is considered that change of use of the building for residential use is achievable.

Deliverable/Developable ✓ in years 6-10

Recommendation Could be forthcoming for change of use to 13 residential units

Name Land west of Roccos Cottage, Great Grove Farm

Location Ottershaw

Site Area (ha) 0.494

ID 304

Co-ordinates X 503068 Y 164126

UPRN Several associated

Ownership type	Private
Site description	The site is contained within the wider Great Grove Farm complex, and has access from Murray Road. It currently comprises a variety of commercial uses, with 4 buildings, hardstanding and external commercial storage. The wider complex includes residential dwellings and a variety of commercial uses. The site is in the Green Belt and within 5km of the TBHSPA
Planning status	
Planning History	RU.15/0806 Erection of 6 dwellings with access road, car parking and landscape works following the demolition of 4 existing commercial buildings
Current use?	Mixed commercial use
Previously developed?	Yes

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Y	6 units		Approved under planning ref RU.15/0806
All affordable housing				
Elderly people's housing,				

student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			7	
Custom build				
Self-build				

Suitable: Yes, given that the site has been granted planning permission for housing under RU.15/0806.

Available: The site has an extant permission for residential development. There is no evidence to suggest that that the site is not available.

Achievable: The site has an extant permission for residential development. There is no evidence to suggest that the site is not achievable.

Deliverable: /

Developable:

Recommendation: RU.15/0806 as referred to in the planning history section above has granted permission for the redevelopment of the site to provide 6 residential units. Given that this application has been carefully considered through the planning application process, it is considered that it provides an accurate estimation of the number of units that the site could accommodate for the purpose of the SLAA.

Residential units: 6

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made.

Name: 53 Hare Hill

Location: Addlestone

Site area (ha): 0.24

ID: 305

Grid reference: X: 503554, Y: 163769

UPRN: 100061485126

Ownership type	Private
Site description	The site comprises one detached two storey dwelling occupying an irregular shaped plot and comprises an area of 0.24ha. No.53 is accessed from Hare Hill to the north east of the dwelling with the land sloping significantly from this frontage, particularly in the first 5m of the site. The remainder of the site slopes gradually towards the south western boundary. The property is sited in the centre of quite a large plot which is predominantly laid to lawn and enclosed by fencing and a significant amount of tree and shrub screening which is mainly along the frontage with Hare Hill. A double garage exists in the south east corner of the site, close to the highway. The site is surrounded by a variety of residential development. To the north and west is The Ridings, a cul de sac comprising of bungalows also sited at a similar level to the application property. To the north east and south of the property, the surrounding development appears to be a mixture of predominantly late Victorian and early twentieth century houses, interspersed with a number of post war properties built between 1960 and 1990. The site is located in the urban area.
Planning status	Currently in the planning system
Planning History	The most recent and relevant planning applications at the site are as follows:
	RU.14/1350: Demolition of existing dwelling and garages and erection of 3 no. detached dwellings with associated car parking and landscaping (grant).
	RU.15/0553: Demolition of existing dwelling and garages and erection of 3 pairs of semi-detached houses comprising 3x3 bedrooms and 3x4 bedrooms with associated car parking and landscaping (grant).
	RU.16/1603: Demolition of existing dwelling and garages and erection of 3 pairs of 4 bedroomed two storey high semi-detached houses with associated car parking and landscaping (grant). There are a number of planning refusals for the comprehensive redevelopment of the site over the last ten years including RU.07/0603, RU.08/0280, RU.09/0891, RU.12/0544, RU.13/0874.
Current use?	Residential
Previously developed?	Yes (in part)

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	

Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Extant planning permission for 6 residential dwellings (5 net)
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes, given that the site has been granted planning permission for housing under RU.14/1350, RU.15/0553 and RU.16/1603.

Available: The site has an extant permission for residential development. There is no evidence to suggest that that the site is not available.

Achievable: The site has an extant permission for residential development. There is no evidence to suggest that the site is not achievable.

Deliverable: ✓

Developable:

Recommendation: RU.16/1603 as referred to in the planning history section above has granted permission for the redevelopment of the site to provide an additional 5 residential units. Given that this application has been carefully considered through the planning application process, it is considered that it provides an accurate estimation of the number of units that the site could accommodate for the purpose of the SLAA.

It is considered that the approved scheme under RU.16/0301 makes an efficient use of this urban site and it appears unlikely from the planning history that a material increase in the number of units could be achieved. In particular, RU.07/0603 and RU.08/0280 were both refused for 14 units and RU.09/0891 was refused for 9 units.

Residential units: 5 (net)

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made.

Name The Black Horse New Haw Road

Location Addlestone

Site Area (ha) 0.102

ID 306

Co-ordinates 505380 163827

UPRN 100062604499

Ownership type	Private
Site description	The site previously comprised a two storey detached Public House with residential flat above, and associated parking. It is located on the eastern side of New Haw Road and is in the urban area, abutting the Green Belt on the northern boundary. Adjacent to the northern boundary lies an electricity sub station and beyond this the open fields of Crockford Bridge Farm. The rear (eastern) boundary abuts the rear garden of 1 Westerham Close, and to the south a two storey detached building comprising six residential flats. With the exception of the farmland to the north, the surrounding area is residential in character
Planning status	Currently in the planning system
Planning History	RU.16/1933 (and subsequent applications discharging conditions)
Current use?	Previous use A4 (public house) and ancillary residential
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS	Signed unilateral obligation for SAMM re planning permission RU. 16/1933		

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Y	10 flats		Planning permission has been granted for 10 flats on this site (9 net)
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			13	
Custom build				
Self-build				

(For housing)

Suitable: Yes, given that the site has been granted planning permission for housing under RU.16/1933.

Available: The site has an extant permission for residential development and this permitted development is under construction. There is no evidence to suggest that that the site is not available.

Achievable: The site has permission for a residential redevelopment and this development is under construction. As such, there is no evidence to suggest that the site is not achievable.

Deliverable✓

Developable:

Recommendation: RU.16/1933 as referred to in the planning history section above has granted permission for the redevelopment of the site to provide 10 residential units (9 net on the site). Given that this application has been carefully considered through the planning application process, it is considered that it provides an accurate estimation of the number of units that the site could accommodate for the purpose of the SLAA.

It is considered that the approved scheme under RU.16/1933 makes an efficient use of this urban site. The consented scheme is under construction and so it is considered unrealistic that the permitted scheme would be amended at this stage.

Residential units: 9 (net)

Other uses: As planning permission has been granted for residential use, no detailed assessment of the site for other uses has been made.

