

Addlestone (including Rowtown) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable etc.)	Net no. of residential units added into the SLAA supply
17	Land at Coombelands Lane, Addlestone	Deliverable	20
132	Ledger Drive, Addlestone	Deliverable	48
178	10-22 High Street, Addlestone	Deliverable	14
264	Addlestone West allocation	Deliverable	70
318	Addlestone East	Deliverable	68
328	Old library site, Church Road, Addlestone	Deliverable	12
330	1 High Street & 2 Church Road, Addlestone	Deliverable	6
338	18-20 St George's Road, Addlestone	Deliverable	7
357	Unit 2 Aviator Park, Addlestone	Deliverable	154
358	Middlesex Court, Addlestone	Deliverable	140
384	Central Veterinary Laboratory - Parcel B	Deliverable	150
414	Krome House, 244-256 Station Road, Addlestone	Deliverable	35
423	Unit 1, Aviator Park, Addlestone	Deliverable	106
251	300-400 Bourne Business Park, Dashwood Lang Road, Addlestone	Employment site	Employment site
316	Units 4-8 Weybridge Business Park, Addlestone	Employment site	Employment site
393	St George's College, Woburn Hill, Addlestone	Employment site	Employment site
407	Darley Dene School, Garfield Road, Addlestone	Employment site	Employment site
24	and at Prairie Road, Hatch Close & Hatch Farm, Addlestone	Undeliverable	0
62	Land at Addlestone Moor, Addlestone	Undeliverable	0
154	Land at Hawthorne, Rowtown	Undeliverable	0
205	Crockford Bridge Farm, New Haw Road, Addlestone	Undeliverable	0
224	Land adjacent to 62 Addlestone Moor, Addlestone	Undeliverable	0
226	40 Crockford Park Road, Addlestone	Windfall site	Windfall site

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable etc.)	Net no. of residential units added into the SLAA supply
227	Woburn Park Farm, Addlestone Moor, Addlestone	Undeliverable	0
266	Land West of St George's College, Woburn Hill, Addlestone	Undeliverable	0
274	Allington & 37, 47, 57 Howard's Lane, Addlestone	Windfall site	0
300	Land adjacent to 70 Crockford Park Road, Addlestone	Undeliverable	0
325	Kings Oak Field, Rowtown, Addlestone	Undeliverable	0
349	Clifton Garden Centre, Woburn Hill, Addlestone	Undeliverable	0
350	Hamm Court Farm, Hamm Court, Addlestone	Undeliverable	0
356	The George, Chertsey Road, Addlestone	Windfall site	Windfall site
375	Rivermead House, Hamm Moor Lane, Addlestone	Undeliverable	0
376	76 Liberty Lane & 2 Fieldhurst Close, Addlestone	Windfall site	0
391	Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone	Undeliverable	0
398	Chertsey High School, Chertsey Road, Addlestone	Complete	Employment site
411	3 Simplemarsh Road, Addlestone	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	17
Site Name	Land at Coombelands Lane, Addlestone
Address	Land at Coombelands Lane
	Addlestone
Postcode	KT15 1FQ
Grid references	X: 504357 Y: 163348
Site area (ha)	1.92
How site was identified	Reserve housing site under GB8 of the now superseded 2001 Local Plan-Development Post 2006.
Ownership type	Private
Existing use(s)	Disused former residential garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site lies residential dwellings along Hartland Road within the urban area of Addlestone, with the Coombelands Farm part of the Veterinary Laboratories Agency site to the east (separated by open land and trees). The southern and western side of the site are surrounded by a significant area of woodland.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (187)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

TPO	TPO (187) will need to be taken account of as part of the design of any proposed development.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.16/0845 Erection of 43 dwellings and apartments (including affordable housing) with associated access, parking (including garages), landscaping, areas of open space and improvements to Hartland Road, Farm Lane and Coombelands Lane. (Now known as 1-40 Percival Gardens) (grant). Subsequent discharge of conditions / variation applications under RU.17/1811, RU.17/1790, RU.18/0516, RU.19/0571, RU.19/0025, RU.19/1008, RU.19/1265, RU.20/0012, RU.20/1181 and RU.21/0520.

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	20	43 dwellings permitted in total, but just 20 are still under construction.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable as there is an implemented planning permission for 43 units, with just 20 units remaining under construction.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is suitable as there is an implemented planning permission for 43 units, with just 20 units remaining under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is suitable as there is an implemented planning permission for 43 units, with just 20 units remaining under construction.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

RU.16/0845 has been implemented and has thus proved that the site is suitable, available, and achievable. There are currently 20 of the 43 permitted units under construction, with the other 23 having been completed.

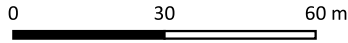
Residential units provided to the assessment of supply: 20 (these units are under construction).

Other uses provided to the assessment of supply: as planning permission has been granted for residential use, no assessment of the site for other uses has been made.



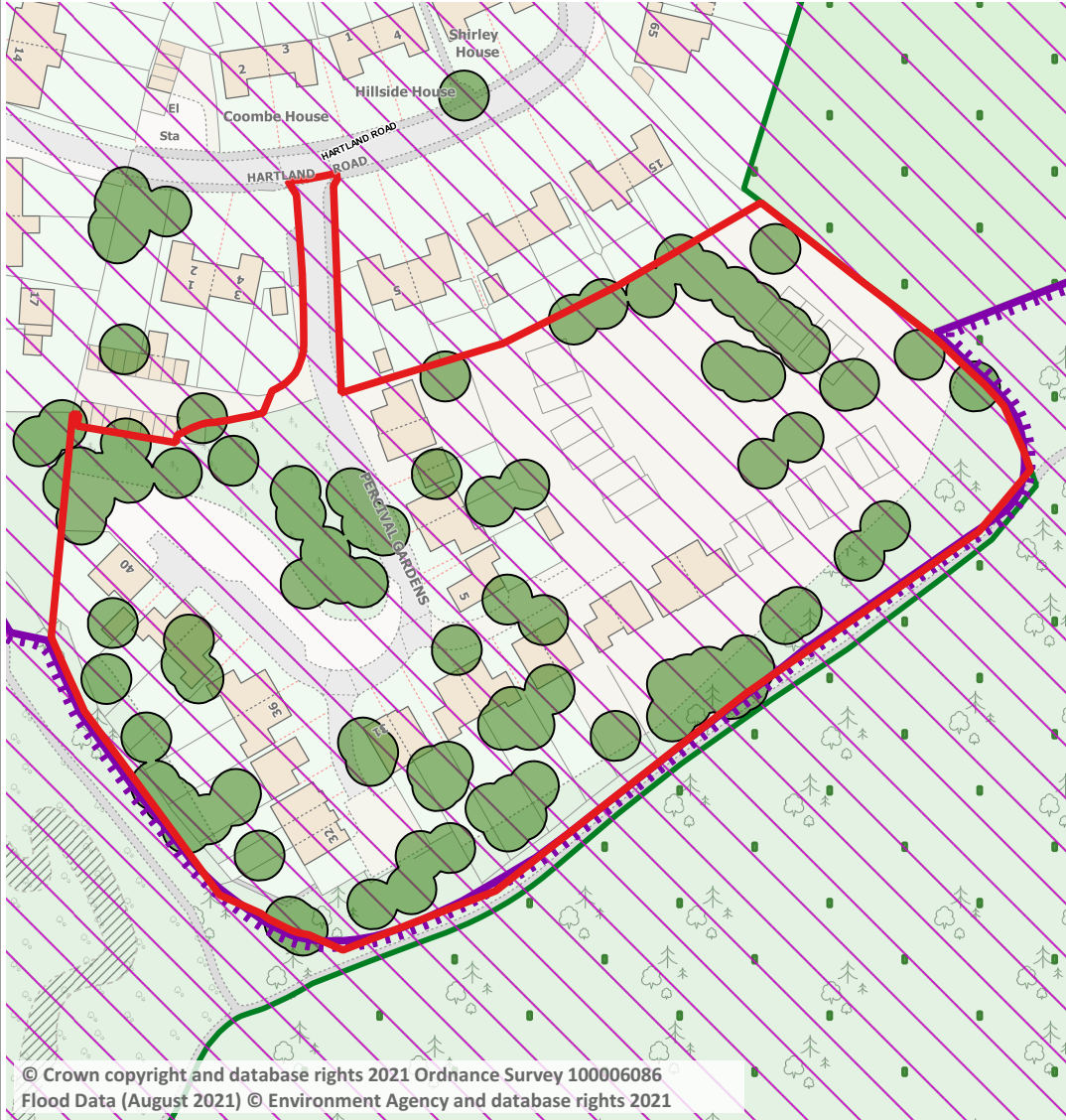
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SLAA ID: 17

Land at Coombelands Lane, Addlestone



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-  Site Boundary
-  Green Belt
-  SANG
-  TBH Special Protection Area 5km
-  Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	24
Site Name	Land at Prairie Road, Hatch Close & Hatch Farm, Addlestone
Address	Hatch Farm
	North of Green Lane
	Addlestone
Postcode	KT15 2DV
Grid references	X: 504796, Y: 165362
Site area (ha)	9.4ha
How site was identified	Promoted through the 2020 call for sites.
Ownership type	Private
Existing use(s)	Agriculture / equestrian
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bound to the north by the A320 and the south by the urban area of Addlestone. The eastern boundary is set by the A318, with the site being partially subdivided by the railway line.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (south western corner only)	SNCI	Simplemarsh Farm (off site, to the south west).
Within 5-7 km of TBH SPA	✓ (remaining area of site not in 5km zone)	LNR	
SANGS		Physical	
Nationally listed buildings	Several Grade II listed buildings to east of site including Hatch Farmhouse, Barn at Hatch Farm, 114 & 116 Chertsey Road and The George Inn.	Access	Chertsey Road Bridge is a locally listed structure.
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential development would have to take account of the nearby listed buildings as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.
SNCI	The potential development would have to take account of the close proximity of the SNCI as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.
Locally Listed Building	The potential development would have to take account of this building as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.19/0011 Outline planning application for the demolition of existing buildings and development of up to 240 residential dwellings, public open space, community room, vehicular, pedestrian and cycle access, with landscaping, nature conservation areas and associated matters (with access, landscaping, layout and scale to be determined) (withdrawn).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	260	Proponent considers site could be developed for 260 dwellings, with consideration given to self-build.
Elderly people's housing, student halls	✓		Consideration would be given to accommodation for the elderly.
Traveller accommodation			
Commercial (E use classes)			

Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		Site promoter considers that site could come forward for leisure uses associated with the residential element.
Community uses	✓		Site promoter considers that site could come forward for community uses associated with the residential element.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Promoter stated it could come forward in years 1-5.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. The site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests the site is available in years 1-5.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

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

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.

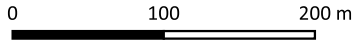


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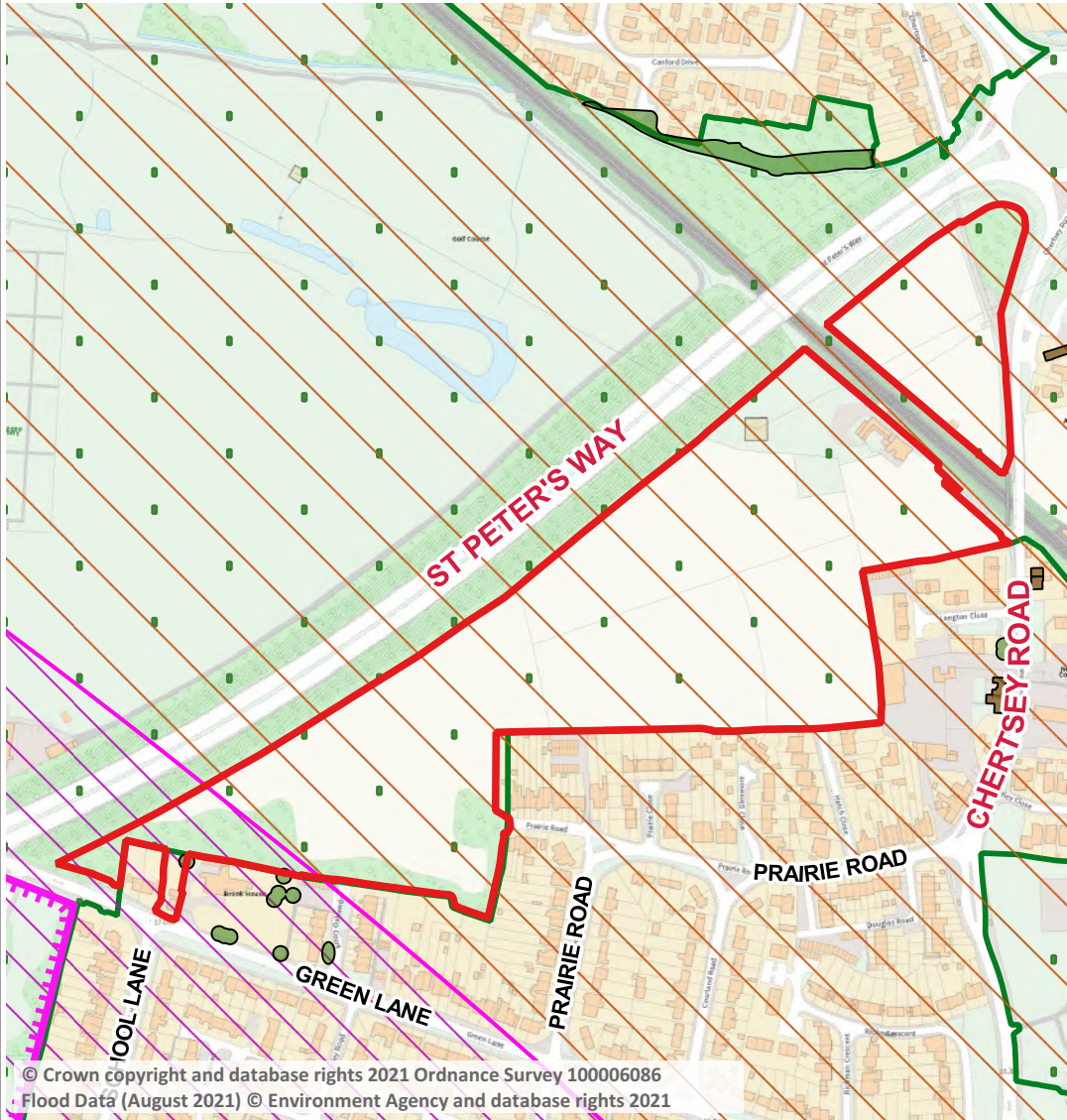
SLAA ID: 24



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Land at Prairie Road, Hatch Close & Hatch Farm,
Addlestone



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Site Boundary

SNCI

TBH Special Protection Area 7km

Nationally Listed Buildings

Tree Preservation Orders

Green Belt

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	62
Site Name	Land at Addlestone Moor, Addlestone
Address	Land Adjacent to 34 & 50 Addlestone Moor, Addlestone
Postcode	
Grid references	X: 505092 Y: 165736
Site area (ha)	0.18
How site was identified	Submitted as part of 2016 SLAA
Ownership type	Private
Existing use(s)	Storage
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	This roughly triangular site is bound to the west by the residential properties on Addlestone Moor with the road forming the eastern boundary. The southern edge is bound by trees and open land that lies between the site and the A317 (Woburn Hill).

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Southern part of the site is subject to an Article 4 Direction, which restricts certain permitted development rights. Located to the west of a mineral safeguarding area for concreting aggregate.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH Zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (370) (Oak tree) will need to be taken account of as part of the design of any proposed development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.17/1416- Use of land as single Showman's Plot including one residential caravan (refuse).</p> <p>RU.15/1605- Continued use of land for the storage of fairground rides and associated vehicles/equipment together with supply of electricity via an electricity box for the purposes of maintaining equipment for a further period of 3 years (grant).</p> <p>RU.14/0713-Proposed use of land as a single showpersons plot (refuse).</p> <p>RU.11/0991 - Use of land for siting of residential caravan and touring caravan for occupation by travelling showmen and associated parking of equipment lorry and use of the site for storing travelling showmens' equipment -Withdrawn Decision.</p> <p>RU.11/0838 - Proposed variation of planning conditions 1 and 2 of appeal permission APP/Q3630/C/06/2012396 for use of land for the storage of fairground rides, vehicles and associated equipment and materials to allow a further temporary period of 2 years (grant).</p> <p>RU.06/0599 - Proposed use of land for travelling show people's quarters for one family, comprising the stationing of a single caravan, hardstanding for the stationing and repair of showmen's vehicles and associated stationing and repair of showmens vehicles etc. - Refused by the Council but allowed on appeal for a temporary period.</p> <p>RU.05/0138 - Certificate of existing lawfulness for use of the land for the storage of fairground rides and associated vehicles and equipment (refuse).</p> <p>RU.89/1036 - Outline planning application for residential development comprising 6 no. 2 bedroom dwellings, one no. 3 bedroom dwelling, 16 car spaces, two garages and new access road (refuse).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	16	Market housing is identified as an alternative use to traveller's accommodation accommodating 16 units at 30dph.
Elderly people's housing, student halls			
Traveller accommodation	✓	1	Owner confirms the use of the land for Showmen is preferred use
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Promoter stated it could come forward in years 1-5.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified, in accordance with the Government's Planning Policy for Traveller Sites and the NPPF.</p>
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	The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests the site is available in years 1-5.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

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

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

At the current time however, given that the site is in the Green Belt (and also considered greenfield in nature), the use of this site for residential development (either caravans or bricks and mortar housing) would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the residential redevelopment of the site would cause to the Green Belt. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is recorded as zero.

