

# Runnymede 2030 Site Capacity Analysis Addendum



**April 2018**



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## **1. Introduction**

- 1.1 This Final Capacity Analysis Addendum Report reconsiders the capacity for a number of the proposed sites for allocation in the Local Plan following updates to constraints, responses to the draft Local Plan consultation where considered appropriate and further site visits and discussions with site promoters and land owners.
- 1.2 The purposes of this Addendum report is not to re-visit every site or the basic assumptions used in the Final Capacity Report of December 2017 and as such, assumptions such as housing mix, dwelling size and occupation rates have remained the same as has the methodology for determining capacity.
- 1.3 Where capacities have been revised these have fed into the Local Plan Modifications and Sustainability Appraisal which will themselves be subject to further consultation in 2018.

## 2. Housing Sites Update

### Site 60 – Pycroft Road, Chertsey

- 2.1 The site at Pycroft Road lies on the western edge of Chertsey, north of the rail line and south of Pycroft Road. Part of the site is currently designated as a reserve housing site in the current Local Plan 2001 but is planned to be extended to include an additional parcel to the south west and Grange Farm.
- 2.2 Site is 8.95ha in area. 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 Sustainable Drainage Systems (SuDS) therefore limiting the loss of capacity on site and reducing/mitigating flood risks. Given the additional land available for this site as opposed to the reserve site, the narrowing of the gap in the site due to flood risk is no longer a factor affecting capacity. 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 large enough to provide Gypsy & Traveller pitches, and assessing the site qualitatively there could be potential for 5 pitches.
- 2.3 There is also an existing 63 bed nursing/residential care home (The Grange Retirement Home) on site which would be expected to be retained or replaced with similar. The land take of the existing nursing/residential care home and its associated car parking/landscaping/amenity is around 0.25ha which has been netted off the developable area.
- 2.4 Surrounding net density ranges from 30-51dph and as such a range of capacities have been tested whilst applying standards and assumptions for Gypsy/Traveller pitches and green infrastructure as set out in Table 3-3. However, given the need to make efficient use of land, the site's relatively high level of accessibility and the amount of land lost to accommodate flood risk zone 3a, net densities lower than 40dph have not been considered.

**Table 2-1: Capacity Scenarios for site 60 – Pycroft Road, Chertsey**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
250 + 5 pitches	26no 1 bed=36 84no 2 bed=155 99no 3 bed=248 41no 4+bed=117 5 pitches = 18 Total= <b>574</b>	Sports pitches – 0.92ha Play Space – 0.46ha Allotments – 0.128ha SANG – Delivered off site Total= <b>1.508ha</b>	8.95ha -1.508ha -0.25ha -0.25ha =6.94ha	28dph	36dph
275 + 5 pitches	28no 1 bed=39 92no 2 bed=170 109no 3 bed=273 46no 4+bed=131 5 pitches = 18 Total= <b>631</b>	Sports pitches – 1ha Play Space – 0.5ha Allotments – 0.14ha SANG – Delivered off site Total= <b>1.64ha</b>	8.95ha -1.64ha -0.25ha -0.25ha =6.81ha	31dph	41dph
300 + 5 pitches	29no 1 bed=41 101no 2 bed=187 120no 3 bed=300 50no 4+bed=143 5 pitches = 18 Total= <b>689</b>	Sports pitches – 1.1ha Play Space – 0.55ha Allotments – 0.153ha SANG – Delivered off site Total= <b>1.8ha</b>	8.95ha -1.8ha -0.25ha -0.25ha =6.65ha	34dph	46dph

- 2.5 It is considered that site 60 could provide between 275-300 dwellings as well as 5 Gypsy/Traveller pitches and retention of the C2 use at The Grange Nursing Home. Given that 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. Further, the requirement for potential flood alleviation measures may also increase land take for green infrastructure to form appropriate SuDS mitigation and therefore reduce capacity to the lower end of the capacity range. Nevertheless, given the high density of development it will need to achieve a high quality design appropriate to its context.
- 2.6 If the site were to come forward in two parcels (Chilsey Green Farm and Grange Farm/St Ann's Lodge), the level of development considered appropriate for Chilsey Green Farm alone is set out in Table 2-2.

**Table 2-2: Capacity Scenarios for site 60 – Pyrcroft Road, Chertsey (Chilsey Green Farm Only)**

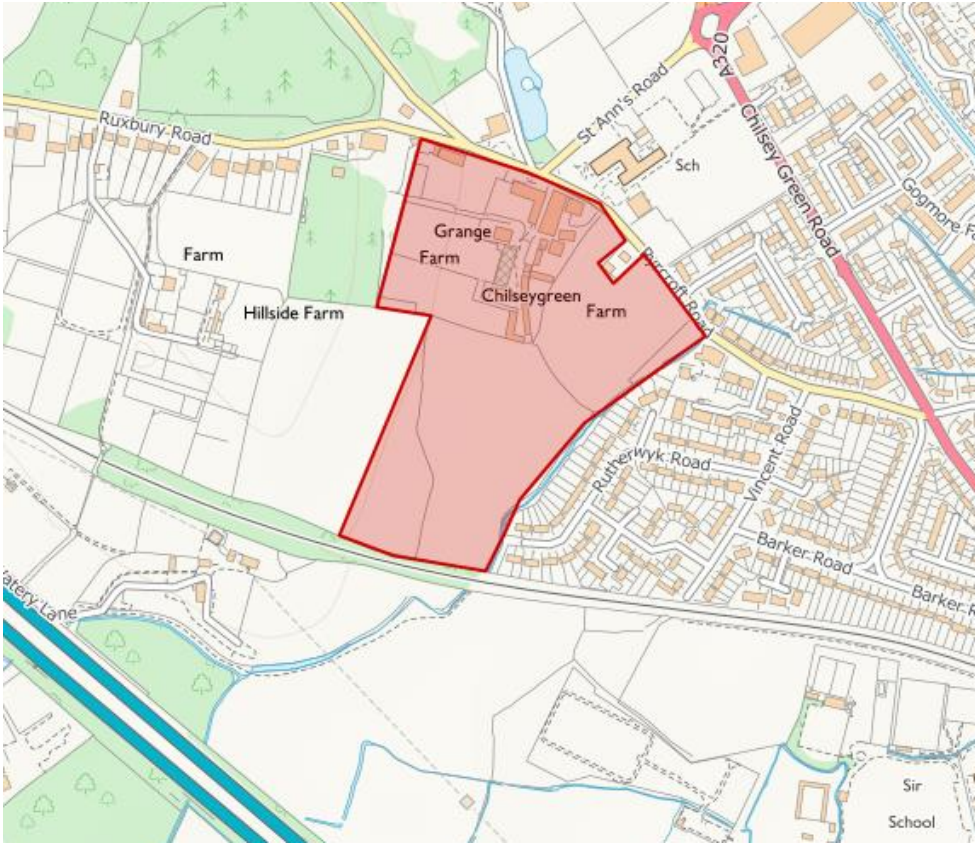
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
150 + 5 pitches	16no 1 bed=22 50no 2 bed=93 60no 3 bed=150 24no 4+ bed=68 5 pitches = 18 Total= <b>351</b>	Sports pitches – 0.56ha Play Space – 0.28ha Allotments – 0.078ha SANG – Delivered off site Total= <b>0.92ha</b>	6.27ha -1.43ha -0.25ha =4.59ha	24dph	34dph
175 + 5 pitches	19no 1 bed=27 58no 2 bed=107 69no 3 bed=173 29no 4+ bed=83 5 pitches = 18 Total= <b>408</b>	Sports pitches – 0.65ha Play Space – 0.32ha Allotments – 0.09ha SANG – Delivered off site Total= <b>1.06ha</b>	6.27ha -1.43ha -0.25ha =4.59ha	29dph	39dph
200 + 5 pitches	20no 1 bed=28 67no 2 bed=124 80no 3 bed=200 33no 4+ bed=94 5 pitches = 18 Total= <b>464</b>	Sports pitches – 0.74ha Play Space – 0.37ha Allotments – 0.1ha SANG – Delivered off site Total= <b>1.21ha</b>	6.27ha -1.43ha -0.25ha =4.59ha	33dph	45dph

- 2.7 It is considered that Chilsey Green Farm alone could provide between 175 and 200 dwellings as well as 5 Gypsy/Traveller pitches. The site at Grange Farm/St Ann's lodge would provide the remainder of development of 75-100 C3 dwellings on 2.09ha and net density between 36-48dph.