Name 16-18 Victoria Street, **Location** **Englefield Green**

Site area (ha) 0.04 **ID 311**

Grid Ref X: 499484 Y: 170966 **UPRN 200004034264**

Ownership type	**Private /**
Site description	The application site comprises a two storey building located on the south side of Victoria Street in the urban area of Englefield Green. The existing building has a mixed use with the ground floor containing two units with lawful use within use class A5, which have been vacant in recent time. The rear and upper floors contain a 6 bed HMO with shared facilities. The rear of the building contain a part two storey and part single storey rear projection and long garden which is mainly laid to lawn and contains a rear access with a pedestrain link to Armstrong Road. The application site is within the section of Victoria Street predominantly comprising commercial premises on the ground floor with residential above, including the attached building to the east. Opposite the site is a public house. The surrounding area along Victoria street contains a mixture of styles of building and varying ages.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/0924 Outcome:Grant Description of Development: Demolition of the existing building and construction of a two and an half storey high building with basement to include two shop units (Use Class A1) on the ground floor and 6 no. apartments (Amended plans received 13.9.16 to amend roof and basement accommodation and clarify site boundary)
	Planning Application Number RU.16/0156 Outcome:Grant Description of Development: Demolition of the existing building and construction of a two and an half storey high building to include a shop (Use Class A1) on the ground floor and 5 no. 1 bedroom apartments.
	Planning Application Number RU.15/1726 Outcome: Grant Description of Development: Demolition of the existing building and construction of a replacement two storey building with accommodation in the roof including two A1 (shop) units at ground floor and 4 no. 1 bedroom apartments and new access arrangements via an undercroft. (Amended Plans received 18/12/2015 removing the undercroft and parking to the rear. Amended Plans received 07/01/2016 altering the site boundaries)
Current use?	Retail
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	

Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	within 7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				6
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:6 C2: Pitches:

Comments: Suitable: Suitable due to the site's urban area status and location

Available: The site has several extant planning permissions and there is no evidence to suggest the land is not available

Achievable: Planning application granted in 2016, which suggests the site can deliver mixed-use scheme

Name Jasmine Cottage, 1 & 2 Home Farm Cottages **Location**, Stroude Road

Site area (ha) 8.9ha **ID** 312

Grid reference X: 500515, Y: 168186 **UPRN** Several

Ownership type	Private
Site description	Home Farm and Jasmine Cottage lie to the east of Stroude Road and north of St Ann's Park in Virginia Water. The site is within the Green Belt and is formed from a number of agricultural style buildings with associated areas of hardstanding along with the existing residential properties of Jasmine Cottage and 1 & 2 Home Farm Cottages. The site is separated from St Ann's Park by a banked area of woodland, with further woodland to the east and open land to the south. Although the site area is around 8.9ha, the area with permissions is some 0.75ha and this is the area considered within this SLAA.
Planning status	Currently in the planning system
Planning History	RU.15/1899 - Erection of 10 new dwellings with associated garaging following the demolition of 3 existing dwellings and surrounding outbuildings - Approved
Current use?	Residential & Agriculture
Previously developed?	Mixed

Site constraints			
Green Belt	✓	**Ancient woodland**	✓ Adjacent to site to east and west
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Mineral Safeguarding Area

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			Planning permission exists for 7 net additional units
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes as planning permission has been granted for residential development.

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Deliverable: ✓ Planning permission granted, no reason to assume undeliverable

Developable:

Recommendation
Given extant permission site could come forward for residential development.

Residential units: 7 (net)

Other uses: None

Name Pinewood Court, Crockford Park Road

Location Addlestone

Site Area (ha) 0.176

ID 313

Co-ordinates X 505557 Y 164691

UPRN Several

Ownership type	Private
Site description	Pinewood Court is a 1960's two storey block of flats comprising two linked blocks at right angles to each other with frontages onto Crockford Park Road and Corrie Road. At the rear of the site is a single storey block of 12 garages. To the north-west the site adjoins a pair of semi-detached Victorian villas on Corrie Road, and to the south-west the site adjoins a row of semi-detached houses on Crockford Park Road. The site is located in the urban area, in a primarily residential location despite its close proximity to the boundary of Addlestone Town Centre and Shopping Core. The eastern edge of the block facing Corrie Road is sited within Flood Zone 2.
Planning status	Currently in the planning system
Planning History	RU.15/1937 Construction of a second floor to provide 5 additional flats
Current use?	Residential - flats
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓ (Small part)	**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	Y	5 units		Extension to provide 5 additional flats
All affordable				

housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking			0 new	13 spaces for 17 flats in total including the proposed. In a sustainable location close to the town centre with good transport links
Custom build				
Self-build				

Suitable: Yes as planning permission has been granted for residential development.

Deliverable ✓

Developable

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable. The Environment Agency have raised no objection to the proposal It would not affect the footprint or the extent of impermeable surfaces on the site. An evacuation route away from the main source of flooding and entirely outside Flood Zone 3 is provided as part of the development, and betterment can be provided as part of a flood warning and evacuation plan.

Recommendation Given the extant permission the site could come forward for residential development for the provision of 5 units.

Name: Culverdon House

Location: Chertsey

Site area (ha): 0.32ha

ID: 314

Grid reference: X: 503906, Y: 166553

UPRN: 200004029041

Ownership type	Private
Site description	Culverdon House is a two storey, 2044sqm office complex situated within the Town Centre of Chertsey. The building's main entrance fronts onto Abbots Way and is at the junction of Abbotts Way and Eastworth Road. The property has a carpark area to the north of the site. The building is within flood zone 3a, the northern part of the site is located in a Conservation Area and two Listed Buildings are located within Guildford Road to the north of the site also (43 and 45 Guildford Street).
Planning status	Currently in the planning system
Planning History	The most recent and relevant planning application at the site is as follows:
	RU.16/0933: Single storey rooftop extension providing 571sqm of additional Class B1(a) office space, new terrace, external alterations to building facade, improvements to basement car park entrance, hard landscaping and associated works (grant).
Current use?	Office (B1a)
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	No TPOs on site but TPO 193 covers several trees in close proximity to the northern site boundary.
Flood zone 3a	✓	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	Site partially located with 5km of the TBHSPA.	**LNR**	
Nationally listed buildings	No nationally listed buildings on the site but no.43 and no.45 Guildford Street which are located adjacent to the northern site boundary are grade II listed buildings.	**Other (specify)**	Site located in the town centre but outside the designated shopping core. Site located in an Area of High Archaeological Potential. Part of the site is located in a Conservation Area.
SANGS			

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Extant planning permission to extend the existing office building by 571sqm.
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes, given that the site has been granted planning permission for an extension to the existing office building under RU.16/0933.

Available: The site has an extant permission for an extension to the existing office building. There is no evidence to suggest that that the site is not available.

Achievable: The site has permission for an extension to the existing office building. There is no evidence to suggest that the site is not achievable.

Deliverable: ✓

Developable:

Recommendation: RU.16/0933 as referred to in the planning history section above has granted permission for a 571sqm extension to the existing office building. Given that this application has been carefully considered through the planning application process, it is considered that it provides

a good estimate of the employment floorspace that the site could accommodate for the purpose of the SLAA.

Additional floorspace: 571sqm

Other uses: As the site has an established office use and as planning permission has been granted for an extension to the existing office building, no detailed assessment of the site for other uses has been made, however given that the site is in flood zone 3a, this could limit the use of the site for more vulnerable uses.

Name Meadlake Place

Location Egham

Site area (ha) 1.65ha

ID 315

Grid reference X: 502007, Y: 170497

UPRN Several

Ownership type	Private
Site description	Meadlake is a small employment area to the south of Egham and is formed from 3 office blocks with associated parking, each of which are 2/3 storeys in height. The site is accessed from Thorpe Lea Road and is fronted by metal rail fencing with brick piers. To the south of the site is an area of open space and the west lies residential development at Egham Hythe. Residential also lies to the north east with a small wooded area and sports pitches to the north.
Planning status	Currently in the planning system
Planning History	RU.16/0397 - Associated alterations to the existing building including creation of a third storey ,roof plant, 3 storey extension to the front, raising of ground floor and provision of voids and new disabled access ramp and glazing in order to modernise and upgrade the existing building. Creation of 39 additional car and 38 cycle parking spaces. (revised plans received 31/05/16) – Approved RU.15/0428 - Demolition of existing office building and erection of a replacement office building and creation of 39 additional car and 38 cycle parking spaces.(Revised plans received 25/06/15 to show overall increase in height of 200mm) - Approved
Current use?	Office
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b	✓	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing				

with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Reflects permission granted for 1168 sqm of further office floorspace.
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes as planning permission has been granted for office development.