Traveller accommodation provided to the assessment of supply: 0

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

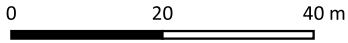


Date: 22/09/2021

SLAA ID: 62



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Land at Addlestone Moor, Addlestone (Travelers & showpeople site)



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-  Site Boundary
-  Green Belt
-  TBH Special Protection Area 7km
-  Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	132
Site Name	Ledger Drive, Addlestone
Address	Hare Hill Social Club
	Ledger Drive
	Addlestone
Postcode	KT15 1AT
Grid references	X: 503711 Y: 163897
Site area (ha)	0.74
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Social Club and open space
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all by residential properties on Ledger Drive, Copperfield Rise, Furze Road and Marley Close.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (380, adjacent)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Possible contamination due to former use of adjacent site (to the west) as a brick field.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (380) (Oak tree) will need to be taken account of as part of the design of any proposed development.
Contaminated land	The recommendations from any contaminated land assessment would need to be complied with.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant.
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓		The RBC Housing Team is looking to maximise the potential of this site for residential purposes.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓		Replacement of existing facility on-site.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Years 6-10.
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Site suitability

Suitability information:	This site is in the urban area and is considered suitable in principle for development on this basis, subject to detailed design considerations. The replacement of the social club would also need to be considered as part of any re-design of the site. The loss of any open space provision on the site would also be a relevant consideration.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Confirmed available in 2016. The RBC Housing have re-confirmed that it is still available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has no significant constraints to development, so it is considered achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	6-10 based on feedback from the RBC Housing Team.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

Though discussions with the Housing Team at RBC, this site area has been expanded compared to the previous iteration of the SLAA and a revised form of accommodation (flats) has been considered compared to the previous houses-only approach proposed. It has also been confirmed that the site remains deliverable in a 6–10-year period, and that the community use on the site would be retained (though most likely in a redeveloped form). For the high-level assessment in the SLAA, it has been assumed that the open space would be retained.

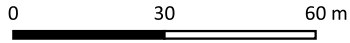
Residential units provided to the assessment of supply: 16 (net) but these will be added into years 6-10 of the trajectory as the site is developable, but not deliverable in a 1-5-year timescale.

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



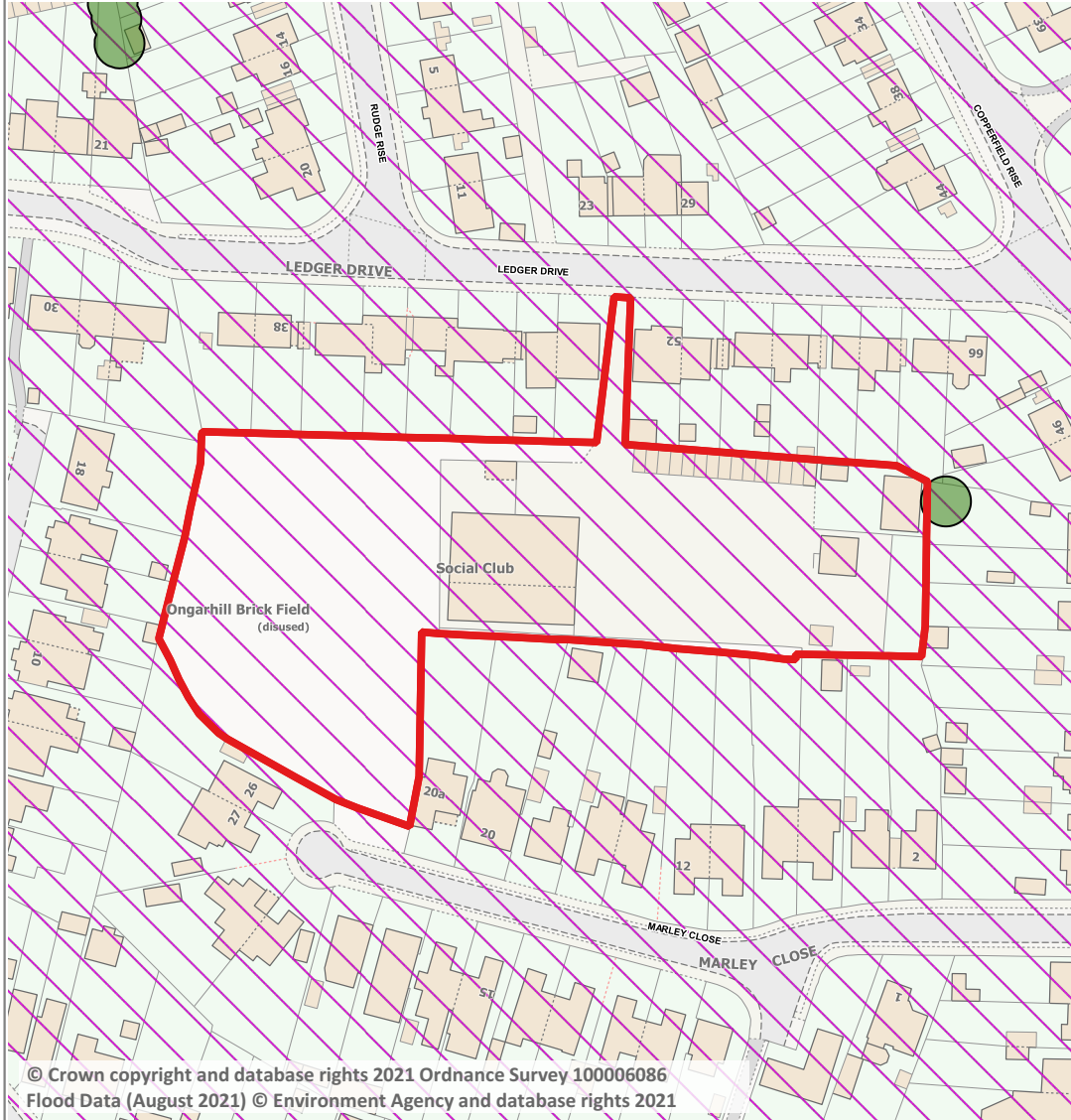
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SLAA ID: 132

Ledger Drive, Addlestone



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- Site Boundary
- TBH Special Protection Area 5km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	154
Site Name	Land at Hawthorne, Addlestone
Address	Land at Hawthorne
	Rowtown
	Addlestone
Postcode	KT15 1HF
Grid references	X: 503449, Y: 163422
Site area (ha)	0.72
How site was identified	Submitted in the 2014 SHLAA.
Ownership type	Private
Existing use(s)	None
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The eastern boundary of the site abuts the urban area of Row Town with the northern and western boundaries are delineated by residential dwellings that lie within the Green Belt. The southern edge is marked by the footpath that runs along the northern edge of the property boundary of Three Gates (a residential property) which is also within the Green Belt.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (427 adjacent)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO (427) will need to be taken account of as part of the design of any proposed development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.84/0637 – 20 dwellings - Refused

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	Up to 32	Stated by agent that a 100% affordable housing scheme was being considered for the site.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Agent states the site is available within the next 5 years.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

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

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.

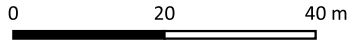


Date: 22/09/2021

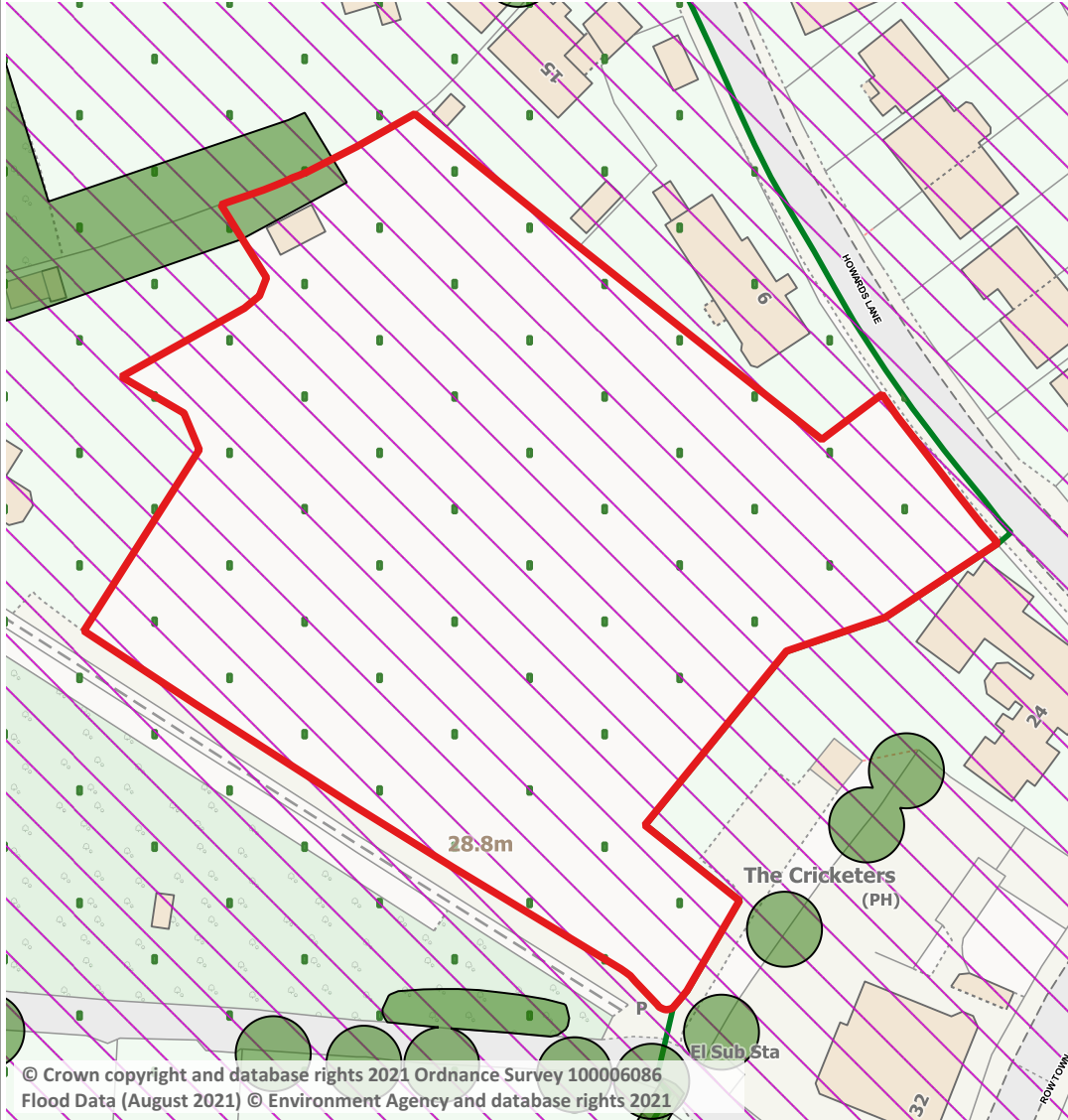
SLAA ID: 154



Scale: 1:1,000



Land at Howards Lane, Rowtown, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 5km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	178
Site Name	10-22 High Street, Addlestone
Address	10-22 High Street
	Addlestone
Postcode	KT15 1TN
Grid references	X: 505000, Y: 164649
Site area (ha)	0.14
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Immediately adjoining No. 10 High Street is a two-storey building not included within the site which is currently occupied by a hairdresser at ground floor level. At first floor level is a flat, of which the applicant is the leaseholder. To the south and east of the site is the office block and car park of Glendinning House (No. 1 Station Road) which is a three-storey office block. To the north of the site is an access road providing vehicular access to the frontage office building along High Street known as John Cree House and a flatted development known as The Courtyard which is also a three-storey block of flats. The parking area for The Courtyard flats lies to the rear of its building and to the rear of part of the site.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	Within Addlestone Town Centre. To the rear of the Locally Listed Addlestone Baptist Free Church		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
Nationally Listed Building	Development proposals would have to take account of how they would impact heritage assets (24A High Street Nationally Listed Building) and incorporate this into the design proposals.
Locally Listed Building	Development proposals would have to take account of how they would impact heritage assets (Addlestone Baptist Free Church Locally Listed Building) and incorporate this into the design proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/0118 Demolition of 12no existing flats at 10-22 High Street, Addlestone; and the construction of 26no replacement flats over 4no floors, with associated car-parking, refuse and cycle storage (grant). Subsequent discharge of conditions, submissions of details and minor amendments applications under RU.20/0785, RU.20/0751, RU.20/1037 and RU.21/0820.</p> <p>RU.15/0301 Demolition of 10 to 22 High Street Addlestone, erection of a 3-storey building, comprising of 26 flats (11 x one bedroom and 15 x two bedroom) with access from High Street, Addlestone, incorporating a semi basement, provision of 26 car parking spaces, cycle parking, refuse storage and associated landscaping (grant).</p> <p>RU.11/1087 Demolition of 10-22 High Street and erection of three storey building comprising 26 no flats (11 x one bed and 15 x two bedroom) with access from High Street, incorporating semi-basement, provision of 26 car parking spaces, cycle parking, refuse storage and associated landscaping (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g.	✓	26 gross, 14 net.	14 net gain in residential units under application number RU.18/0118.

Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is suitable as it has an implemented planning permission under RU.18/0118.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has an implemented planning permission under RU.18/0118.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has an implemented planning permission under RU.18/0118.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

RU.18/0118 has granted permission for the redevelopment of the site to provide an additional 14 residential units. Given that this permission has been implemented, it is considered that these units will come forward.

It is considered that the approved scheme under RU.18/0118 makes an efficient use of this urban site and the numerous subsequent applications show that this proposal has been progressed, with construction beginning in late 2021.

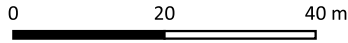
Residential units provided to the assessment of supply: 14 (net).

Other uses provided to the assessment of supply: as planning permission has been granted (and implemented) for residential use, no detailed assessment of the site for other uses has been made.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 178

10-22 High Street, Addlestone



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- Site Boundary
- TBH Special Protection Area 5km
- TBH Special Protection Area 7km
- Nationally Listed Buildings
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	205
Site Name	Crockford Bridge Farm, New Haw Road, Addlestone
Address	Crockford Bridge Farm
	New Haw Road
	Addlestone
Postcode	KT15 2BU
Grid references	X: 505624, Y: 164100
Site area (ha)	19.7
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The River Bourne forms the north western boundary of the site with the solely northern boundary set by residential development. The A318 New Haw Road forms the south western boundary of the site. To the north is the urban area of Addlestone. There is a lake and open area to the east of the site. To the west lies residential development and open areas and to the south a garden centre and the urban area of New Haw.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (adjacent)
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (nearby)	Access	
Other (please specify)	North western area is within the River Wey (plus Tributaries) Biodiversity Opportunity Area. Within the setting of the Coxes Lock and Coxes Lock Mill Railway Bridge Locally Listed Buildings.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	Any potential development would have to take account of any impacts on the Nationally Listed Coxes Lock Mill and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Conservation Area	Any potential development would have to take account of any impacts on the Wey Navigation Conservation Area and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Biodiversity Opportunity Area	Any potential development would have to take account of any impacts on the River Wey (plus tributaries) Biodiversity Opportunity Area and would need to respond appropriately. This would be considered as part of the determination of any planning application.
Locally Listed Buildings	Any potential development would have to take account of any impacts on the Locally Listed Coxes Lock and Coxes Lock Mill Railway Bridge and would need to respond appropriately. This would be considered as part of the determination of any planning application.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.99/0570/1 Erection of a garden centre with farm shop and ancillary facilities (refuse).</p> <p>RU.99/0570 Erection of a garden centre with farm shop and ancillary facilities (grant).</p> <p>RU.99/0613 Erection of garden/plant centre, farm shop and associated buildings, car parking and landscaping.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	409-699	Number of units depends on whether the whole site (699) or only those areas outside of Flood Zones 2 and 3 (circa 11.7ha) (409) were to be developed at 35dph.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (E(g), B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the next iteration of the Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that it is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable for residential/commercial development and as such is not considered to be achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No The site is not suitable for residential/commercial development and therefore is not considered deliverable or developable.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

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

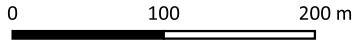
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the site's Green Belt location and that it has only been promoted for residential purposes, other uses have not been considered.



