

Runnymede 2035 Site Capacity Analysis Version 1



May 2017

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1. Introduction

- 1.1 This draft capacity analysis considers the potential capacity of housing and employment sites as recommended for allocation in the Runnymede Local Plan 2035 by the Site Selection Methodology and Assessment¹.
- 1.2 Paragraph 157 bullet 5 of the NPPF sets out that Local Plans should allocate sites and provide detail on form, scale, access and quantum of development where appropriate. There is no national or local guidance which sets out how to calculate the development capacity of a site and as such this capacity analysis has taken account of a number of factors such as site size and developable area as well as a range of assumptions such as density, ability to provide green infrastructure, housing mix and ability to accommodate a mix of housing types.
- 1.3 The capacity analysis for each site sets out a brief description of the site and whether there are any constraints or on-site features which reduce the developable area as well as the ability to provide specialist forms of housing such as Gypsy/Traveller pitches, sheltered/extra care apartments and/or care/nursing accommodation (use Class C2).
- 1.4 All of these factors are taken into consideration and a range of capacities are analysed to determine the likely population arising from a site and how this relates to requirements for green infrastructure to be provided on site. A calculation is then made of how this affects developable area and the gross and net density of a development. A conclusion is then drawn which sets out the capacity of each site.
- 1.5 Although the National Planning Policy Framework (NPPF) does not set out minimum density expectations in new development it does state in paragraph 58 bullet 3 that planning policies and decisions should aim to ensure that developments optimise the potential of the site to accommodate development and in bullet 4 that developments should respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging innovation.
- 1.6 The Housing White Paper² also sets out in paragraph 1.53 bullet 1 that the Government intends to amend the NPPF to make clear that plans and individual development proposals should make efficient use of land and avoid low densities where there is a shortage of land for meeting identified housing requirements. Paragraph 1.53 bullet 3 also seeks to ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area.
- 1.7 As such, it is clear that sites should make the most efficient use of land, but in a way which does not adversely affect local character or harm local distinctiveness. Therefore, all capacities quoted are minimum capacities and as such there may be scope to marginally increase the development potential on some sites, especially should housing mix assumptions change. Where this is the case and densities are higher than surrounding areas this should not be at the expense of high quality design standards.
- 1.8 The assumptions used in this capacity analysis and the capacity of each site are set out in the following sections of this document.

¹ Runnymede Site Selection Methodology & Assessment Version 2 (2017) RBC. Available at: <https://www.runnymede.gov.uk/article/12181/Site-Selection-and-Capacity-Work>

² Fixing Our Broken Housing Market (2017) CLG. Available at: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

1.9 Runnymede has also carried out an Infrastructure Needs Assessment (INA)³ which sets out the infrastructure requirements for each site either through provision of on-site facilities or amount of infrastructure required to improve off-site facilities. Where on-site facilities are expected to be delivered these have been factored into the calculation of developable area.

³ Runnymede Infrastructure Needs Assessment (2017) Aecom. Available at <https://www.runnymede.gov.uk/article/11758/Infrastructure>

2. Assumptions

2.1 In undertaking an analysis of the potential capacity of sites to take forward for allocation a number of assumptions have been taken into account, This includes: -

- Mix of residential types including market and affordable housing and whether there is capacity to accommodate specialist housing such as care/nursing/extra care and/or Gypsy/Traveller pitches;
- Size of dwellings in terms of bedroom numbers which drives occupancy levels;
- Size of dwellings in terms of land take;
- Estimated population derived from each site based on standard occupancy rates (see below);
- Ratio of employment floorspace to land take based on different uses;
- The need to provide for green infrastructure in line with proposed standards and whether a site is large enough to provide its own bespoke SANG solution for residential led development;
- Other on-site infrastructure i.e. roads, access, general amenity/landscaping space;
- Constraints/Issues highlighted in Stage 4 of this Site Selection Methodology & Assessment i.e. landscape character, BOAs, flood risk, air quality etc.

2.2 In terms of the standards used for the assumptions above, these have been taken from other evidence base documents and/or published guidance where appropriate and are as follows:

Housing Mix

2.3 Housing mix assumptions in terms of the mix of market and affordable dwellings has been based on evidence set out in the Runnymede & Spelthorne Strategic Housing Market Assessment (SHMA)⁴. This is set out in table 2-1 below. The percentage of affordable housing has been based on a 35% target as set out in the SHMA (paragraph 6.55) with the 10% for delivery of affordable home ownership subsumed within the affordable proportion (as set out in the Housing White Paper²). This may change following completion of the Local Plan Viability Assessment which may increase or decrease affordable targets and thresholds.

Table 2-1: SHMA Housing Mix Assumptions

	1-bed	2-bed	3-bed	4+ bed
Market	5%	30%	45%	20%
Affordable	35-40%	25-30%	25-30%	5-10%
All dwellings	15%	30%	40%	15%

2.4 It has also been assumed that any self or custom build plots would not take any larger land take than general market housing.

⁴ Runnymede & Spelthorne Strategic Housing Market Assessment (2015) GL Hearn. Available at: <https://www.runnymede.gov.uk/article/10102/Strategic-Housing-Market-Assessment---SHMA>

- 2.5 Care and nursing homes (use Class C2) are assumed to be provided for at 70 bed spaces and for sheltered/extra care accommodation at 20 units. Smaller sizes than this may be feasible subject to viability and management implications but for the purposes of this capacity analysis 70 bed spaces and 20 units have been considered as the minimum.
- 2.6 As a general rule of thumb nursing/residential care homes in Runnymede average around 130 beds per ha. As such a 70 bed home could be provided on 0.5ha or a 35 bed home on 0.25ha. Land take for extra care/sheltered accommodation has been based on the developable area being twice the footprint of the building(s) in order to accommodate parking, landscaping etc. The size of the building will be based on the average size of an affordable 1 bed flat (48sqm) in Runnymede multiplied by the number of units at ground floor level (10) with a gross to net ratio of 85% to account for non-habitable areas. This is calculated at around 0.11ha.
- 2.7 As such, C2 use and sheltered accommodation will be considered on allocation sites on a site by site basis on a qualitative assessment of: -
- Total land take for C2/Sheltered use in comparison with total developable area of a site;
 - Location of site and constraints which may impact on C2/Sheltered uses as more sensitive receptors;
 - Viability⁵
- 2.8 For Gypsy/Traveller sites there is no up to date guidance on how big a land take a site will take. The now withdrawn Government guidance on designing Gypsy/Traveller sites⁶ states that there is no one ideal size of site or number of pitches per site but does suggest a maximum of 15 pitches per site with 3-4 pitches for smaller sites. However it is not uncommon for family groups to live on sites with 1-3 pitches.
- 2.9 In addition, there is no standard in terms of pitch size. The now withdrawn CLG guide states that there is no one size fits all measurement of a pitch as it depends on the size of the family and particular needs however, in general a family pitch needs to support an amenity building, large trailer and touring caravan, drying space for clothes and amenity space, lockable shed and space for two vehicles. Smaller pitches should be capable of providing the same as a large pitch less a parking space, touring caravan, shed and amenity space.
- 2.10 As there is no up to date guidance on how big a land take a Gypsy/Traveller pitch will take, an average pitch size of 0.07ha has been used. This is based on a reasonable judgement of the space required for a pitch having regard to the size of pitches in Runnymede. In terms of the number of pitches which may be accommodated by each allocation site, this has been based on a site by site basis on a qualitative assessment of the site, rather than apply a generic formula. The qualitative assessment has been based on: -
- Total land take for Gypsy/Traveller pitches in comparison with total developable area of a site;
 - Applying a minimum number of 2 pitches per site to ensure it can support families/extended families;

⁵ Viability of sites being undertaken, with assumption that C2/Sheltered use viable at this time

⁶ Designing Gypsy & Traveller Sites: Good Practice Guide (2008) CLG. Available at: <https://www.gov.uk/government/publications/designing-gypsy-and-traveller-sites-good-practice-guide>

- Whether the site can achieve separate access;
- Land value in relation to location in the Borough;

Occupancy Rates

2.11 Occupancy of a development has a bearing on the total increase in population expected from a site and how this translates into the need for certain types of infrastructure. The occupancy rates for general market and affordable housing has been taken from the Strategic Access Management & Monitoring (SAMM) project, which forms part of the overall package of avoidance measures required for the Thames Basin Heaths SPA. The occupancy rates used by the SAMM project are set out in Table 2-2.

Table 2-2: SAMM Occupancy Rates for General Market & Affordable Housing

Dwelling Size	SAMM Occupancy Rates (persons)
1	1.4
2	1.85
3	2.5
4	2.85
5+	3.7

2.12 Whilst it is acknowledged that some care/nursing facilities will provide double bedrooms and some sheltered units may have more than one bedroom, for the purposes of this capacity analysis, the occupancy rate for C2 use will be assumed to be 1 person per bedroom for care and nursing and 1.4 persons per unit for sheltered units which reflects the capacity of a market 1 bed dwelling as highlighted in Table 2-2.

2.13 The occupancy ratio per Gypsy/Traveller pitch has been taken from the north Surrey Gypsy & Traveller Accommodation Assessment 2007 (GTAA)⁷. Although the GTAA is out of date, it does give a rough figure of the occupancy of Gypsy/Traveller pitches. Survey data from the 2007 GTAA estimated occupancy of pitches at 3.6 people per pitch.

Employment Mix

2.14 The Runnymede Employment Land Review⁸ (ELR), identifies a deficit of space for storage and distribution uses (Use Class B8) and the Local Plan will need to allocate sites for this use where viable. In this respect, sites allocated for employment are only for B8 use unless some other form of enabling development is required as part of the development mix to make an allocation viable i.e. a higher value form of development such as residential, retail or office.

2.15 The ratio of employment floorspace will also vary according to the type of employment units' allocated i.e. small scale B8, as opposed to large warehouse type storage uses.

⁷ North Surrey Gypsy & Traveller Accommodation Assessment 2006-2016 (2007) Anglia Ruskin University. Available at: <https://www.runnymede.gov.uk/article/5249/Gypsies-and-Travellers-policy-documents-and-guidance>

⁸ Runnymede Employment Land Review (2016) RBC. Available at: <https://www.runnymede.gov.uk/article/11417/Employment-Land-Review-2016>

For the purposes of this assessment, the floorspace to land take ratio is based on comparators and is as set out in Table 2-3.

Table 2-3: Employment Use Sqm to Developable Area Ratio

Use	Unit Size (sqm)	% Developable Area covered by development	Developable Area (ha)
B1c, B2 Industrial & B8 Warehouse	500	70%	0.07
B1c, B2 Industrial & B8 Warehouse	1,000	50%	0.2ha
B1c, B2 Industrial & B8 Warehouse	3,000	40%	1.5ha
B1a Offices (Business Park)	6,000	60%	1ha

Green Infrastructure

2.16 An element of green infrastructure will be expected to be provided on allocation sites unless having considered the site qualitatively it is considered that the site is not large enough to provide its own space without compromising dwelling numbers and/or viability. The green infrastructure standards are applied to more formal areas of green space rather than small incidental areas of amenity/landscaping, which accompany most housing developments. This is because these small areas will already have been considered in the calculation of net density.

2.17 The four main types of formal green infrastructure which will be required by residential development are: -

- Suitable Accessible Natural Greenspace (SANG) – SANG are required to avoid recreational and urbanising impacts to the Thames Basin Heaths SPA and can either be provided on-site as a bespoke SANG solution or off-site by way of a financial contribution toward an existing SANG. The requirement for an on-site SANG will be considered on a site by site basis in terms of whether they can provide the basic SANG features required by Natural England, which are set out in Appendix 1 of this assessment;
- Sports/Playing Pitches & Parks;
- Playing Space – This also includes the space for children’s equipped playing space;
- Allotments

2.18 There may also be occasions where it is not feasible to place some types of green infrastructure on a site because the size requirements for that green infrastructure type would not be met, it would be at such a low level that it would be unmanageable or because of site topography. In these instances one type of green infrastructure may be swapped for another or reflect a type of green infrastructure which has been identified as deficient in that particular area as evidenced in the Runnymede Open Space Study

2016⁹. Paragraph 1.53 bullet 4 of the Housing White Paper² also sets out that the NPPF will be amended so that a flexible approach is taken to sites, by avoiding for example rigid open space standards if there is adequate provision in the wider area.

- 2.19 As such, some sites may also be able to benefit from existing green infrastructure provision, such as SANG where they cannot provide their own or sports/playing pitches. Where this is the case, this will be stated with the assumption that a financial contribution to off-site provision will be made.
- 2.20 The Runnymede Open Space Study also sets out standards for each green infrastructure type other than for SANG (where standards are given by the Thames Basin Heaths Delivery Framework¹⁰). For the purposes of this assessment the standards in Table 2-4 have been followed unless otherwise stated in the site write up.

Table 2-4: Green Infrastructure Standards

Green Infrastructure Type	Standard for Provision
Sports/playing pitches or parks	1.6ha per 1,000 population
Playing space (equipped + informal)	0.8ha per 1,000 population
Allotments	20 plots per 1,000 households @ 250sqm per plot
SANG	8ha per 1,000 population, although in some cases a higher standard may apply

⁹ Runnymede Open Space Study (2016) RBC. Available at: <https://www.runnymede.gov.uk/article/5243/Open-Space-Study>

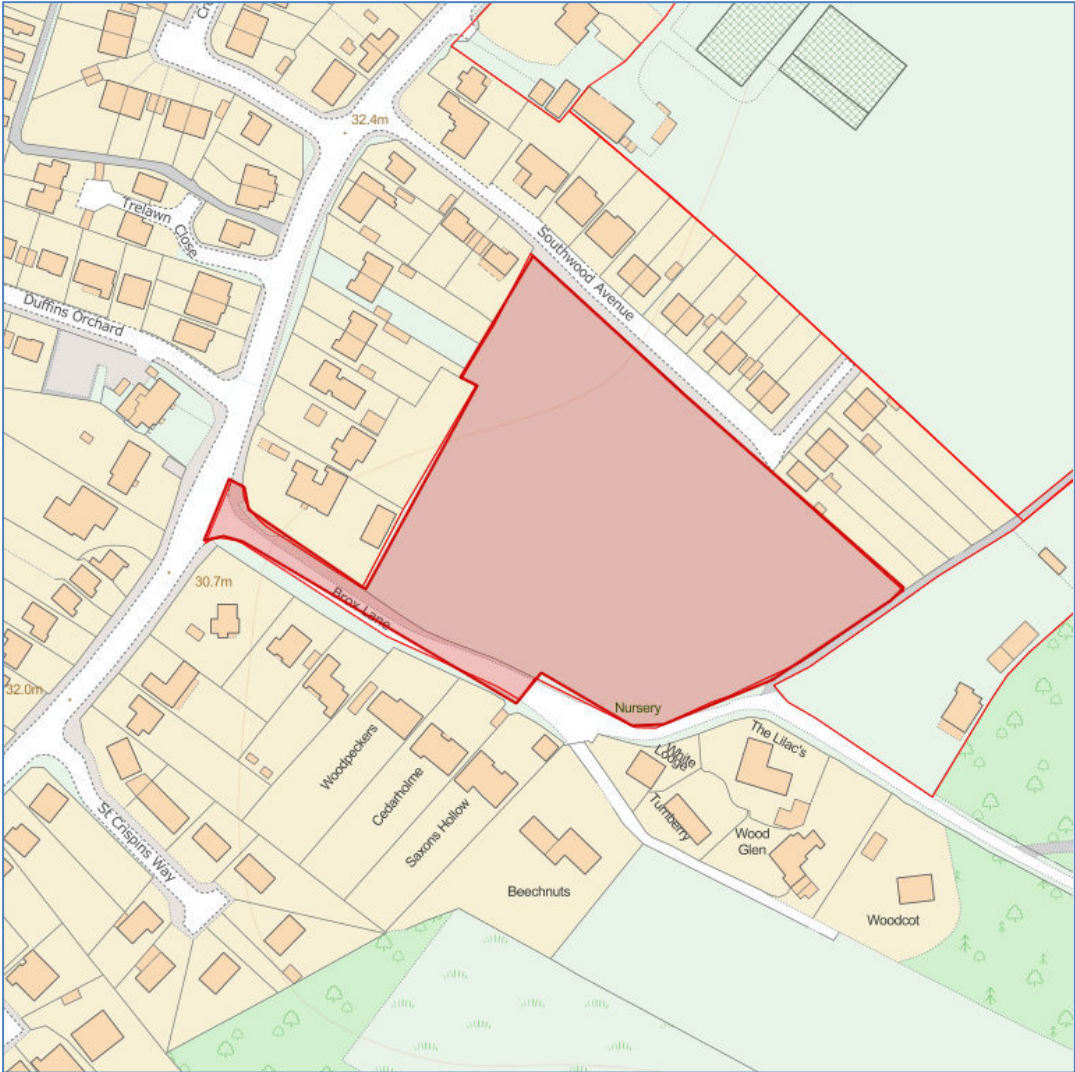
¹⁰ Thames Basin Heaths Special Protection Area Delivery Framework (2009) JSPB. Available at: <https://www.runnymede.gov.uk/article/5251/Thames-Basin-Heaths-Special-Protection-Area-TBH-SPA-policy-documents-and-guidance>

3. Housing Sites

Site 14 – Brox End Nursery, Ottershaw

3.1 Planning application considered by Planning Committee for 40 dwellings and decision deferred. Site capacity will reflect permission when granted.