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Deliverable: ✓

Developable:

Recommendation
Given extant permission site could come forward for office development.

Residential units: 0

Other uses: 1,168sqm of B1 floorspace

Name Units 4-8 Weybridge Business Park **Location Addlestone**

Site area (ha) 1.46 **ID 316**

Grid Ref X: 506298 Y: 164643 **UPRN Several**

Ownership type	**Private /**
Site description	Weybridge Business Park is located on Addlestone Road and at the junction with Hamm Moor Lane. The business park consists of two storey buildings across the site, with hard surface parking areas.The site is split in two by Addlestone Road. The northern site contains unit one (in occupation) and the southern site contains four buildings. All units are in office use. Units 4-8 front the Wey navigation which runs along the eastern boundary of the site. The site is bounded by further commercial uses to the south, Hamm Moor Lane and some residential development to the west.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.15/0798 Outcome:Grant Description of Development: Refurbishment and extensions to Units 4-8 including their part demolition to provide two separate two storey office buildings; and the demolition and redevelopment of Unit 9 to provide a new three storey B1 office building within the southern part of Weybridge Business Park; retaining the associated car parking (261 spaces) and landscape improvement works
Current use?	Commercial
Previously developed?	Yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Adjacent to the Wey navigation conservation area Within 7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g.				

market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable: Suitable due to the site's urban area status and location

Available: The site has several extant planning permissions and there is no evidence to suggest the land is not available

Achievable: Planning application granted in 2015, which suggests the site can deliver commercial scheme

Name Land Fronting the Glanty

Location Staines

Site area (ha) 1.04ha

ID 317

Grid reference X: 501985, Y: 171581

UPRN 10092960343

Ownership type	Private
Site description	Site set within The Glanty employment area and is partly a vacant plot of land and partly in use as a car park. Site lies between The Glanty and Lovett Road and is surrounded by employment uses. M25 lies to the west of the site including the A30 as exists the M25 at Junction 13 and joins with the Runnymede Roundabout.
Planning status	Currently in the planning system
Planning History	RU.17/1051 - Non material amendment to Planning Permission RU.15/1933 Erection of a 5 storey office (B1) building with roof top plant area and multi-level car park on the eastern side with access off Lovett Road and creation of new access linked to The Glanty and associated landscaping works – Approve RU.15/1933 - Erection of a 5 storey office (B1) building with roof top plant area and multi-level car park on the eastern side with access off Lovett Road and creation of new access linked to The Glanty and associated landscaping works - Approve
Current use?	Office
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	✓	**TPO**	
Flood zone 3a	✓	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				

All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	✓			Reflects permission granted for 12,991 sqm of further office floorspace.
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: Yes as planning permission has been granted for office development.

Available: Planning permission has been granted on the site. There is no evidence to suggest the land is not available.

Achievable: As permission has been granted on the site, it is assumed the development of the land for the use suggested is achievable.

Deliverable: ✓

Developable:

Recommendation
Given extant permission site could come forward for office development.

Residential units: 0

Other uses: 12,991sqm of B1 floorspace

Name: Addlestone East Allocation

Location: Addlestone

Site area (ha): 0.3ha

ID: 318

Grid Ref: X: 505514 Y: 164829

UPRN: Several associated

Ownership type	Private, 2 landowners
Site description	The site is located in the Urban Area of Addlestone within the designated town centre. The site fronts onto Station Road (incorporating no's 157-175) and is located in the designated shopping core, and in an area of secondary shopping frontage. The buildings on the site frontage are generally A1 retail units, some of which have residential units above. As at the time of producing this write up, there was observed to be a high level of vacancy in the ground floor retail units. The site is roughly square and is bounded on all sites by roads. In the rear part of the site is a car wash and valet premises. Addlestone Station is located approximately 50 metres to the north east of the site.
Planning status	Not currently in the Planning System
Planning History	In 2012, retrospective planning permission was granted for the use of the rear part of the site for a car washing and valeting facility (Sui generis use) and alterations to existing premises to increase height at rear, formation of new rear access including roller shutter door, formation of new front access, new roller shutter door (RU.12/0577).
Current use?	Retail and financial and professional services premises, residential, car wash and valeting facility.
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Nationally listed buildings		**Other (specify)**	Within 5-7km of the Thames Basin Heaths Special Protection Area.
SANGS			

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing	Yes	80		The land promoter is of the opinion that the site can accommodate approximately 80 residential

with a proportion of affordable housing				units
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)	Yes			The land promoter is of the opinion that the site could accommodate commercial development at ground floor level.
Employment (B2 and B8 use classes)	Yes			The land promoter is of the opinion that the site could accommodate commercial development at ground floor level.
Retail	Yes			The land promoter is of the opinion that the site could accommodate commercial development at ground floor level.
Food and drink	Yes			The land promoter is of the opinion that the site could accommodate commercial development at ground floor level.
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located in the urban area, in a sustainable town centre location, in close proximity to Addlestone Station. As such the redevelopment of this site is considered to be acceptable in principle. Pre application submissions have been made in relation to the site which demonstrates that the site could be capable of accommodating a mixed use scheme with at least 70 units (63 net) with approximately 490sqm of commercial floorspace at ground floor level.

Available: The land promoter has confirmed that the site is likely to come forward for development in years 0-5 of the plan period. This is considered realistic given the urban location of the site, the low level of constraints and given that there are only 2 land owners controlling the site.

Achievable: The land promoter states that delivery of development on the site is achievable in the short term. The Council has no evidence to contradict this view.

Deliverable/developable: On the basis of the information above, the site is considered to be deliverable.

Recommendation: The site is considered to be capable of accommodating a mixed use development with approximately 490sqm of commercial (A/B/D uses) at ground floor level and residential units (minimum of 70) on the floors above.

Name 9-11 Victoria Street

Location Englefield Green

Site area (ha) 0.1ha

ID 319

Grid reference X: 499540, Y: 170960

UPRN 100062599014 200004034945

Ownership type	Public, single
Site description	Vacant site located on Victoria Street close to junction with Albert Road. Mix of residential and retail with residential above within the vicinity of the site. Mix of styles but predominantly 2 to 2 ½ storey buildings. Small wooded area to south of site with rear access from Albert Road. Site slopes downwards from Victoria Street to rear of site.
Planning status	Not in the planning system
Planning History	EGH.68/12234 – 3 storey building comprising four shop units, ancillary stores and 8 flats and garages - Lapsed
Current use?	Vacant Site
Previously developed?	Yes

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA	✓	**Nationally listed buildings**	Grade II listed Methodist Church to north east of site
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				Vacant site within mixed residential/retail area where development is possible.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				

Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable:

Site is within the urban area with no significant constraints and is therefore suitable.

Available: Unknown. Vacant site and ownership unknown, but could be potentially available for residential or mix of retail/residential.

Achievable: Site has no significant constraints and could possibly achieve a row of around 5 town houses or 3 to 4 retail units with flatted development above. Number of flats will depend on how deep in the plot any building can be sited given proximity to number 8 but 10 flats could be achievable. Approximately 250sqm of retail floorspace could be achieved.

Deliverable/Developable: No recent planning application. Site not considered to be available in years 1-5 and is therefore not deliverable. However site could become available in years 6-15 and is therefore developable.