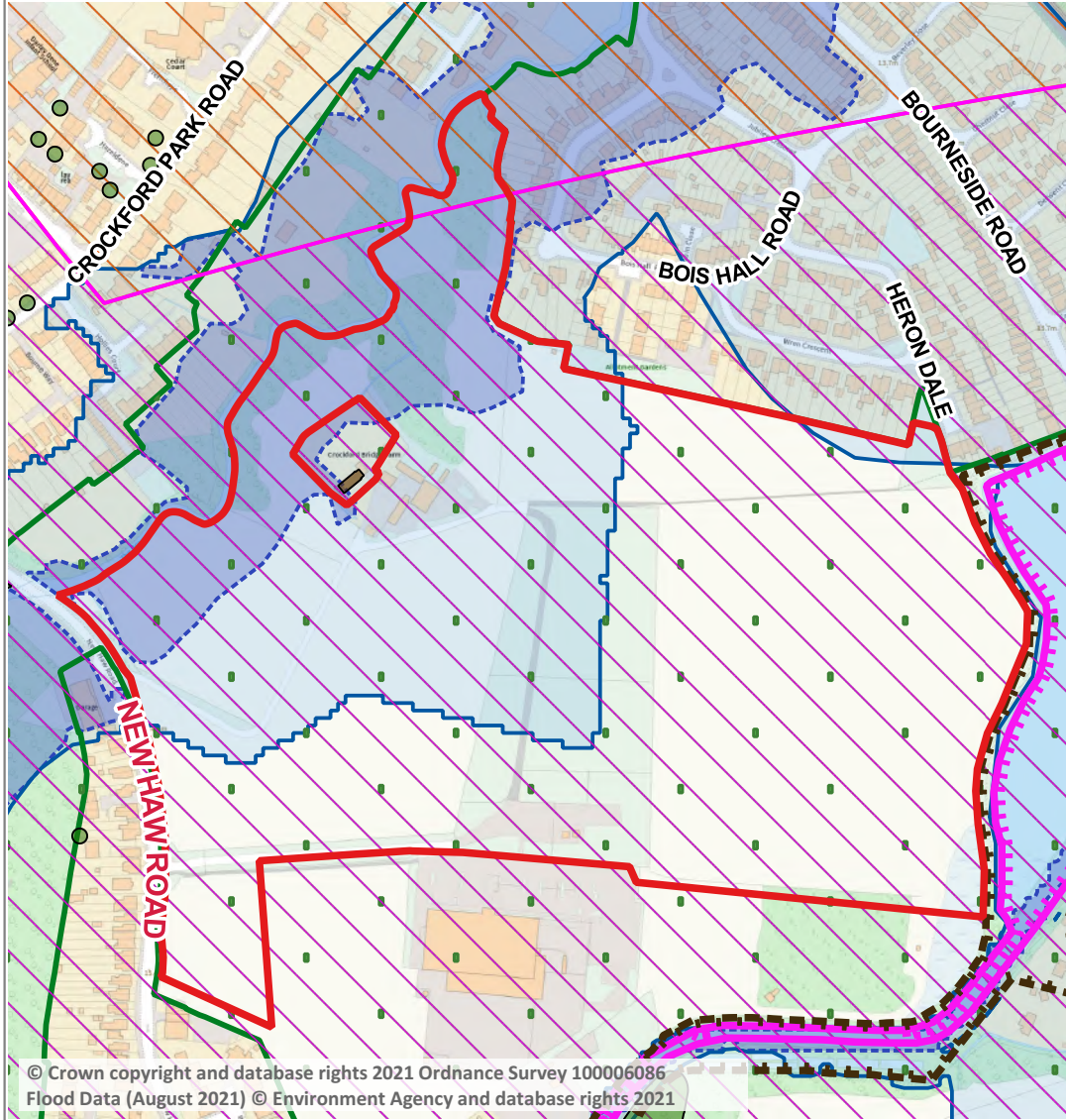
Date: 29/09/2021

Scale: 1:5,000



SLAA ID: 205

Crockford Bridge Farm, New Haw Road, Addlestone



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- Site Boundary
- SNCI
- TBH Special Protection Area 7km
- Conservation Areas
- Flood Zone 2
- Green Belt
- TBH Special Protection Area 5km
- Nationally Listed Buildings
- Tree Preservation Orders
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	224
Site Name	Land adjacent to 62 Addlestone Moor, Addlestone
Address	Land adjacent to 62 Addlestone Moor
	Addlestone
Postcode	KT15 2QL
Grid references	X: 505181, Y: 165720
Site area (ha)	0.54
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Disused agricultural
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by the A317 to the south and residential development / Addlestone Moor to the north. Woburn Park Farm lies to the east which the site promotor advises provides winter quarters for Travelling Showpeople and is used in connection with a TV and Film Facilities Company. Trees / vegetation generally forms the site boundaries.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Flood zone 3b	<input type="checkbox"/>	SSSI	<input type="checkbox"/>
Within 5 km of TBH SPA	<input type="checkbox"/>	SNCI	<input type="checkbox"/>
Within 5-7 km of TBH SPA	<input checked="" type="checkbox"/>	LNR	<input type="checkbox"/>
SANGS	<input type="checkbox"/>	Physical	<input type="checkbox"/>
Nationally listed buildings	<input type="checkbox"/>	Access	<input type="checkbox"/>
Other (please specify)	Opposite the Woburn Park Farm Park and Garden of Historic Interest		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Park and Garden of Historic Interest	Any potential development would have to take account of any impacts on the Park and Garden of Historic Interest as part of the design and respond appropriately. This would be managed as part of the determination of any potential planning application.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	16	30dph
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓		
Retail			
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.

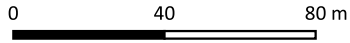


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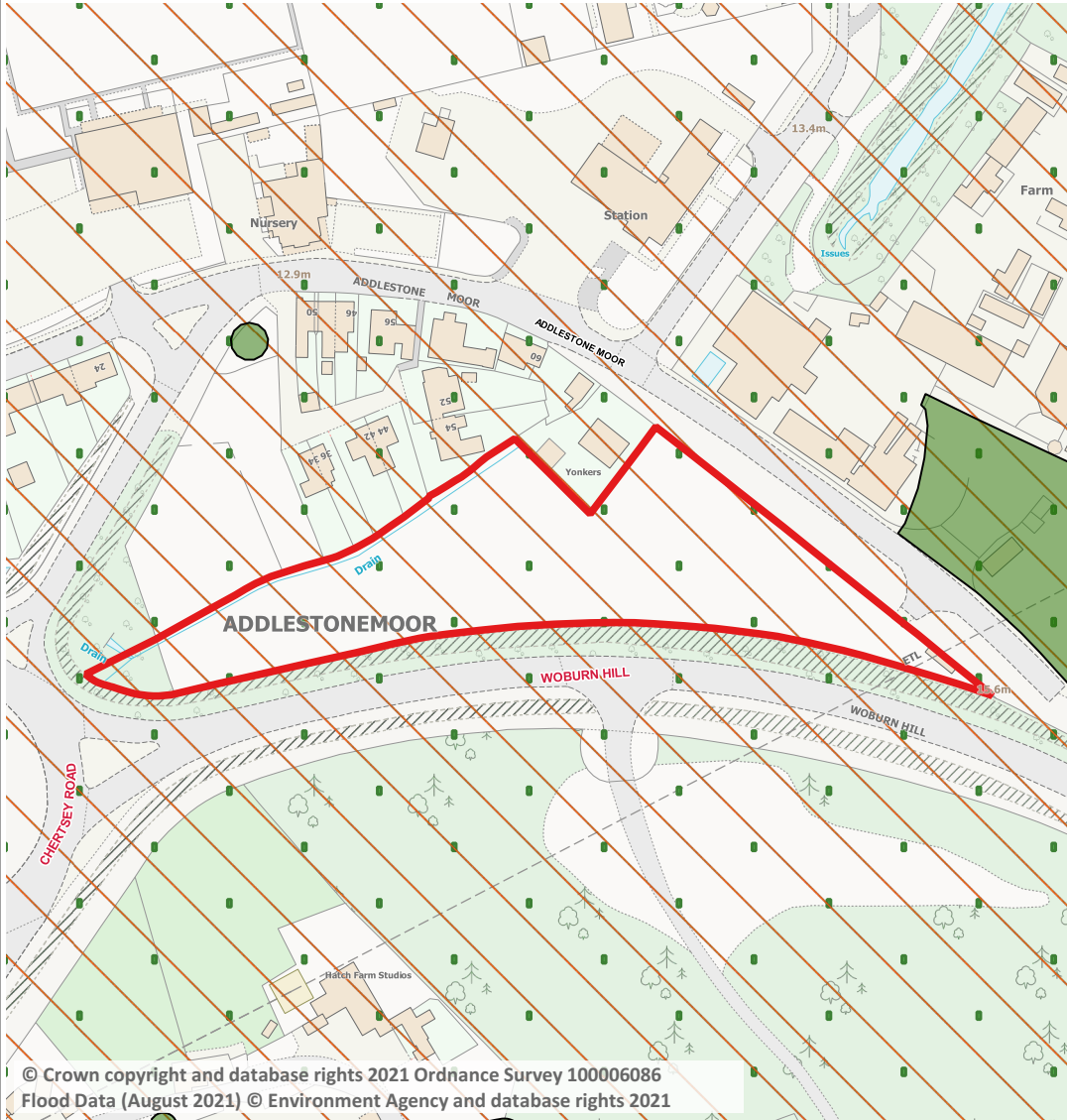
SLAA ID: 224



Scale: 1:2,000



Land adjacent to 62 Addlestone Moor, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	226
Site Name	40 Crockford Park Road, Addlestone
Address	40 Crockford Park Road
	Addlestone
Postcode	KT15 2LX
Grid references	X: 505462 Y: 164348
Site area (ha)	1.2
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 8% PDL)
Surrounding uses	The site is on the edge of Addlestone with the River Bourne forming its eastern boundaries. Further south beyond the river the area is generally open. To the north, east and west of the site lies the residential area of Addlestone.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓	TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (partially)	SNCI	
Within 5-7 km of TBH SPA	✓ (partially)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Biodiversity Opportunity Area (River Wey and tributaries)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	identification and delivery of appropriate mitigation measures for new residential development.

Flooding	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Biodiversity Opportunity Area	As BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape, proposals would need to take this into account.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.10/1031: Erection of a two-storey detached dwelling on the same footprint as single storey dwelling approved under RU.04/0192 and subsequent reserved matters RU.07/0822 (refused).</p> <p>RU.07/0822: Reserved Matters application following the granting of outline planning permission RU.04/0192 for the erection of one detached dwelling and double garage (grant).</p> <p>RU.04/0192: Erection of one detached dwelling house and double garage (Outline) (grant).</p> <p>RU.03/1097: Outline application for the erection of four dwellings (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	18 gross, 17 net.	Submission form suggests a 3-storey block of 18 x 1-bedroom flats or 15 x 2-bedroom flats on land within Flood Zone 2, with one existing unit on site.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment			

(B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF.</p> <p>Whilst this site is deemed to be PDL, for a redevelopment of the site to be considered acceptable, it would need to comply with part g of para 149 of the NPPF which states that the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), is not inappropriate if it would:</p> <ul style="list-style-type: none"> – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. <p>Given the very limited amount of development on the site it is considered that a development at the scale proposed would not comply with part g as it would be likely to have a significantly greater impact on the openness of the Green belt than the existing buildings.</p> <p>The great majority of the site is also located in flood zone 3a where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high level assessment that no additional development will occur in the part of the site located in flood zone 3A.</p> <p>This leaves a very small part of the site in flood zone 2. Whilst a modest redevelopment may be possible within this area of the site and comply with current Green Belt policy, any net additional units are likely to fall within the windfall threshold.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site owner has confirmed that it is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site could be redeveloped for a small increase in unit numbers if the sequential test could be passed given its previously developed status but its impact on the Green Belt would need to be carefully assessed.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes-if only the area in flood zone 2 was redeveloped. Further work would be required to explore whether the flooding constraints across the remainder of the site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

Given the Green Belt designation of the site and the flooding constraints, it is considered that this site only presents very modest opportunities for additional residential development.

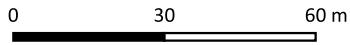
Residential units provided to the assessment of supply: the site does not meet SLAA site requirements for 5 net dwellings. However, site may be able to accommodate a modest increase in the number of residential units in years 1-5, which would be accounted for through windfall.

Other uses provided to the assessment of supply: none as the site promoter is only suggesting the site for residential development.



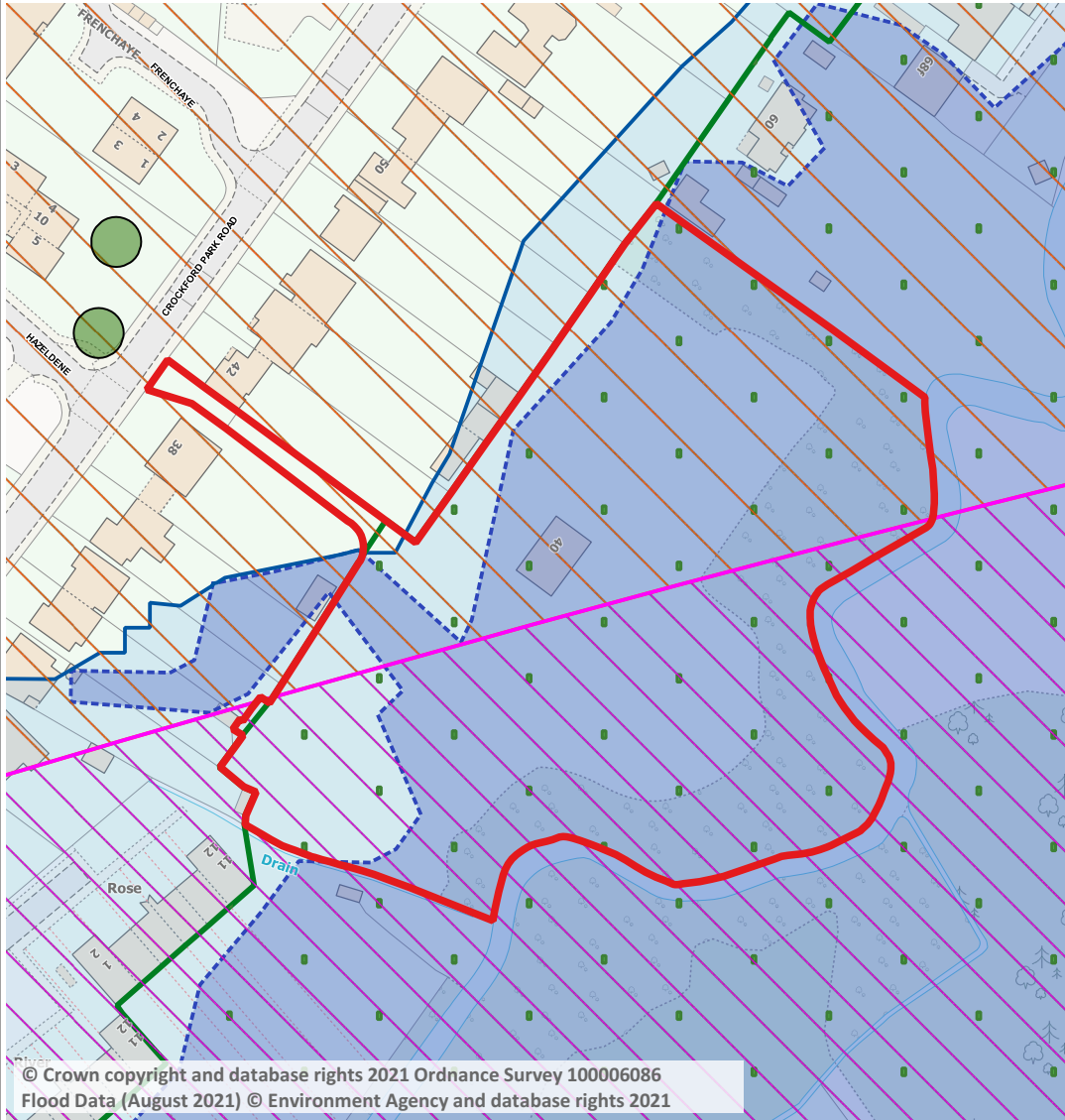
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SLAA ID: 226