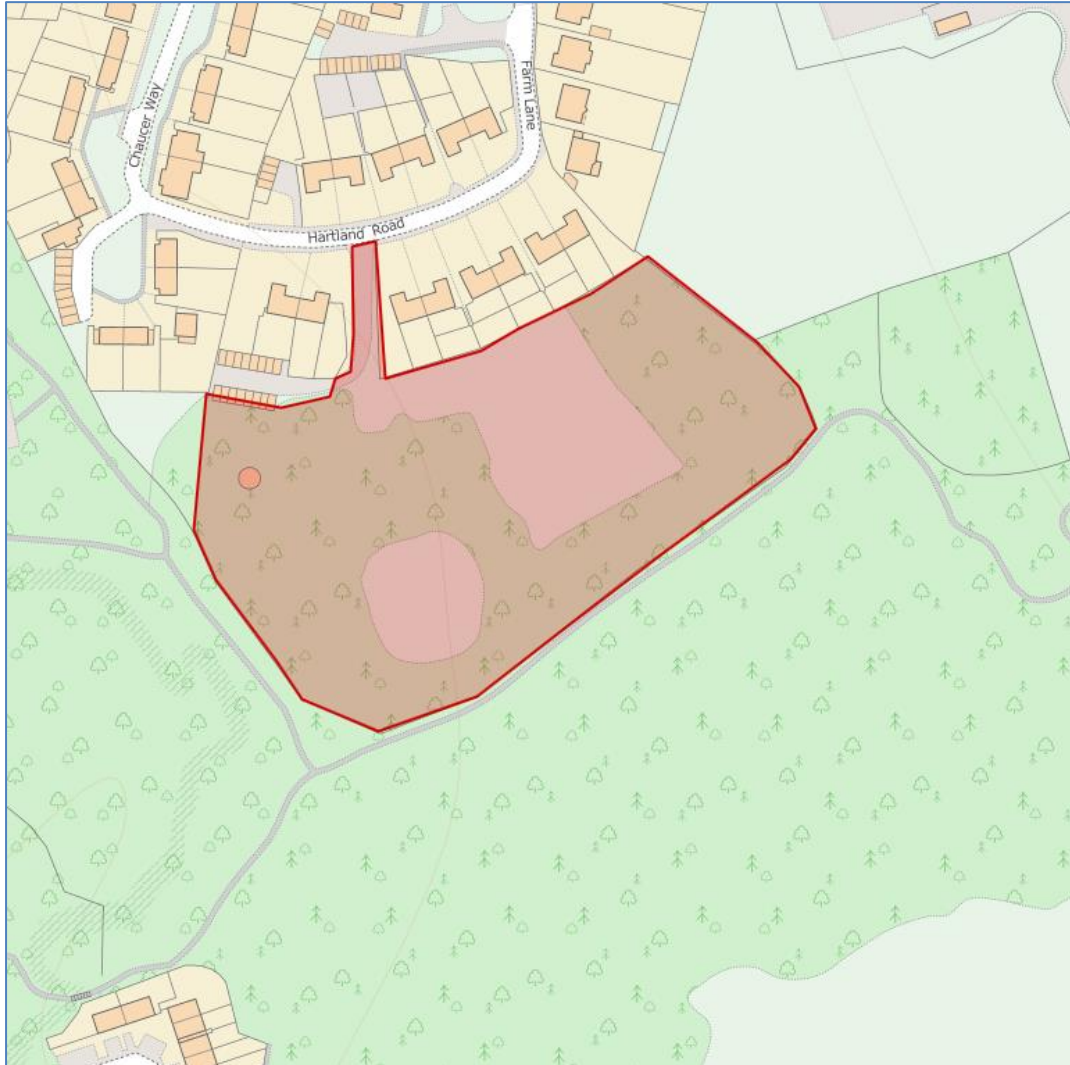
Plan of Site 14



Site 17 – Coombelands Lane, Rowtown

- 3.2 Planning application RU.16/0845 granted for 43 dwellings subject to S106. Site capacity will reflect permission when granted.

Plan of Site 17



Site 34 – Parklands, Parcel D, Chertsey Bittams

- 3.3 Parcel D is located to the south west of Chertsey Bittams and bounded by Bittams Lane to the south and properties at Waverley Drive and Hillcrest Avenue to the north and east. The parcel is 4.14ha in area.
- 3.4 The site currently benefits from planning permission for a 93 bed care home (RU.15/1005) which is currently under construction and will occupy an area of some 1.28ha. It has been assumed that this development will be retained as it provides for a C2 need. As such, this reduces the site area to 2.86ha. Given the C2 use already on site and size remaining, it is considered that the site would not be suitable for other specialist housing types.
- 3.5 There is also an area to the west of the site which is covered by a TPO and is approximately 0.07ha in area. This could form part of overall green infrastructure requirements and as such is not expected to reduce capacity.
- 3.6 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. Further, the site is adjacent to St Peter's hospital (albeit separated by Guildford Road) a more intensive development which could be reflected in the density for Parcel D subject to design. As such, it is considered that the site could provide for higher density development and given the need to make the most effective use of land and approach taken to St Peter's Hospital net densities lower than 50dph have not been considered.
- 3.7 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-1.

Table 3-1: Capacity Scenarios for Parklands, Parcel D, Chertsey Bittams

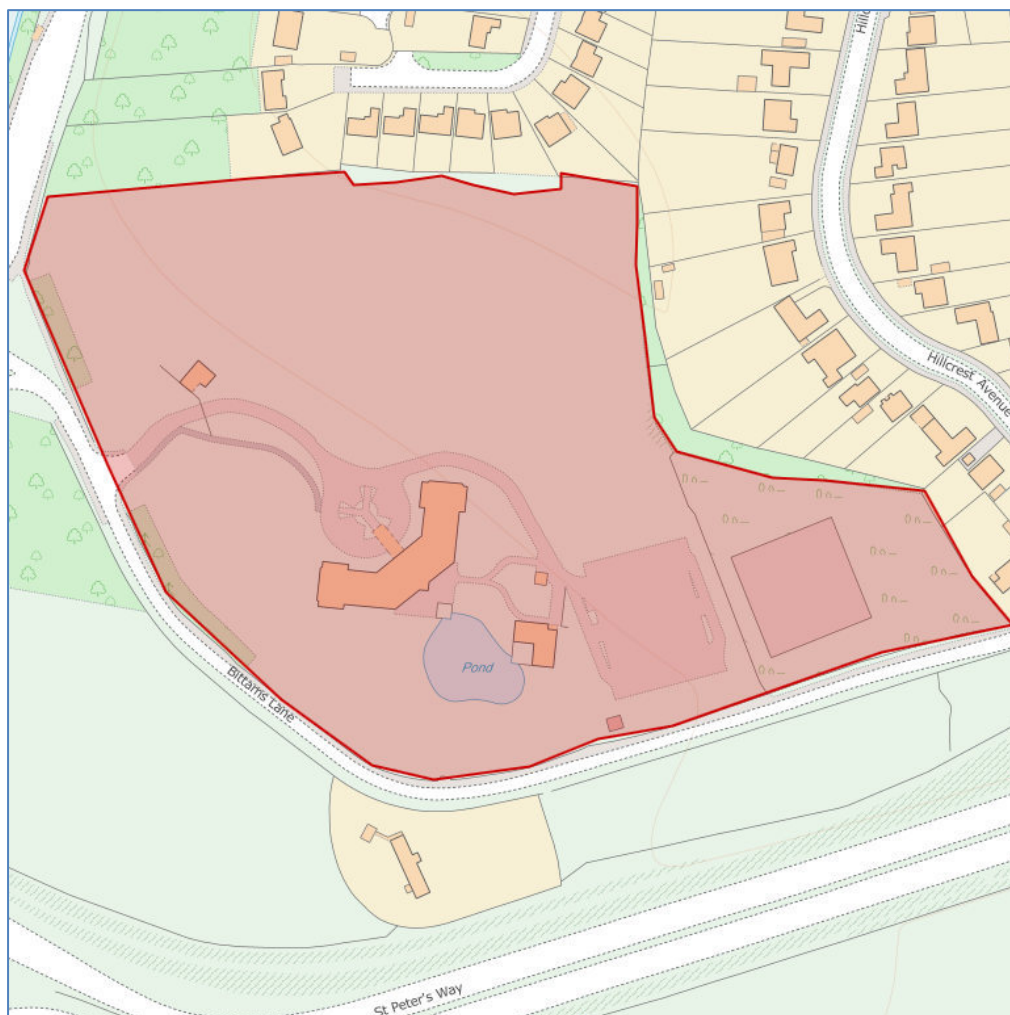
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
125	19no 1 bed=27 38no 2 bed=70 50no 3 bed=125 18no 4+ bed=51 Total= 273	Sports pitches – 0.44ha Play Space – 0.22ha Allotments – 0.0625ha SANG – Delivered off site Total= 0.72ha	2.86ha -0.72ha =2.14ha	44dph	58dph
150	23no 1 bed=32 45no 2 bed=83 60no 3 bed=150 22no 4+ bed=63 Total= 328	Sports pitches – 0.52ha Play Space – 0.26ha Allotments – 0.075ha SANG – Delivered off site Total= 0.86ha	2.86ha -0.86ha =2ha	52dph	75dph
175	26no 1 bed=36 53no 2 bed=98 70no 3 bed=175 26no 4+ bed=74 Total= 383	Sports pitches – 0.61ha Play Space – 0.3ha Allotments – 0.088ha SANG – Delivered off site Total= 1.0ha	2.86ha -1ha =1.86ha	61dph	94dph
200	30no 1 bed=42 60no 2 bed=111 80no 3 bed=200 30no 4+ bed=86 Total= 439	Sports pitches – 0.70ha Play Space – 0.35ha Allotments – 0.1ha SANG – Delivered off site Total= 1.165ha	2.86ha -1.15ha =1.71ha	70dph	117dph

- 3.8 Parcel D Could 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 125 dwellings with retention of the C2 use under construction.
- 3.9 Development of 200 units would achieve a net density of 118dph which would lend itself to a flatted development rather than housing. This type or intensity of development is noted at the St Peter's Hospital complex 100m to the west, on the opposite side of the Guildford Road to Parklands. As such this density or intensity of development would not be entirely out of context with the wider area. However, a development of net density 118dph would be out of context with its immediate surrounds and would have to demonstrate exceptional and innovative design quality.
- 3.10 As such site capacity is considered to be a minimum of 125 dwellings, but if exceptional design quality can be demonstrated than 200 dwellings could be achieved.

Total Capacity

*125 (min) C3 residential dwellings
Retention of 93 bed care home*

Plan of Site 34



Site 48 – Hanworth Lane, Chertsey

- 3.11 The Hanworth Lane site is 7ha in area in total with indicative capacity outlined in the Issues, Options and Preferred Approaches (IOPA) document for 230 dwellings. Outline permission has already been granted for 130 dwellings on 3.12ha on the northern area of the site (RU.15/0855). Reserved Matters (RU.16/1198) for 20no. 1 bed, 70no. 2 bed, 28no. 3 bed and 12no. 4 bed dwellings has been granted and a further reserved matters application to change 9x1 bed flats to 9x2 bed flats (RU.17/0008) is under consideration. Reserved matters RU.16/1198 includes areas of open space and a landscape buffer totalling 0.845ha in area. This gives a gross density of 42dph and a net density of 57dph. Whilst certain open space typologies have not been provided, based on the projected population from the application of 262 people, there is a requirement for 0.75ha of green infrastructure. This gives a general surplus of 0.1ha of open space on the northern area.
- 3.12 The southern portion of site is 3.95ha, although it is bounded to the north, south and west by vegetation which it may be beneficial to retain/partly retain. This would reduce the developable area of the site by some 0.45ha. There is likely to be one access point into the site from Hanworth Lane and as such may be unsuitable for Gypsy/Traveller pitches. The provision of C2 on the site is not considered realistic given the additional land take associated with this use.
- 3.13 Density at the site should reflect the most recent permission granted on the northern parcel of the site and as such net densities lower than 50dph have not been considered. A range of capacities have been tested whilst applying standards and assumptions for green infrastructure as set out in Table 3-2.

Table 3-2: Capacity Scenarios for site 48 – Hanworth Lane, Chertsey

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
150	23no 1 bed=32 45no 2 bed=83 60no 3 bed=150 22no 4+bed=63 Total= 328	Sports pitches – 0.52ha Play Space – 0.26ha Allotments – 0.075ha SANG – Delivered off site Total= 0.86ha -0.1 = 0.76ha	3.95ha -0.45ha -0.76ha = 2.74ha	38dph	55dph
160	24no 1 bed=34 48no 2 bed=89 64no 3 bed=160 24no 4+bed=68 Total= 351	Sports pitches – 0.56ha Play Space – 0.28ha Allotments – 0.08ha SANG – Delivered off site Total= 0.92ha -0.1 = 0.82ha	3.95ha -0.45ha -0.82ha = 2.57ha	41dph	62dph
170	26no 1 bed=36 51no 2 bed=94 68no 3 bed=170 25no 4+bed=71 Total= 371	Sports pitches – 0.59ha Play Space – 0.285ha Allotments – 0.085ha SANG – Delivered off site Total= 0.96-0.1 = 0.86ha	3.95ha -0.45ha -0.86ha =2.64ha	43dph	64dph

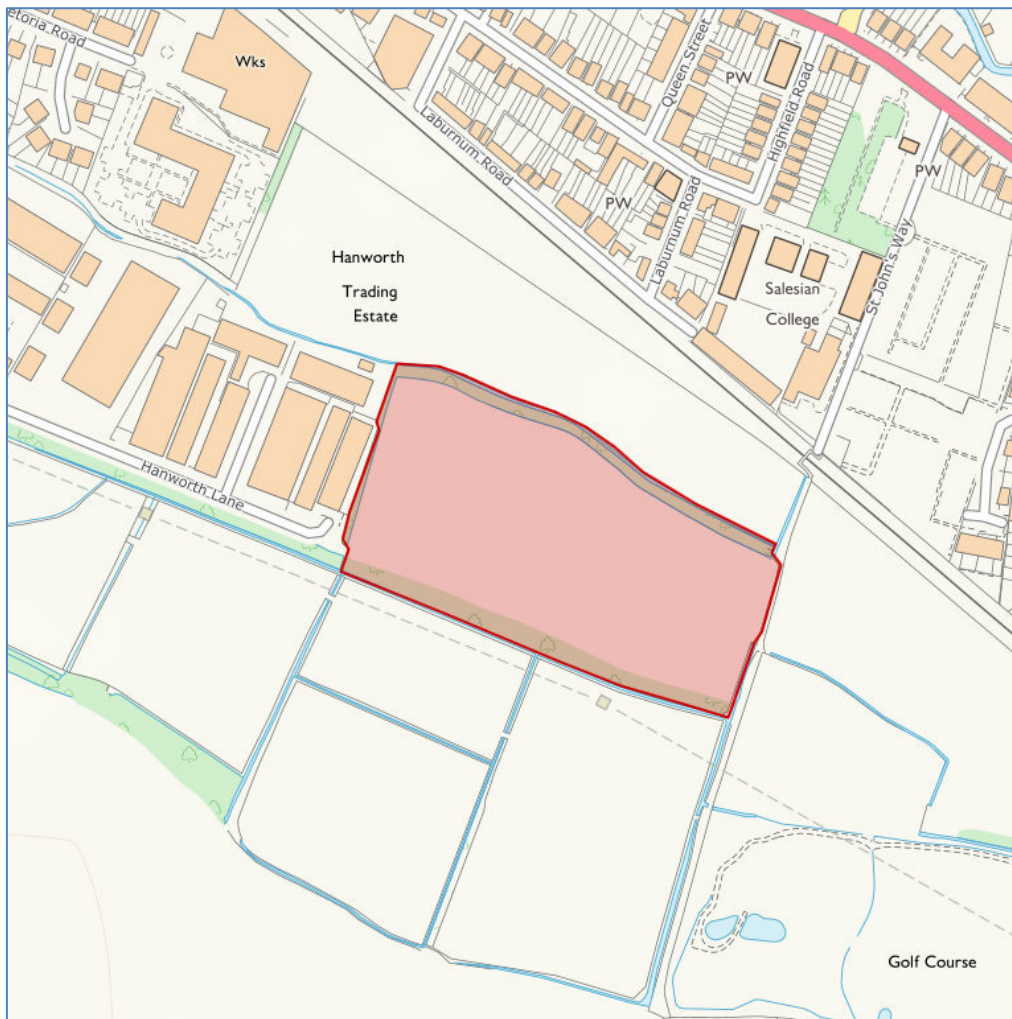
- 3.14 Given the density of the development already permitted on the northern parcel of the site and its high level of accessibility, it is considered that the southern area could come forward for between 150-160 dwellings subject to detailed design. However, given the high densities proposed, any development will need to be of a high quality design and appropriate to its context. There is a small area of the site in the south east corner which has potential for surface water flooding although this could be

accommodated within the green infrastructure element and therefore should not affect capacity.

Total Capacity

150 (min) C3 residential dwellings

Plan of Site 48



Site 60 – Pyrcroft Road, Chertsey

- 3.15 The site at Pyrcroft Road lies on the western edge of Chertsey, north of the rail line and south of Pyrcroft Road. 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.