**Total Capacity**

275 (min) C3 residential dwellings  
5 Gypsy/Traveller Pitches

**Plan of Site 60**



## Site 156 – Blay’s House, Blay’s Lane, Englefield Green

- 2.8 Site is 3.56ha comprising office accommodation and locally listed building at Park House and lies to the south of Englefield Green adjacent to a former housing reserve site which is now under construction. The site is not considered large enough to provide Gypsy/Traveller pitches or C2/Sheltered accommodation. There are no constraints on site but the SNCI and Historic Park and Garden at Windsor Great Park lie opposite and therefore a buffer along the frontage of the site formed from existing vegetation could be retained to mitigate any impact. This buffer would be around 0.4ha in area.
- 2.9 Park House, a locally listed building lies on the western boundary of the site and has recently been granted permission for conversion from offices to 8 residential apartments. Whilst space exists around Park House for additional development this may affect the setting of the locally listed building and as such the land in the immediate vicinity of Park House may not be suitable for residential development. Further, an ordinary water course is located on site and development should not encroach within 8m of this feature, although part of this falls within a potential buffer area as stated above.
- 2.10 TPO 419 is also located on site with an approximate area outside of the SNCI buffer and water course of around 0.23ha.
- 2.11 The water course, SNCI buffer and TPO combined reduce the developable area by around 0.83ha some of which lies close to the locally listed Park House which offers only limited opportunity for further development around the locally listed building. A further 0.28ha has therefore been netted off to account for Park House and its surrounds.
- 2.12 The former housing reserve site at Wick Road is currently being constructed to a gross density of around 32dph and net density of around 43dph. Residential development to the north has a net density ranging between 38-45dph. Given the need to make the most efficient use of land and giving consideration to surrounding density and context capacities with net density less than 35dph have not been considered.
- 2.13 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-3. Whilst the site may not be large enough to accommodate sports pitches, it could swap this requirement for another green infrastructure typology.

**Table 2-3: Capacity Scenarios for site 156 Blay’s House, Blay’s Lane, Englefield Green**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
80	9no 1 bed=13 27no 2 bed=50 31no 3 bed=78 13no 4+ bed=37 Total=178	Sports pitches – off-site Play Space – 0.14ha Allotments – off-site SANG – Delivered off site Total= 0.14ha	3.56ha -0.83ha -0.28ha -0.14ha =2.31ha	22dph	34dph
90	9no 1 bed=13 30no 2 bed=56 36no 3 bed=90 15no 4+ bed=43 Total=202	Sports pitches – off-site Play Space – 0.16ha Allotments – off-site SANG – Delivered off site Total= 0.16ha	3.56ha -0.83ha -0.28ha -0.16ha =2.29ha	25dph	39dph
100	10no 1 bed=14 34no 2 bed=63 40no 3 bed=100	Sports pitches – off-site Play Space – 0.18ha Allotments – off-site	3.56ha -0.83ha -0.28ha	28dph	44dph



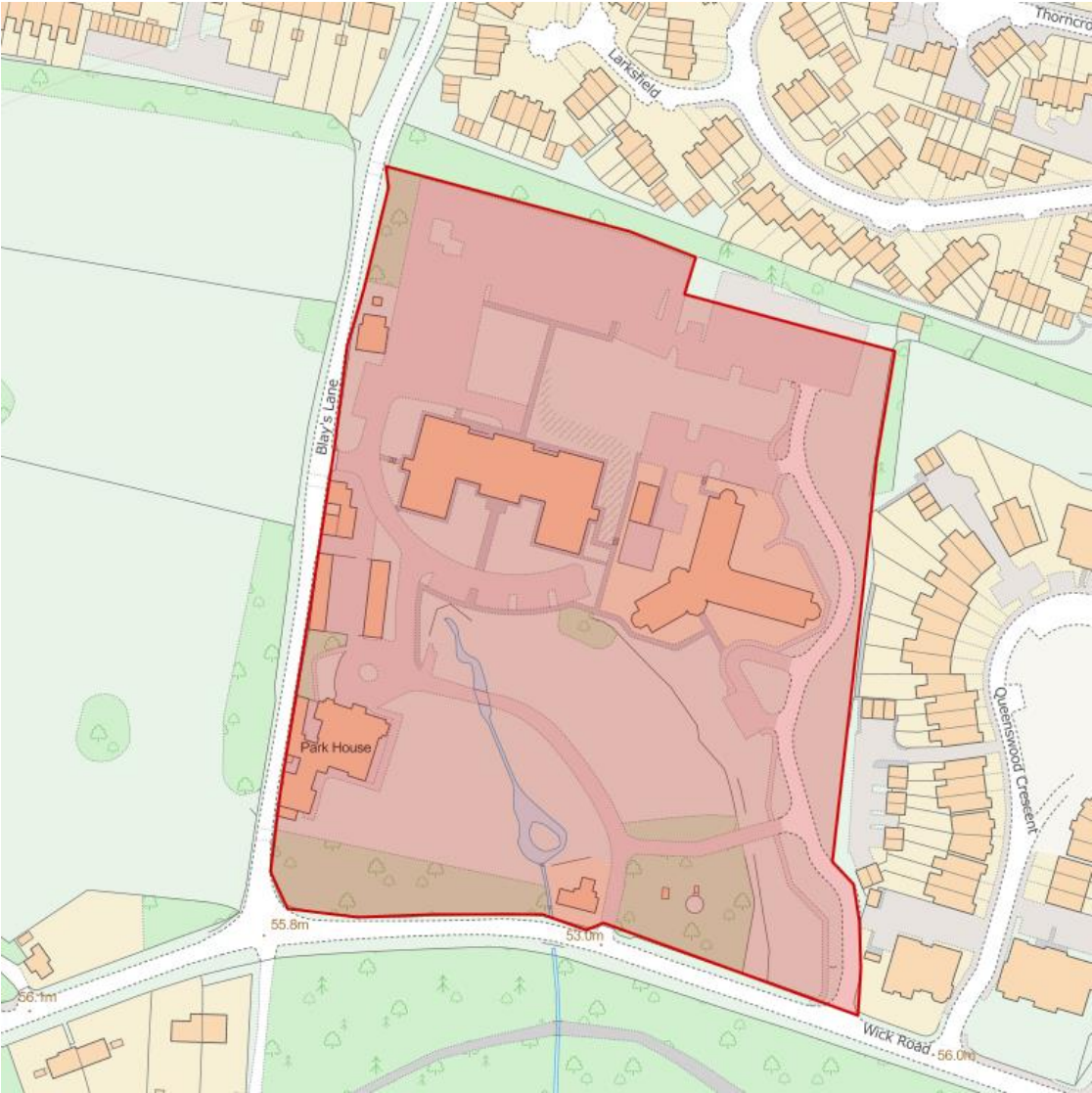
	16no 4+ bed=46 Total= <b>223</b>	SANG – Delivered off site Total= <b>0.18ha</b>	-0.18ha =2.27ha		
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2.14 Given the density of the development already permitted on the adjacent former reserve housing site and density to the north, as well as the sites modest level of accessibility and the existing permission at Park House, it is considered that site 156 could come forward for around 100 C3 dwellings. However, given the higher densities proposed, any development will need to be of a high quality design and appropriate to its context.