40 Crockford Park Road, Addlestone



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- Site Boundary
- TBH Special Protection Area 5km
- Tree Preservation Orders
- Flood Zone 2
- Flood Zone 3
- Green Belt
- TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	227
Site Name	Woburn Park Farm, Addlestone Moor, Addlestone
Address	Woburn Park Farm
	Addlestone Moor
	Addlestone
Postcode	KT15 2QF
Grid references	X: 505471 Y: 165780
Site area (ha)	8.5
How site was identified	Identified as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Vehicular storage
Is it Previously Developed Land (PDL) (Y/N)?	A large area of the site is assessed to be PDL
Surrounding uses	The north eastern boundary is formed by the River Bourne beyond which lies open land. To the south east lies a series of houses and flats. Woburn Hill (A317) and Addlestone Moor roads form the south western boundary beyond which lies open land and dwellings. To the north west lies a mix of uses including a BMX track, Philip Southcote School and Chertsey Fire Station.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	✓ (partial; 137, 444)
Flood zone 3b	✓ (partial)	SSSI	
Within 5 km of TBH SPA		SNCI	✓ (partial and adjacent)
Within 5-7 km of TBH SPA	✓	LNR	
SANGS	✓ (adjacent)	Physical	
Nationally listed buildings	✓ (opposite)	Access	
Other (please specify)	Within the Woburn Park Farm Park and Garden of Historic Interest. Adjacent to the Thorpe and Shepperton Biodiversity Opportunity Area. Part of the site is located in a Minerals Safeguarding Area		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the extant buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	The impact of any potential development would have to take account of the Chertsey Meads SANG as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Nationally Listed Building	The impact of any potential development would have to take account of the Nationally Listed Woburn Hill building as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
TPO	The potential impact of any development on the on-site TPOs would need to be taken into account as part of any development proposals, though it should be noted that there is very little of TPO 137 (if any) remaining according to aerial mapping records.
SNCI	The impact of any potential development would have to take account of the Chertsey Bourne at Chertsey Meads and Chertsey Meads SNCI's as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Park and Garden of Historic Interest	The impact of any potential development would have to take account of the Woburn Farm Park and Garden of Historic Interest as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Biodiversity Opportunity Area	The impact of any potential development would have to take account of the adjacent Thorpe and Shepperton Biodiversity Opportunity Area as part of the design and respond appropriately. This would be considered as part of the determination of any planning application.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application	RU.20/1726

number(s), development description, approved / refused etc.)

Certificate of lawfulness of existing use to confirm the current use of the land as a mixed use comprising:

- a. A permanent site for travelling show peoples' quarters which comprises of the following uses: the siting of caravans for residential purposes, the storage, repair and maintenance of vehicles, mobile homes, caravans and equipment and;
- b. An operating depot for Movie Makers and TEL (a business for the provision of vehicles, trailers, caravans, mobile homes and equipment to the entertainment industry) comprising the following uses: storage, maintenance and repair of vehicles, equipment, mobile homes, caravans and trailers and ancillary uses including an office use which is ancillary to operations of Movie Makers and TEL. (certificate granted).

RU.19/0020
Certificate of Lawfulness of Existing Use and Development (CLEUD) for the use of land and buildings for the following purposes:

- a) Storage of vehicles, trailers, caravans, fairground rides and equipment;
- b) Maintenance of vehicles, trailers, caravans, fairground rides and equipment ;
- c) Siting of caravans for residential use and associated storage and parking;
- d) Retail sale and leasing of caravans, RVs, trailers and parts;
- e) Offices;
- f) Use of the site 24 hours per day and all year. (Withdrawn).

RU.17/1868
Certificate of Lawfulness of Existing Use and Development (CLEUD) for the use of land and buildings for:

- a) Storage of vehicles, trailers, caravans, fairground rides and equipment;
- b) Maintenance, servicing, repair, refurbishment and MOT of vehicles, trailers, caravans, fairground rides and equipment;
- c) Siting of caravans for residential use and associated storage and parking;
- d) Leasing and sale of caravans, RVs, trailers and parts;
- e) Offices;
- f) Use of the site 24 hours per day and all year. (Withdrawn).

RU.14/1705
Proposed erection of a security control centre. (withdrawn).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	250	Suggested by site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓		
Retail			
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	None given.
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Site suitability

Suitability information:	The site is located within the Green Belt where there is a presumption against inappropriate development. A large part of the site has however been granted a certificate of existing lawfulness under RU.20/1726 for a permanent site for Travelling Snowperson's quarters and an operating depot for 2 commercial businesses. These elements of the site are considered to meet the definition of Previously Developed Land and therefore a redevelopment of the site for an alternative type of development is likely to be acceptable, subject to compliance with paragraph 149 g of the NPPF and policies EE17 and EE19 of the Runnymede 2030 Local Plan.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be potentially achievable, however this would depend on the value of any residential scheme proposed at the site (which will depend on the number of units) versus the value of the existing businesses which exist currently on the site.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or developable (6-15 years)	6-10

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

The site promoter has stated the land could accommodate up to 250 dwellings. However, at the current time it is difficult to establish what number of residential units might be acceptable on this site under current Green Belt policy. whilst the PDL status of a large part of the site has been established through RU.20/1726, it is not clear as to how much floorspace/number of lorries/storage space in the lorries typically exists on the site and could be traded off with a residential redevelopment across this large site which benefits from extensive areas of open storage. For the purpose of the SLAA, no estimate of unit numbers has therefore been provided. This position will be reviewed in future iterations of the SLAA if additional information is submitted by the applicant.

Given the wording of Policy SL22 however that, 'The loss of authorised pitches and plots for Gypsies, Travellers and Travelling Showpeople to other uses will be resisted unless it can be demonstrated that there is a surplus supply of traveller pitches and plots for gypsies and travellers in the Borough' it is considered that the authorised Showmen's quarters should be excluded from any future redevelopment site, or the Quarters re provided as part of a wider scheme.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: The site promoter has also stated that they would consider commercial or leisure uses on the site. Both uses are considered acceptable in principle, however as outlined above, additional information from the site promoter would be required before the quantum of these types of development which may be acceptable could be assessed.

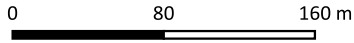


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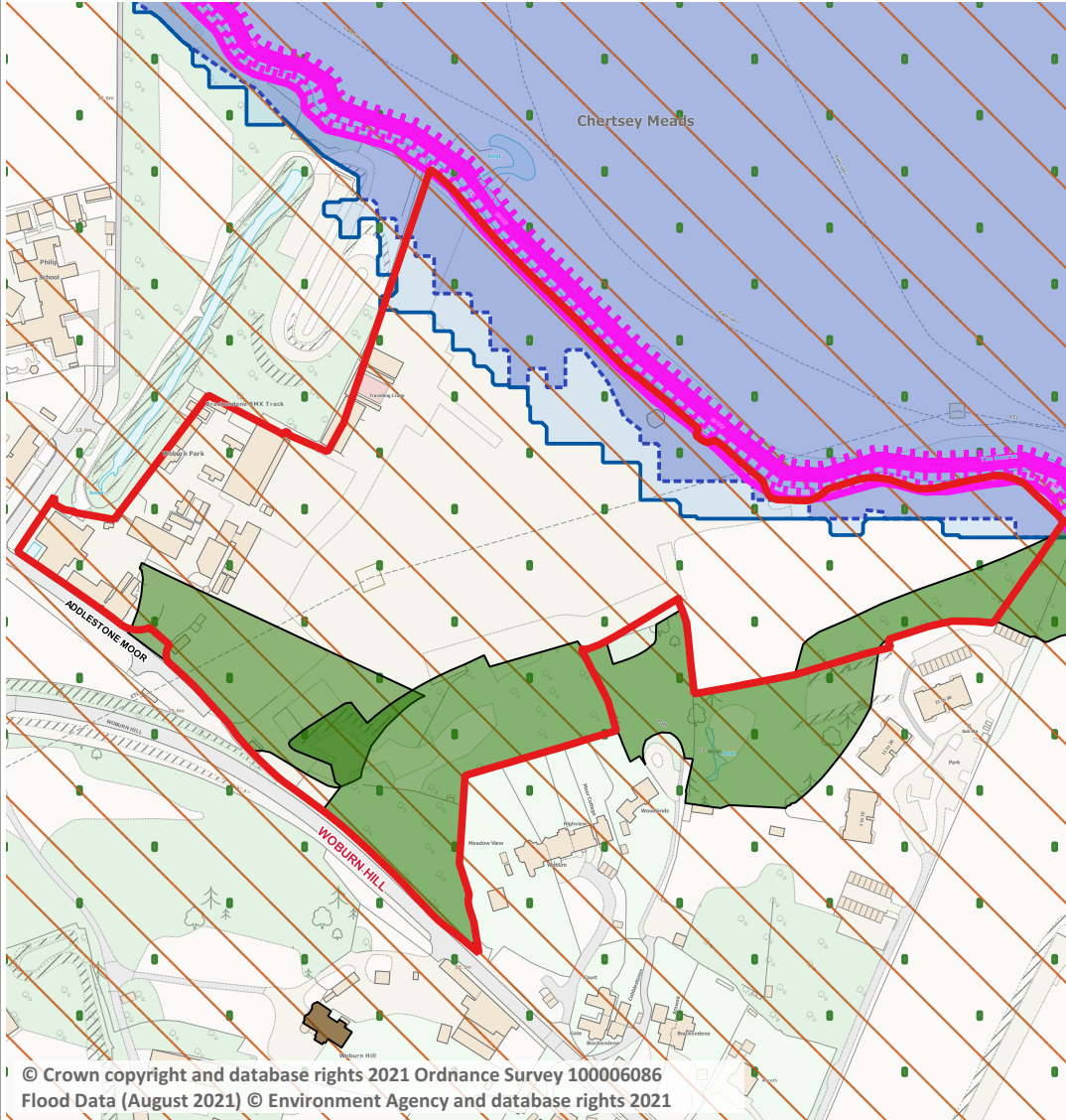
SLAA ID: 227



Scale: 1:4,000



Woburn Park Farm, Addlestone Moor, Addlestone



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Site Boundary

SNCI

TBH Special Protection Area 7km

Tree Preservation Orders

Flood Zone 3

Green Belt

SANG

Nationally Listed Buildings

Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	251
Site Name	300-400 Bourne Business Park, Dashwood Lang Road, Addlestone
Address	251- 300-400 Bourne Business Park
	Dashwood Lang Road
	Addlestone
Postcode	KT15 2SJ
Grid references	X: 506069 Y: 164813
Site area (ha)	1.95
How site was identified	Through RU.19/1018
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the east lies offices and the north is the River Bourne beyond which is the A317 (Weybridge Road). To the west there is an area of open space beyond which there is further residential development and to the south there is a mixture of offices (to the south west) and houses along Byron Road.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the River Wey (plus tributaries) Biodiversity Opportunity Area. In proximity to St Augustine's Church Locally Listed Building.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones	The site could be redeveloped given its previously developed status but its impact on the Green Belt would need to be carefully assessed.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on St Augustine's Church Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.19/1018 New ancillary Gym and Studio Building together with associated landscape and parking alterations for use by occupiers of existing office park (grant). Discharge of conditions under RU.20/0043.</p> <p>RU.13/1311 Outline application for redevelopment of land for up to 11,400sqm of office accommodation (B1), together with ancillary café (A3), enclosed cycle parking and plant, associated access, landscaping and 470 car parking spaces (partially decked) (grant). Reserved matters under RU.14/1628, discharge of conditions under RU.15/0253, RU.15/1046, RU.15/1289, RU.16/1563, RU.16/0753, RU.17/2036 and RU.18/0001, non-material amendment under RU.15/1405 and minor amendment under RU.16/1450.</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			

Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓	145sqm	As per RU.19/1018.
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is suitable for the development of an ancillary gym as per RU.19/1018.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for the development of an ancillary gym as per RU.19/1018.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per RU.19/1018.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for the development of an ancillary gym as per RU.19/1018. Therefore, the 145sqm of floorspace proposed should be added into the trajectory. Although this falls under the 500sqm threshold to be included in the trajectory, the development qualifies to be entered into the trajectory as it is on a site of 1.95ha.

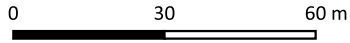
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 145sqm leisure floorspace.



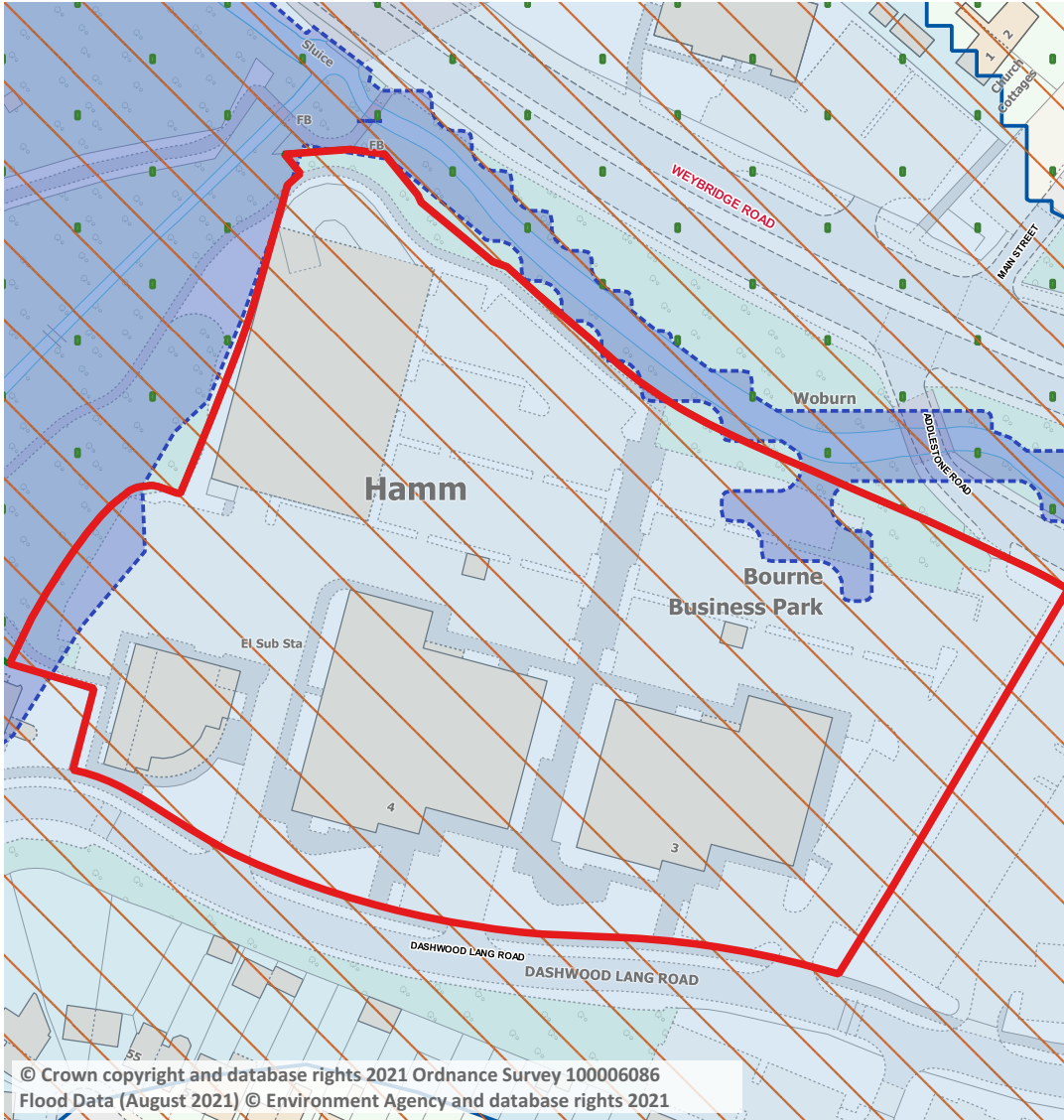
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SLAA ID: 251

300 / 400 Bourne Business Park, Dashwood Lang Road, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	264
Site Name	Addlestone West allocation
Address	Addlestone
Postcode	
Grid references	X: 505143 Y: 164691
Site area (ha)	0.85
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Public, private. Several landowners
Existing use(s)	Mixed uses (primarily C and E uses)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site abuts residential properties to the north and north-east and to the east, Addlestone Methodist Church. To the south, and on the opposite side of Station Road is the Civic Offices and the development which surrounds the offices known as Addlestone One. To the west the site abuts Crouch Oak Lane which largely comprises residential properties but also includes the Addlestone Baptist Church.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (partially)	SNCI	
Within 5-7 km of TBH SPA	✓ (partially)	LNR	
SANGS		Physical	
Nationally listed buildings	✓ (24 and 24A High Street)	Access	
Other (please specify)	Located within and adjacent to the Addlestone AQMA. Adjacent to the Locally Listed Addlestone Baptist Church and Addlestone Methodist Church. Within Addlestone Town Centre. Adjacent to the Primary Shopping Area and opposite the Secondary shopping frontage.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.
AQMA	Proposals would need to take account of their impact on the AQMA, and also how the AQMA could affect any potential development.
Locally Listed Buildings	Development proposals would have to take account of how they would impact the heritage assets and incorporate this into the design proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	70	Based on Policy IE8 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓	Up to 500sqm	Based on Policy IE8 of the Runnymede Local Plan 2030.
Food and drink	✓	Up to 500sqm	Based on Policy IE8 of the Runnymede Local Plan 2030.
Leisure			

Community uses	✓		Additional/replacement community and/or health facilities based on Policy IE8 of the Runnymede Local Plan 2030.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 based on feedback from the Council's Assets and Regeneration team
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Site suitability

Suitability information:	The site is located in the urban area, in a sustainable town centre location, in close proximity to Addlestone Station. The site is also allocated for redevelopment in the Runnymede 2030 Local Plan. As such the redevelopment of this site is considered to be acceptable in principle.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	0-5 based on feedback from the Council's Assets and Regeneration team

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	Based on feedback from the Council's Assets and Regeneration team.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Based on the information above, it is anticipated that the land could be deliverable in years 0-5. However, there is no extant planning permission on the land at the current time. As such, taking a cautious approach, only part of the development has been included in the 5 year supply. The remainder has been included in years 6-10.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The land is estimated to be capable of delivering approx. 500sqm of retail / food and drink / commercial development and minimum 70 residential units / equivalent quantum of elderly accommodation, associated parking, and community facilities based on the allocation requirements of policy IE8 of the Runnymede 2030 Local Plan.