Site with Grange Farm

- 3.16 Site is 7.8ha 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.
- 3.17 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.
- 3.18 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 3-3: Capacity Scenarios for site 60 – Pyrcroft Road, Chertsey

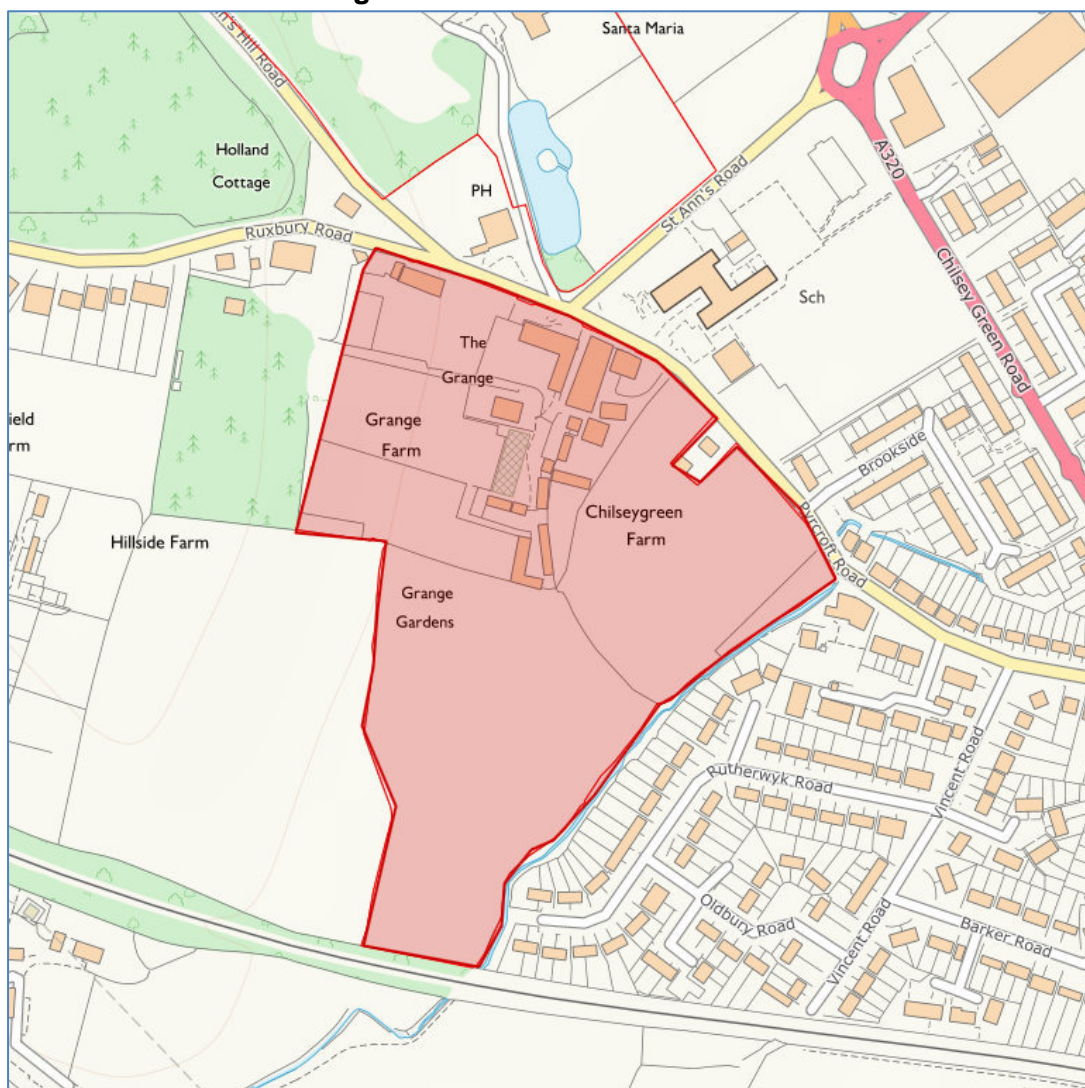
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
250 + 5 pitches	39no 1 bed=54 75no 2 bed=139 99no 3 bed=248 37no 4+bed=105 5 pitches = 18 Total= 564	Sports pitches – 0.9ha Play Space – 0.45ha Allotments – 0.125ha SANG – Delivered off site Total= 1.48ha	7.8ha -1.43ha -0.05ha -0.25ha -0.35ha =5.72ha	32dph	45dph
275 + 5 pitches	42no 1 bed=60 83no 2 bed=154 109no 3 bed=273 41no 4+bed=114 5 pitches = 18 Total= 619	Sports pitches – 0.99ha Play Space – 0.49ha Allotments – 0.14ha SANG – Delivered off site Total= 1.62ha	7.8ha -1.43ha -0.19ha -0.25ha -0.35ha =5.58ha	36dph	50dph
300 + 5 pitches	47no 1 bed=66 90no 2 bed=167 119no 3 bed=298 44no 4+bed=125 5 pitches = 18 Total= 674	Sports pitches – 1.08ha Play Space – 0.54ha Allotments – 0.15ha SANG – Delivered off site Total= 1.77ha	7.8ha -1.43ha -0.34ha -0.25ha -0.35ha =5.43ha	39dph	56dph

3.19 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.

Total Capacity

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

Plan of Site 60 with Grange Farm



Site without Grange Farm

- 3.20 Site is 5.45ha 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. 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.
- 3.21 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 3-4. 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 3-4: Capacity Scenarios for site 60 – Pycroft Road, Chertsey

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
150 + 5 pitches	23no 1 bed=32 45no 2 bed=83 60no 3 bed=150 22no 4+bed=63 5 pitches = 18 Total= 346	Sports pitches – 0.55ha Play Space – 0.27ha Allotments – 0.075ha SANG – Delivered off site Total= 0.9ha	5.45ha -1.43ha -0.35ha =3.67ha	28dph	42dph
175 + 5 pitches	26no 1 bed=36 53no 2 bed=98 70no 3 bed=175 26no 4+ bed=74 5 pitches = 18 Total= 401	Sports pitches – 0.64ha Play Space – 0.32ha Allotments – 0.087ha SANG – Delivered off site Total= 1.05ha	5.45ha -1.43ha -0.35ha =3.67ha	32dph	48dph
200 + 5 pitches	31no 1 bed=43 60no 2 bed=111 80no 3 bed=200 29no 4+ bed=83 5 Pitches =18 Total= 455	Sports pitches – 0.73ha Play Space – 0.36ha Allotments – 0.1ha SANG – Delivered off site Total= 1.2ha	5.45ha -1.43ha -0.35ha =3.67ha	38dph	56dph

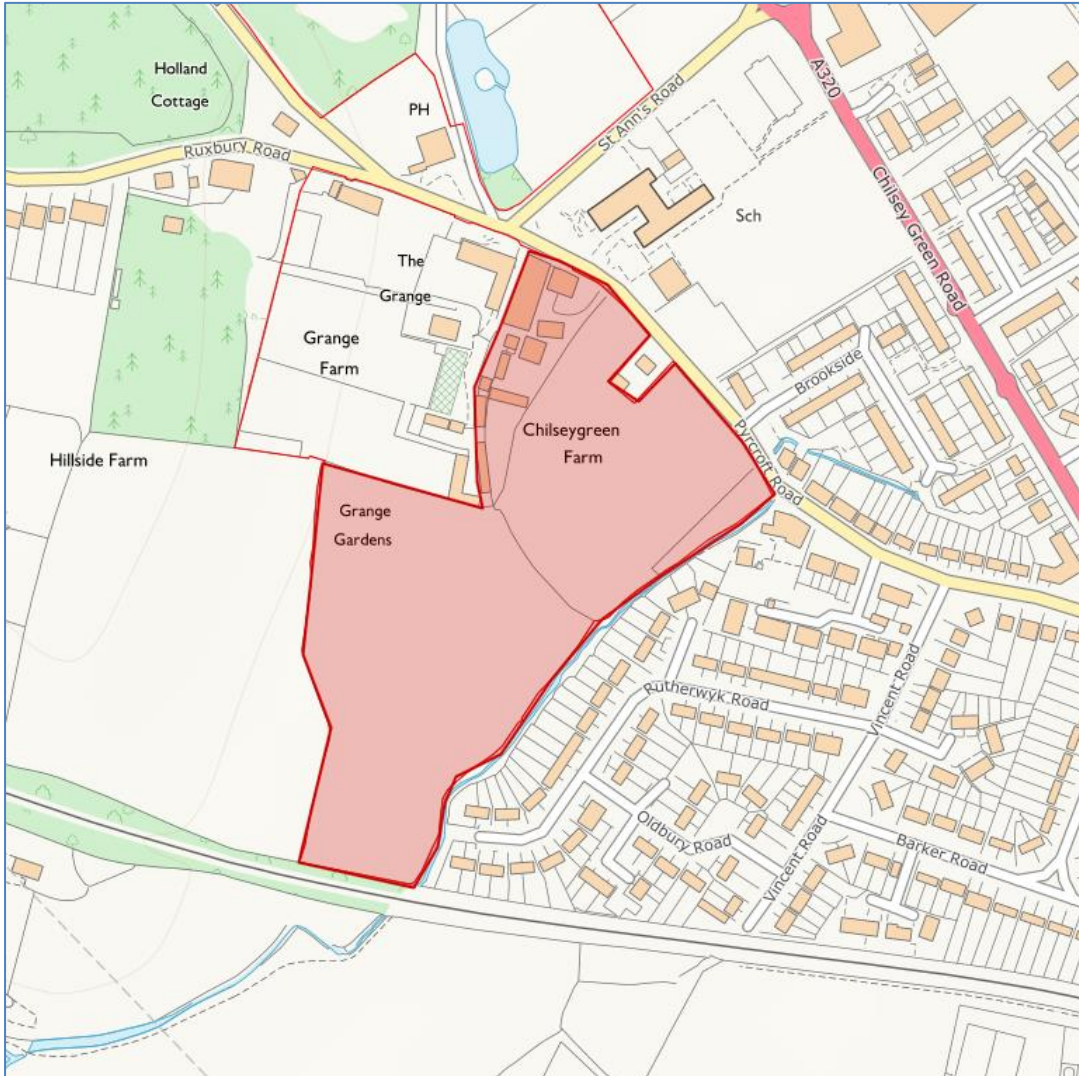
- 3.22 It is considered that site 60 could provide between 175 and 200 dwellings as well as 5 Gypsy/Traveller pitches. Given that areas of development would be sited within flood risk zone 2, development for housing on those parts of the site would need to pass the sequential test. Further, the requirement 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.

Total Capacity

175 (min) C3 residential dwellings

5 Gypsy/Traveller Pitches

Plan of Site 60 without Grange Farm



Site - 97, 99 & 221 – Longcross Garden Village

- 3.23 The area which will be covered by the Garden Village designation 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).
- 3.24 Extensive masterplanning has been carried out for the Garden Village site south of the M3 by Crest Nicholson/Aviva in early engagement work with the local community with the area north of the M3 under construction for 200 homes and 79,000sqm of mainly employment floorspace. The 200 homes north of the M3 are phased and as such housing numbers could be increased in later phases subject to planning permission being granted. The masterplanning for the area south of the M3 has identified areas of the village which would be given over to open space, playing space, sports pitches and allotments as well as a SANG to the east of the site at Trumps Farm. The amount of green infrastructure proposed through the masterplan for the area south of the M3 and the development under construction to the north includes: -
- 39.67ha of SANG comprising: -
 - (i) 2.67ha to the north east of the village between the M3 and rail line;
 - (ii) 6ha of potential additional SANG south of the M3 at Barrow Hills Woodlands; and
 - (iii) 31ha sitting east of the village at Trumps Farm and outside of the development area.
- 3.25 The masterplan for the area south of the M3 also indicates 3.13ha of sports pitches including 2.46ha off-site at Trumps Farm alongside the SANG and dual use facilities within a new primary school on-site. As such the masterplan indicates the following levels of green infrastructure: -
- 0.75ha equipped playing space;
 - 3.47ha informal playing space;
 - 0.67ha for allotments (26 plots) with 0.43ha off-site at Trumps Farm.
- 3.26 On the area north of the M3 the level of green infrastructure planned is 3.18ha comprising publically accessible open space, equipped playing space, sports pitches and biodiversity improvement areas.
- 3.27 As such, total green infrastructure for the village as proposed totals 50.87ha with 33.89ha to be provided off-site at Trumps Farm which lies directly to the east of the village.
- 3.28 As noted, the majority of additional green infrastructure is in the form of SANG as space for general recreation to avoid impact on the Thames Basin Heaths SPA. It is noted from the TBH SPA Strategy which accompanied application RU.13/0856 for the DERA north site (dated July 2013), that Natural England advised that a higher SANG standard than 8ha per 1,000 population should be used given the proximity of the site to the SPA. Correspondence from Natural England set out in the TBH SPA Strategy

for application RU.13/0856 advises that a standard of 11ha per 1,000 population is appropriate and that this amount of SANG will be bespoke to the DERA site as a whole and will not provide capacity for any other development. As such, if capacity at the DERA site as a whole were to increase, the level of SANG and hence land take for SANG will need to increase.

- 3.29 The site is large enough to provide specialist accommodation in the form of Gypsy/Traveller pitches and sheltered/nursing/extra care units.
- 3.30 No standards have been used to determine the number of Gypsy/Traveller pitches that a site could accommodate. Rather, the estimation of the number of pitches which could be provided has been a qualitative exercise based on the factors set out earlier. On this basis, it is considered that at least 10 Gypsy/Traveller pitches could be included within the developable area of the village with a land take of 0.7ha.
- 3.31 Other areas of the village are proposed for non-residential development; primarily for employment and community use. These areas will be netted off the developable area for housing, however it is notable that most of this already falls within the area of the village within the 400m SPA buffer. However, areas within the 400m buffer can come forward for C2 use for those with restricted mobility and therefore capacity has included a 70 bed residential/nursing unit of accommodation. This has not been included within the net density given that this use can be provided for within the 400m buffer which has already been excluded from the net site area. The C2 use could come forward in the south west area of the village at the Longcross Barracks site and link through to the rest of the village.
- 3.32 It is noted that 31ha of SANG, 2.46ha of sports pitches and 0.43ha of allotments are proposed to be located off-site at Trumps Farm and as such this green infrastructure will be discounted from overall on-site requirements. The proposed indicative plans for the site also include strips of buffer land to the M3 motorway and to Longcross Road/Kitsmead Lane, to take account of areas covered by a Tree Preservation Order (TPO) and an acoustic barrier. This is considered to amount to approximately 5ha.
- 3.33 Whilst housing mix in the village, given its strategic nature, is likely to be bespoke, basing the mix of C3 dwellings on the standard set of assumptions gives the range of capacities as set out in Table 3-5.

Table 3-5: Capacity Scenarios for site 97, 99 & 221 – Longcross Garden Village

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
1,500 + 10 pitches	225no 1 bed=315 450no 2 bed=833 600no 3 bed=1500 225no 4+ bed=641 10 pitches = 36 Total= 3,325	Sports pitches – 5.32ha with 2.86ha on site & 2.46ha off site Play Space – 2.66ha (on-site) Allotments–0.75ha with 0.32ha on site & 0.43ha off site SANG – 36.58ha with 5.58ha on-site & 31ha off site Total on-site = 10.5ha	93ha -0.7ha -5ha -11.42ha =75.9ha	16dph	20dph

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
1,600 + 10 pitches	210no 1 bed=294 405no 2 bed=749 536no 3 bed=1,340 199no 4+ bed=567 10 pitches = 36 Total= 3,544	Sports pitches – 5.67ha with 3.21ha on site & 2.46ha off site Play Space – 2.84ha (on-site) Allotments–0.8ha with 0.37ha on site & 0.43ha off site SANG – 38.9ha with 7.9ha on-site & 31ha off site Total on-site = 14.32ha	93ha -0.7ha -5ha -14.32ha =72.98	17dph	22dph
1,700 + 10 pitches	217no 1 bed=304 420no 2 bed=777 557no 3 bed=1395 206no 4+ bed=587 10 pitches = 36 Total= 3,764	Sports pitches – 6ha with 2.54ha on site & 2.46ha off site Play Space – 3ha (on-site) Allotments–0.85ha with 0.42ha on site & 0.43 off site SANG – 41.4ha with 10.4ha on site & 31ha off site Total on-site= 16.36ha	93ha -0.7ha -5ha -16.36ha =70.94ha	18dph	24dph

3.34 As can be seen, the higher the number of dwellings proposed, the more SANG will be required on-site to avoid impacts to the TBH SPA, unless further SANG can be provided off-site. The level of on-site SANG proposed totals 8.67ha which could cater for 1,600 dwellings in total plus 10 Gypsy/Traveller pitches. If 1,700 dwellings were brought forward there would be an overall deficit of SANG of 1.73ha which would need to be found on-site.

3.35 If additional SANG is delivered on-site this may affect the amount of other green infrastructure typologies coming forward with less being proposed than would be appropriate or desirable given that there should be a balance of green infrastructure needs within a garden village. Whilst the garden village designation does not necessarily mean ultra-low or low density development as a whole, there may be areas of the site where density could increase without harming garden village principles and which would free up further SANG capacity on-site rather than at the expense of other green infrastructure.

3.36 Given the size of the proposed village and possible range of densities, it is considered that the village should be able to support an increase of 1.73ha of SANG on-site and therefore at least 1,700 homes should be deliverable. This would be with any additional requirement for other on-site green infrastructure.