**Total Capacity**

*100 (min) C3 residential dwellings*

**Plan of Site 156**



### **Site 255A – Parcel A, Chertsey Bittams, (Green Lane)**

- 2.15 Parcel A is comprised of land between Green Lane and west/southwest of the M25. The site is 7ha in area. The site is large enough to provide Gypsy/Traveller pitches with a separate access point and 5 pitches at 0.25ha could be accommodated. However it is not considered that the site could also provide C2 or sheltered units and the sites proximity to the M25 may not make it appropriate for more sensitive receptors. 1.8ha of the site also lies within the AQMA for the M25 and as such, the developability of this area will depend on a site level air and noise quality assessment. However, areas of the AQMA could form some areas of green infrastructure or a community hub building on site and as such the area of land in the AQMA has been netted off by the amount of land required by the community hub building (0.1ha) but not equipped playing space. Should air/noise quality determine that impacts from the M25 are not a factor affecting developability then the capacity of the site could increase and an indication of site capacity if air/noise quality is not a factor has been set out.
- 2.16 A small area of the site (0.07ha) is located within flood zone 3a where the sequential and exceptions test would need to be passed before development could be considered acceptable. However, this area could form part of private or public amenity space and be avoided. A further 0.3ha of the site is within flood zone 2, however, this is not considered to be a barrier to development and in any event, as for flood zone 3a, this could be located within green infrastructure on site. Gypsy/Traveller pitches could also be sited outside of any flood zones and as such flood risk does not reduce their capacity.
- 2.17 A public footpath runs across the site east/west to the north of properties fronting Green Lane. Developing the site either side of this footpath could cause severance issues, however the area of land south of the footpath could be used for green infrastructure and as such this should not reduce developable area further. A public footpath also runs north/south on the western edge of the site, but its retention does not reduce developable area. TPO 415 is located to the north-west corner of the site following the public footpath east/west and north/south through the site. The area covered by TPO outside of the AQMA is some 0.34ha part of which could be taken into green infrastructure and as such 0.18ha has been netted off developable area.
- 2.18 Surrounding net density ranges from 15-29dph which reflects that a number of properties in the area are bungalows which tend to have a higher land take than multiple storey housing. The development site at 22 Ferndale Avenue has recently delivered 13 (12 net) dwellings on 0.48ha giving a gross density of 27dph. However net area is around 0.37ha giving a net density of 35dph. Therefore, given the need to make the most effective use of land, net densities lower than 35dph have not been considered.
- 2.19 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-4 if the AQMA reduces developable area and in Table 2-5 if air/noise quality impacts can be overcome.

**Table 2-4: Capacity Scenarios for site 255A Parcel A, Chertsey Bittams (with AQMA)**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
175 + 5 pitches	18no 1 bed=25 59no 2 bed=109 69no 3 bed=173 29no 4+ bed=83 5 pitches = 18 Total= <b>408</b>	Sports pitches – off-site Play Space – 0.33ha Allotments – off-site SANG – Delivered off site Total= <b>0.32ha</b>	7ha -1.8ha -0.25ha -0.18ha -0.32ha =4.45ha	26dph	39dph
200 + 5 pitches	21no 1 bed=29 67no 2 bed=124 80no 3 bed=200 32no 4+ bed=91 5 Pitches =18 Total= <b>462</b>	Sports pitches – off-site Play Space – 0.37ha Allotments – off-site SANG – Delivered off site Total= <b>0.37ha</b>	7ha -1.8ha -0.25ha -0.18ha -0.37ha =4.4ha	29dph	45dph
225 + 5 pitches	23no 1 bed=32 76no 2 bed=141 90no 3 bed=225 36no 4+ bed=103 5 Pitches = 18 Total= <b>519</b>	Sports pitches – off-site Play Space – 0.42ha Allotments – off-site SANG – Delivered off site Total= <b>0.42ha</b>	7ha -1.8ha -0.25ha -0.18ha -0.42ha =4.35ha	33dph	52dph

**Table 2-5: Capacity Scenarios for site 255A Parcel A, Chertsey Bittams (without AQMA)**

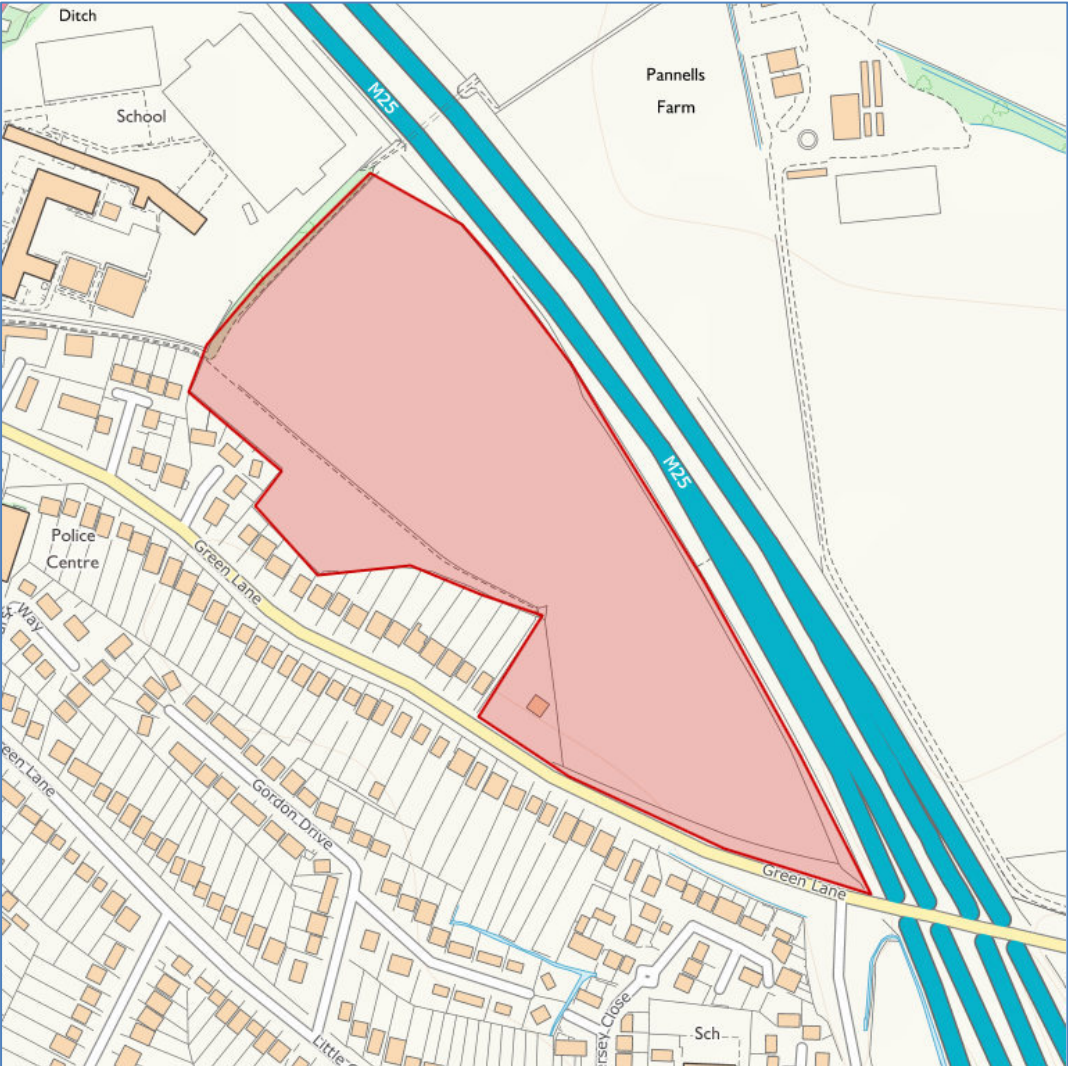
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
225 + 5 pitches	23no 1 bed=32 76no 2 bed=141 90no 3 bed=225 36no 4+ bed=103 5 Pitches = 18 Total= <b>519</b>	Sports pitches – off-site Play Space – 0.42ha Allotments – off-site SANG – Delivered off site Total= <b>0.42ha</b>	7ha -0.1ha -0.25ha -0.18ha -0.42ha =6.05ha	33dph	37dph