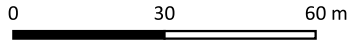
Residential units provided to the assessment of supply: 70 as per Policy IE8 of the Runnymede Local Plan 2030. Additionally, communication with RBC's Assets and Regeneration team have stated they expect it to start delivering in 2025/26.

Other uses provided to the assessment of supply: the site occupies a town centre location. Given the nature of the site, mixed-use development is highly appropriate and thus the 500sqm of floorspace set out by Policy IE8 should be included in the trajectory.



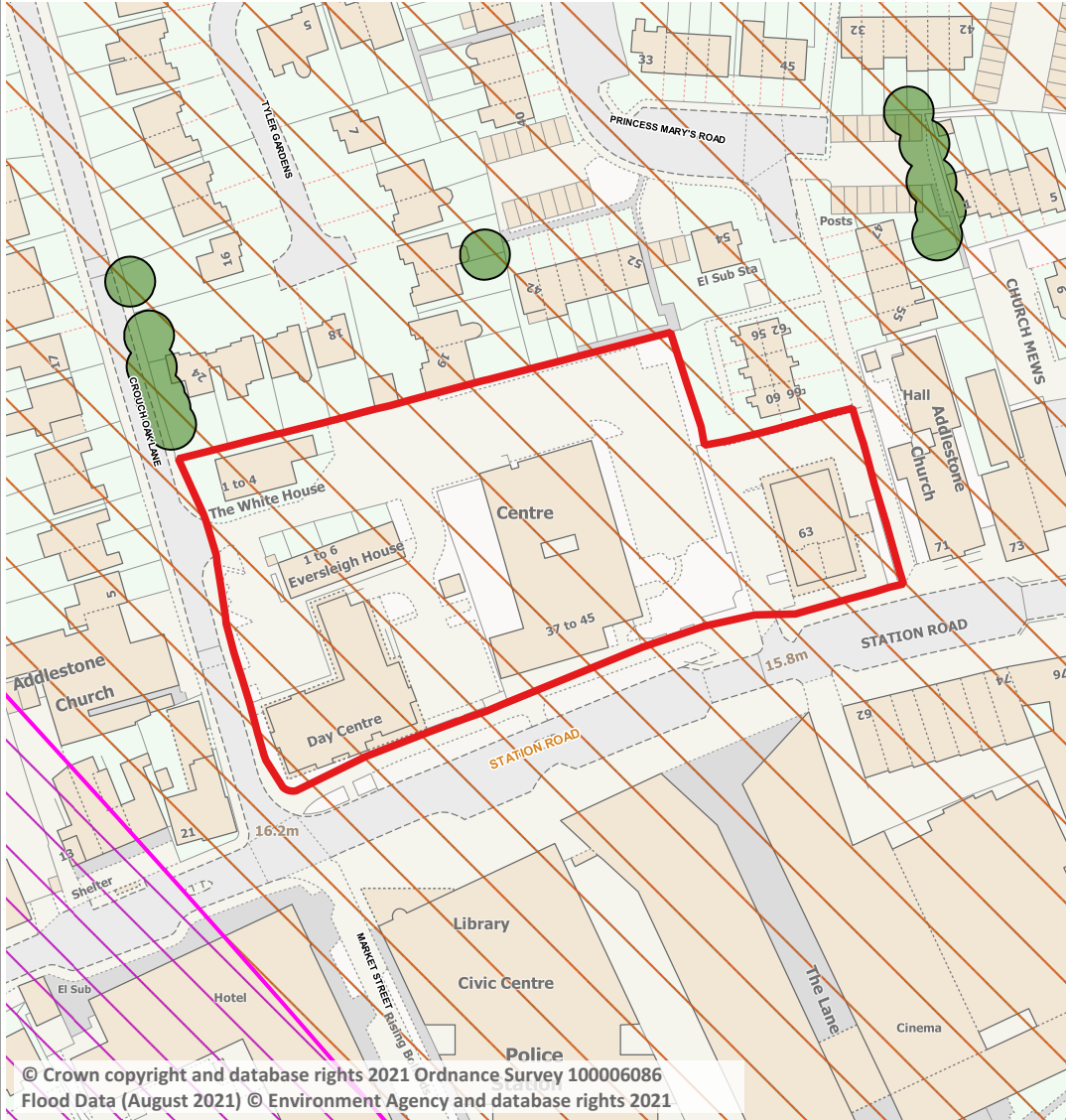
Date: 22/09/2021

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SLAA ID: 264

Addlestone West Allocation



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Site Boundary

TBH Special Protection Area 5km

TBH Special Protection Area 7km

Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	266
Site Name	Land west of St. George's College
Address	Land west of St. George's College
	Woburn Hill
	Addlestone
Postcode	
Grid references	X: 505634 Y:165549
Site area (ha)	0.44
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Undeveloped land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is located in the Green Belt and lies to the rear of properties situated on the A317 Woburn Hill. To the east the site adjoins the grounds of St. George's College, and to the north, south and west the grounds of residential properties.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Flood zone 3b	<input type="checkbox"/>	SSSI	<input type="checkbox"/>
Within 5 km of TBH SPA	<input type="checkbox"/>	SNCI	<input type="checkbox"/>
Within 5-7 km of TBH SPA	<input checked="" type="checkbox"/>	LNR	<input type="checkbox"/>
SANGS	<input type="checkbox"/>	Physical	<input type="checkbox"/>
Nationally listed buildings	<input type="checkbox"/>	Access	<input type="checkbox"/>
Other (please specify)	Within Grade II Woburn Farm Historic Park & Garden (on the HE Heritage at Risk Register)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Historic Park and Garden	Any proposed development would have to take account of its impact on the Woburn Farm Historic Park and Garden's importance and be designed appropriately.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	Approximate density of 13.6dph.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent submitted the site in 2016 and has confirmed in 2021 that it remains available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, at this time, and for the purposes of the

SLAA, the estimated number of units that the site could accommodate is zero. The site will be recorded for audit purposes but will not be included within the assessment of supply.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.

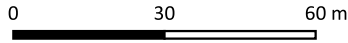


Date: 22/09/2021

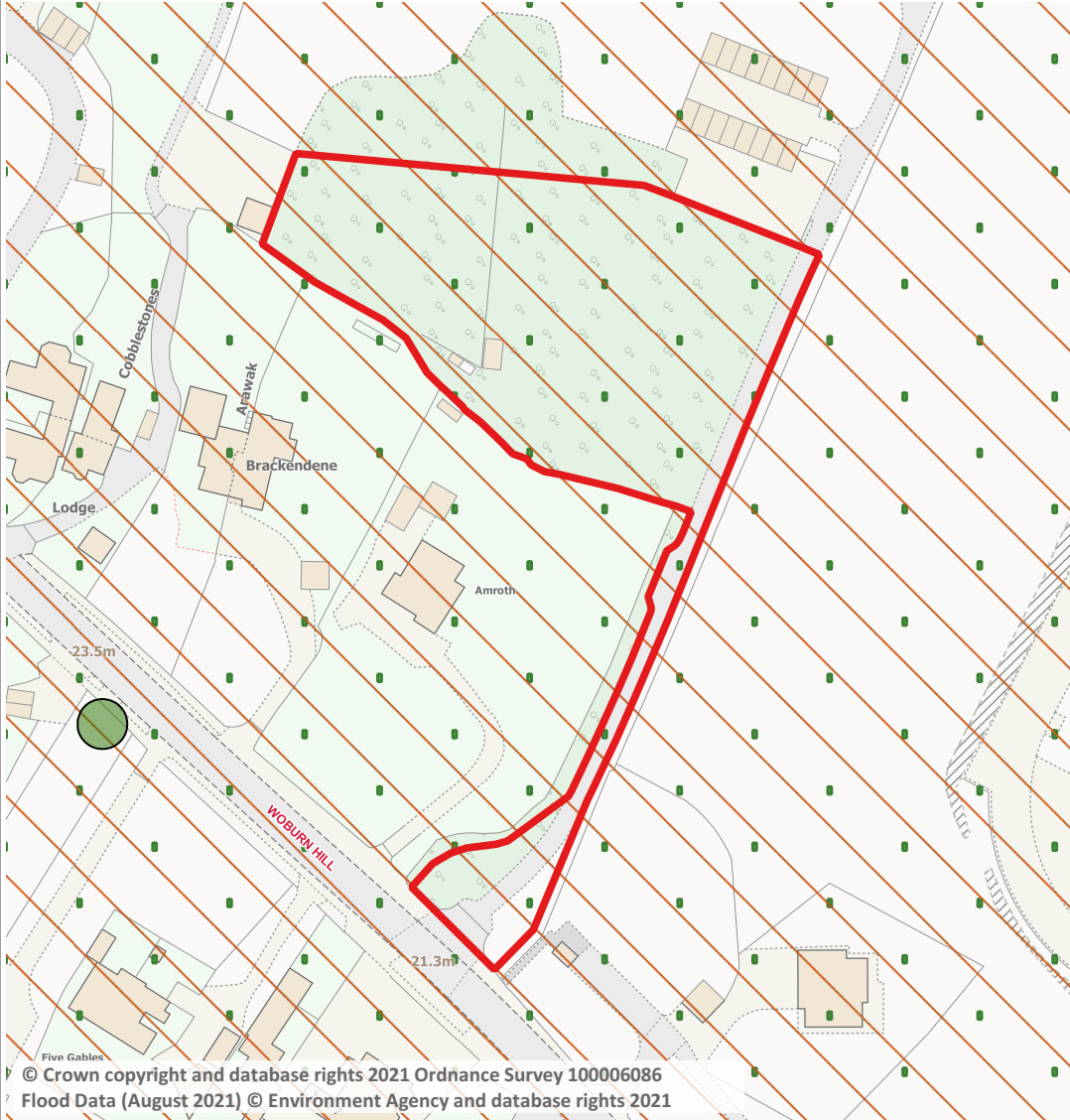
SLAA ID: 266



Scale: 1:1,500



Land West of St George's College, Woburn Hill



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	274
Site Name	Allington & 37, 47, 57 Howard's Lane
Address	Allington & 37, 47, 57 Howard's Lane
	Addlestone
Postcode	KT15 1ET
Grid references	X:503443 Y: 163534
Site area (ha)	2.1
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Multiple private ownerships
Existing use(s)	Residential woodland
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 0.3ha – 14% PDL)
Surrounding uses	The site is located to the west of the urban area of Row Town. To the east of the site, there is residential development along with private gardens and wooded areas and to the north and west of the site is Hare Hill, which is SANG and protected by a TPO. Beyond the access road that makes up the southern boundary are residential dwellings and private gardens which make up SLAA site 'Land at Hawthorne' (number 154).

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (221)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS	✓ (adjacent)	Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANGS	Any development would have to ensure that it did not encroach upon or negatively impact upon the adjacent Hare Hill SANG.
TPO	Any development would have to ensure that it did not negatively impact upon the existing area TPO which covers the rear (western) part of the site.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	7 gross, 3 net.	The site owner is willing to consider the land for market housing only.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			

Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Part of the site is previously developed, and limited development may be possible, dependent on the proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site. Based the proposal set out for the site by the promoter, the site would be classified as a windfall.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site owner / promoter has indicated that the site is available in years 0-5.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered potentially achievable, dependent upon a suitable proposal that would take account of its Green Belt location.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	The site could be delivered in years 0-5, provided that the SANG and TPO areas were not affected in a negative way.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

Parts of the site is previously developed, and limited development / redevelopment may be possible, dependent on a proposal's impacts on the openness and purposes of the Green Belt when compared to the existing development on site, as well as the impacts on the adjacent SANG and onsite /

surrounding TPO. However, due to the net number of units that the site is being promoted for being below 5, the site would be classified as a windfall site and thus will not be included in the trajectory. Additional units on the site might be possible if a flatted scheme was proposed.

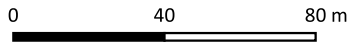
Residential units provided to the assessment of supply: the site does not meet SLAA site requirements for 5 net dwellings. However, site may be able to accommodate 3 net additional dwellings in years 1-5, which would be accounted for through windfall.

Other uses provided to the assessment of supply: Other uses have not been considered as the site has only been promoted for residential development.