Recommendation

For residential use: 10

Other Uses:

An element of retail could be incorporated at ground floor level with the possibility of approx. 250sqm.

Name High Street North-Opportunity Area **Location Egham**

Site area (ha) 2.5 **ID 320**

Grid Ref X: 501176 Y: 171433 **UPRN Many associated with the site**

Ownership type	**Public and private / Multiple**
Site description	The opportunity area is located within Egham Town Centre and its conservation area, to the north of High Street. The northern boundary consists of rear gardens of semi-detached two-storey properties that front Crown Street. Hummer Road makes up the eastern boundary with further residential development located on the east side of Hummer Road. To the west, the boundary comprises United Church of Egham and further residential property (including a small block of flats). The southern is made up of the High Street which includes The Precinct and is characterised by two-three storey buildings. There are a number of buildings onsite, comprising predominantly retail use, with some B-uses and residential flatted development. To the rear is a shoppers car park with approximately 100 parking spaces and further ar parking associated with the business/residential on site. The site is identified as an employment site in the employment land review.
Planning status	Parts of site currently in planning system
Planning History	Planning Application Number: RU.15/0944 Outcome:Grant Description of Development: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) comprising the creation of 2 self contained flats.
	Planning Application Number RU.15/0731 Outcome:Grant Description of Development: Application to vary condition 2 and 3 of permission RU.10/0920 to allow an unrestricted D1 use and change the opening hours to 0700-2200 Monday to Saturday and 1100 to 1700 Sundays.
	Planning Application Number RU.13/0711 Outcome: Grant Description of Development: Change of use of building from Use Class B1 (Offices) to an Osteopathic Clinic Use Class D1
	Planning Application Number: RU.12/0666 Outcome:Grant Description of Development: Erection of a 2nd floor rear extension incorporating 1 no. studio flat
	Planning Application Number: RU.11/0603 Outcome: Grant Description of Development: Change of use of 1st and 2nd floors of building from office (use class B1) to 3 self-contained flats: 1no. studio, and 2no. 1 bedroom flats (use class C3)
	Planning Application Number:RU.11/0374 Outcome: Grant Description of Development: Erection of 3rd floor extension to existing building (to contain 2 no. 1 bedroom flats) and change of use of existing 1st and 2nd floors from B1 use to C3 use with conversion into 4 no. 1 bedroom flats (6 flats in total) and ancillary works. (Revised plan shows

	location of cycle parking and refuse and recycling storage areas) (Amended design for 3rd floor extension and elevational treatments and detailing).
	Planning Application Number:RU.11/0300 Outcome:Grant Description of Development: Reconfiguration of 1st and 2nd floors to form 2 no. x 2 bedroom flats, single storey rear extension at ground floor to form 1 no. x 2 bedroom flat, following demolition of existing single storey rear elements and ancillary works
	Planning Application Number: RU.10/0920 Outcome Grant Description of Development:Proposed change of use of part of the first floor from B1 (business) to D1 (non residential institutions) to provide an education and training institute
	Planning Application Number:RU.10/0754 Outcome: Withdrawn Description: Change of use from Class B1 (offices) to Class D1 (teaching and learning) for Strodes College for a temporary period of 18 months, with internal partitioning and redecoration of front façade
Current use?	mixed
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Part of the site in the site in the north east is in floodzone 3a. More than half the site is located in flood zone 2. Conservation Area location Site located within 5-7 km of the TBH SPA Several nationally listed buildings- 55, High Street, The Malt House, 65 High Street, 72 High Street, 75 High Street, 80 High Street (all grade ii listed). Two telecommunication masts are located on site. The whole of the site is subject to aircraft noise

			policy

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				50
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Possibly

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:50 C2: Pitches:

Comments: Suitable-The site is located in the urban area where the principle for development is accepted. A large part of the opportunity area is identified as an employment site (ref E5). However, the site is not proposed as a strategic allocation through the Local Plan for employment use and as a mix of uses is permitted in town centre locations, it is considered that some of the existing employment uses could be suitable for other town centre uses. Considerations relating to flooding and heritage would however need to be carefully considered if an application for a change of use/redevelopment was considered. In terms of flooding, development would be required to pass the sequential test and any residential development in flood zone 3a would need to pass the exception test.

Available- Part of the opportunity area is owned by the Council and is available for development.

Achievable-no information to suggest site is unachievable, but would be subject to viability testing through Local Plan

Name Church Of Assumption Harvest Road **Location Englefield Green**

Site area (ha) 0.82 **ID 321**

Grid Ref X: 499746 Y: 170920 **UPRN 200004035466**

Ownership type	**Private / Single**
Site description	The site is located to the south side of St. Cuthbert's Close in the urban area of Englefield Green. The site is surrounded, to the north, west and north west by residential development comprising of both one storey and two storey dwellings. The site is also surrounded, to the north by a wooded area of trees protected by Tree Preservation Orders. The western boundary comprises of a residential development of approximately 5 two storey dwellings and an area which is covered by Tree Preservation Orders. There has recently been development of C2 student housing towards the south of the site. The site contains a Church, vicarage building and open space around these buildings. The Church of our Assumption is a locally listed building. There is also a telecommunications mast located in the south east corner of the site.
Planning status	None
Planning History	Planning Application Number: RU.92/0945 Outcome:Grant Description of Development: RU.92/0945 – Outline application for the construction of five 2 storey houses with detached double garages and access road – Planning Permission
Current use?	Community, place of worship
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	The church is a locally listed building. TPO 172 is located in proximity to the site. In particular, immediately adjacent to the site is Area A1, which protects any trees in the area. Site is located within 5-7 km of the TBH SPA

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				60
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Achievable

Developable/Deliverable

Recommendation

Residential units: C3: C2: 60 Pitches:

Comments: Suitable-The site is located in the urban area, where the principle of development is accepted. Access in to the site would need to be considered carefully. A mixed-use scheme could be

considered on site and given its location and current use, it is thought that residential and leisure/retail use would be most suited to the location.

Available-It is believed that the Diocese of Arundel & Brighton confirmed the parish has been discussing and consulting about the possibility of selling the church and building a new church although the details of any such proposals are unknown. It is therefore considered that the site would come forward in the latter part of the Plan period.

Achievable-No information has been provided at this time to suggest that the redevelopment of the site for residential development would be unviable. Whole Plan viability to be undertaken by consultants, which would assist in determining whether the site would be viable.