2.20 Parcel A should come forward for higher density development than currently exists, as historically low density development would not be sustainable and higher densities have been achieved more recently. As such, the site could come forward for at least 175 dwellings and 5 Gypsy/Traveller pitches. However, if solutions were found which overcome the AQMA constraint, site capacity could increase to 225 dwellings + 5 Gypsy/Traveller pitches.

**Total Capacity**

*175 (min) C3 residential dwellings or if air/noise quality overcome 225 C3 dwellings  
5 Gypsy/Traveller Pitches*

**Plan of Site 255A**



## Site 256 – Parcel A, Thorpe Lea Road North (Thorpe Lea Manor)

- 2.21 Parcel A (Thorpe Lea Manor) is currently occupied by Kerry Foods with a site area of 1.06ha.
- 2.22 There are no areas of flood risk, although trees covered by TPO 418 are located on site, the most prominent part of which lies in the centre of the site with an area of around 0.03ha. Given the size of the TPO area this could be incorporated into green infrastructure. No other constraints exist on the Thorpe Lea Manor site which would reduce developable area.
- 2.23 The site is also not considered large enough to include provision for specialist accommodation and neither is it large enough to provide for either sports pitches or allotments. In any event the site is located directly adjacent to sports pitches and a short distance from Egham Sports Centre and allotments.
- 2.24 Surrounding net density is around 54dph which suggests that the site could come forward at a higher density without compromising character. As such, net densities lower than 50dph have not been considered.
- 2.25 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-6.

**Table 2-6: Capacity Scenarios for site 256 Thorpe Lea Road North, Parcel A**

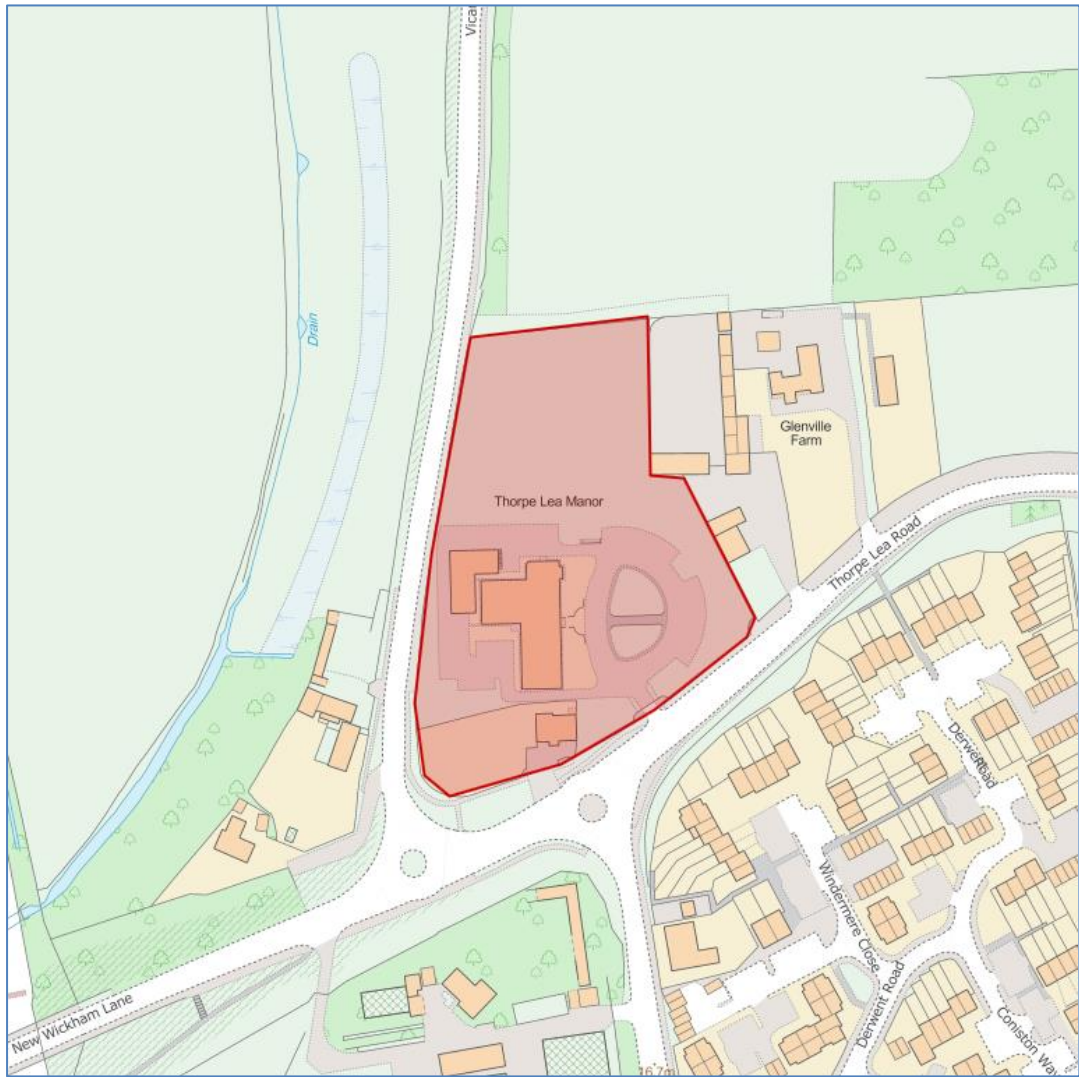
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
50	6no 1 bed=8 18no 2 bed=33 19no 3 bed=48 7no 4+ bed=20 Total= <b>109</b>	Play Space – 0.087ha SANG – N/A Outside 5km Total= <b>0.087ha</b>	1.06ha -0.087ha =0.97ha	47dph	52dph
60	6no 1 bed=8 20no 2 bed=37 24no 3 bed=60 10no 4+ bed=29 Total= <b>134</b>	Play Space – 0.1ha SANG – N/A Outside 5km Total= <b>0.1ha</b>	1.06ha -0.1ha =0.96ha	57dph	63dph

- 2.26 It is considered that Parcel A of site 256 should come forward for a minimum of 50 units, although the site could lend itself to small scale flatted units which could increase capacity further.