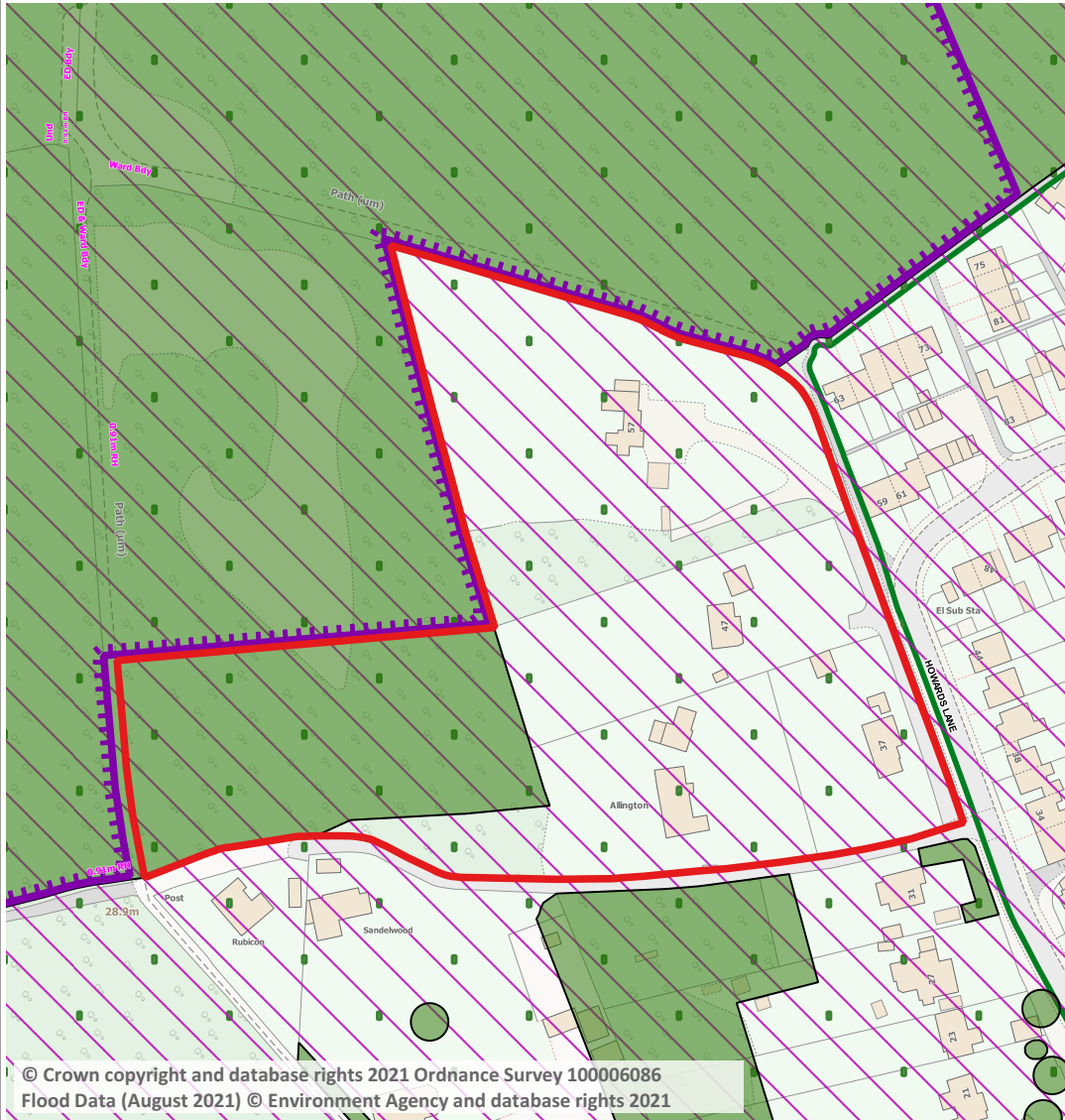
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SLAA ID: 274

Allington & 37,47,57 Howards Lane



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- Site Boundary
- Green Belt
- SANG
- TBH Special Protection Area 5km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	300
Site Name	Land adjacent 70 Crockford Park, Addlestone
Address	Land adjacent 70 Crockford Park
	Addlestone
Postcode	KT15 2LU
Grid references	X: 505646, Y: 164525
Site area (ha)	0.57
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential gardens and outbuildings
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Site is bound by residential development to the west, north and south and by the River Bourne to the east, which beyond this there is further residential development.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓	TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the River Wey (plus tributaries) Biodiversity Opportunity Area.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Flooding	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13:

	Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Biodiversity Opportunity Area	As BOAs are key areas where priority habitat can be created, improved or restored, and are identified as being most effective in the recovery of priority species in a fragmented landscape, proposals would need to take this into account.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF.</p> <p>An alternative way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p> <p>However, the majority of the site is located in flood zone 3a where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high level assessment that no additional development will occur in the part of the site located in flood zone 3A.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development. The flooding constraints on the site could also render the site unachievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development. It has also not been determined if the flooding constraints which impact the majority of the site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

Given the Green Belt location and the significant flood risk on site, the site is not considered suitable for development.

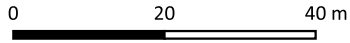
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: due to the concerns outlined above, other uses have not been considered.



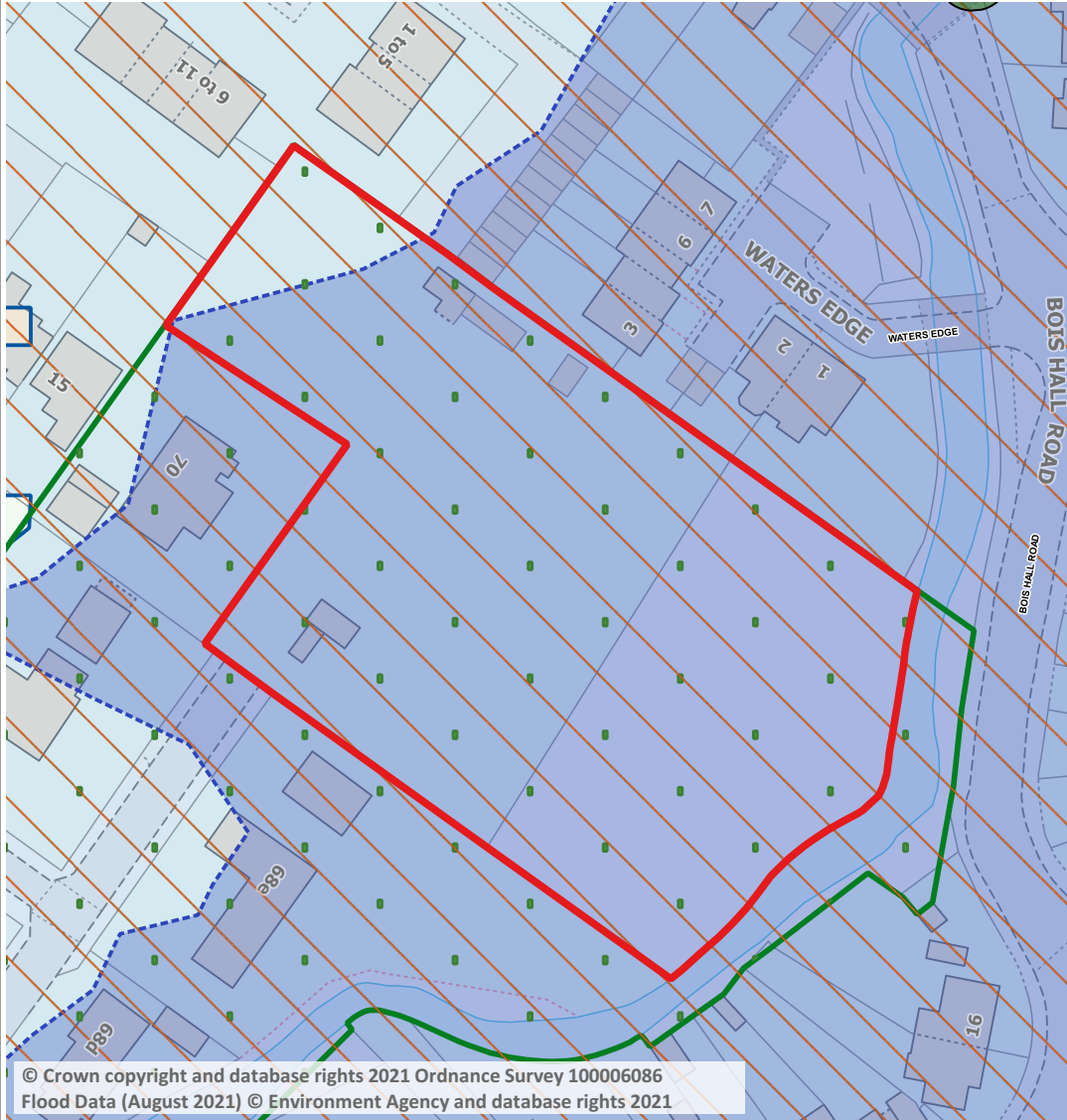
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SLAA ID: 300

Land adjacent to 70 Crockford Park Road



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- Site Boundary
- Green Belt
- Tree Preservation Orders
- Flood Zone 2
- Flood Zone 3
- TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	316
Site Name	Units 4-8 Weybridge Business Park, Addlestone
Address	Units 4-8 Weybridge Business Park
	Addlestone
Postcode	KT15 2UP
Grid references	X: 506298 Y: 164643
Site area (ha)	2.36
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Private
Existing use(s)	Commercial (use Class E)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Units 4-8 are bound to the east by the Wey Navigation and there are further commercial uses to the south and north. Hamm Moor Lane lies to the west, beyond which lies residential and some commercial uses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (adjacent)
Flood zone 2	✓	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Weybridge and Bourne Business Park and Waterside Trading Estate Strategic Employment Area.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The potential impact of any development on the adjacent River Wey Navigation Conservation Area would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the adjacent Wey Navigation SNCI would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0432 Hybrid planning application for the demolition of existing buildings and redevelopment of the site, consisting of:</p> <ul style="list-style-type: none"> (i) Outline planning permission with all matters reserved (other than access) for hotel accommodation (Use Class C1), leisure and health club and bar/restaurant with associated vehicle parking, landscaping and associated works; and (ii) Full planning permission for a multi storey car park and surface parking, internal roads, vehicle access, landscaping, together with associated and ancillary works including utilities and surface water drainage; and (iii) Full planning permission for replacement plant and new building entrances for Buildings 5 and 6 <p>(pending).</p> <p>RU.20/1098 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 70 residential units (42 in Building 2 and 28 in Building 3), under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.19/1605 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3), under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (also k/as Units 2 & 3) (refuse).</p> <p>RU.15/0798 Refurbishment and extensions to Units 4-8 including their part demolition to provide two separate two storey office buildings; and the demolition and redevelopment of Unit 9 to provide a new three storey B1 office building within the southern part of Weybridge</p>

	Business Park; retaining the associated car parking (261 spaces) and landscape improvement works. Now k/as Units 4, 5 & 6 (grant).
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink	✓		TBC at detailed application stage.
Leisure	✓		TBC at detailed application stage.
Community uses			
Hotel	✓		Up to 7,334 sqm (GIA) floorspace
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	Although this site is located in the urban area, it is also within the Weybridge and Bourne Business Park and Waterside Trading Estate Strategic Employment Area and thus Policy IE2 of the Runnymede 2030 Local Plan applies. This states that 'Applications for hotel use will only be permitted where the proposal accords with the sequential test and impact test and will not conflict with established uses in the strategic employment area'. Although there is a current application pending, until this is determined it is not possible to determine whether the proposed development would pass the sequential and impact tests, and thus the site's suitability is currently unclear.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for a hotel-led scheme as promoted through the submission of the development applied for under RU.21/0432.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has promoted for redevelopment into a hotel-led scheme as set out under RU.21/0432 it is considered achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

As this site does not as of yet have a permitted development for a hotel-led scheme as applied for under RU.21/0432, it is unclear as to whether it passes the sequential and impact tests that are required to be met by Policy IE2 of the Runnymede 2030 Local Plan. Therefore, a conclusion cannot be drawn as to whether this site is suitable for the use that has been promoted for it, and thus it cannot be added into the trajectory, but will be recorded in the SLAA for audit purposes.

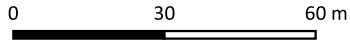
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 0.



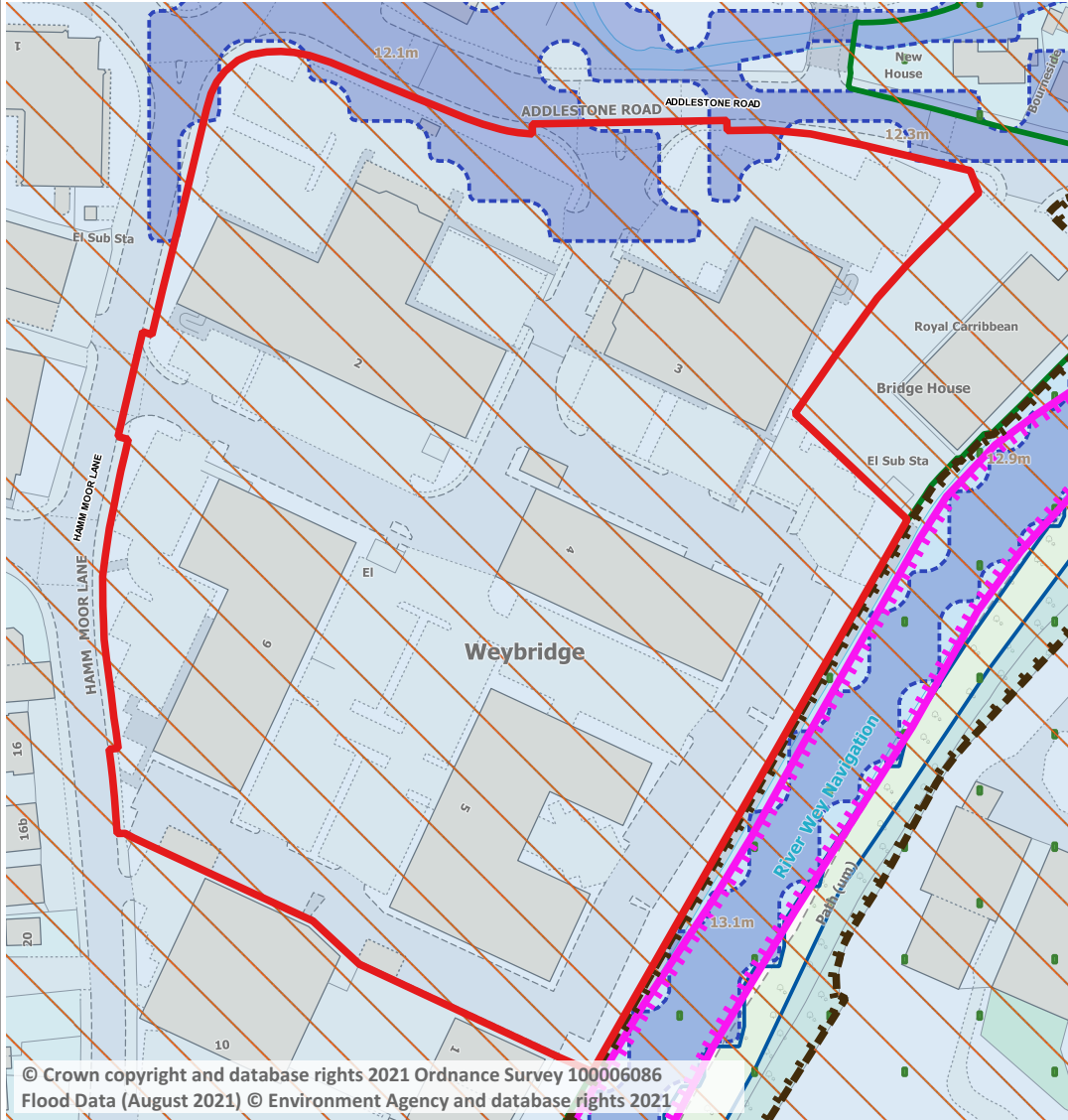
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SLAA ID: 316

Units 4-8 Weybridge Business Park



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Site Boundary

SNCI

Conservation Areas

Flood Zone 2

Flood Zone 3

Green Belt

TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	318
Site Name	Addlestone East
Address	Addlestone East
	Addlestone
Postcode	
Grid references	X: 505514 Y: 164829
Site area (ha)	0.3
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Retail and financial and professional services premises, residential, car wash and valeting facility.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	<p>The site is in the urban centre of Addlestone within the designated town centre. The site fronts onto Station Road (previously incorporating no's 157-175) and is in the primary shopping area, and in an area of secondary shopping frontage. All of the buildings within the site, with the exception of no.157, have now been demolished. The demolished buildings were previously commercial/retail units, some of which had residential units above.</p> <p>The site is approximately square and is bounded on all sites by roads. In the rear part of the site was a car wash and valet premises.</p> <p>Addlestone Station is located approximately 50m to the north east of the site.</p>

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	<p>Within the Primary Shopping Area. Within Addlestone Town Centre. Within the secondary shopping frontage.</p>		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/0743 Redevelopment of land and buildings at 159-175 Station Road, Addlestone to provide a development of 2-6 storeys, comprising 75 residential units (Use Class C3), flexible retail floorspace on the ground floor (Use Class A1, A2, A3) and associated access, car and cycle parking, bins stores, plant, landscaping and amenity space (grant). Subsequent discharge of conditions application under RU.18/1513.</p> <p>RU.18/0744 Prior Notification for the proposed Demolition of existing buildings (as hatched in red on drawing No. 160239-3DR-A-00-DR-B-015 Rev 1) within the application site of 159-175 Station Road, Addlestone (grant).</p> <p>RU.12/0577 Retrospective planning permission for the use of the rear part of the site for a car washing and valeting facility (Sui generis use) and alterations to existing premises to increase height at rear, formation of new rear access including roller shutter door, formation of new front access, new roller shutter door (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	68	In line with the officer report for RU.18/0743 where it states there are 74 proposed and 6 extant units.
Elderly people's housing, student halls			

Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable as it has previously been granted planning permission and the agent for the site has advised that a new application will be submitted in early 2022 by the new site owner and they are seeking to develop it for housing as soon as possible. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has previously been granted planning permission. The agent for the site has advised that a new application will be submitted in early 2022 by the new site owner and they are seeking to develop it for housing as soon as possible. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has previously been granted planning permission. The agent for the site has advised that a new application will be submitted in early 2022 by the new site owner and they are seeking to develop it for housing as soon as possible. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable as it currently benefits from an extant planning consent and the agent for the site has advised that new application will be submitted in early 2022 by the new site owner and they are seeking to develop it for housing as soon as possible. It has also been allocated as part of the Runnymede Local Plan 2030 under Policy IE7.