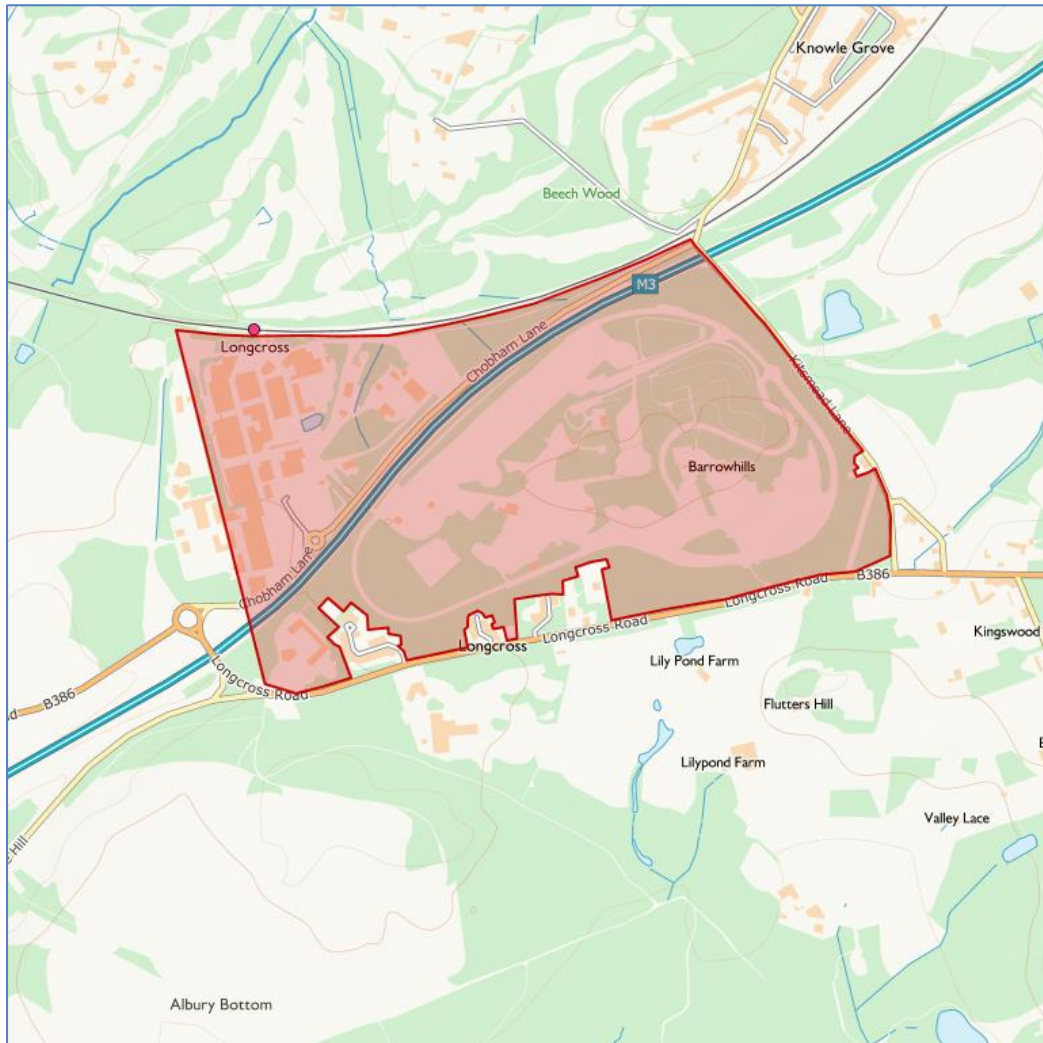
Total Capacity

1,700 (min) C3 residential dwellings

10 (min) Gypsy/Traveller Pitches

70 bed unit of care/nursing accommodation

Plan of Longcross Garden Village (Development Area)



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

- 3.37 Site is 2.86ha comprising office accommodation and lies to the south of Englefield Green and 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 lies 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 0.24ha in area.
- 3.38 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.
- 3.39 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-6. Whilst the site may not be large enough to accommodate sports pitches, it could swap this requirement for another green infrastructure typology.

Table 3-6: Capacity Scenarios for site 156 Blay’s House, Blay’s Lane, Englefield Green

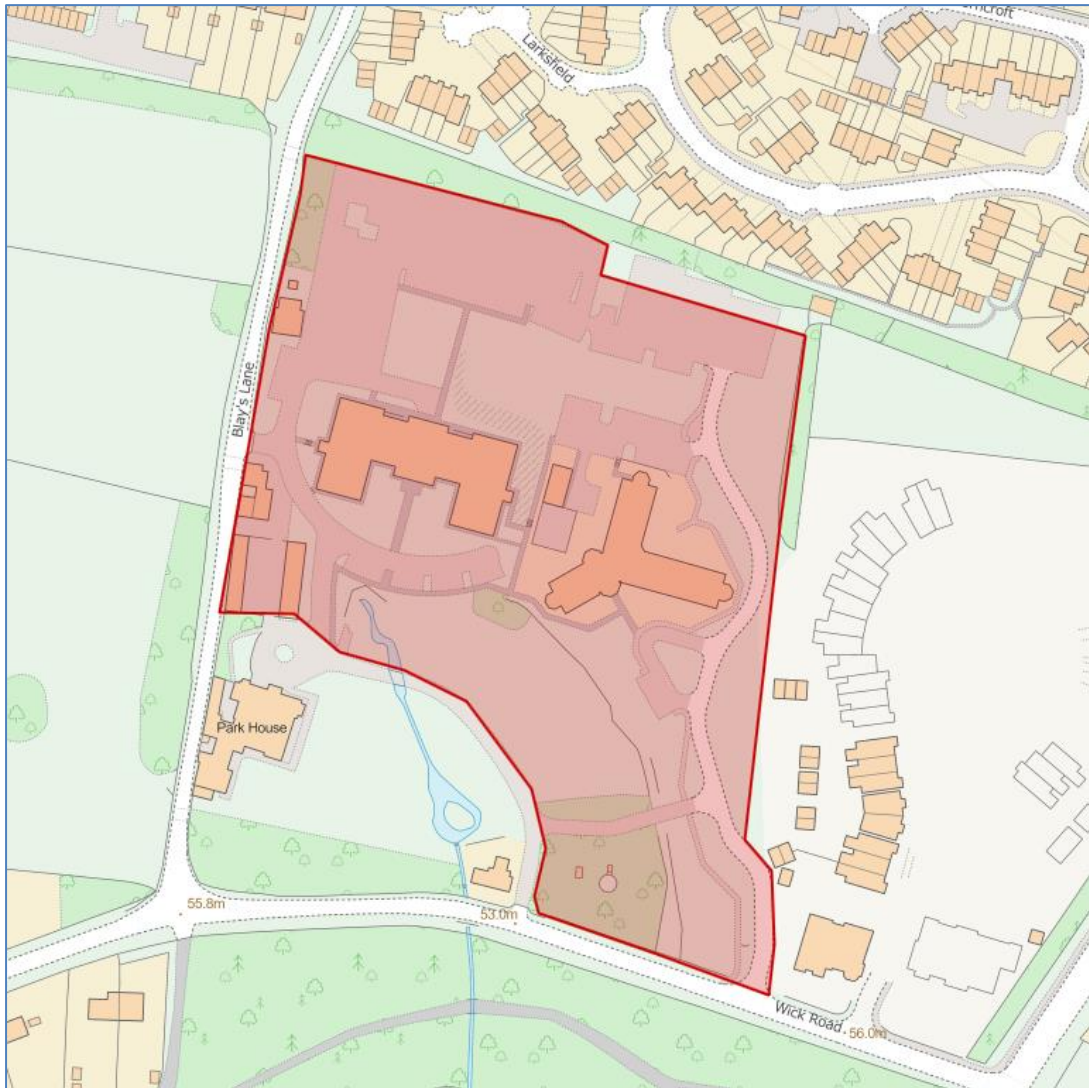
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
80	14no 1 bed=20 24no 2 bed=44 31no 3 bed=78 11no 4+ bed=31 Total= 173	Sports pitches – 0.28ha Play Space – 0.14ha Allotments – 0.04ha SANG – Delivered off site Total= 0.46ha	2.86ha -0.24ha -0.46ha =2.16ha	28dph	37dph
90	15no 1 bed=21 26no 2 bed=48 35no 3 bed=88 14no 4+ bed=40 Total= 197	Sports pitches – 0.32ha Play Space – 0.16ha Allotments – 0.045ha SANG – Delivered off site Total= 0.53ha	2.86ha -0.24ha -0.53ha =2.09ha	31dph	43dph
100	15no 1 bed=21 30no 2 bed=56 40no 3 bed=100 15no 4+ bed=43 Total= 220	Sports pitches – 0.35ha Play Space – 0.17ha Allotments – 0.05ha SANG – Delivered off site Total= 0.57ha	2.86ha -0.24ha -0.57ha =2.05ha	35dph	49dph

- 3.40 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, it is considered that site 156 could come forward for at least 90 C3 dwellings. However, given the high densities proposed, any development will need to be of a high quality design and appropriate to its context.

Total Capacity

90 (min) C3 residential dwellings

Plan of Site 156



Site 217 – Land West of Wheeler’s Green, Parcel E, Chertsey Bittams

- 3.41 Parcel E is located to the south west corner of Chertsey Bittams and bounded by St Peter’s Way and Guildford Road to the south and west and by Bittams Lane to the north. The parcel is 3.1ha in area and comprises land either side of the property Wheelers Green. The parcel of land to the east of Wheelers Green is identified as an area of open space, specifically as a green corridor and as such this parcel of land has been discounted in its entirety leaving a site area of 2ha.
- 3.42 Vegetation lies on the southern boundary of the site with St Peter’s Way, and it would be beneficial to keep part of this as a buffer. This land is also an adopted highway. This accounts for 0.36ha. A further 0.25ha of the site is covered by a Tree Preservation Order (TPO 16) in the north west of the site. This could be incorporated into any green infrastructure on site, although even when discounted for, it is likely to reduce capacity. This has been taken into account in net density. Whilst some green space typologies such as sports pitches and allotments are unlikely to be included on the site, given its overall size, this does not mean that the total provision of green infrastructure should diminish. As such, the green space standards will be applied along with other standards and assumptions.
- 3.43 The site is not considered large enough to be considered for specialist housing and in any event a 93 bed care home is under construction at the site opposite Bittams Lane at Parcel D and as such this need has been catered for within the general area of Chertsey Bittams.
- 3.44 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. Further, the site is adjacent to St Peter’s hospital (albeit separated by Guildford Road) a more intensive development which could be reflected in the density for Parcel D subject to design. As such, it is considered that the site could provide for higher density development and given the need to make the most effective use of land and approach taken to St Peter’s Hospital net densities lower than 50dph have not been considered.
- 3.45 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-7.

Table 3-7: Land West of Wheeler’s Green, Parcel E, Chertsey Bittams

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
70	11no 1 bed=15 21no 2 bed=39 28no 3 bed=70 10no 4+ bed=29 Total= 153	Sports pitches – 0.24ha Play Space – 0.12ha Allotments – 0.035ha SANG – Delivered off site Total= 0.40ha	2ha -0.36ha -0.25ha -0.15ha =1.24ha	35dph	56dph
80	12no 1 bed=17 24no 2 bed=44 32no 3 bed=80 12no 4+ bed=34 Total= 175	Sports pitches – 0.28ha Play Space – 0.14ha Allotments – 0.04ha SANG – Delivered off site Total= 0.46ha	2ha -0.36ha -0.25ha -0.21ha =1.18ha	40dph	68dph

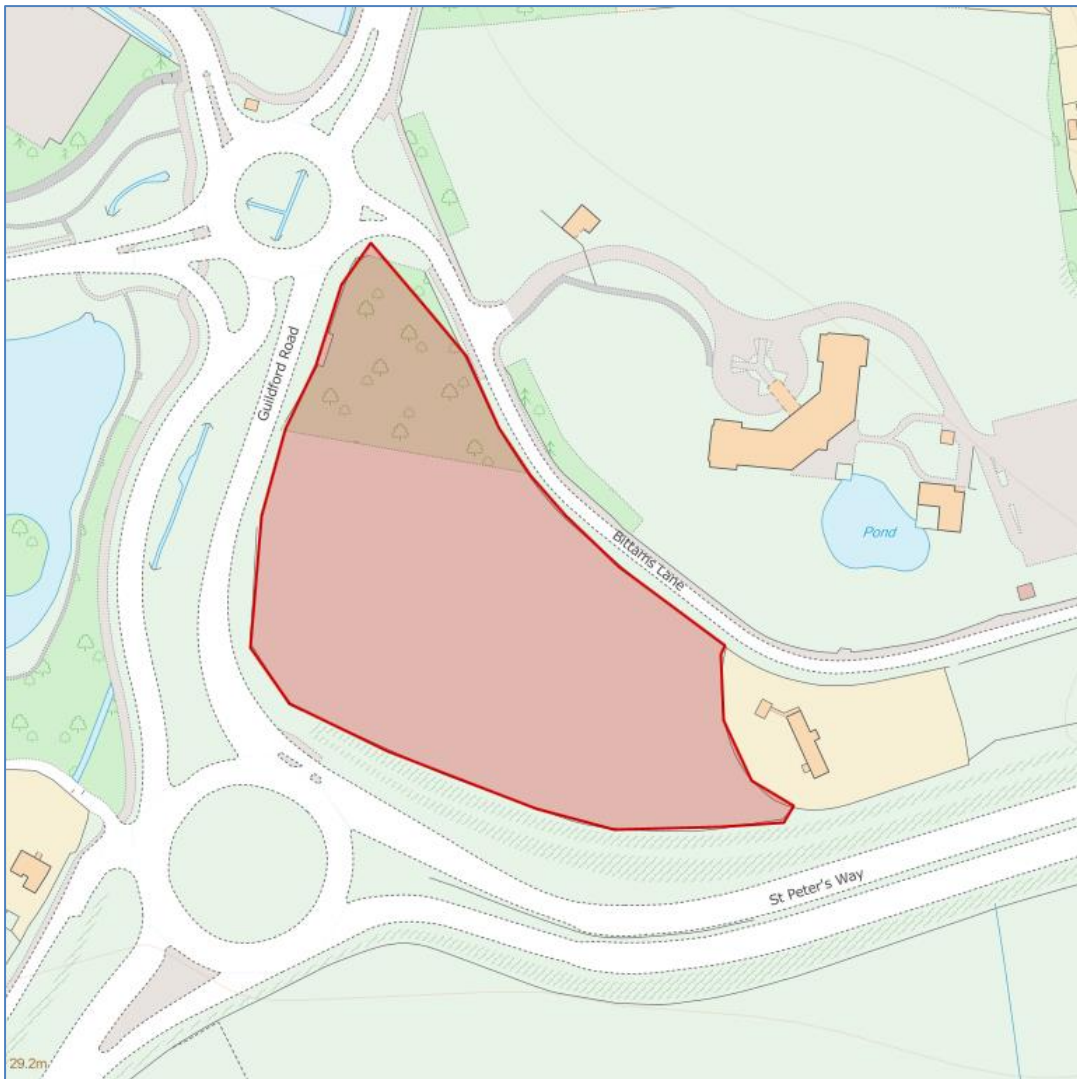
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
90	14no 1 bed=20 27no 2 bed=50 36no 3 bed=90 13no 4+ bed=37 Total= 197	Sports pitches – 0.32ha Play Space – 0.16ha Allotments – 0.045ha SANG – Delivered off site Total= 0.53ha	2ha -0.36ha -0.25ha -0.28ha =1.1ha	45dph	82dph
100	15no 1 bed=21 30no 2 bed=56 40no 3 bed=100 15no 4+ bed=43 Total= 220	Sports pitches – 0.35ha Play Space – 0.17ha Allotments – 0.05ha SANG – Delivered off site Total= 0.57ha	2ha -0.36ha -0.25ha -0.32ha =1.07ha	50dph	93dph

- 3.46 Parcel E Could 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 70 dwellings.
- 3.47 Development of 100 units would achieve a net density of 93dph which would lend itself to a flatted development rather than housing. This intensity of development is noted at the St Peter's Hospital complex 100m to the west, on the opposite side of the Guildford Road to Parcel E. As such this density or intensity of development would not be entirely out of context with the wider area. However, a development of net density 93dph would be out of context with its immediate surrounds and would have to demonstrate exceptional and innovative design quality.
- 3.48 As such site capacity is considered to be a minimum of 70 dwellings, but if exceptional design quality can be demonstrated than 100 dwellings could be achieved.

Total Capacity

70 (min) C3 residential dwellings

Plan of Site 217



Site 231 – St Peter’s Hospital, Chertsey

- 3.49 Site is 31.7ha in area which includes the existing hospital complex. However, the main hospital complex is to be retained and the developable area for potential housing is split over two parcels of 11.1ha to the west of the main complex and 1ha to the north east. For the purposes of this capacity work, both parcels have been considered as one site and as such developable area is 12.1ha.
- 3.50 There a number of areas on site covered with vegetation/trees which it would be beneficial to retain or at least partially retain, especially where they would form a buffer around the edge of the site. Retaining some of this vegetation further reduces the developable area of the site by 0.8ha. The site is also partially covered by TPO 244 and trees covered by this order can be retained, although they are dispersed within the site. This is considered to reduce developable area by a further 0.32ha, although this could be used as green infrastructure and therefore has been netted from the green infrastructure requirements.
- 3.51 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. As such, given the proximity of an existing SANG to the site, SANG provision will be met off-site.
- 3.52 The site is large enough to provide C2 accommodation and sheltered/extra care units. It is considered that the site could provide a 70 bed unit of care/nursing accommodation along with a 20 apartment unit of sheltered accommodation. These would have a combined land take of 0.61ha. Although the site is also large enough to accommodate Gypsy/Traveller pitches, the development of the site for housing is to enable funding for further development and improvement of the existing health services and facilities at St Peter’s Hospital. As such, the development of the site will need to maximise its returns to enable investment in public services and therefore Gypsy/Traveller pitches have not been included.
- 3.53 Surrounding net residential density within the Chertsey Bittams area is low at around 15-29dph. However the hospital complex adjacent to the site is an intensive use formed from a mix of buildings, parking areas and incidental areas of amenity. As such, given the existing intense use of the site and the need to make the most efficient use of land, it is considered that the site could be developed with a density higher than that at Chertsey Bittams. Therefore net densities lower than 35dph have not been considered.
- 3.54 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-8.