### **Total Capacity**

*50 (min) C3 residential dwellings*

## Plan of Site 256, Parcel A



## Site 257– Thorpe Lea Road (West)

- 2.27 Site is 6.6ha in area. Vegetation is present along western boundaries to M25 and banking to the north along New Wickham Lane as it passes over the M25. This also incorporates part of the adopted highway along New Wickham Lane. The site is also located in the AQMA for the M25 which also partly covers the area of vegetation and adopted highway. The combined land take from the AQMA, vegetation and adopted highway is some 1.2ha. If the AQMA is not included this reduces to 0.4ha.
- 2.28 A TPO on site which lies outside of the AQMA also covers around 0.07ha but this could however form part of green infrastructure or private amenity given it's clustering toward the centre of the site and therefore should not reduce capacity. Part of the site falling within the AQMA could be used for green infrastructure with the exception of equipped playing space and as such the majority of green infrastructure has been netted off.
- 2.29 The site is large enough to provide Gypsy/Traveller pitches and 3 pitches at 0.15ha could be accommodated. Given its proximity to the M25 the site may not be appropriate for more sensitive receptors such as C2 or sheltered accommodation. Surrounding net density is around 54dph which suggests that the site could come forward at a higher density without compromising character. As such, densities lower than 50dph have not been considered. Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-7 or as set out in Table 2-8 if air/noise quality impacts can be overcome.

**Table 2-7: Capacity Scenarios for site 257, Thorpe Lea Road West (with AQMA)**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
200 + 3 pitches	21no 1 bed=29 67no 2 bed=124 80no 3 bed=200 32no 4+ bed=91 3 Pitches =11 Total= <b>455</b>	Sports pitches – off-site Play Space – 0.36ha Allotments – off-site SANG – Delivered off site Total= <b>0.36ha</b>	6.6ha -1.2ha -0.36ha -0.15ha =4.89ha	31dph	41dph
225 + 3 pitches	23no 1 bed=32 76no 2 bed=141 90no 3 bed=225 36no 4+ bed=103 3 Pitches = 11 Total= <b>512</b>	Sports pitches – off-site Play Space – 0.41ha Allotments – off-site SANG – Delivered off site Total= <b>0.41ha</b>	6.6ha -1.2ha -0.41ha -0.15ha =4.84ha	35dph	46dph
250 + 3 pitches	26no 1 bed=36 84no 2 bed=155 99no 3 bed=248 41no 4+bed=117 3 pitches = 11 Total= <b>567</b>	Sports pitches – off-site Play Space – 0.45ha Allotments – off-site SANG – Delivered off site Total= <b>0.45ha</b>	6.6ha -1.2ha -0.45ha -0.15ha =4.8ha	38dph	53dph



**Table 2-8: Capacity Scenarios for site 257, Thorpe Lea Road West (without AQMA)**

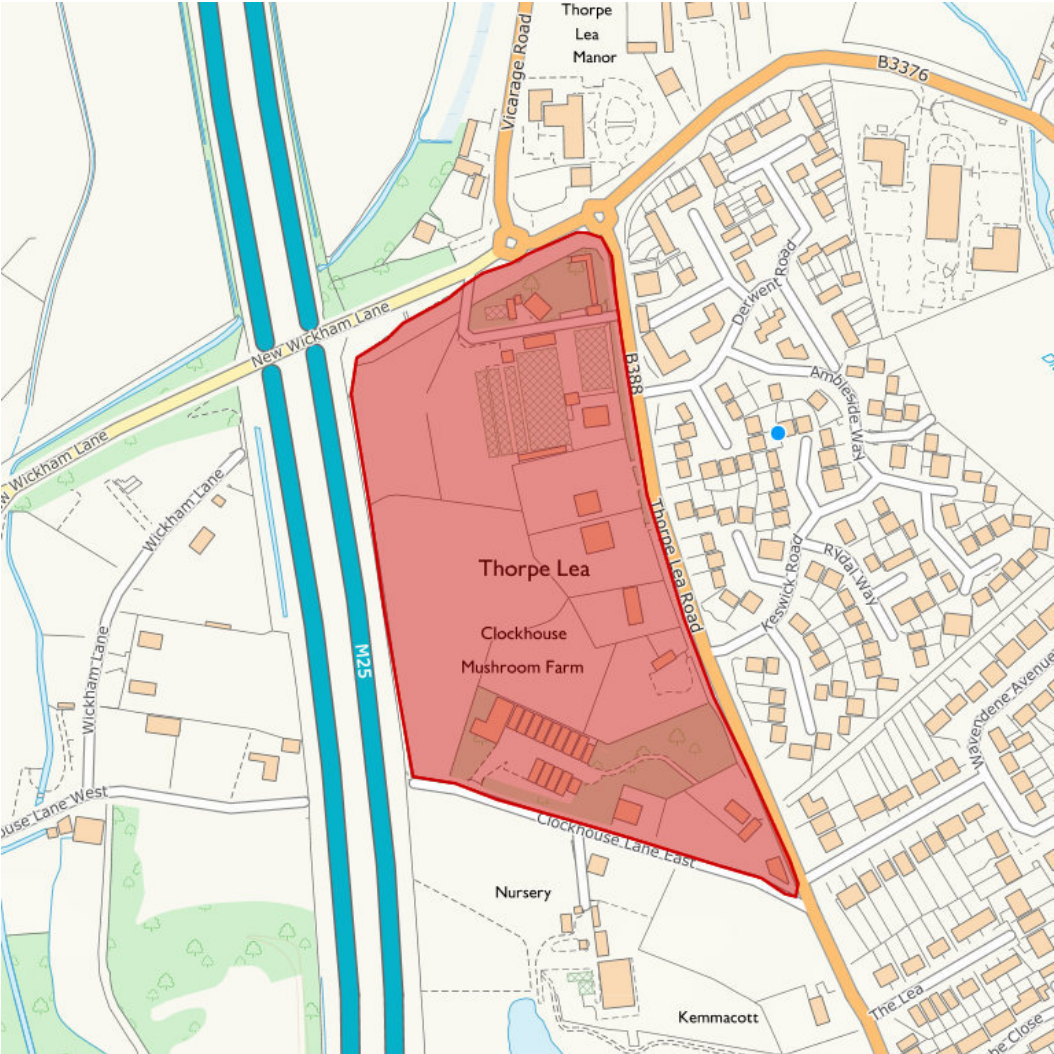
<b>Capacity</b>	<b>Population</b>	<b>Open Space Requirement</b>	<b>Developable Area</b>	<b>Gross Density</b>	<b>Net Density</b>
250 + 3 pitches	26no 1 bed=36 84no 2 bed=155 99no 3 bed=248 41no 4+bed=117 3 pitches = 11 Total= <b>567</b>	Sports pitches – off-site Play Space – 0.45ha Allotments – off-site SANG – Delivered off site Total= <b>0.45ha</b>	6.6ha -0.4ha -0.45ha -0.15ha =5.6ha	38dph	45dph
275 + 3 pitches	28no 1 bed=39 92no 2 bed=170 109no 3 bed=273 46no 4+bed=131 3 pitches = 11 Total= <b>624</b>	Sports pitches – off-site Play Space – 0.5ha Allotments – off-site SANG – Delivered off site Total=	6.6ha -0.4ha -0.5ha -0.15ha =5.55ha	42dph	50dph

2.30 Surrounding net density is around 24-54dph which suggests that the site could come forward at a higher density without compromising character. As such, capacity is considered to be around 250 units and 3 Gypsy/Traveller pitches. If air/noise quality impacts can be overcome then this could increase to 275 dwellings and 3 Gypsy/Traveller pitches.