Name Padd Farm, Hurst Lane **Location Egham**

Site area (ha) 12.3ha **ID 322**

Grid Ref X: 501115 Y: 168750 **UPRN Several**

Ownership type	Private
Site description	The site is located to the east of Hurst Lane in Virginia Water, is within the Green Belt and within a mineral safeguarding area. Site lies in a predominantly rural location with dispersed residential development to the west along Hurst Lane and with open fields/horticultural use to the north and open fields/equestrian to the south. The site is bounded to the east by Longcross Lake with the M25 lying beyond. The site comprises a number of buildings, structures and areas of hardstanding with a single residential unit on site which is only to be occupied by a person employed in agriculture. The site is accessed from Hurst Lane. The site is bordered, to the east, by 'Longside lake' which is also SLAA site 59. To the north, the site is bordered by several nurseries which make up SLAA sites 204 and 59, and which mainly consist of farmland. The surroundings to the west of the site are made up of residential properties comprising of one/two storey semi-detached or detached dwellings. Surrounding the south of the site is mainly farmland; however, there are some dispersed housing units in this area.
Planning status	In Planning System
Planning History	The planning history of the site is extensive, but the most relevant history is set out below: RU.17/0412 - Application to dispose part of site – Refused RU.10/0016 – Certificate of Lawful Use for change of use of building to self-contained dwelling – Refused RU.09/0936 - Certificate of Lawful Use for change of use of building to self-contained dwelling – Refused RU.09/0194 – Certificate of Lawful Use for existing hardstanding – Granted
Current use?	Lawful use considered to be agriculture
Previously developed?	No

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2	✓ Partially	**TPO**	
Flood zone 3a	✓ Partially	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	

Conservation area		Other (specify)	Minerals Safeguarding, mineral site to the north

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing	✓			No details supplied.
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the extensive planning history of the site it would appear that several buildings on site are not in agricultural use and the extensive hardstanding on site has been granted a certificate of lawful use. However, the lawful use of the site as a whole is agriculture and from the planning history it has been determined that the site is a single planning unit (determined on appeal and by the High Court). Therefore, as the entire site is considered to be in agricultural use, the site is not considered to meet the definition of previously developed land as set out in the NPPF and as such paragraph 89 bullet 6 of the NPPF does not apply.

Development would therefore represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.

However, as set out above, the site is a single agricultural unit and therefore would benefit from permitted development rights for conversion of agricultural buildings to residential use under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015. One of the caveats to Class Q is that the cumulative floorspace of the existing building or buildings to be converted do not exceed 450sqm or 3 separate dwellinghouses in total on the agricultural unit. As such, up to 3 dwellings could be created at the site through permitted development.

If the agricultural tie on the existing dwelling were also removed this would release the single dwelling which could then be considered PDL. The redevelopment of the existing dwelling and the residential paraphernalia considered to be PDL would then need to be considered under paragraph 89 bullet 6 of the NPPF in terms of impact on the Green Belt. It is considered that up to 2-3 small scale dwellings may be possible in replacement of the existing, but this would depend on harm to the Green Belt and the purposes of including land in it when compared to the existing.

The only other way in which the site could become suitable for development on a larger scale is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. In this regard, the Council has undertaken a Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site at Padd Farm was not available at the time the SSMA was undertaken and was not considered. However, in assessing sites, the SSMA used buffer areas around each urban area, with sites falling outside of the buffer not being taken forward for further analysis. The site at Padd Farm falls outside of all buffers around existing urban areas and therefore would not have been taken forward for further consideration in the SSMA. Therefore it is considered that the site is unsuitable for development.

Developable/Deliverable

The site is not considered to be suitable for large scale development and as such is not deliverable/developable. However, for small scale residential the site is deliverable based on PD rights, although removal of the agricultural tie would be required for the farmhouse.

Available

Site could be available in next five years.

Achievable

Whole Plan viability is currently being undertaken by consultants, but there is no suggestion that residential development would not be viable including through the conversion of buildings under permitted development.

Recommendation

At the current time, the use of the site for large scale development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. Permitted development rights would allow up to a maximum of 3

dwellinghouses to be created from existing agricultural buildings and redevelopment of the farmhouse could realise up to 2-3 dwellings.

Residential units: 5 (net)

Other uses: None

Name: Cacti Nursery, Bousley Rise **Location: Ottershaw**

Site area (ha): 0.9ha **ID: 323**

Grid Ref: 502827, 163302 **UPRN: 100061491875**

Ownership type	Private
Site description	Site comprises a domestic dwelling in the form of a bungalow at the front of Bousley Rise and to the rear of 74-76 Bousley Rise, a long domestic garden of approximately 40m and a commercial garden nursery further to the rear.
Planning status	No recent applications on site.
Planning History	RU.90/0801 – Erection of two glasshouses – Granted RU.03/1226 - Demolition of existing dwelling house and outbuildings and erection of a detached replacement dwelling (Revised plans received 09/03/04) - Refused
Current use?	Nursery
Previously developed?	Part Brownfield, Part Greenfield.

Site constraints			
Green Belt	✓	**Ancient woodland**	
Flood zone 2		**TPO**	✓
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA	✓	**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to consider use?**	**No units /m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing	✓			
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				

Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable: The site is located within the Green Belt. The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, some of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on non-PDL areas of the site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. For this site the SSMA concluded that the site is medium-high performing site against accessibility/constraints and weak against Green Belt purposes. However, The SSMA did not consider that there are defensible and durable boundaries and would threaten permanence of the Green Belt and therefore greater weight attached to retaining land in the Green Belt. As such the site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available: Site promoter has confirmed that the site is available for residential development

Achievable: Even if development on this site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Deliverable/developable: The site is not suitable and therefore is not considered deliverable or developable.

Recommendation: At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Number of units: 0

Other uses: Given the constraints, the suitability of the site for other uses has not been considered.

Name King field, **Location Rowtown**

Site area (ha) 5.06 **ID 325**

Grid Ref X: 503693 Y: 163029 **UPRN none**

Ownership type	**Private / Multiple**
Site description	Site known as Kings Oak Field is located in Row Town adjacent to the DEFRA veterinary labs. The site is considered to be open and consists of a number of fields divided by low-level fencing. Trees are dotted around the perimeter and also within the site. The topography of the site is sloping and appears to rise towards the centre. The western-most boundary lies adjacent to Rowtown and to the south of the site is a service road to vet labs. To the north of the site are residential properties located both in Rowtown and Old Road. To the east of the site is a proposed Local Plan allocation site.
Planning status	None
Planning History	Planning Application Number: RU.03/1308 Outcome:Grant Description of Development: Erection of a detached store building and a car park enclosure
Current use?	Fields
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site lies adjacent to an area of high archaeological potential Site located within 5km of the TBH SPA Article 4 Direction, restricted some permitted development rights.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g.				0

market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable-The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt

which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. The Arup Green Belt review part 2 identified that land to the east of the site could be considered further for Green Belt release. Green Belt review part 2 identified that subarea 7, within which the site is included could be considered further; however, in its current form, the south-western part of the sub-area (forming part of the site) plays a more critical role with respect to the wider Green Belt. This area protrudes beyond the settlement form of Addlestone (Row Town) and prevents further ribbon development along Row Town that would perceptually reduce the scale of the gap to New Haw/ Woodham/ Byfleet/ Woking. While the existing access road along the southern boundary of the sub-area would help to regularise growth, it is judged that significant mitigation would be required along much of its length to mitigate visual harm to the wider Green Belt.

The site is not currently proposed to be removed from the Green Belt through the Local Plan and allocated for development.

Available-the site is confirmed available and the representation suggests the site could help meet the Council's five year houisng land supply.

Achievable- Information in respect of viability has not been submitted. Given the site's constraints and that the Council is not proposing to release the land as a strategic allocation through the Local Plan, the site is not considered to be achievable.