Table 3-8: Capacity Scenarios for site 231 St Peter’s Hospital

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
300 + 70 bed Care + 20 Sheltered	47no 1 bed=66 90no 2 bed=167 119no 3 bed=298 44no 4+bed=125 50 bed Care = 50 20 Sheltered = 28 Total= 734	Sports pitches – 1.17ha Play Space – 0.59ha Allotments – 0.15ha SANG – Delivered off site Total= 1.91ha (-0.32ha) = 1.59ha	12.1ha -0.8ha -0.32ha -0.61ha -1.59ha =8.78ha	27dph	37dph

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
350 + 70 bed Care + 20 Sheltered	54no 1 bed=76 105no 2 bed=194 139no 3 bed=348 52no 4+bed=148 50 bed Care = 50 20 Sheltered = 28 Total= 844	Sports pitches – 1.35ha Play Space – 0.68ha Allotments – 0.18ha SANG – Delivered off site Total= 2.21ha (-0.32ha) = 1.89ha	12.1ha -0.8ha -0.32ha -0.61ha -1.89ha =8.48ha	31dph	44dph
400 + 70 bed Care + 20 Sheltered	62no 1 bed=87 120no 2 bed=222 159no 3 bed=398 59no 4+bed=168 50 bed Care = 50 20 Sheltered = 28 Total= 953	Sports pitches – 1.52ha Play Space – 0.76ha Allotments – 0.2ha SANG – Delivered off site Total= 2.48ha (-0.32ha) = 2.16ha	12.1ha -0.8ha -0.32ha -0.61ha -2.16ha =8.21ha	35dph	51dph

3.55 Given the need to ensure efficient use of land, that the adjacent hospital complex is an intensive use and the sites good accessibility credentials, the site lends itself to higher density development. Ensuring consistency with sites 34 & 217, higher net densities than 50dph could be achieved and as such, it is considered that site 231 could provide 400 dwellings as well as a 70 bed care/residential home and 20 sheltered/extra care units. Higher density could be achieved but would be dependent on design quality.

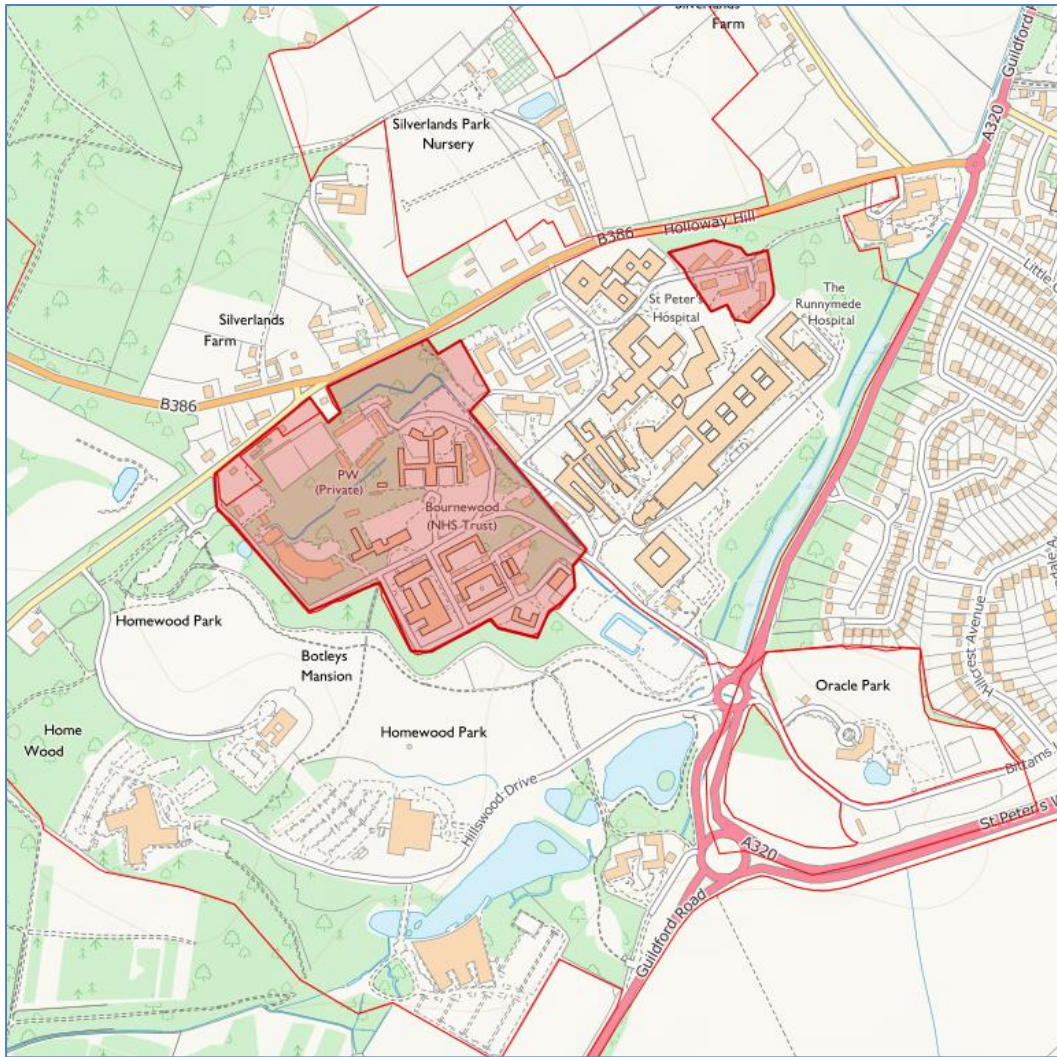
Total Capacity

400 (min) C3 residential dwellings

70 bed C2 unit

20 Sheltered/Extra Care Units

Plan of Site 231



Site 254 – Parcel B, Veterinary Laboratory Site, Rowtown (Rowtown West, Old Road)

- 3.56 Site is 4.7ha in area and lies to the west of the recently constructed Franklands Drive development known as Strawberry Fields.
- 3.57 There are no flood restrictions on site which would reduce capacity, however, there is a line of vegetation along the eastern boundary which could be retained as a buffer and covers some 0.17ha.
- 3.58 Surrounding net density ranges from 25 - 45dph and given the need to make the most efficient use of land net densities below 35dph have not been considered.
- 3.59 The site is large enough to provide 2 Gypsy/Traveller pitches at 0.14ha if separate site access can be secured or 20 sheltered apartments at 0.11ha. However, the site is not large enough to accommodate both Gypsy/Traveller pitches and sheltered units and for the purposes of this capacity assessment, the higher land take of 0.14ha for 2 pitches has been used. A C2 use is already evident within the vicinity of the site at Rodwell House and has therefore been discounted.
- 3.60 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-9.

Table 3-9: Capacity Scenarios for site 254 – Parcel B, Veterinary Laboratory Site, Rowtown

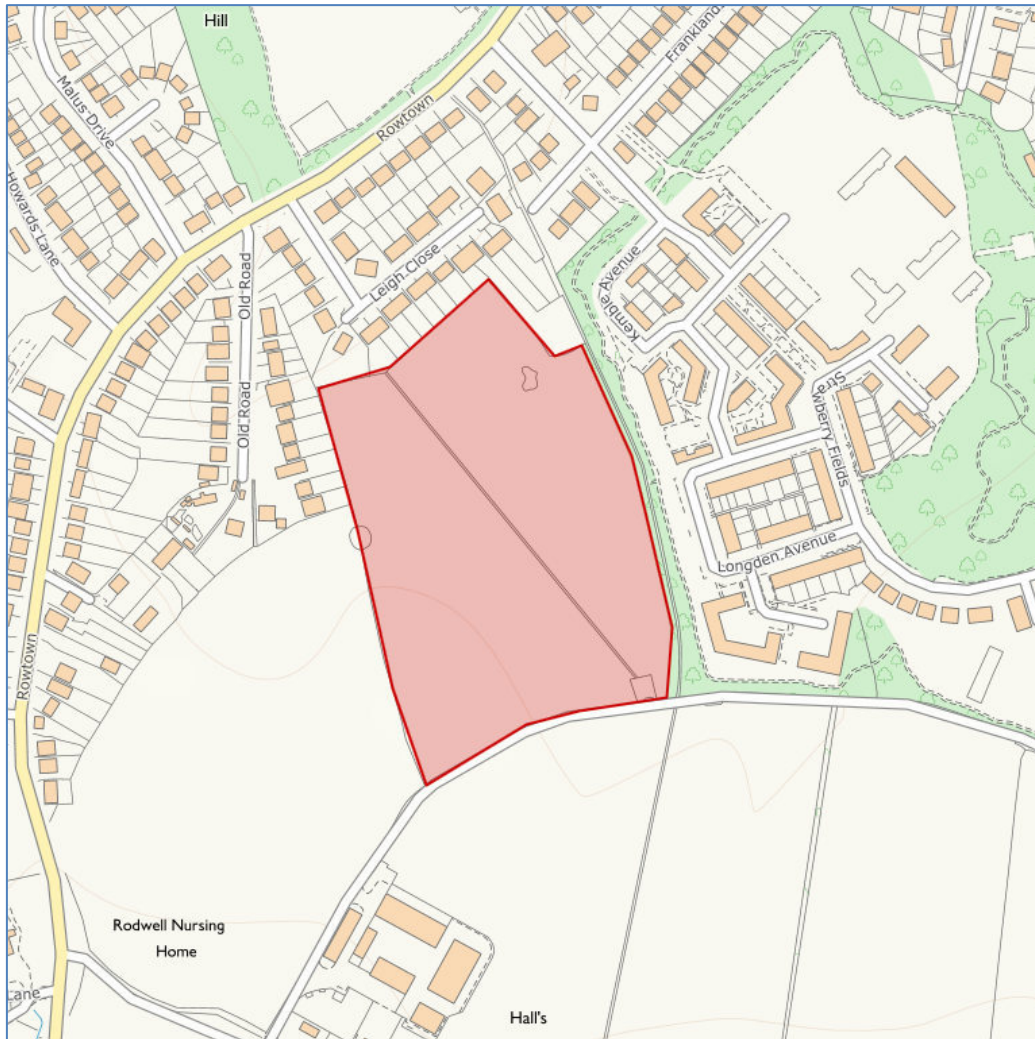
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
140 + 2 Pitches	21no 1 bed=29 42no 2 bed=78 56no 3 bed=140 21no 4+ bed=60 2 pitches = 7 Total= 314	Sports pitches – 0.5ha Play Space – 0.25ha Allotments – 0.07ha SANG – Delivered off site Total= 0.88ha	4.7ha -0.14ha -0.17ha -0.82ha 3.57ha	30dph	39dph
150 + 2 Pitches	22no 1 bed=31 45no 2 bed=83 60no 3 bed=150 21no 4+ bed=60 2 pitches = 7 Total= 331	Sports pitches – 0.53ha Play Space – 0.27ha Allotments – 0.075ha SANG – Delivered off site Total= 0.88ha	4.7ha -0.14ha -0.17ha -0.88ha 3.51ha	32dph	43dph
160 + 2 Pitches	24no 1 bed=34 48no 2 bed=89 64no 3 bed=160 24no 4+ bed=68 2 pitches = 7 Total= 358	Sports pitches – 0.57ha Play Space – 0.28ha Allotments – 0.08ha SANG – Delivered off site Total= 0.93ha	4.7ha -0.14ha -0.17ha -0.93ha =3.46ha	34dph	46dph

- 3.61 It is considered that site capacity is around 150 dwellings + 2 Gypsy/Traveller Pitches subject to access into the site. Whilst the efficient use of land is required, any development proposing higher densities will need to demonstrate high quality design to ensure integration with the existing character of the area as a whole. Higher net densities would need to demonstrate exceptional and innovative design quality, especially as the proportion of green infrastructure would need to rise proportionally.

Total Capacity

*150 (min) C3 residential dwellings
2 Gypsy/Traveller Pitches*

Plan of Site 254



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

- 3.62 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 0.35ha 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, this area is unlikely to be developable. However, areas of the AQMA could form some areas of green infrastructure on site and as such the area of land in the AQMA has been netted off by the amount of green infrastructure required in the scenarios set out below with the exception of equipped playing space.
- 3.63 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.
- 3.64 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.
- 3.65 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-10.

Table 3-10: Capacity Scenarios for site 255A Parcel A, Chertsey Bittams

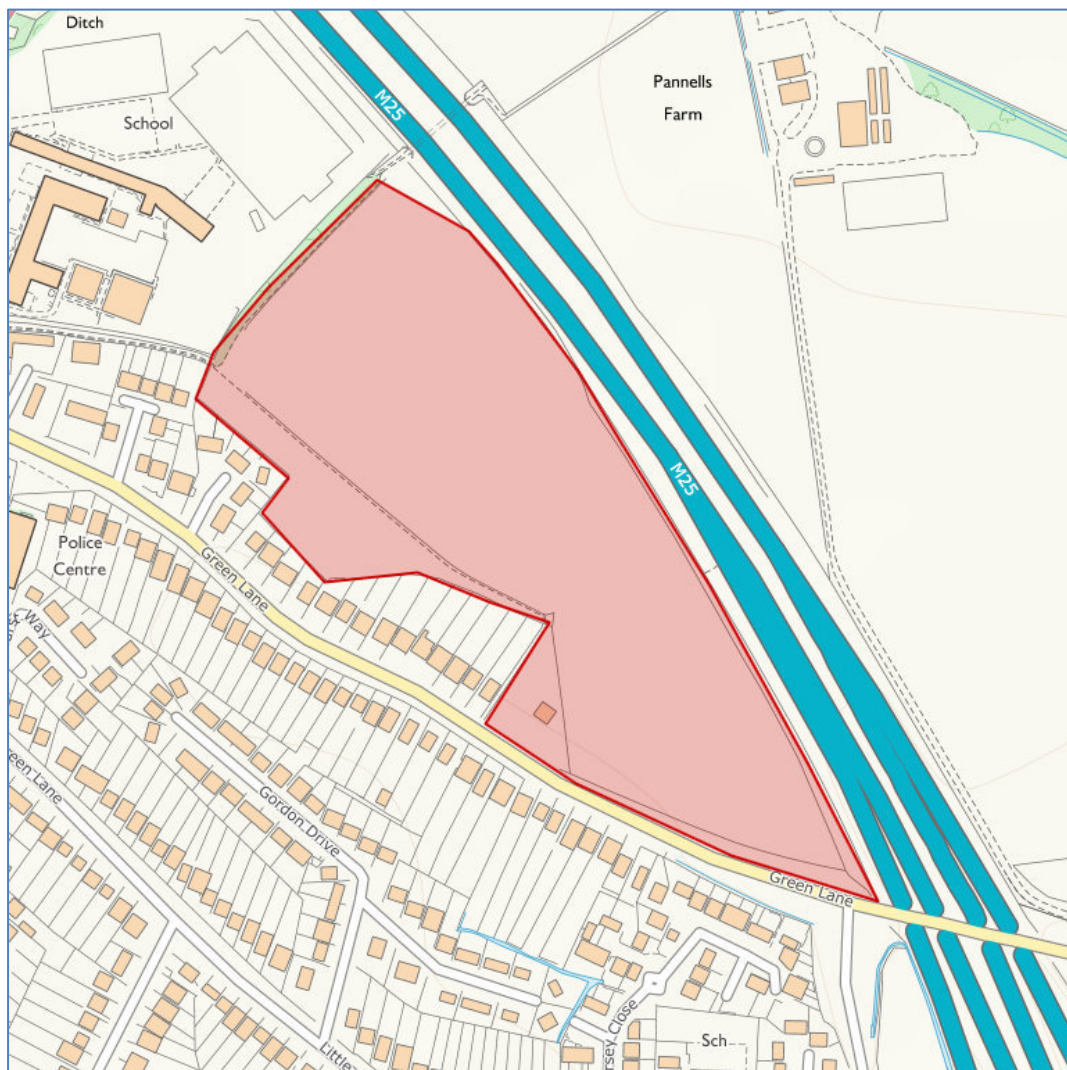
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
175 + 5 pitches	26no 1 bed=36 53no 2 bed=98 70no 3 bed=175 26no 4+ bed=74 5 pitches = 18 Total= 401	Sports pitches – 0.64ha Play Space – 0.32ha Allotments – 0.087ha SANG – Delivered off site Total= 1.05ha	7ha -1.8ha -0.35ha -0.32ha =4.53ha	25dph	39dph
200 + 5 pitches	30no 1 bed=42 60no 2 bed=111 80no 3 bed=200 30no 4+ bed=86 5 Pitches =18 Total= 457	Sports pitches – 0.73ha Play Space – 0.37ha Allotments – 0.1ha SANG – Delivered off site Total= 1.2ha	7ha -1.8ha -0.35ha -0.37ha =4.48ha	29dph	45dph
225 + 5 pitches	34no 1 bed=48 67no 2 bed=124 90no 3 bed=225 34no 4+ bed=97 5 Pitches = 18 Total= 512	Sports pitches – 0.82ha Play Space – 0.41ha Allotments – 0.11ha SANG – Delivered off site Total= 1.34ha	7ha -1.8ha -0.35ha -0.41ha =4.44ha	32dph	51dph

3.66 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 would increase further.

Total Capacity

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

Plan of Site 255A



Site 255B – Parcel B, Chertsey Bittams, (Woodside Farm)

- 3.67 Parcel B is comprised of land at Woodside Farm to the north of St Peter’s Way and south of Bittams Lane. The site is 3.9ha in area. The site is large enough to provide Gypsy/Traveller pitches and 2 pitches at 0.14ha could be accommodated with separate access. However, it is considered that the site is not large enough to accommodate pitches and C2 or sheltered units. Vegetation which also forms part of the adopted highway lies on the southern boundary of the site with St Peter’s Way which would be beneficial to retain as a buffer. This area is around 0.27ha.
- 3.68 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.
- 3.69 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-11.