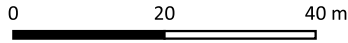
Residential units provided to the assessment of supply: 68 (net) as per officer report details for RU.18/0743. Until the details of the revised scheme are known, the last known details for the scheme will be used, though these may change in the next iteration of the SLAA if / when updated information become available.

Other uses provided to the assessment of supply: as the proposed development permitted via application RU.18/0743 involves a net loss of commercial floorspace no additional uses have been proposed.



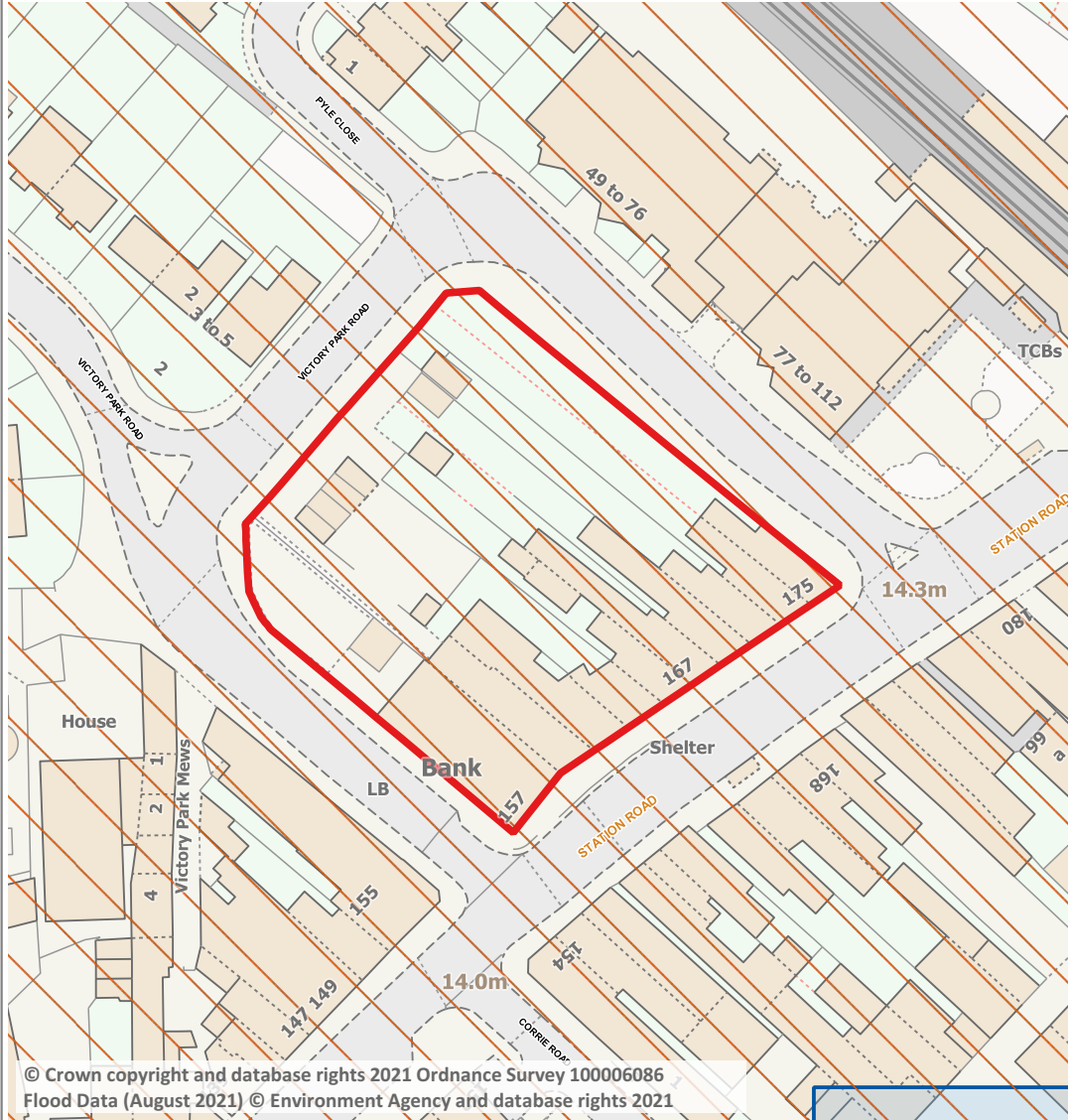
Date: 22/09/2021

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SLAA ID: 318

Addlestone East Allocation



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- Site Boundary
- TBH Special Protection Area 7km
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	325
Site Name	King Oak Fields, Rowtown
Address	King Oak Fields
	Rowtown
	Addlestone
Postcode	
Grid references	X: 503693 Y: 163029
Site area (ha)	5.06
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Multiple private
Existing use(s)	Grazing
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is adjacent to the DEFRA veterinary labs which lie to the south east. The western boundary lies adjacent to the Rowtown urban area and to the south of the site is a service road to vet labs. To the north of the site are residential properties located both in Rowtown and Old Road. To the east of the site is the Local Plan allocation site of Parcel B, Vet Labs site (Policy SL11).

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (40m north)	Access	
Other (please specify)	Site lies adjacent to an area of high archaeological potential. Article 4 Direction which has restricted some permitted development rights.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development
Nationally Listed Building	Development proposals would have to take account of how they would impact the nearby Nationally Listed Old Thatched Cottage, Old Road and respond as appropriate.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.03/1308 Description of Development: Erection of a detached store building and a car park enclosure (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	150	Suggested by site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Land promoter suggests the site is available in years 6-10

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

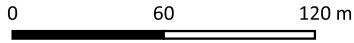
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered.



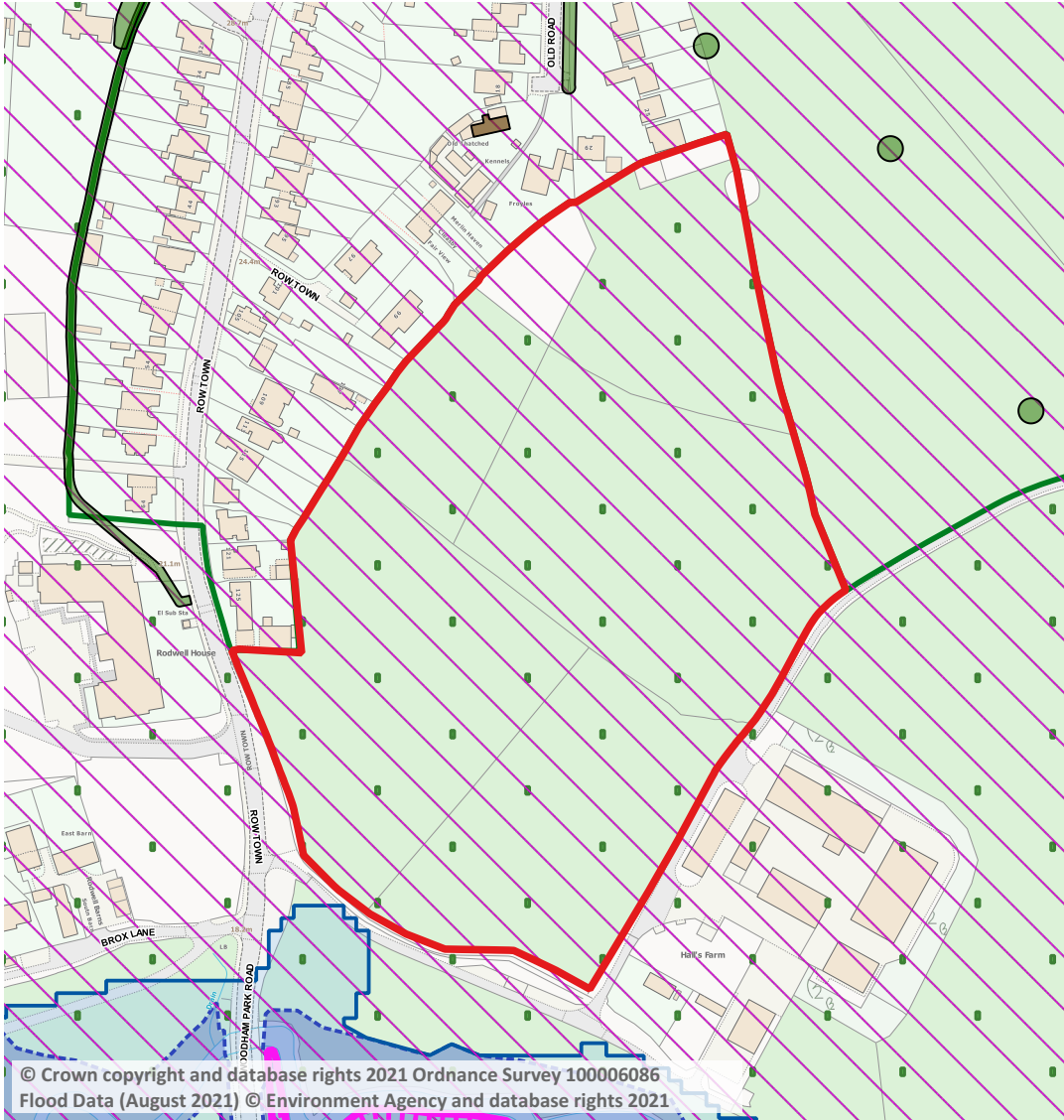
Date: 22/09/2021

Scale: 1:3,000



SLAA ID: 325

King's Oak Fields, Row Town



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- Site Boundary
- SNCI
- Nationally Listed Buildings
- Flood Zone 2
- Flood Zone 3
- Green Belt
- TBH Special Protection Area 5km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	328
Site Name	Old Library site, Church Road
Address	Old Library
	Church Road
	Addlestone
Postcode	KT15 1RW
Grid references	X: 504938 Y: 164551
Site area (ha)	0.08
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Citizens Advice Bureau
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Site located in the urban area but outside the town centre of Addlestone. The site is accessed from Church Road to the north, which comprises residential properties. To the west of the site is Burleigh Road, which is characterised by semi-detached properties on one side and Kingthorpe Gardens, an open space, on the other. The open space makes up the southern boundary of the site. To the east are blocks of flats that are accessed via Church Road.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (TPO 435)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Adjacent to Addlestone Town Centre policy boundary (IE5 & IE6)		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	TPO 345 will need to be taken account of as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	10-15	This number has been suggested by the Council's Assets and Regeneration Team.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	The Assets and Regeneration Team has suggested that the site could be regenerated in 3-5 years' time.
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Site suitability

Suitability information:	The site is PDL in an urban area adjacent to the designated town centre of Addlestone and is therefore a sustainable location for redevelopment.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	RBC's Assets and Regeneration Team has advised that they are seeking to redevelop this site in 3-5 years' time and thus it is considered to be available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	RBC's Assets and Regeneration Team has advised that they are seeking to redevelop this site in 3-5 years and thus it is considered to be achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

This site should be included in the SLAA for between 10-15 units as suggested by the Council's Assets and Regeneration Team. The site is considered to be suitable, available and achievable and therefore, for the purposes of drawing up the trajectory, a mid-point figure of 12 units will be used.

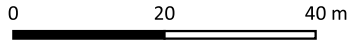
Residential units provided to the assessment of supply: 12 (net).

Other uses provided to the assessment of supply: as this site has only been suggested for redevelopment from a library into residential units, no other types of development have been considered.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 328

Old Library Site, Church Road



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- Site Boundary
- TBH Special Protection Area 5km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	330
Site Name	1 High Street & 2 Church Road
Address	1 High Street & 2 Church Road
	Addlestone
Postcode	KT15 1TL
Grid references	X: 504980 Y: 164595
Site area (ha)	0.03
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Retail and residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site lies at the north west corner of the junction of High Street; Station Road; Church Road; Brighton road and lies within the town centre. It is surrounded by a mix of flats, shops and offices.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within Addlestone Town Centre. Partially covered by the Secondary Shopping Frontage. Within the Addlestone AQMA.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
AQMA	Proposals would need to take account of their impact on the AQMA, and also how the AQMA could affect any potential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.15/1538 Conversion of an Existing Vacant Dry Cleaners (A1) & Ancillary Spaces to form 6No. New Self-Contained Residential Units and Retention of an Existing First Floor Residential Unit. (grant). Non-material amendment and variation of condition applications under RU.18/1179 and RU.18/1640.

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	6 additional dwellings.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable as it has an implemented permission under application reference number RU.15/1538.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has an implemented permission under application reference number RU.15/1538.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has an implemented permission under application reference number RU.15/1538.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for inclusion in the trajectory as it has an implemented permission under application reference number RU.15/1538, thus 6 net dwellings should be added into the supply.

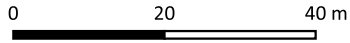
Residential units provided to the assessment of supply: 6 (net).

Other uses provided to the assessment of supply: as there is an implemented permission for a conversion from a commercial unit to residential use, other uses have not been considered.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 330

1 High Street & 2 Church Road



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- Site Boundary
- TBH Special Protection Area 5km
- TBH Special Protection Area 7km
- Nationally Listed Buildings
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	338
Site Name	18-20 St George's Road
Address	18-20 St George's Road
	Addlestone
Postcode	KT15 2AY
Grid references	X: 505298 Y: 164946
Site area (ha)	0.12
How site was identified	Submitted though the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is in the urban area of residential properties of varying age and style. To the front boundary, hedging/shrubs adjoin St George's Road, with separate open access to driveway parking to each dwelling, with a detached garage to the south-western side of No. 20. There is rear access to the side of each dwelling, where both side are bound predominantly by timber fencing, although somewhat dilapidated, with the south western boundary of No. 20 adjoining St George's Court covered by overgrown shrubs.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.17/1193 Erection of a three-storey residential building containing 9 two-bedroom flats, with nine parking spaces and associated landscaping, following demolition of the existing semi-detached properties (grant). Subsequent details permissions submitted / approved under RU.20/1566, RU.20/1765, RU.21/0405 and RU.21/0406.

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	9 gross, 7 net units.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5
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Site suitability

Suitability information:	The site is suitable as it has a granted planning permission that is being implemented.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has a granted planning permission that is being implemented.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has a granted planning permission that is being implemented.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

This approved development at this site is under construction. Therefore, the site is demonstrably able to provide 7 net additional dwellings as part of the assessment of supply.

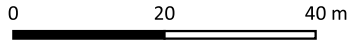
Residential units provided to the assessment of supply: 9 gross, 7 net units.

Other uses provided to the assessment of supply: no other uses have been considered as a residential scheme is being implemented.