Name Addlestone Quarry **Location New Haw**

Site area (ha) 78.25 **ID 326**

Grid Ref X: 506074 Y: 163348 **UPRN several inc. 10002016202**

Ownership type	**Private /**
Site description	Quarry site located in the south eastern corner of the borough, with a small part located in Elmbridge district. The southern and eastern boundaries adjoin two railway lines, both of which head to London. The western boundary comprises west Weybridge substation; Weymanor Farm (SLAA site); Canal Bridge works. The River Wey navigation and Coxes Lock make up the northern boundary. A number of electricity pylons criss-cross the site and there is a water feature measuring some 1.2 ha located in the east. Several planning applications in respect of the use of the land relating to minerals and waste.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	Quarry
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	Yes	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Parts of the site subject to flooding -Existing safeguarded waste site -Wey Manor Farm Mineral sites -Site is an existing mineral safeguarding area for concreting aggregate -Part of site-high archaeological potential -Part of site located in a biodiversity opportunity are for rivers (river Wey

			and tributaries) -Area of land in the south east covered by TPO 31 -Site located wwithin 5km of the TBHSPA Wey Navigation SNCI located adjacen to the site to the north

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

unknown

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2035 Local Plan and allocated for development. The Arup Green Belt review identified that area 31, within which the site is located was not recommended for further consideration for inclusion in the urban area. Part of the site was also considered in the further Green Belt review sub area 12) and the consultants concluded it is likely that the loss of this sub-area from the Green Belt would harm the wider Green Belt by promoting development in a visually open, sensitive part of the countryside which is already closely surrounded by existing settlements.

In addition, the eastern part of the site is in the functional floodplain and residential development would not be suitable. Large parts of the site are in flood zone 3a and, aside form the site being Green Belt, the sequential and exception test would need to be passed, as well as a safe means of escape being demonstrated.

Available-Site not confirmed available. Land suggested by local resident could accommodate residential development.

Achievable- As site is not being promoted, no information has been submitted about the site including any information relating to viability. Given the site constraints, it is not considered that the site is achievable.

Name Land at St Ann's Park **Location Virginia Water**

Site area (ha) 0.5 **ID 327**

Grid Ref X: 500569 Y: 167877 **UPRN None**

Ownership type	**Private / Single**
Site description	Site located in Virginia Water. Site comprises open land with scattered trees. The southern boundary is bounded by the B389. The northern boundary abuts St Ann's Park. To the east is a detached residential property located on Sandhills Lane. To the west is a tennis court associated with St Ann's Park. No relevant planning history on the parcel of land; however, planning permission granted in 1997 on a larger plot of land which includes the site for mixed use, including 81 residential dwellings.
Planning status	None
Planning History	Planning Application Number: RU.97/0595 Outcome:Grant Description of Development: Erection of 27 detached houses and 40 terrace houses, 14 flats and a sports/ leisure centre with assoc parking,access & landscaping. Rev Dwg incl. amended access to Sandhills Ln & changes to site boundary, layout & public footpath route
Current use?	Green space left over after planning
Previously developed?	No

Site constraints			
Green Belt	Yes	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site located within 5km of the TBH SPA -Site located in a mineral safeguarding area for concreting aggregate. The MWA has stated in this area, development will be resisted within or adjacent to the mineral safeguarding area. -Site adjacent to former sewage works. The Council's contaminated land officer has advised

			that the site may be affected by potential land contamination issues or is located within 250m of a potential source of contamination. It is likely that remedial works can be undertaken to overcome potential contamination issues to make the site suitable for its proposed end use; however, the cost of remediation may make the site unviable.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

No

Available

Yes

Achievable

No

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable -The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 89 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede Local Plan and allocated for development. However in this regard, the Council has considered the site through its Site Selection Methodology and Assessment (SSMA) which considers the performance of all sites assessed against a range of sustainability criteria as well as Green Belt performance. The site did not move past the initial sieving process. Further, Green Belt consultants considered that the loss of this sub-area from the Green Belt would elongate/ contribute further to ribbon development along Sandhills Lane, which would further reduce the perceived gap between Virginia Water and Thorpe and did not recommended for further consideration for inclusion in the urban area.

Available-Site confirmed available for residential development. Agent states that an indicative layout for 17 dwellings has been prepared. Timescale for development unknown.

Achievable-No information submitted in respect of viability. Given that site is not recommended for allocation through the Local Plan and given constraints, the site is not considered achievable.

Name Old library site, Church Road **Location Addlestone**

Site area (ha) 0.08 **ID 328**

Grid Ref X: 504938 Y: 164551 **UPRN Several**

Ownership type	**Public / Single**
Site description	Site located in the urban area but outside the town centre of Addlestone. Site accessed from Church Road to the north, which comprises residential properties. Site is comprised of single storey buildings that are curerntly in use by the citizens Advice Bureau. To the west of the site is Burleigh Road, which is characterised by semi-detached properties on one side and Kingthorpe Gardens, an open space, on the other. The open space makes up the southern boundary of the site. To the east are blocks of flats that are accessed via Church Road. No recent or relevant planning history
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	A2 citizens advice bureau
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2		**TPO**	
Flood zone 3a		**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5km of the TBH SPA Protected trees located in Burleigh Road (TPO 398 and 323) Site located adjacent to an open space, classified as amenity green space.

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g.				

market housing with a proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

No

Achievable

Unknown

Developable/Deliverable

Recommendation

Residential units: C3: C2: Pitches:

Comments: Suitable-Site is located in the urban area, which is suitable for development in principle. No absolute constraints identified that would preclude development.

Available-Site not currently available.

Achievable-No viability evidence submitted in relation to the site; however, given its location, there is no reason to believe it would not be viable.

Name Land r/o 41 Clarence Street **Location Egham**

Site area (ha) 0.54 **ID 329**

Grid Ref X: 500499 Y: 170768 **UPRN 10002018705**

Ownership type	**Private / Single**
Site description	Site located in Egham urban area and it is understood the site has been in use a horticultural nursery since the 1930s, which is associated with 41 Clarence Street. Site comprises fields; glass houses; and other buildings. The north of the site abuts residential properties on the south side of The Crescent. To the west of the sites are blocks of garages in the ownership of the Council. To the south are the residential garden of properties located on the north side of Ripley Avenue, which are predominantly extended bungalows. To the east are residential properties located on Clarence Street, also predominantly bungalows. No recent or relevant planning history.
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	horticulture
Previously developed?	no

Site constraints			
Green Belt		**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b		**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5-7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				0
All affordable housing				

Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Unknown

Available

Unknown

Achievable

Unknown

Developable/Deliverable

Recommendation

Residential units: C3:0 C2: Pitches:

Comments: Suitable- Site is located in the urban area where there is a presumption in favour of sustainable development. However, large majority of the site is located in flood zone 3a. Although this does not necessarily preclude development, both the sequential and exception test would first need to be passed. A safe means of escape would also need to be demonstrated.

Available- Availability uknown

Achievable-Site in use as a nursery, so there are likely land contamination issues. Most land contaminsaiton issues can be overcome, but this could have an impact of viability.

Name 1 High Street & 2 Church Road

Location Addlestone

Site area (ha) 0.03

ID 330

Grid Ref X: 504980 Y: 164595

UPRN 100062362472, 100061483480

Ownership type	**Private / Single**
Site description	Site comprises of a vacant shop unit on the ground floor of 1 high Street and vacant two storey/single storey storage buildings at 2 Church Road. The site lies at the north west corner of the junction of High Street; Station Road; Church Road; Brighton road and lies within the town centre.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.15/1538 Outcome:Grant Description of Development: Conversion of an Existing Vacant Dry Cleaners (A1) & Ancillary Spaces to form 6No. New Self-Contained Residential Units and Retention of an Existing First Floor Residential Unit
Current use?	Retail, resi
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-Site lies partly within the Addlestone air quality management area -Site lies within 5km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				5
All affordable housing				

Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:5 C2: Pitches:

Comments: Considered to be suitable, available and achievable as planning permission has been granted for residential use of the site.