Table 3-11: Capacity Scenarios for site 255B Parcel B, Chertsey Bittams

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
110 + 2 Pitches	17no 1 bed=24 33no 2 bed=61 44no 3 bed=110 16no 4+ bed=46 2 pitches = 7 Total= 248	Sports pitches – 0.4ha Play Space – 0.2ha Allotments – 0.055ha SANG – Delivered off site Total= 0.655ha	3.9ha -0.14ha -0.27ha -0.655ha = 2.84ha	28dph	39dph
120 + 2 Pitches	18no 1 bed=25 36no 2 bed=67 48no 3 bed=120 18no 4+bed=51 2 pitches = 7 Total= 270	Sports pitches – 0.43ha Play Space – 0.22ha Allotments – 0.06ha SANG – Delivered off site Total= 0.71ha	3.9ha -0.14ha -0.27ha -0.71ha =2.78ha	31dph	43dph
130 + 2 Pitches	20no 1 bed=28 39no 2 bed=72 52no 3 bed=130 19no 4+bed=54 2 pitches = 7 Total= 291	Sports pitches – 0.47ha Play Space – 0.24ha Allotments – 0.07ha SANG – Delivered off site Total= 0.78ha	3.9ha -0.14ha -0.27ha -0.78ha =2.71ha	33dph	48dph

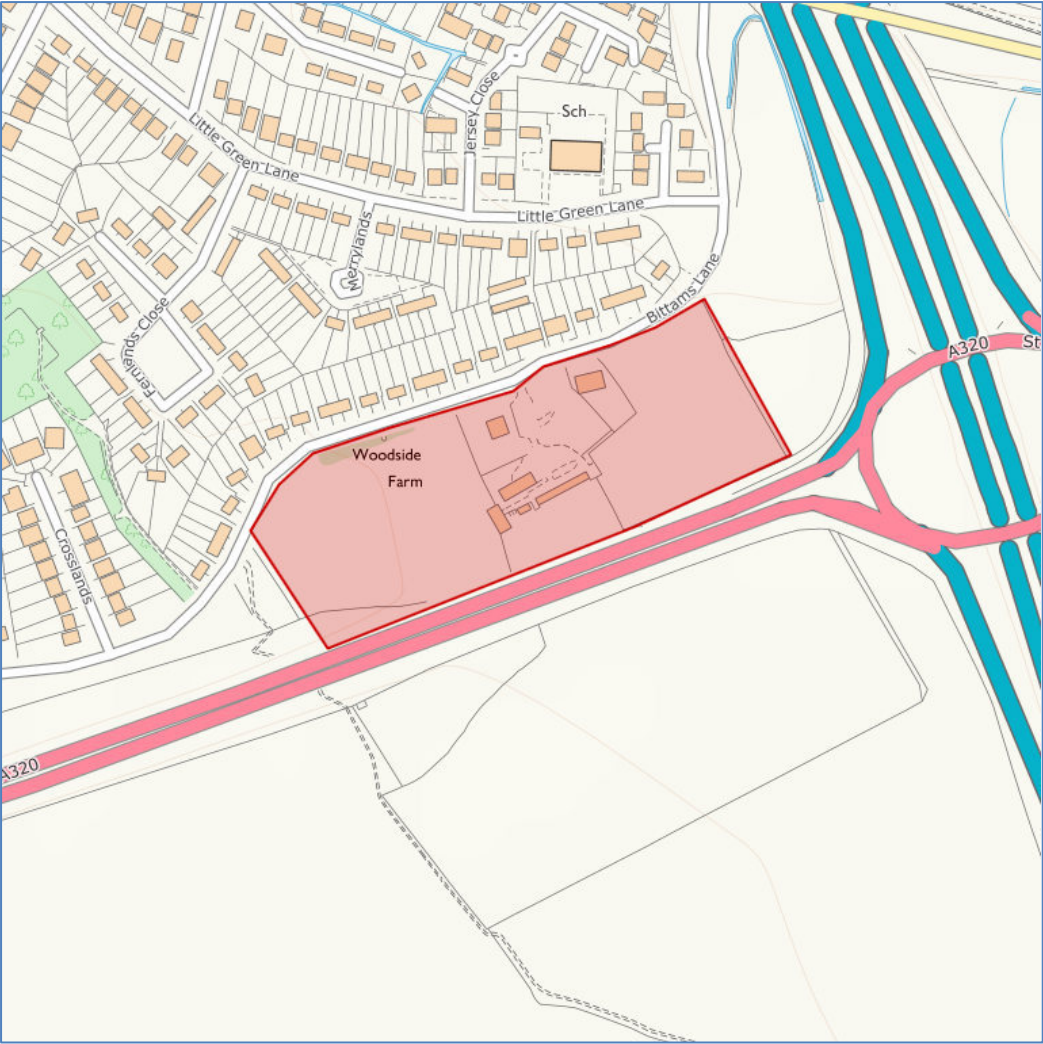
- 3.70 Parcel B should come forward for higher density development than currently exists, as historically low density development would not be sustainable and higher densities have been achieved more recently. As such, the site could come forward for at least 110 dwellings and 2 Gypsy/Traveller pitches.

Total Capacity

110 (min) C3 residential dwellings

2 Gypsy/Traveller Pitches

Plan of Site 255B



Site 255C – Parcel C, Chertsey Bittams (Land East of Woodside Farm)

- 3.71 Parcel C is located to the east of Woodside Farm and is bounded to the east by the M25. The parcel is 1.93ha in area. Part of the site is already occupied by a single Gypsy/Traveller pitch which only benefits from a temporary use but which could be retained on-site. The site is large enough to provide an additional Gypsy/Traveller pitch to the north of the existing pitch on site, although this may be limited by the extent of the AQMA to the M25. The area to the south of the existing pitch which lies outside of the adopted highway is around 1.31ha with 0.31ha located within the AQMA. The site is not large enough to accommodate C2 or sheltered units as well and its proximity to the M254 may not make it the most appropriate location for sensitive receptors.
- 3.72 Vegetation which it would be beneficial to retain as a buffer lies on the southern, eastern and northern boundaries of the site with St Peter's Way, the M25 and Green Lane. However, this either lies within the adopted highway or the AQMA and as such these areas are already netted off the developable area.
- 3.73 Whilst some green space typologies such as sports pitches and allotments are unlikely to be included on the site given its overall size, this does not mean that the total provision of green infrastructure should diminish. Whilst some green infrastructure could be located within the AQMA and has been netted off, this does not include the requirements for equipped playspace.
- 3.74 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.
- 3.75 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-12.

Table 3-12: Capacity Scenarios for site 255C Parcel C, Chertsey Bittams

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
35 + 1 pitch	5no 1 bed=7 11no 2 bed=20 14no 3 bed=35 5no 4+ bed=14 1 pitches = 3.6 Total=80	Sports pitches – 0.13ha Play Space – 0.065ha Allotments – 0.0175ha SANG – Delivered off site Total= 0.22ha	1.31ha -0.31ha -0.065ha =0.935ha	27dph	37dph
40 + 1 pitch	6no 1 bed=8 12no 2 bed=22 16no 3 bed=40 6no 4+bed=17 1 pitches = 3.6 Total=91	Sports pitches – 0.15ha Play Space – 0.07ha Allotments – 0.02ha SANG – Delivered off site Total= 0.24ha	1.31ha -0.31ha -0.07ha =0.93ha	21dph	43dph
45 + 1 pitch	8no 1 bed=11 13no 2 bed=24 17no 3 bed=43 7no 4+ bed=20 1 pitches = 3.6 Total=102	Sports pitches – 0.16ha Play Space – 0.08ha Allotments – 0.0225ha SANG – Delivered off site Total= 0.267ha	1.31ha -0.31ha -0.08ha =0.92ha	34dph	49dph

3.76 Parcel C 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 35 dwellings and retention of existing Gypsy/Traveller pitch with 1 additional Gypsy/Traveller pitch.

Total Capacity

35 (min) C3 residential dwellings

2 additional Gypsy/Traveller Pitches (including retention of existing temporary pitch)

Plan of Site 255C



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

- 3.77 Parcel A (Thorpe Lea Manor) is currently occupied by Kerry Foods with a site area of 1.06ha.
- 3.78 There are no areas of flood risk or other constraint on the Thorpe Lea Manor site which would reduce developable area.
- 3.79 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. Whilst other sites have discounted other types of green infrastructure but expected the shortfall to be made up with other types, given the site's location directly adjacent sports pitches and a short distance from Egham Sports Centre, the shortfall from sports pitches will not be expected to be made up onsite from other green infrastructure. However a calculation for allotments has been made and should be made up with amenity space.
- 3.80 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.
- 3.81 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-13.

Table 3-13: Capacity Scenarios for site 256 Thorpe Lea Road North, Parcel A

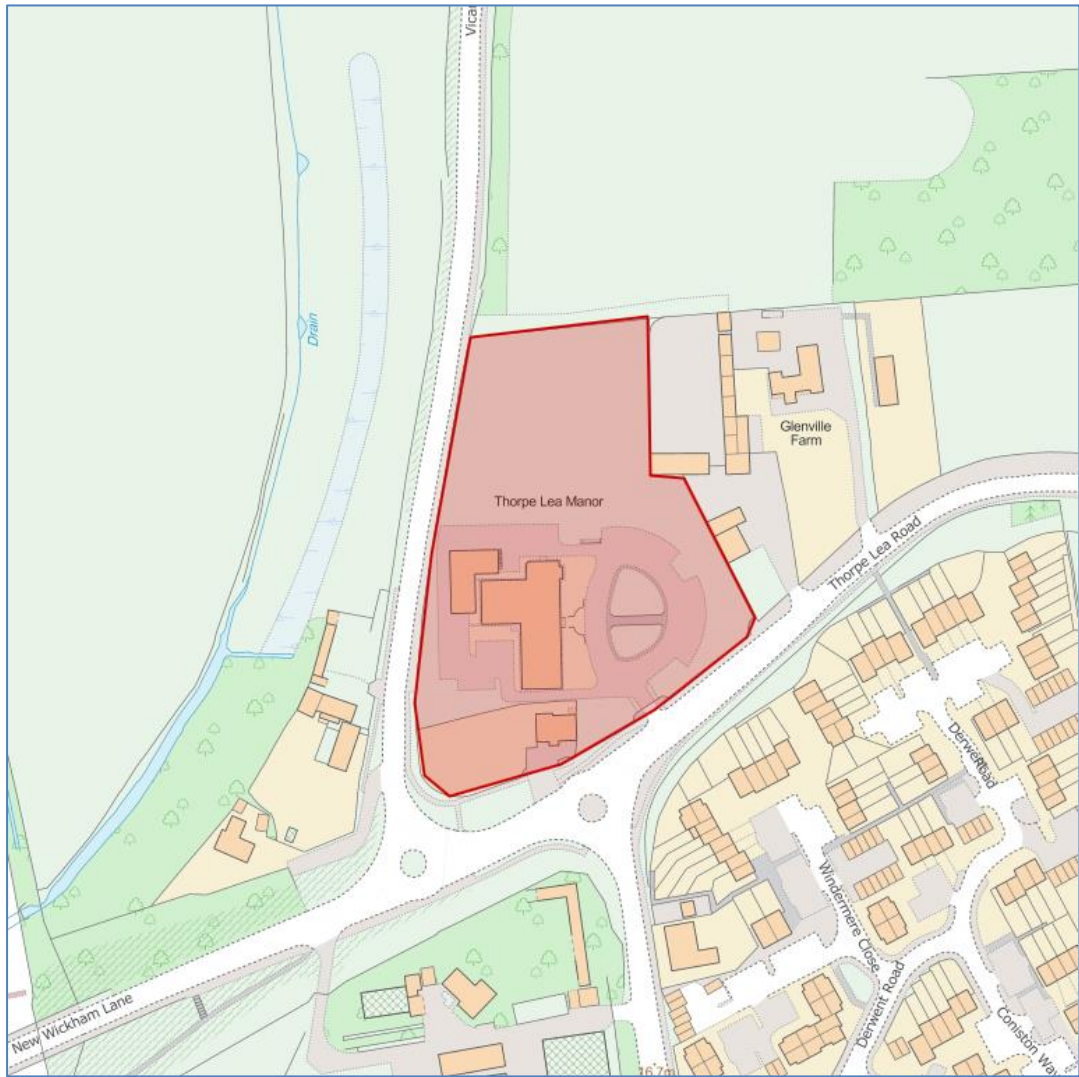
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
50	8no 1 bed=11 15no 2 bed=28 20no 3 bed=50 7no 4+ bed=20 Total= 109	Play Space – 0.09ha Allotments – 0.025ha SANG – N/A Outside 5km Total= 0.12ha	1.06ha -0.12ha =0.94ha	47dph	53dph
60	9no 1 bed=13 18no 2 bed=33 24no 3 bed=60 9no 4+ bed=26 Total= 132	Play Space – 0.1ha Allotments 0.03ha SANG – N/A Outside 5km Total= 0.13ha	1.06ha -0.13ha =0.93ha	47dph	64dph

- 3.82 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 256 – Parcel B, Thorpe Lea Road North (Glenville Farm)

- 3.83 Parcel B (Glenville Farm) is currently in commercial use with the eastern portion currently housing 1 temporary Gypsy/Traveller pitch. The Glenville Farm site is around 0.93ha in area.
- 3.84 Given the need for additional Gypsy/Traveller pitches in the Borough, it is considered that the existing pitch should be retained and an additional pitch included which could cater for an extended family. Whilst the pitch is to be retained, this could be relocated on site so developable area is maximised. The two pitches would have a land take of 0.14ha
- 3.85 A small area in the eastern side of Glenville Farm falls within flood zone 3b (0.01ha) with a further 0.06ha in flood zone 3a and 0.04ha in zone 2. The area within zone 3a & 3b is small and can be avoided by utilising as green space.
- 3.86 Like the Thorpe Lea Manor Site, Glenville Farm is not considered large enough to include provision for specialist accommodation (other than the 2 Gypsy/Traveller pitches) and neither is it large enough to provide for either sports pitches or allotments. Whilst other sites have discounted other types of green infrastructure but expected the shortfall to be made up with other types, given the site’s location directly adjacent sports pitches and a short distance from Egham Sports Centre, the shortfall from sports pitches will not be expected to be made up onsite from other green infrastructure. However a calculation for allotments has been made and should be made up with amenity space.
- 3.87 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. Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-14.

Table 3-14: Capacity Scenarios for site 256 Thorpe Lea Road North, Parcel B

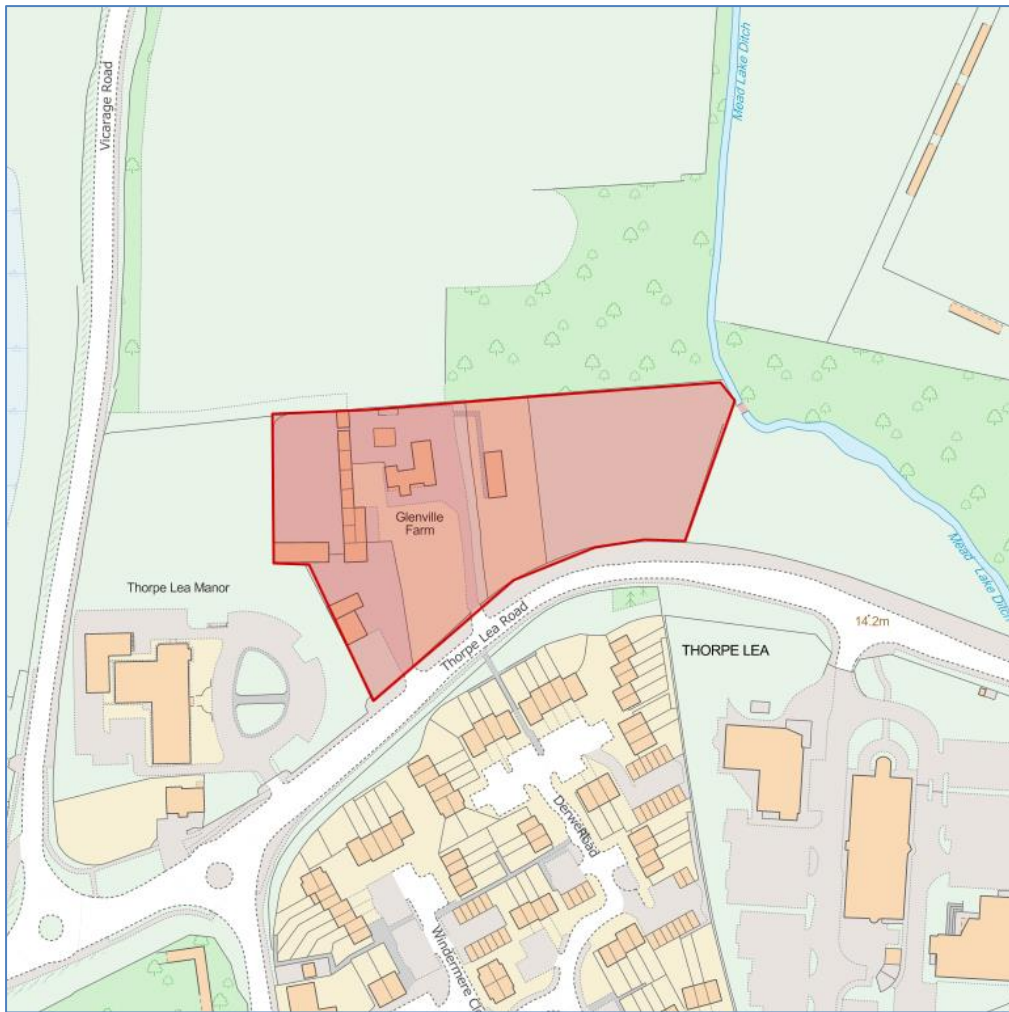
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
35 + 2 Pitches	5no 1 bed=7 11no 2 bed=20 14no 3 bed=35 5no 4+ bed=14 2 Pitches = 7 Total= 83	Play Space – 0.066ha Allotments – 0.018ha SANG – N/A Outside 5km Total= 0.084ha	0.93ha -0.14ha -0.084ha =0.70ha	38dph	50dph
40 + 2 Pitches	6no 1 bed=8 12no 2 bed=22 16no 3 bed=40 6no 4+ bed=17 2 Pitches = 7 Total= 94	Play Space – 0.08ha Allotments 0.02ha SANG – N/A Outside 5km Total= 0.1ha	0.93ha -0.14ha -0.1ha =0.69ha	43dph	58dph

- 3.88** It is considered that Parcel B of site 256 should come forward for a minimum of 35 units and 2 Gypsy/Traveller pitches, although the site could lend itself to small scale flatted units which could increase capacity further.