**Total Capacity**

*250 (min) C3 Dwellings or if air/noise quality overcome, 275 C3 dwellings.  
3 Gypsy/Traveller Pitches*

**Plan of Site 257**



## Site 258 – Virginia Water (North)

- 2.31 Site 258 is 19.5ha in area, with varying but at times steep topography. The Virginia Water North site is formed from 3 parcels of land which lie to the north of properties at Woodlands Road West and Gorse Hill Road and south of Hollow Lane. These parcels are Merlewood, Kenwolde and Gorse Hill House & Gorse Hill Manor.
- 2.32 Whilst together the site area is large enough to accommodate Gypsy/Traveller pitches in reality the sites topography and local land/existing use values are likely to prohibit development of Gypsy/Traveller pitches. The retention of Merlewood Nursing Home is proposed and as such provision of additional C2 use on site is not considered necessary, although extension of the existing premises is a possibility as is the provision of some sheltered accommodation.
- 2.33 The sites at Kenwolde and Merlewood are wooded in parts with a relatively thick understory of vegetation largely formed from Rhododendrons and scrub vegetation of limited value. Land at Gorse Hill House/Manor is more open in character. Wooded areas considered to be of value should be retained given the objectives of the Surrey Landscape Character Assessment for unit SW1 of securing a sense of seclusion with sparse settlement enclosed by woodland.
- 2.34 Given the site topography and its partially wooded nature it is unlikely that the site could deliver green infrastructure in the form of sports pitches, but this could be swapped out either for park/gardens or natural/semi-natural greenspace and as such the full green infrastructure standards will be applied and could be partly formed from the existing woodland, however additional land north of Hollow Lane could be available and greenspace could be provided off-site. The requirement for allotments is unlikely to be appropriate in those areas covered by woodland or within off-site green space and has also been netted off developable area.
- 2.35 The site could be large enough to provide its own SANG which would have to be delivered in accordance with Natural England's minimum requirements (as set out in Appendix 1 of the Final Capacity Analysis, December 2017). This requires a 2.3km circular walk and from site inspection it would appear that this is unlikely to be achievable given topography and extent of woodland which might be retained. As such, no land has been netted off for provision of SANG and this will need to be secured off-site.
- 2.36 Also, the varying topography of the site may reduce developable area further and an allowance has been netted off to account for this of some 0.4ha for the area just to the south of Merlewood where topography drops relatively steeply for a short distance before flattening towards the south. This area is however largely covered by trees and as such has already been netted off developable area.
- 2.37 The site at Kenwolde may see the retention of the existing dwellings with the land around these brought forward for development. Similarly the nursing home at Merlewood is to be retained along with some of the land to the rear of the building before the slope southwards begins. The properties at Gorse Hill House & Manor are covered by restrictive covenants which prohibits development coming forward on plots for more than 4 dwellings. This has been factored into the final capacity for the site.
- 2.38 As such, in terms of Merlewood and taking account of retention of the nursing home, site topography and retention of woodland areas developable area is reduced by around 3ha to 6.5ha. The Merlewood site is also the parcel considered for allotment provision and equipped playspace, but for all three parcels other green space is delivered off-site. For Kenwolde, if the existing residential units are retained this

reduces developable area by 0.8ha with a further reduction of 0.3ha to account for wooded areas and developable area is either 1.7ha or 2ha. Should the existing dwellings at Kenwolde come forward for development it has been assumed this will be conversion to apartments (circa 15 units). The site at Gorse Hill House and Manor could only attain a maximum capacity of 8 units (6 net) which could easily be accommodated within the site area of 5.7ha.

- 2.39 Surrounding densities are very low ranging between 2-12 net dwellings per hectare. More effective and efficient use of land should be made whilst taking account of the context and distinctiveness of the surrounding area and to Landscape Character objectives. As such, whilst high density development is unlikely to be appropriate, this does not mean that higher density development than exists in the surrounds could not be sympathetically designed and accommodated on site, although densities significantly higher than the surrounds have not been considered.
- 2.40 Given the context and character of the site it is unlikely to be suited towards smaller units and therefore an assumption has been made that larger units, including 5 bedroom units will be provided. However, the site will need to provide some 1 or 2 bed apartments on site given the need for 10% delivery of affordable home ownership as set out in the draft NPPF. Inclusion of apartments will help to lift density of the site.
- 2.41 As such for the purposes of Merlewood and Kenwolde, an assumption has been made that 10% of units will be small units split evenly between 1 & 2 beds with an associated uplift in 4 & 5 bed units to 30% and 20% respectively (aside from conversion of Kenwolde to apartments).
- 2.42 Taking the above into account the developable area and capacity for each parcel of Virginia Water North is set out in Tables 2-9 to 2-11.

**Table 2-9: Capacity for Site 258, Merlewood**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
70	4no 1 bed=6 3no 2 bed=6 28no 3 bed=70 21no 4 bed=60 14no 5+ bed= 50 Total= <b>192</b>	Sports pitches – off-site Play Space – 0.15ha Allotments – 0.035ha SANG – Delivered off site Total= <b>0.185ha</b>	9.5ha -3ha -0.185ha -0.062ha =6.25ha	7dph	11dph
85	5no 1 bed=7 4no 2 bed=7 34no 3 bed=85 26no 4 bed= 74 16no 5+ bed= 58 Total= <b>231</b>	Sports pitches – off-site Play Space – 0.18ha Allotments – 0.043ha SANG – Delivered off site Total= <b>0.223ha</b>	9.5ha -3ha -0.223ha -0.062ha =6.2ha	9dph	14dph
100	5no 1 bed=7 5no 2 bed=9 40no 3 bed=100 30no 4 bed=86 20no 5+ bed=72 Total= <b>274</b>	Sports pitches – off-site Play Space – 0.22ha Allotments – 0.05ha SANG – off-site Total= <b>0.27ha</b>	9.5ha -3ha -0.27ha -0.062ha =6.17ha	11dph	16ph

**Table 2-10: Capacity for Site 258, Kenwolde (dwellings retained)**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
20	1no 1 bed=1 1no 2 bed=2 8no 3 bed=20 6no 4 bed=17 4no 5+ bed=14 <b>Total=54</b>	Sports pitches – off-site Play Space – 0.04ha off-site Allotments – 0.01ha off-site SANG – off-site Total= <b>0.05ha</b>	2.8ha -0.8ha -0.3ha =1.7ha	10dph	12dph
25	2no 1 bed=1 1no 2 bed=2 10no 3 bed=25 8no 4 bed=23 4no 5+ bed=14 <b>Total=65</b>	Sports pitches – off-site Play Space – 0.05ha off-site Allotments – 0.012ha off-site SANG – off-site Total= <b>0.062ha</b>	2.8ha -0.8ha -0.3ha =1.7ha	11dph	15dph
30	2no 1 bed=3 1no 2 bed=2 12no 3 bed=30 9no 4 bed=26 6no 5+ bed=22 <b>Total=83</b>	Sports pitches – off-site Play Space – 0.07ha off-site Allotments – 0.015ha off-site SANG – off-site Total= <b>0.085ha</b>	2.8ha -0.8ha -0.3ha =1.7ha	13dph	18dph