Name 120-122 Bridge Road **Location Chertsey**

Site area (ha) 0.30 **ID 331**

Grid Ref X: 505258 Y: 166585 **UPRN 200004034515**

Ownership type	**Private / Single**
Site description	Site located on southern side of Bridge Road, which constitutes the northern boundary. Site is L-shaped and contains a 3-storey office building with associated car parking. The east of the site abuts car parking associated with 124 Bridge Road. To the south and west are mostly semi-detached residential properties located at Thames Close and Hazelbank Road. To site also adjoins a bank of terraced houses to the west, which are located on Bridge Road. Vehicular access to the site is between the existing building and 118 Bridge Road.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/1765 Outcome:Grant Description of Development: Rear and roof extension to existing office building to provide 22 new residential units, with associated landscaping, car parking and other infrastructure. Several associated applications since submitted and granted.
	Planning Application Number RU.16/0364 Outcome:Prior Approval Granted Description of Development: Prior approval of proposed change of use from class B1(A) office to a use falling within use class Class C3 (Dwellinghouse) to provide 39 residential apartments
	Planning Application Number RU.16/0308 Outcome: Prior Approval Granted Description of Development: Prior approval of proposed change of use from class B1(A) office to a use falling within use class Class C3 (Dwellinghouse) to provide 42 residential apartments
	Planning Application Number: RU.15/1284 Outcome:Withdrawn Description of Development: Erection of a part three, part four storey building to provide a total of 55 residential units (C3 use), with associated basement car parking and landscapingfollowing the demolition of the existing building in B1a use
	Planning Application Number: RU.14/1652 Outcome: Prior Approval Granted Description of Development: Prior notification of proposed change of use from class B1(A) office to 29 residential apartments (Class C3) comprising 14 X 1 bedroom apartments, 10 x 2 bedroom apartments and 5 x 3 bedroom apartments with 40 car parking spaces and 34 cycling spaces.
Current use?	commercial
Previously developed?	yes

Site constraints			

Green Belt	No	**Ancient woodland**	
Flood zone 2	Yes	**TPO**	
Flood zone 3a	Yes	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5-7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				22
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:22 C2: Pitches:

Comments: Site considered to be suitable, available and achievable, given that planning permission and prior approval has been granted at the site. Identified constraints have been carefully considered thrugh the application process and are considered capable of being mitigated.

Name 11 Osborne Road **Location Egham**

Site area (ha) 0.05 **ID 332**

Grid Ref X: 500670 Y: 170822 **UPRN 10023379528**

Ownership type	**Private / Single**
Site description	The site lies in the urban are and is a 2 storey detached building on the corner of Osborne Road and Clarence Street. The site is vacant, the previous use as elderly persons accommodation having ceased some time ago. The site has vehicular access off Clarence Street with off –street parking for 2 vehicle. Access into the building is from Osborne Road. The site lies within the urban area.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/1585 Outcome:Grant Description of Development: Redevelopment and conversion of existing care home, to create seven self-contained apartments
	Planning Application Number RU.17/0953 Outcome:Refuse Description of Development: Conversion of existing building to create 7 apartments, comprising 2 no x 1 bed, 3 no x 2 bed and 2 no x 3 bed flats.
	Planning Application Number RU.10/1053 Outcome: Grant Description of Development: etrospective change of use of the building from C2 (elderly persons home) to C4 (multiple occupation for a maximum of 6 people)
	Planning Application Number: RU.10/0362 Outcome:appeal dismissed Description of Development: Change of use of property from elderly persons home (Class C2) to student residential accommodation (sui generis use)
	Planning Application Number: RU.09/1058 Outcome: Withdrawn Description of Development: Change of use from nursing home to student residential accommodation
Current use?	residential
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	

Potential Use	**Owner willing to**	**No units/**	**No spaces**	**Supporting comments**

	consider use?	m2		
Housing, e.g. market housing with a proportion of affordable housing				6
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:6 C2: Pitches:

Comments: site considered to be suitable available and achievable gien the at planning permission has been granted under RU.17/1585.

Name 2nd Flr, Chertsey Gate East, 43-47, London Street,

Location **Chertsey**

Site area (ha) 0.1 approx

ID 333

Grid Ref X: 504395 Y: 166921

UPRN 10023377273

Ownership type	**Private / Single**
Site description	Site located in Chertsey town centre on the north side of London Street. Site comprises 2/3 storey building whose current or recent use is office. Tree cover makes up the rear boundary of the site to the north. To the west is the remainder of 'Chertsey Gate', which comprises car parking and 2/3 storey building in office use. Also to the west are locally listed resdiential buildings fronting London Street. On the southern side of London Street are national listed residential buildings. No relevant planning history
Planning status	None
Planning History	Planning Application Number: Outcome: Description of Development:
Current use?	commercial
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	-site located in Chertsey dry island -Site located in Chertsey Conservation Area -Site located in an area of high archaeological potential and in an area of preservation and recording of archaeological remains -Site located within 5-7 km of the TBH SPA. -Site identified as an employment area in the ELR (C8). -Telecommunication mast located on land at

			49-61 London Street

Potential Use	Owner willing to consider use?	No units/ m2	No spaces	Supporting comments
Housing, e.g. market housing with a proportion of affordable housing				4
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Possibly

Available

Unknown

Achievable

Possibly

Developable/Deliverable

Recommendation

Residential units: C3:4 C2: Pitches:

Comments: Suitable- Site is located in the urban where there is a principle in favour of sustainable development. A mix of uses is permitted in town centre locations and as such it is considered that some of the existing employment sites could be suitable for other town centre uses. Considerations relating to flooding and heritage in particular would however need to be carefully considered if an application for a change of use/redevelopment was considered.

Available-Availability unknown

Achievable-No information to suggest that site is not viable, particularly given the site is in a town centre location.

Name 219, 221 and 225 Station Road

Location Addlestone

Site area (ha) 0.12

ID 334

Grid Ref X: 505659 Y: 164961

UPRN 100061489873, 100061489874, 100061489878

Ownership type	**Private / Multiple**
Site description	Site comprises two parts; one occupies 219 and 221 Station Road and the other 225 Station Road, all in residential use. The two parts of the site are capable of having separate access points. The site's eastern boundary joins Station Road. To the north is 223 Station Road and car parking accessed off Aviator Park access road. Car parking continues on the western boundary. To the south is 217 Station Road and residential gardens associated with properties located at Burn Close.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0914 Outcome:Refuse Description of Development: 225 Station Road-The erection of a four storey building, to provide 6 two bedroom flats and 2 one bedroom flats
	Planning Application Number RU.17/0530 Outcome:Grant Description of Development: Proposed extension and alterations to the existing buildings to form 4 no 2 bedroom and 2 no 1 bedroom flats
Current use?	residential
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Southern boundary abuts an area of land in flood zone 2. Site located within 5-7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a				6

proportion of affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:6 C2: Pitches:

Comments: Part of the site confirmed suitable, available and achievable given that planning permission has been granted for residential development. Part of the site has been refused permission on the basis of the proposal being cramped and impacting on neighbouirng amenity. It may be possible for these concerns to be overcome; however, viability is currently unknown.