Total Capacity

35 (min) C3 residential dwellings
2 additional Gypsy/Traveller Pitches

Plan of Site 256, Parcel B



Site 257– Thorpe Lea Road (West)

- 3.89 Site is 5.39ha 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.
- 3.90 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.
- 3.91 The site is large enough to provide Gypsy/Traveller pitches and 3 pitches at 0.21ha 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 3-15.

Table 3-15: Capacity Scenarios for site 257, Thorpe Lea Road West

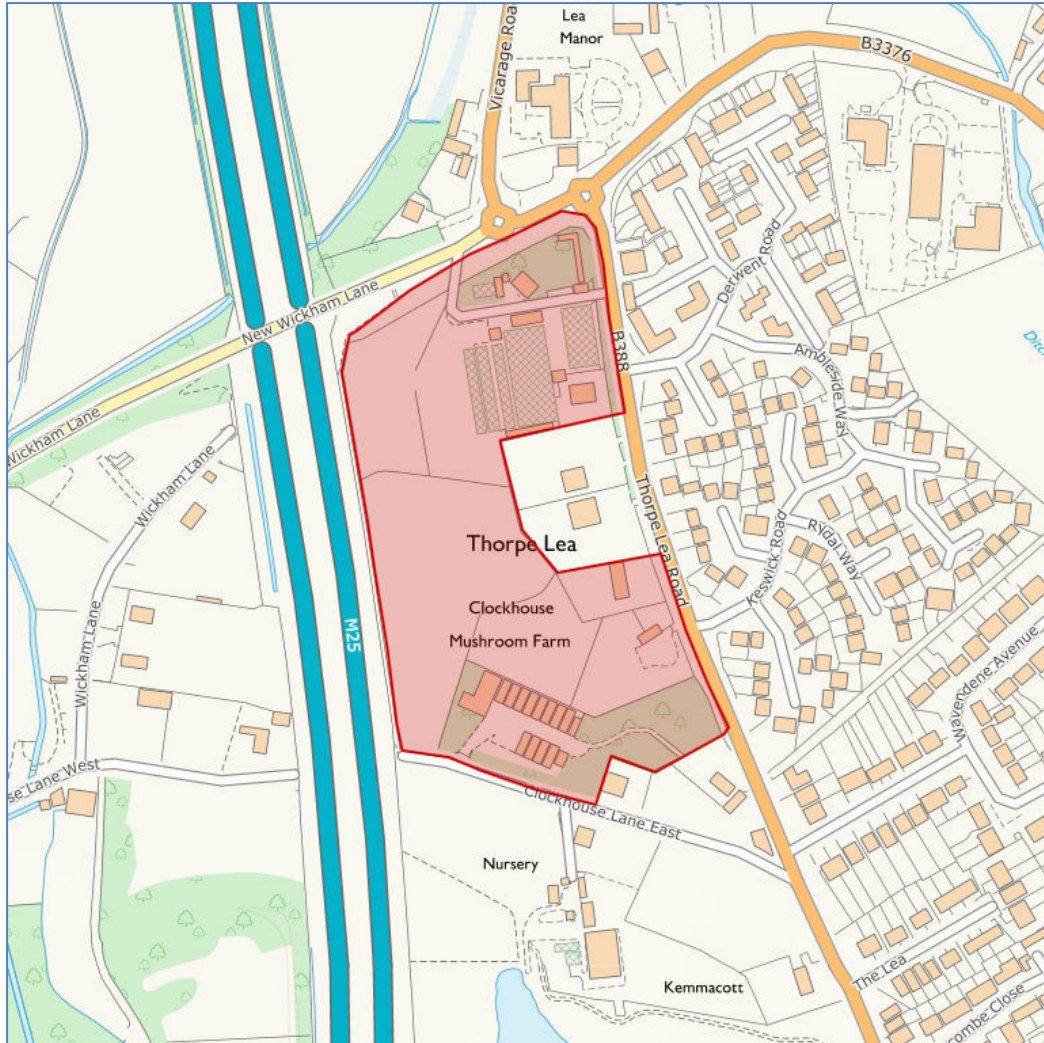
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
190	29no 1 bed = 41 57no 2 bed = 105 76no 3 bed = 190 28no 4 bed = 80 3 Pitches = 11 Total = 427	Sports pitches – 0.68ha Play Space – 0.34ha Allotments – 0.095ha SANG – N/A Outside 5km Total= 1.11ha	5.39ha -1.2ha -0.34ha -0.21ha =3.64ha	35dph	52dph
200	30no 1 bed=42 60no 2 bed=111 80no 3 bed=200 30no 4+ bed=86 3 Pitches =11 Total= 450	Sports pitches – 0.72ha Play Space – 0.36ha Allotments – 0.1ha SANG – N/A Outside 5km Total= 1.15ha	5.39ha -1.2ha -0.36ha -0.21ha =3.62ha	37dph	55dph
210	32no 1 bed=45 63no 2 bed=117 84no 3 bed=210 31no 4+ bed=88 3 Pitches =11 Total= 471	Sports pitches – 0.75ha Play Space – 0.37ha Allotments – 0.105ha SANG – N/A Outside 5km Total= 1.225ha	5.39ha -1.2ha -0.37ha -0.21ha =3.61ha	39dph	58dph

- 3.92 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 200 units.

Total Capacity

200 (min) C3 Dwellings
3 Gypsy/Traveller Pitches

Plan of Site 257



Site 258 – Virginia Water (North)

- 3.93 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. These parcels are Merlewood, Gorse Hill House & Gorse Hill Manor and Kenwolde which are bounded to the north by Hollow Lane.
- 3.94 Whilst together the site area is large enough to accommodate Gypsy/Traveller pitches in reality the sites steep topography does not lend itself to pitches and local land values and 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.
- 3.95 The site is wooded in parts and this 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. The area covered by woodland is around 5ha.
- 3.96 Given the site topography 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. The requirement for allotments is unlikely to be appropriate in those areas covered by woodland and has also been netted off developable area as well as an allowance for part of the sports pitch provision to ensure that some green infrastructure comes forward outside of wooded areas.
- 3.97 The site is also 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). This requires a 2.3km circular walk and whilst part of this could be delivered in the areas of woodland to be retained it is unlikely to be achievable without further parts of the site. As such, an additional 2ha of the site has been netted from the developable area, but this could be higher depending on the design of any SANG.
- 3.98 Also, the varying topography of the site may reduce developable area further although this has not been factored into this capacity analysis at this time.
- 3.99 Surrounding densities are very low at 2-10dph and although more efficient use of land should be made, this will need to take account of the context and distinctiveness of the surrounding area and to Landscape Character objectives as well as the varying and at places steep topography of the site. As such, higher density development is unlikely to be appropriate in this location and densities higher than 10dph have not been considered. Further, 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, it may still be acceptable to provide some 1 or 2 bed apartments on site, especially if the requirement of 10% for delivery of affordable home ownership as set out in the Housing White Paper is required.
- 3.100 As such for the purposes of this site, 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.

3.101 Applying the assumptions for green infrastructure requirements give the capacity ranges as set out in Table 3-16.

Table 3-16: Capacity Scenarios for site 258 Virginia Water North

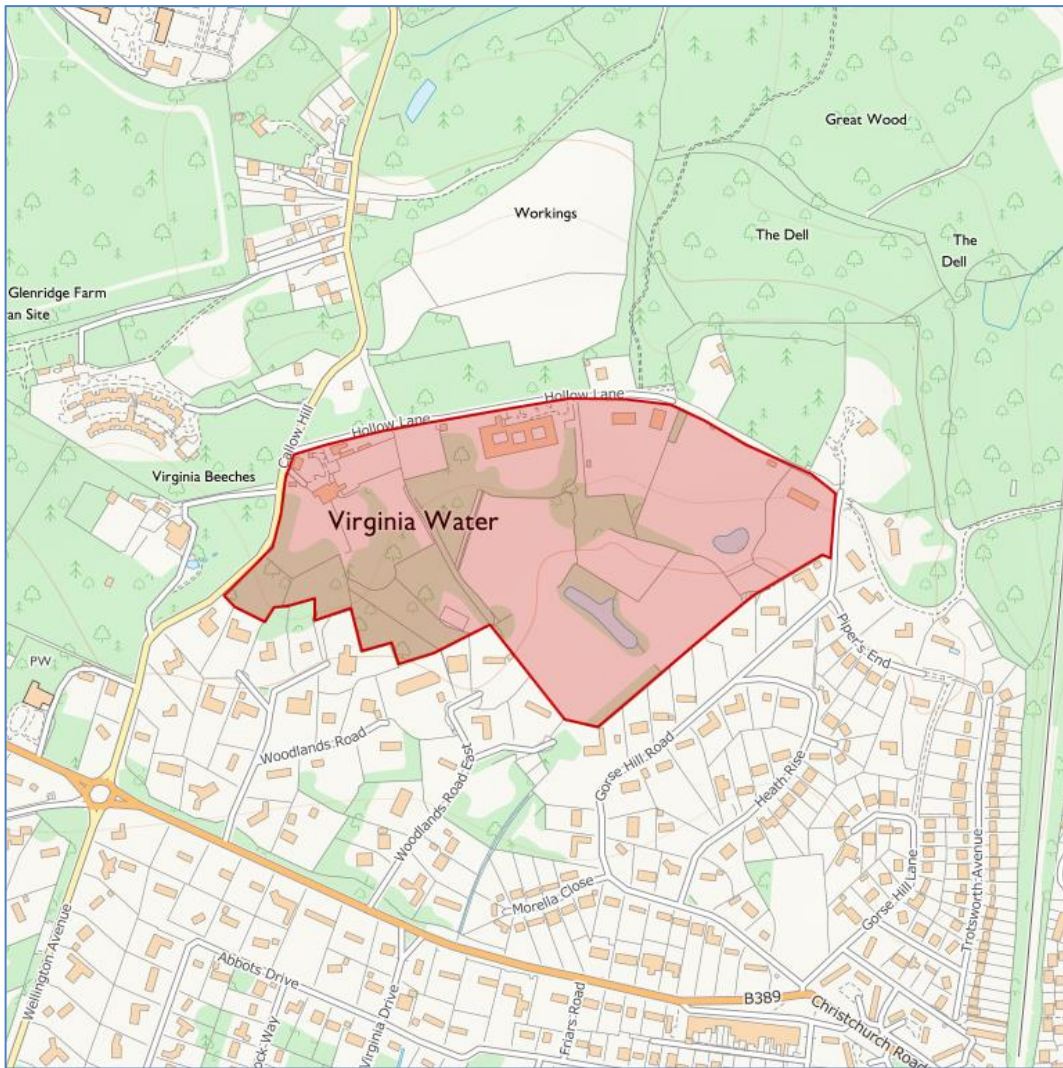
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
100	5no 1 bed=7 5no 2 bed=9 40no 3 bed=100 30no 4 bed=86 20no 5+ bed=72 Total=274	Sports pitches – 0.44ha Play Space – 0.22ha Allotments – 0.05ha SANG – 2.2ha Total= 0.71ha	19.5ha -5ha -2ha -0.25ha =12.25ha	5dph	8dph
120	6no 1 bed=8 6no 2 bed=11 48no 3 bed=120 36no 4 bed=103 24no 5+ bed=86 Total=328	Sports pitches – 0.52ha Play Space – 0.26ha Allotments – 0.06ha SANG – 2.6ha Total= 0.84ha	19.5ha -5ha -2ha -0.3ha =12.2ha	6dph	10dph
140	7no 1 bed=10 7no 2 bed=13 56no 3 bed=140 42no 4 bed=120 28no 5+ bed=101 Total=384	Sports pitches – 0.61ha Play Space – 0.305ha Allotments – 0.07ha SANG – 3ha Total= 0.99ha	19.5ha -5ha -2ha -0.35ha =12.15ha	7dph	12dph

3.102 Given the surrounding context and character but need to make efficient use of land and the potential impact of site topography, it is considered that capacity is a minimum of 120 dwellings.

Total Capacity

120 (min) C3 residential dwellings

Plan of Site 258



Site 261 – Virginia Water (South)

- 3.103 Site is 5.27ha in area. There is an area of vegetation on the south/west and north boundaries which could be retained as a buffer to Trumps Green Road, rail line and the Wentworth Estate and properties at Knowle Hill. This would account for some 0.18ha. There are no other constraints on site which would restrict developable area.
- 3.104 The site is large enough to accommodate up to 2 Gypsy/Traveller pitches at 0.14ha, however, whether this is viable given likely land values in Virginia Water will need to be tested further. The site could also potentially accommodate either a care/nursing home or sheltered accommodation although provision of both is unlikely given the combined land take. As such a 20 sheltered apartment scheme with a land take of 0.11ha has also been included.
- 3.105 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 3-17.

Table 3-17: Capacity Scenarios for site 261 Virginia Water South

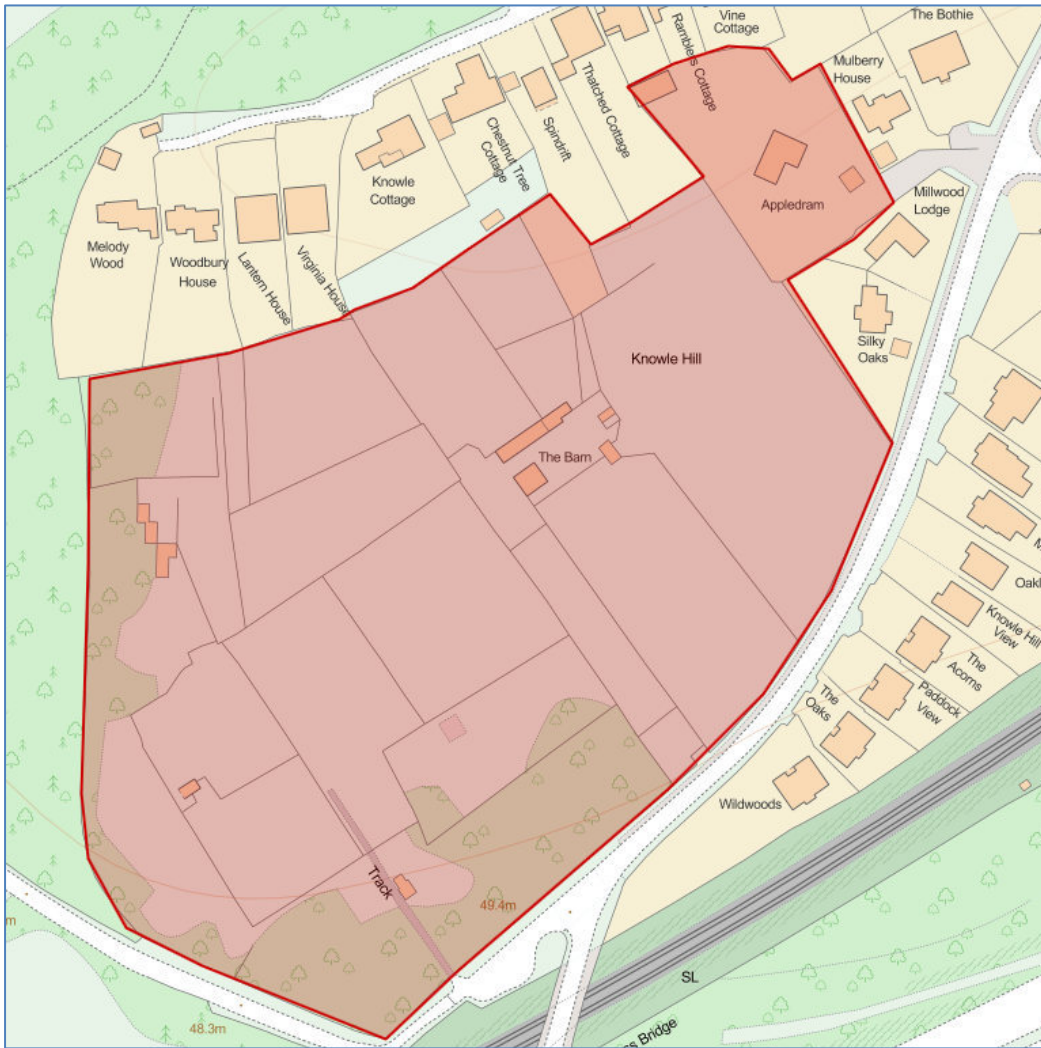
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
120 + 2 Pitches + 20 Sheltered	18no 1 bed=25 36no 2 bed=67 48no 3 bed=120 18no 4+bed=51 20 Sheltered = 28 2 pitches = 7 Total= 298	Sports pitches – 0.48ha Play Space – 0.24ha Allotments – 0.06ha SANG – Delivered off site Total= 0.78ha	5.27ha -0.18ha -0.14ha -0.11ha -0.78ha =4.06ha	23dph	30dph
130 + 2 Pitches + 20 Sheltered	20no 1 bed=28 39no 2 bed=72 52no 3 bed=130 19no 4+bed=54 20 Sheltered = 28 2 pitches = 7 Total= 319	Sports pitches – 0.51ha Play Space – 0.255ha Allotments – 0.065ha SANG – Delivered off site Total= 0.83ha	5.27ha -0.18ha -0.14ha -0.11ha -0.83ha =4.01ha	25dph	32dph
140 + 2 Pitches + 20 Sheltered	21no 1 bed=29 42no 2 bed=78 56no 3 bed=140 21no 4+bed=60 20 Sheltered = 28 2 pitches = 7 Total= 342	Sports pitches – 0.55ha Play Space – 0.275ha Allotments – 0.07ha SANG – Delivered off site Total= 0.83ha	5.27ha -0.18ha -0.14ha -0.11ha -0.90ha =3.94ha	27dph	36dph

- 3.106 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 130 dwellings as well as 2 Gypsy/Traveller pitches and 20 units of sheltered accommodation. Development proposing higher densities will need to demonstrate high quality design to ensure integration with existing character as a whole.