**Table 2-11: Capacity for Kenwolde (whole site)**

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
40	5no 1 bed=7 10no 2 bed=19 10no 3 bed=25 10no 4 bed=29 5no 5+ bed=18 <b>Total=98</b>	Sports pitches – off-site Play Space – 0.08ha off-site Allotments – 0.02ha off-site SANG – off-site Total= <b>0.1ha</b>	2.8ha -0.3ha =2.5ha	14dph	16dph
50	5no 1 bed=7 10no 2 bed=19 14no 3 bed=35 14no 4 bed=40 7no 5+ bed=25 <b>Total=126</b>	Sports pitches – off-site Play Space – 0.1ha off-site Allotments – 0.025ha off-site SANG – off-site Total= <b>0.125ha</b>	2.8ha -0.3ha =2.5ha	18dph	20dph

2.43 No table has been provided for Gorse Hill House and Manor as the maximum capacity of these sites are known to be 8 units (6 net additional). Further areas of land lie within the Virginia Water North site to the south of Kenwolde and predominantly form garden/amenity areas for 2 dwellings at Woodlands Road West. Whilst it is unknown whether these areas are available for development they amount to 1.5ha in area and could be accessed from Kenwolde. Netting off around 0.2ha for retention of a wooded area gives a developable area of 1.3ha. However, restrictive covenants are also in force at these land parcels restricting the number of dwellings to 2 net additional units.

2.44 Given the surrounding context and character but need to make efficient use of land it is considered that minimum capacity at each parcel is: -

Merlewood – 85 dwellings

Kenwolde – 25 or 40 dwellings (dependent on retention of existing dwellings)

Gorse Hill House & Manor – 6 dwellings

Further Areas – 2

2.45 As such total minimum capacity for Virginia Water North is around 120 units.

**Total Capacity**

120 (min) C3 residential dwellings

**Plan of site 258**



## Site 261 – Virginia Water (South)

- 2.46 Site is 5.27ha in area. There is an area of vegetation on the south/west and north boundaries part of which is covered by TPO 420. Boundary vegetation which could be retained as a buffer to Trumps Green Road, rail line, Wentworth Estate and properties at Knowle Hill and the area covered by the TPO account for some 0.8ha (0.2ha and 0.6ha respectively). However, part of the TPO area could be sited within private amenity space and therefore half of this area has been netted off with the other half assumed to be incorporated into green infrastructure. There are no other constraints on site which would restrict developable area.
- 2.47 However, comments submitted for the site during Draft Plan consultation highlighted the possibility of a roundabout entrance into the site which would have land take implications estimated at 0.2ha. However, alternative access could be achieved and therefore the developable area may not need to reflect provision of a new roundabout.
- 2.48 The site is large enough to accommodate up to 2 Gypsy/Traveller pitches at 0.10ha, however, whether this is viable given likely land values in Virginia Water will need to be tested further. Sports pitches are in evidence in the local area at King George V Recreation Ground and as such these have not been included in the site's green infrastructure requirements.
- 2.49 Surrounding net density is 7 to 24dph. However, the need to make the most efficient use of land needs to be taken into account and as such net densities lower than 30dph have not been considered. Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-12.

**Table 2-12: Capacity Scenarios for site 261 Virginia Water South**

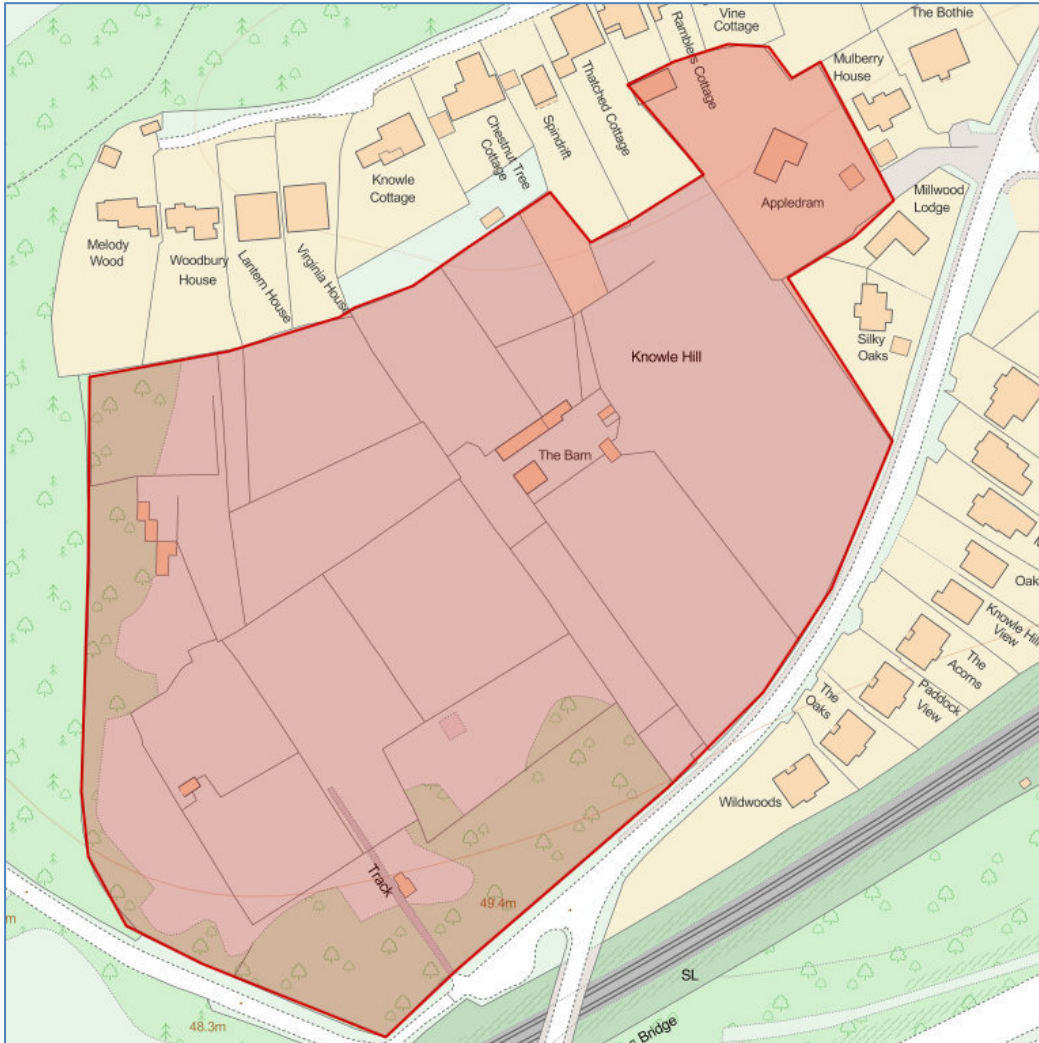
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
140 + 2 Pitches	14no 1 bed=20 47no 2 bed=87 56no 3 bed=140 23no 4+ bed=66 2 pitches = 7 Total= <b>313</b>	Sports pitches – off-site Play Space – 0.25ha Allotments – off-site SANG – off-site Total= <b>0.25ha</b>	5.27ha -0.10ha -0.5ha -0.2ha =4.47ha	27dph	31dph
150 + 2 Pitches	16no 1 bed=22 50no 2 bed=93 60no 3 bed=150 24no 4+ bed=68 2 pitches = 7 Total= <b>340</b>	Sports pitches – off-site Play Space – 0.27ha Allotments – off-site SANG – off-site Total= <b>0.27ha</b>	5.27ha -0.10ha -0.5ha -0.2ha =4.47ha	29dph	33dph
160 + 2 Pitches	16no 1 bed=22 53no 2 bed=98 64no 3 bed=160 27no 4+ bed=77 2 pitches = 7 Total= <b>364</b>	Sports pitches – off-site Play Space – 0.29ha Allotments – off-site SANG – off site Total= <b>0.29ha</b>	5.27ha -0.10ha -0.5ha -0.2ha =4.47ha	31dph	36dph

- 2.50 Given the need to make the most efficient use of land but also taking account of context and character the capacity for the Virginia Water South site is a minimum of 140 dwellings as well as 2 Gypsy/Traveller pitches. Development proposing higher densities will need to demonstrate high quality design to ensure integration with existing character as a whole. Additional dwellings could also be brought forward depending on the access arrangements into the site.