Name Unit 2, Stoneylands Road **Location Egham**

Site area (ha) 0.1 **ID 335**

Grid Ref X: 500834 Y: 171046 **UPRN 200001524364**

Ownership type	**Private / Single**
Site description	Site comprises one unit of a pair of attached light industrial/office/warehouse units to the north east of Queens Road, within Egham urban area. Unit two is mainly single storey with a smaller two storey element. The existing units are sited on the southern boundary adjacent to a public footpath linking Queens Road with Stoneylands Road. Existing parking and turning space is on the northern side where there are existing mature conifer trees in the north west corner. The site lies within a predominantly residential area with a mix of individual dwellings and flats. Access is gained from Stoneylands Road, with secondary access serving the existing buildings from Queens Road.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.16/1676 Outcome:Grant Description of Development: Demolition and replacement of existing warehouse and office with 14 no. one and two bedroom person studio flats including the retention of existing access from Queens Road and ancillary works
Current use?	Commercial-warehouse
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5-7 km of the TBH SPA

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of				14

affordable housing				
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:14 C2: Pitches:

Comments: Site considered suitable, available and achievable, given that planning permission has been granted for residential development under RU.16/1676

Name 302 Woodham Lane **Location New Haw**

Site area (ha) 0.14 **ID 336**

Grid Ref X: 504321 Y: 162031 **UPRN 10023380091, 100062363039**

Ownership type	**Private / Single**
Site description	The application site comprises an existing motor sales garage with an approximate area of 0.3 hectares. The site is located within the urban area of Addlestone on the central cross roads in the village of New Haw. The site contains a one/two storey building set back from the road frontages, but with a canopy projecting forward. The central two storey clock tower element of the buildings is a local landmark which marks the southern end of the shopping area on The Broadway. A car sales company operates from the front of the building and displays cars for sale on the forecourt, and there is a vehicle repair garage to the rear. There is a wide area of dropped kerbing between the grass verges on the Woodham Lane frontage, and 2 areas with dropped kerbs separated by a projecting raised island on The Broadway frontage, though cars are parked for sale across the frontage of these areas, and customer/staff parking appears to be limited to the open area on the north western side of the building. 1.2 The site is adjoined by two storey 1930s buildings to the north west containing shops on the ground floor with residential above. To the south west is a private access driveway that provides rear servicing to The Broadway and links to Amis Avenue to the north. There are residential dwellings beyond the access to the west. There are 2 storey buildings on the opposite side of Woodham Lane in mixed commercial and residential use; and The Black Prince Public House on the opposite side of The Broadway. The site extends to the south west behind Nos. 304 and 306 Woodham Lane.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/1120 Outcome:Grant Description of Development: Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one and two bedroom apartments and two retail units with associated access and parking.
	Planning Application Number RU.16/1950 Outcome:Withdrawn Description of Development: Demolition of existing garage and forecourt sales area and erection of a three storey apartment block consisting of 14no. one and two bedroom apartments and two retail units with associated access and parking
	Planning Application Number RU.14/0083 Outcome: Refuse Description of Development: Erection of a single front and side; new shop front and change of use from car showroom (sui generis) to retail (Class A1), with associated car parking and cycle storage.. (Garage to remain at rear of site)
	Planning Application Number: RU.12/0856 Outcome:Grant Description of Development: Change of use of site to provide a hand car wash use as well as car sales

Current use?	Commercial-car sales and testing
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site lies within 5km of the TBH SPA site identified as being in an indicative area for run-off flooding

Potential Use	**Owner willing to consider use?**	**No units/ m2**	**No spaces**	**Supporting comments**
Housing, e.g. market housing with a proportion of affordable housing				14
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				

Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:14 C2: Pitches:

Comments: Site considered to suitable, availabale and achievable for mixed-use development as permission granted for 14 residential units and two retail units.

Name 2-4 Station Parade **Location Virginia Water**

Site area (ha) 0.09 **ID 337**

Grid Ref X: 500041 Y: 167943 **UPRN Several**

Ownership type	**Private / Single**
Site description	Site comprises two-storey building with retail space on ground floor and office space (vacant) at first floor. Site is located in Virginia Water urban area on the southern side of Station Parade. Site includes parking with access from the rear of neighbouirng building, Imperial House. Immediately to the east (and attached) to the site is Hannover House, a former officer building granted permission for residential development. Attached to the west is a building, Imperial House, comprising 10 resdiential units. To the north of the site on the other side of Station Parade is a public car park and to the siuth is the former Bourne car park, which has been granted planning permission for a care home.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/0388 Outcome:Grant Description of Development: Four storey extension over the existing building, four storey rear extension comprising stairwell and change of use of the existing office block (B1 use) to form 8no. residential apartments (C3 use) with associated parking spaces at the rear and the retention of the existing commercial (A1 use) at street level. Several associated planning applications since submitted and granted
	Planning Application Number RU.16/0963 Outcome:Grant Description of Development: Three storey extension over the existing building, four storey rear extension comprising stairwell and change of use of the existing office block (B1 use) to form 6no. Residential apartments (C3 use) with 8 parking spaces at the rear and the retention of the existing commercial (A1 use) at street level.
Current use?	retail
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5km of the TBH SPA

Potential Use	**Owner**	**No**	**No**	**Supporting comments**

	willing to consider use?	units/ m2	spaces	
Housing, e.g. market housing with a proportion of affordable housing				8
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:8 C2: Pitches:

Comments: With respect of the site's suitability, availability and achievability, planning permission has been granted and it is understood the site is now under construction.

Name 18-20 St George's Road **Location Addlestone**

Site area (ha) 0.12 **ID 338**

Grid Ref X: 505298 Y: 164946 **UPRN 100061489780, 100061489781**

Ownership type	**Public / Multiple**
Site description	Nos. 18-20 St George's Road are a pair of semi-detached dwellings sitting on the north-western side of St George's Road, Addlestone. To the front boundary, hedging/shrubs adjoin St George's Road, with separate open access to driveway parking to each dwelling, with a detached garage to the south-western side of No. 20. There is rear access to the side of each dwelling, where both side are bound predominantly by timber fencing, although somewhat dilapidated, with the southwestern boundary of No. 20 adjoining St George's Court covered by overgrown shrubs. No. 18 has been subject to a rear extension by way of a conservatory, with a brick detached outbuilding sitting towards the rear boundary of No. 18. The area is characterised by residential properties of varying age and style. The site lies within the Urban Area.
Planning status	Planning Permission (Extant)
Planning History	Planning Application Number: RU.17/1193 Outcome:Grant Description of Development: Erection of a three storey residential building containing 9 two bedroom flats, with nine parking spaces and associated landscaping, following demolition of the existing semi-detached properties
Current use?	residential
Previously developed?	yes

Site constraints			
Green Belt	No	**Ancient woodland**	
Flood zone 2	No	**TPO**	
Flood zone 3a	No	**SSSI**	
Flood zone 3b	No	**SNCI**	
Within 5 km of TBH SPA		**LNR**	
Within 5-7 km of TBH SPA		**Nationally listed buildings**	
Conservation area		**Other (specify)**	Site located within 5-7 km of the TBH SPA

Potential Use	**Owner willing to consider**	**No units/ m2**	**No spaces**	**Supporting comments**

	use?			
Housing, e.g. market housing with a proportion of affordable housing				7
All affordable housing				
Elderly people's housing, student halls				
Traveller accommodation				
Starter homes				
Employment (B1 use classes)				
Employment (B2 and B8 use classes)				
Retail				
Food and drink				
Leisure				
Community uses				
Hotel				
Parking				
Custom build				
Self-build				

Suitable

Yes

Available

Yes

Achievable

Yes

Developable/Deliverable

Recommendation

Residential units: C3:7 C2: Pitches:

Comments: Site considered to be suitable, available, achievable as planning permission granted under RU.17/1193 for residential development.

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All enquiries about this paper should be directed to:

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