Total Capacity

130 (min) C3 dwellings
2 Gypsy/Traveller Pitches
20 Sheltered Accommodation Units

Plan of Site 261



Site 263 – Ottershaw East

- 3.107 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 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 east of the public footpath which could be used for SANG, is 7.3ha. It is likely that 7.3ha of SANG is likely to 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 of 5.9ha, unless the combined requirements for SANG and other green infrastructure exceed 7.3ha.
- 3.108 The site without SANG would be large enough to provide Gypsy/Traveller accommodation, as well as C2 residential/nursing care and sheltered/extra care units. However, given the need for SANG and that the public footpath running north/south through the site forms a natural boundary to development, it is considered that either Gypsy/Traveller pitches, C2 or sheltered/extra care units could be accommodated on site without significantly affecting the delivery of non-specialist housing, but not all three. The site is capable of accommodating up to 2 types of specialist accommodation and for the purposes of this capacity assessment those with the lowest land take include 2 Gypsy/Traveller pitches with a land take of 0.14ha and sheltered units with land take at 0.11ha (combined land take of 0.25ha). However, this does not discount other combinations of specialist accommodation coming forward.
- 3.109 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.
- 3.110 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. However, land should be used efficiently and therefore density should range higher than the immediate vicinity whilst taking account of surrounding character. 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 3-18.

Table 3-18: Capacity Scenarios for site 263 Ottershaw East

Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
180 + 2 pitches + 20 Sheltered	27no 1 bed=38 54no 2 bed=100 72no 3 bed=180 27no 4+ bed=77 20 Sheltered = 28 2 Pitches =7 Total= 430	Sports pitches – 0.69ha Play Space – 0.35ha Allotments – 0.09ha SANG – 3.44ha Total= 4.57ha	5.9ha -0.25ha -0.1ha -0.11ha =5.44ha	34dph	37dph
190 + 2 pitches + 20 Sheltered	29no 1 bed=41 57no 2 bed=105 76no 3 bed=190 28no 4+ bed=80 20 Sheltered = 28 2 Pitches =7 Total= 451	Sports pitches – 0.72ha Play Space – 0.36ha Allotments – 0.095ha SANG – 3.61ha Total= 4.79ha	5.9ha -0.25ha -0.1ha -0.11ha =5.44	36dph	39dph

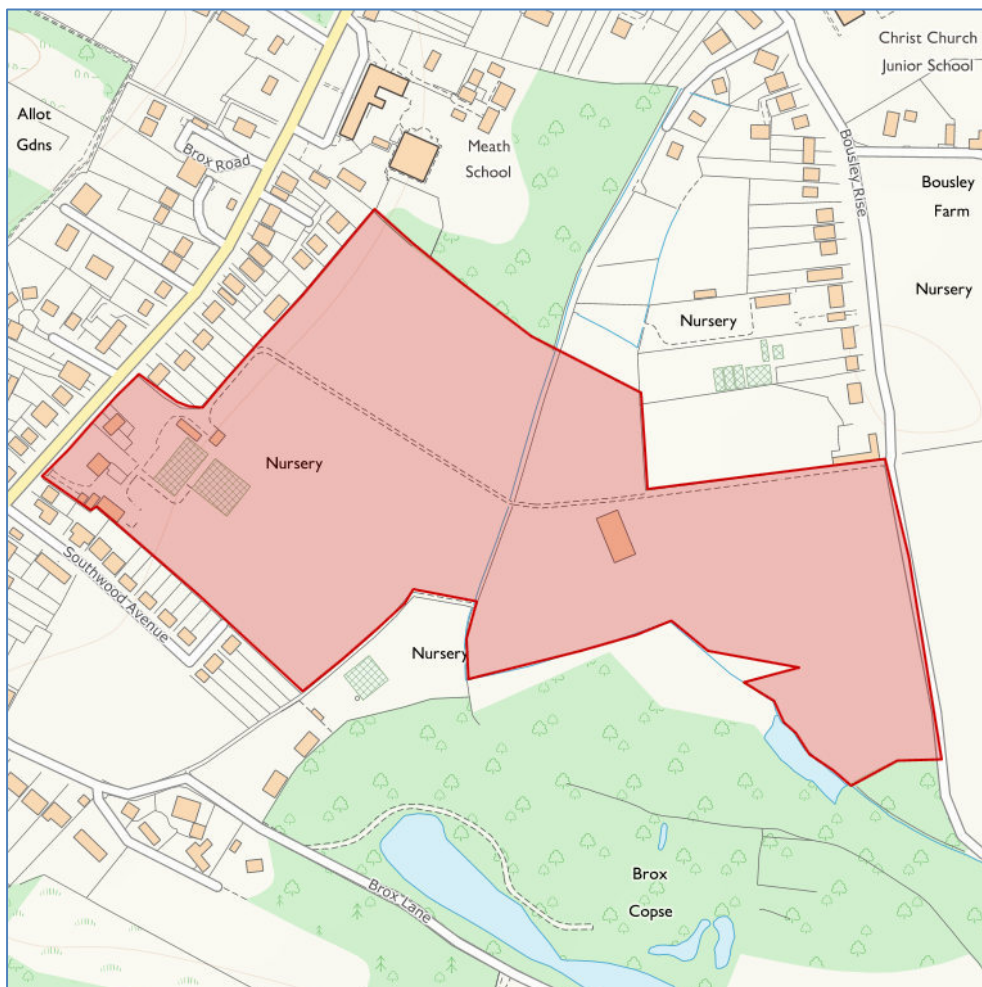
Capacity	Population	Open Space Requirement	Developable Area	Gross Density	Net Density
200 + 2 pitches + 20 Sheltered	31no 1 bed=39 60no 2 bed=94 80no 3 bed=128 29no 4+ bed=57 20 Sheltered = 28 2 Pitches =7 Total= 472	Sports pitches – 0.75ha Play Space – 0.38ha Allotments – 0.1ha SANG – 3.78ha Total= 5.01ha	5.9ha -0.25ha -0.1ha -0.11ha =5.44	38dph	41dph

3.111 Given the need to ensure efficient use of land and relatively high accessibility of the site, but taking account of surrounding context, it is considered that site 263 could come forward for at least 200 C3 dwellings (180 residential + 20 sheltered) 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

180 (min) C3 dwellings
2 Gypsy/Traveller Pitches
20 Sheltered Accommodation Units

Plan of Site 263



4. Employment Sites

Site 51 – Byfleet Road, New Haw

- 4.1 The Byfleet Road site is 7.9ha in area and is designated as a housing reserve site in the current Local Plan. However, site selection work has considered that the site is not the most suitable for housing given the level of constraints on site, but could be appropriate for employment development.
- 4.2 The western side of the site is bounded by the Wey Navigation which is a Site of Nature Conservation Importance (SNCI) and as such a buffer has been applied between the site and the Wey Navigation. There is already an existing line of vegetation to the western boundary of the site between an access track and the Wey Navigation and this has been considered as a suitable buffer. This area is some 0.75ha. There is also a large area of vegetation to the north between the access track and the boundaries of properties at Fairwater Drive and although this is not protected, part of it could be retained to provide a buffer for residential amenity. This area is some 0.18ha.
- 4.3 The site is also bounded on its eastern boundary by residential property and although there is no distinct line of vegetation along this boundary a suitable buffer should again be applied to property boundaries to avoid/mitigate noise and other disturbance. A 10m buffer has been applied further reducing the sites developable area by 0.27ha. Therefore total area for buffers to site boundaries and neighbouring residential use is some 1.2ha.
- 4.4 A small area of the site in the south west corner lies within the M25 AQMA and is around 0.66ha in area, however 0.2ha of this is already accounted for within the Wey Navigation buffer leaving 0.46ha. Whilst an employment use would be a less sensitive receptor with respect to the AQMA, development should not lead to a further deterioration of air quality in this area. However, it is considered that the site could be developed satisfactorily without developing within the AQMA.
- 4.5 Two sets of electricity pylons and overhead cables cross the site from south to north and then from west to east. National Grid guidance¹¹ does not state that development cannot be placed under overhead lines, other than subject to minimum height clearance. As such, development under overhead cables has not been excluded, but multi-storey development such as office blocks would not be suitable given clearance distances. The guidance also states that access to pylons will be required but does not give a minimum clearance, however development within 5m of the pylons (to allow for suitable access) has been excluded and developable area reduced accordingly. This has reduced developable area by 0.01ha.
- 4.6 A large proportion of the southern area of the site falls within Flood Zone 2 & 3a and will need to pass the sequential test, but not the exceptions test given an employment's development's less sensitive use. Whilst part of site within flood zones could be used within green infrastructure associated with development of the site, this is unlikely to include all flood risk areas. Sustainable drainage and other flood mitigation/avoidance measures may further reduce developable area but at this time this is unknown and therefore flood risk as not reduced developable area.
- 4.7 Whilst the green infrastructure assumptions relate more to housing development given that standards are based on levels of population an element of green infrastructure

¹¹ Development Near Overhead Lines (2008) National Grid. Available at: <http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/>

has already been factored into the land take assumptions. The level of potential floorspace is based on the assumptions set out earlier and repeated below in Table 4-1. Table 4-2 sets out capacity for the Byfleet Road site having regard to a B8 only scheme or a mixed B1/B8 scheme should this be required to improve viability and enable B8 use on the site.

Table 4-1: Employment Floorspace Assumptions

Use	Unit Size (sqm)	% Developable Area covered by development	Developable Area (ha)
B1c, B2 Industrial & B8 Warehouse	500	70%	0.07
B1c, B2 Industrial & B8 Warehouse	1,000	50%	0.2ha
B1c, B2 Industrial & B8 Warehouse	3,000	40%	1.5ha
B1a Offices (Business Park)	6,000	60%	1ha

Table 4-2: Capacity Scenarios for site 51 Byfleet Road, New Haw

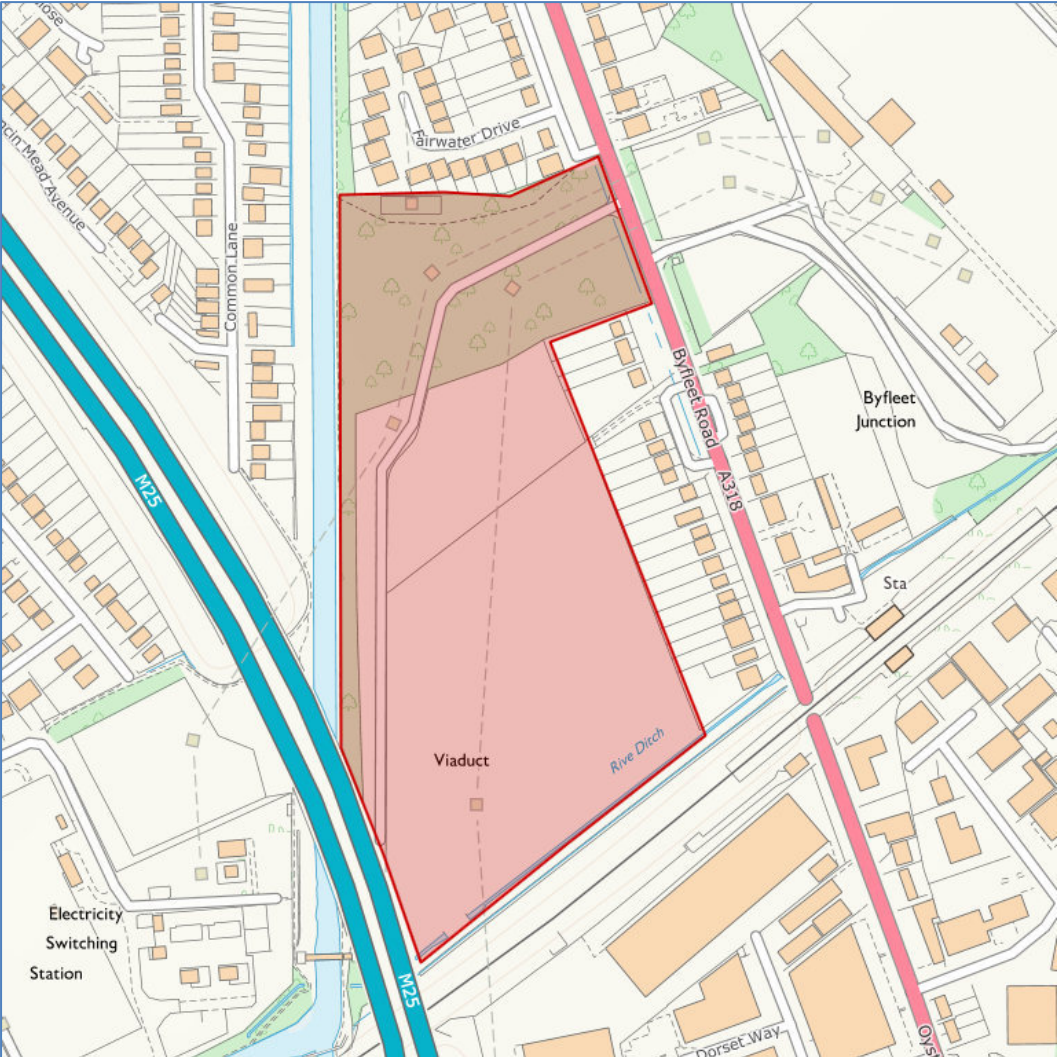
Development	Developable Area	Potential Floorspace
Small Scale B8 Units Only	7.9ha -1.2ha -0.46ha -0.01ha =6.23ha	44,500sqm
Mixed Small/Medium Scale B8 (x5 medium units)	7.9ha -1.2ha -0.46ha -0.01ha =6.23ha	42,000sqm
Mixed Small/Medium/Large Scale B8 (x5 medium & x1 large units)	7.9ha -1.2ha -0.46ha -0.01ha =6.23ha	34,500sqm
Small scale B8 & 1 no. B1 Office Block	7.9ha -1.2ha -0.46ha -0.01ha =6.23ha	37,000sqm B8 6,000sqm B1

- 4.8 The site scenarios above show that the Byfleet Road site could accommodate between 34,500sqm – 44,500sqm of B8 floorspace with potential for 6,000sqm of B1 space. Whilst it is acknowledged that the market is likely to drive the size of units on site, it is considered that for capacity work a mix of unit sizes could be considered to allow for a range of different size businesses and business requirements. As such capacity is a minimum of 34,500sqm of B8 space subject to viability.

Total Capacity

34,500sqm (min) of B8 floorspace

Plan of Site 51



5. Site Summaries

Site	Housing Capacity	Gypsy/Traveller Pitches	Nursing/Care Bed Spaces	Sheltered Units
Sites with permission				
48 – Hanworth Lane, Chertsey (north)	130	0	0	0
Sites under consideration				
14 – Brox End Nurseries, Ottershaw	40	0	0	0
17 – Coombelands Lane, Rowtown	43	0	0	0
Sites w/o permission				
34 – Parklands, Parcel D, Chertsey Bittams	125	0	93	0
48 – Hanworth Lane, Chertsey (south)	150	0	0	0
60 – Pyrcroft Road, Chertsey	175-275	5	0	0
97, 99 & 221 Longcross Garden Village	1,700	10	70	0
156 Blay's House, Blay's Lane, Englefield Green	90	0	0	0
217 – Land West of Wheeler's Green, Parcel E, Chertsey Bittams	70	0	0	0
231 – St Peter's Hospital, Chertsey	400	0	70	20
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	110	2	0	0
255 – Chertsey Bittams – Parcel C	35	2	0	0
256 – Thorpe Lea Road North	85	1	0	0
257 – Thorpe Lea Road West	200	3	0	0
258 – Virginia Water North	120	0	0	0
261 – Virginia Water South	130	2	0	20
263 – Ottershaw East	180	2	0	20
Total	4,108 – 4,208	34	233	60

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

Appendix 1 – Guidelines for SANG Creation

The wording in the list below is precise. The requirements referred to as “must” are essential in **all** SANGS. Those requirements listed as “should have” should all be represented **within the suite** of SANGS, but do not all have to be represented in every site. All SANGS should have at least one of the features on the “desirable” list.

Must have

For all sites larger than 4ha there must be adequate parking for visitors, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it.

It should include a circular walk of 2.3-2.5km around the SANGS. On sites with car parks this should start and finish there.

Sites of 10ha or more must have adequate car parking. These should be clearly signposted and easily accessed.

Car parks must be easily and safely accessible by car and should be clearly sign posted.

The accessibility of the site must include access points appropriate for the particular visitor use the SANGS is intended to cater for.

The SANGS must have a safe route of access on foot from the nearest car park and/or footpath/s. SANGS must be designed so that they are perceived to be safe by users; they must not have tree and scrub cover along parts of the walking routes.

Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming too urban in feel.

SANGS must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.

All SANGS larger than 12 ha must aim to provide a variety of habitats for users to experience.

Access within the SANGS must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.

SANGS must be free from unpleasant intrusions (e.g. sewage treatment works smells etc).

Should have

SANGS should be clearly sign-posted or advertised in some way.

SANGS should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.

SANGS should link into longer walks of 5km or more through footpath or other green networks.

Desirables

It would be desirable for an owner to be able to take dogs from the car park to the SANGS safely off the lead.

Where possible it is desirable to choose sites with a gently undulating topography for SANGS.


It is desirable for access points to have signage outlining the layout of the SANGS and the routes available to visitors.

It is desirable that SANGS provide a natural space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs. The provision of open water on part, but not the majority of sites is desirable.

Where possible it is desirable to have a focal point such as a view point, monument etc within the SANGS.

Larger SANGS or those grouped close together should aim to provide longer walks of 5km or more.

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