**Total Capacity**

140 (min) C3 dwellings  
2 Gypsy/Traveller Pitches

**Plan of Site 261**





## Site 263 – Ottershaw East

- 2.51 Site is 13.2ha in area. The site is however large enough to provide its own SANG on-site and this coupled with other green infrastructure requirements will reduce the developable area of the site. There is also a fenced/hedged off public footpath which runs north/south through the site and forms an appropriate boundary for the developable part of the site and which should be retained. As such, developable area west of the footpath is around 5.9ha and area around The Field Nursery is 0.92ha giving a total area of 6.82ha. However, responses received to the Draft Plan consultation has revealed that three existing residential properties fronting Brox Road will not be available for development. This reduces the developable area west of the footpath by around 0.28ha to 6.54ha.
- 2.52 The residential curtilage at the Field Nursery is approximately 0.35ha and may not be released at the same time as other land at the Field Nursery and the main part of Ottershaw East. If removed from the Green Belt there may be opportunities to redevelop this site in the future and as such this land is retained in the capacity analysis although for a reduced level of development of around 10 net dwellings. The developable area for Ottershaw East is therefore around 6.19ha.
- 2.53 East of the public footpath could be used for SANG and is 7.3ha in area. It is likely that 7.3ha of SANG will be an overprovision for the number of dwellings which could be accommodated west of the footpath. As such, other green infrastructure requirements could also be located east of the footpath and therefore not netted off the developable area, however in the interests of designing out crime and surveillance, equipped playing space should be integrated within the residential development west of the footpath.
- 2.54 The site is large enough to provide Gypsy/Traveller accommodation and is capable of accommodating 2 Gypsy/Traveller pitches with a land take of 0.10ha.
- 2.55 An area of vegetation lies on the southern boundary with Southwood Avenue which can be retained as a buffer with a land take of around 0.1ha. There is also a drain on site which requires an 8m buffer distance to any development. The total area of this buffer to the west side of the footpath is approximately 0.11ha. The site is also capable of accommodating a new health centre on site with a land take of 0.1ha.
- 2.56 There are areas of the village that exhibit net densities around the 40dph mark, although the net density in the immediate vicinity of the site is 11 to 26 to dph. Planning application RU.17/1940 at the Brox End Nursery has also recently been considered by the Runnymede Planning Committee with a resolution to grant permission for 40 dwellings subject to S106. Taking account of the TPO at the Brox End site and what is developable, 40 units at Brox End Nursery constitutes a net density of around 32dph.
- 2.57 The draft NPPF advocates that land should be used efficiently and therefore density should range higher than the immediate vicinity whilst taking account of surrounding character and the resolution at Brox End Nursery. As such, net densities lower than 30dph have not been considered. Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 2-13.

**Table 2-13: Capacity Scenarios for site 263 Ottershaw East**

<b>Capacity</b>	<b>Population</b>	<b>Open Space Requirement</b>	<b>Developable Area</b>	<b>Gross Density</b>	<b>Net Density</b>
180 + 2 pitches	27no 1 bed=38 54no 2 bed=100 72no 3 bed=180 27no 4+ bed=77 2 Pitches =7 Total= <b>402</b>	Sports pitches – 0.64ha Play Space – 0.32ha Allotments – 0.09ha SANG – 3.44ha Total= <b>4.49ha</b>	6.19ha -0.21ha -0.1ha -0.1ha -0.32ha =5.46ha	29dph	33dph
190 + 2 pitches	29no 1 bed=41 57no 2 bed=105 76no 3 bed=190 28no 4+ bed=80 2 Pitches =7 Total= <b>423</b>	Sports pitches – 0.68ha Play Space – 0.34ha Allotments – 0.095ha SANG – 3.61ha Total= <b>4.73ha</b>	6.19ha -0.21ha -0.1ha -0.1ha -0.34ha =5.44ha	31dph	35dph
200 + 2 pitches	20no 1 bed=28 67no 2 bed=124 80no 3 bed=200 33no 4+ bed=94 2 Pitches =7 Total= <b>453</b>	Sports pitches – 0.72ha Play Space – 0.36ha Allotments – 0.1ha SANG – 3.62ha Total= <b>4.8ha</b>	6.19ha -0.21ha -0.1ha -0.1ha -0.36ha =5.42ha	33dph	37dph

2.58 Given the need to ensure efficient use of land and relatively high accessibility of the site, but taking account of surrounding context and density at Brox End Nursery, it is considered that Ottershaw East could come forward for at least 190 C3 dwellings + 10 net additional dwellings at the Field Nursery giving a total of 200 net dwellings and 2 Gypsy/Traveller pitches. However, given the higher densities proposed than within the immediate area, any development will need to ensure high quality design and take account of measures to create/enhance biodiversity features given the need for SANG.

**Total Capacity**

200 (min) C3 dwellings  
2 Gypsy/Traveller Pitches


**Plan of Site 263**



### 3. Site Summaries (all sites)

Site	Min Housing Capacity	Gypsy/Traveller Pitches	Nursing/Care Bed Spaces	Sheltered Units
<b>Sites with permission</b>				
48 – Hanworth Lane, Chertsey (north)	130	0	0	0
17 – Coombelands Lane, Rowtown	40	0	0	0
99 – Longcross Garden Village	200	0	0	0
<b>Sites w/o permission</b>				
14 – Brox Road Nursery	40	0	0	0
34 – Parklands, Parcel D, Chertsey Bittams	125-200	0	93	0
48 – Hanworth Lane, Chertsey (south)	210	0	0	0
60 – Pycroft Road, Chertsey	275	5	0	0
97, 99 & 221 Longcross Garden Village	1,500	10	0	60
156 Blay's House, Blay's Lane, Englefield Green	100	0	0	0
217 – Land West of Wheeler's Green, Parcel E, Chertsey Bittams	75-105	0	0	0
231 – St Peter's Hospital, Chertsey	400	0	70	0
254 - Parcel B, Veterinary Laboratory Site, Rowtown (Rowtown West, Old Road)	150	2	0	0
255 – Chertsey Bittams – Parcel A	175	5	0	0
255 – Chertsey Bittams – Parcel B	120	2	0	0
255 – Chertsey Bittams – Parcel C	35	1	0	0
256 – Thorpe Lea Road North	90	2	0	0
257 – Thorpe Lea Road West	250	3	0	0
258 – Virginia Water North	120	0	0	0
261 – Virginia Water South	140	2	0	0
263 – Ottershaw East	200	2	0	0
<b>Total</b>	4,375-4,480	34	163	60

Site	Employment Capacity
51 – Byfleet Road	34,500sqm (Class B8)



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