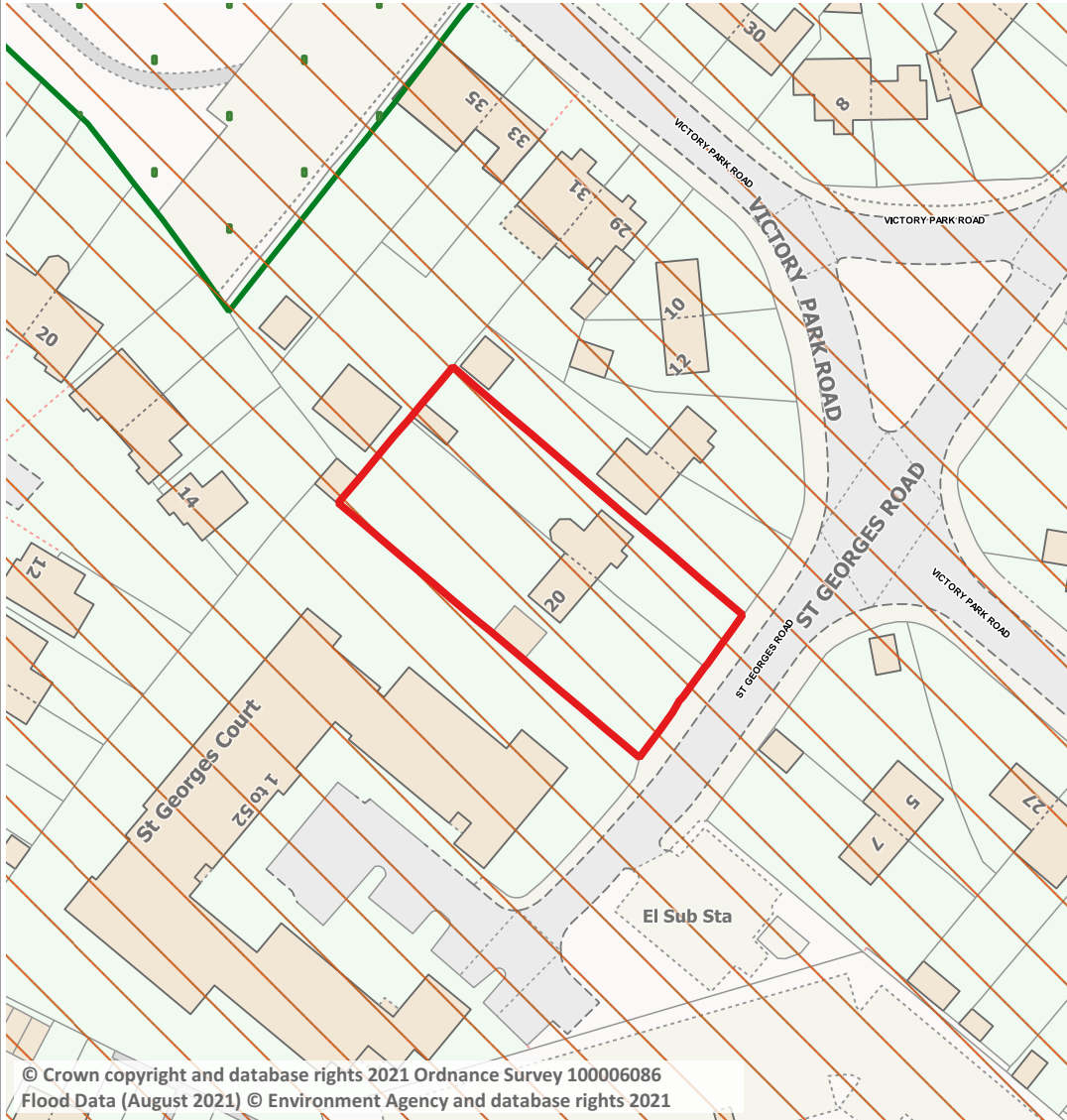
Date: 22/09/2021

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SLAA ID: 338

18-20 St Georges Road



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	349
Site Name	Clifton Garden Centre
Address	Woburn Hill
	Addlestone
Postcode	KT15 2QG
Grid references	X: 505484 Y: 165313
Site area (ha)	2.1
How site was identified	Submitted through the 2020 call for sites
Ownership type	Private
Existing use(s)	Garden centre
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The northern and eastern boundaries of the site abut residential dwellings along Woburn Hill. To the south and west the adjoining land is open fields / agricultural land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Opposite the Woburn Farm Park and Gardens of Special Historic Interest		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Park and Gardens of Special Historic Interest	Any development proposal would have to take account of its potential impact upon the setting of the Woburn Park Farm Park and Gardens of Special Historic Interest as respond accordingly.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.17/0769 Erection of replacement glasshouse for retail use including an ancillary coffee shop (granted). RU.16/1476 Replacement glasshouse (granted).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	100	76 flats and 24 houses (38x1 bed, 38x2 bed, 24x3 bed.)
Elderly people's housing, student halls	✓	145 beds	Care village, comprising an assisted living block – 60 beds, a care home with 85 beds, and a children's nursery.
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years
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Site suitability

Suitability information:	<p>There is insufficient information available (in the form of a Certificate of Existing Lawfulness, or granted planning consent for the redevelopment of the site) to allow a conclusion to be drawn in this high level SLAA assessment that this site/or part of it meets the definition of Previously Developed Land. As such, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt and greenfield nature of the site, the suitability of the site for other uses has not been considered. In addition, the site promoter indicated that they did not want to promote the site for other uses e.g. economic, retail leisure etc.

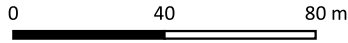


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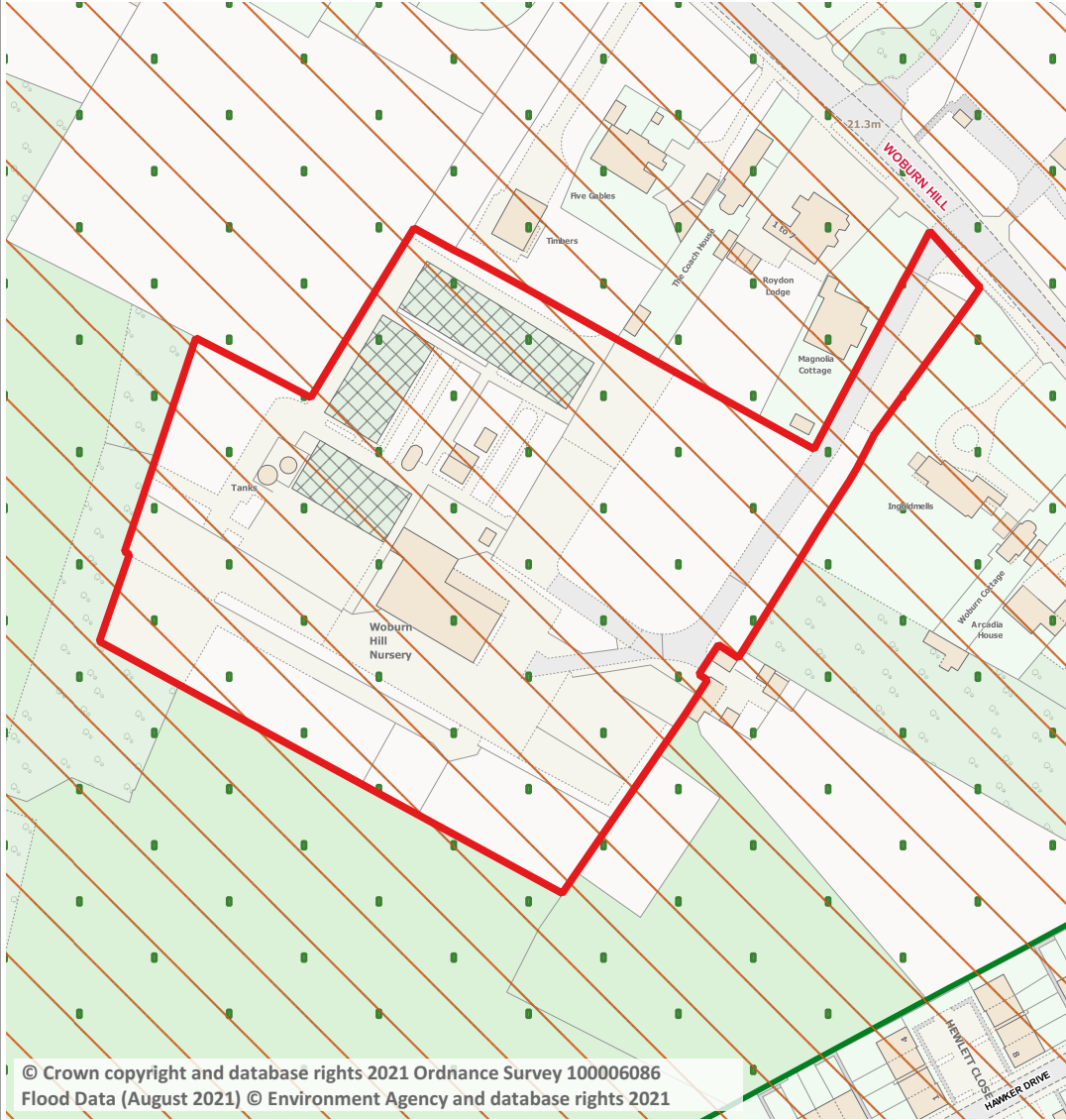
SLAA ID: 349



Scale: 1:2,000



Clifton Garden Centre, Woburn Hill, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	350
Site Name	Hamm Court Farm
Address	Hamm Court Farm
	Hamm Court
	Addlestone
Postcode	KT13 8XZ
Grid references	X: 506671 Y: 165431
Site area (ha)	3.64
How site was identified	Submitted via the 2020 Call for Sites
Ownership type	Private
Existing use(s)	Residential, manufacturing, and agricultural
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west of the site lies the residential properties in the Hamm Court Estate, as well as allotments. Otherwise, the site is surrounded by open fields / agricultural land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (River Wey 125m to the SE)
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	✓ (449 adjacent)
Flood zone 3b	✓ (partial)	SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Contains an area of High Archaeological Potential / County Sites of Archaeological Importance Most of the site is covered by the River Wey (plus tributaries) Biodiversity Opportunity Area The Locally Listed The Pigeon House sits at the centre of the site. The majority of the site is located in a Minerals Safeguarding Area		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the extant buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Conservation Area	The potential impact of any development on the nearby River Wey Navigation Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the adjacent area TPO (449) would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on The Pigeon House Locally Listed Building would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0833 Redevelopment and demolition of existing buildings to provide 26 dwellings with access from Hamm Court, extensive landscaping, and private residents' parkland (pending).</p> <p>RU.18/0092 Proposed erection of a single storey extension to existing barn building following the demolition of existing outbuildings (granted).</p> <p>RU.13/0356 Retrospective planning permission for a single storey rear extension and new roof over former piggery building now used as office space (granted).</p>

	<p>RU.08/1076 Demolition of existing buildings and erection of 9 no x two storey dwellings, works to Listed Pigeon House and alterations to existing dwelling (refused).</p> <p>RU.06/0781 Retention of new attached workshop following the demolition of existing attached workshop (granted).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	30-35	8-9.6dpa. 35 gross, 34 net.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5 years.
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Site suitability

Suitability information:	The site is PDL in the Green Belt, so the principle of development is established. However, there are significant concerns about whether it can be proven that a development at this site will be safe for its lifetime, taking into account the vulnerability of its users. This is particularly given the previous reason for refusal
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	under RU.08/1076 on flood risk grounds. It would also need to be proven that the development at the site would not increase flood risk elsewhere. Given that live planning application RU.21/0833 is not yet determined and given that the concerns raised by the Environment Agency during the course of this application are yet to be overcome, at the current time, it is not possible to conclude that this site is suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site has confirmed that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to the flooding concerns, currently it is not possible to conclude that the site is achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

The site is not considered to be suitable or achievable due to the flood risk concerns raised during the course of RU.08/1076 and current application RU.21/0833 which are yet to be overcome. Therefore, the site is not counted as providing any units towards the supply.

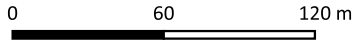
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: the site was only submitted for potential residential development, with the promoter indicating that they did not want to promote it for any other uses.



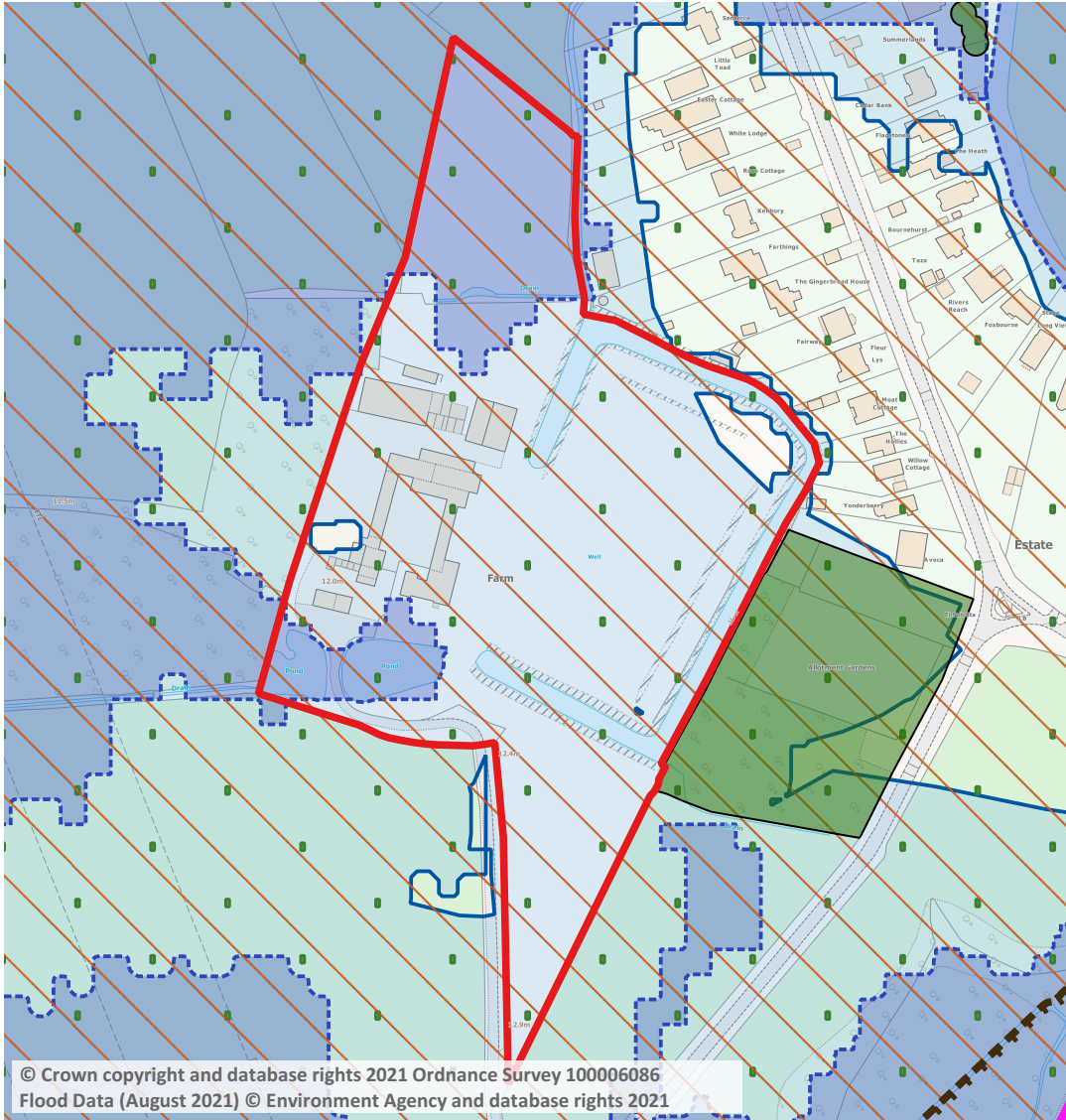
Date: 22/09/2021

Scale: 1:3,000



SLAA ID: 350

Hamm Court Farm, Hamm Court



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-  Site Boundary
-  SNCI
-  Conservation Areas
-  Flood Zone 2
-  Flood Zone 3
-  Green Belt
-  TBH Special Protection Area 7km
-  Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	356
Site Name	The George, Chertsey Road, Addlestone
Address	The George
	Chertsey Road
	Addlestone
Postcode	KT15 2EA
Grid references	X: 504960 Y: 165276
Site area (ha)	0.15
How site was identified	Application RU.21/0071
Ownership type	Private
Existing use(s)	Vacant public house
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by residential properties to the north, with a petrol station to the east. To the west lies a mix of dwellings and open land, and to the south is a mixture of commercial and residential uses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	The site is partially within the Addlestone Historic Core Area of High Archaeological Potential.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Nationally Listed Building	The potential impact of any development on The George Inn Nationally Listed Building would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with

	an appropriate schedule of works and recording methodology required prior to the commencement of any development.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0071 Change of Use of the existing pub (A4 Use) into 3 No self-contained dwellings (C3 Use) including the demolition of rear single storey flat roof later additions (circa 1970), the construction of a single storey flat roof rear extension, the installation of 6 rear facing conservation style roof lights, the erection of 1m high timber picket fencing to frontage and the provision of 5 no residents car parking Spaces (grant).</p> <p>RU.20/0497 Demolition of a single storey flat roof addition (circa 1970) storage area to the existing pub building and the erection 2 No part 1 and part 2 storey self-contained dwellings (cottages - C3 Use Class - Residential) with associated landscaped front and rear gardens (refuse).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	3	As per application RU.21/0071.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			

Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years
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Site suitability

Suitability information:	The site is suitable for residential development as per application RU.21/0071.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as per application RU.21/0071.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable for residential development as per application RU.21/0071.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable, available and achievable for residential development in line with planning application RU.21/0071 (and the associated Listed Building Consent). However, due to the site only providing 3 net additional units on a site of 0.15ha, it is considered to be a windfall and not directly added into the trajectory.

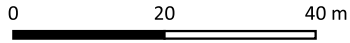
Residential units provided to the assessment of supply: 0 as this is a windfall site.

Other uses provided to the assessment of supply: as the site only has permission to be converted to residential, other uses have not been considered.



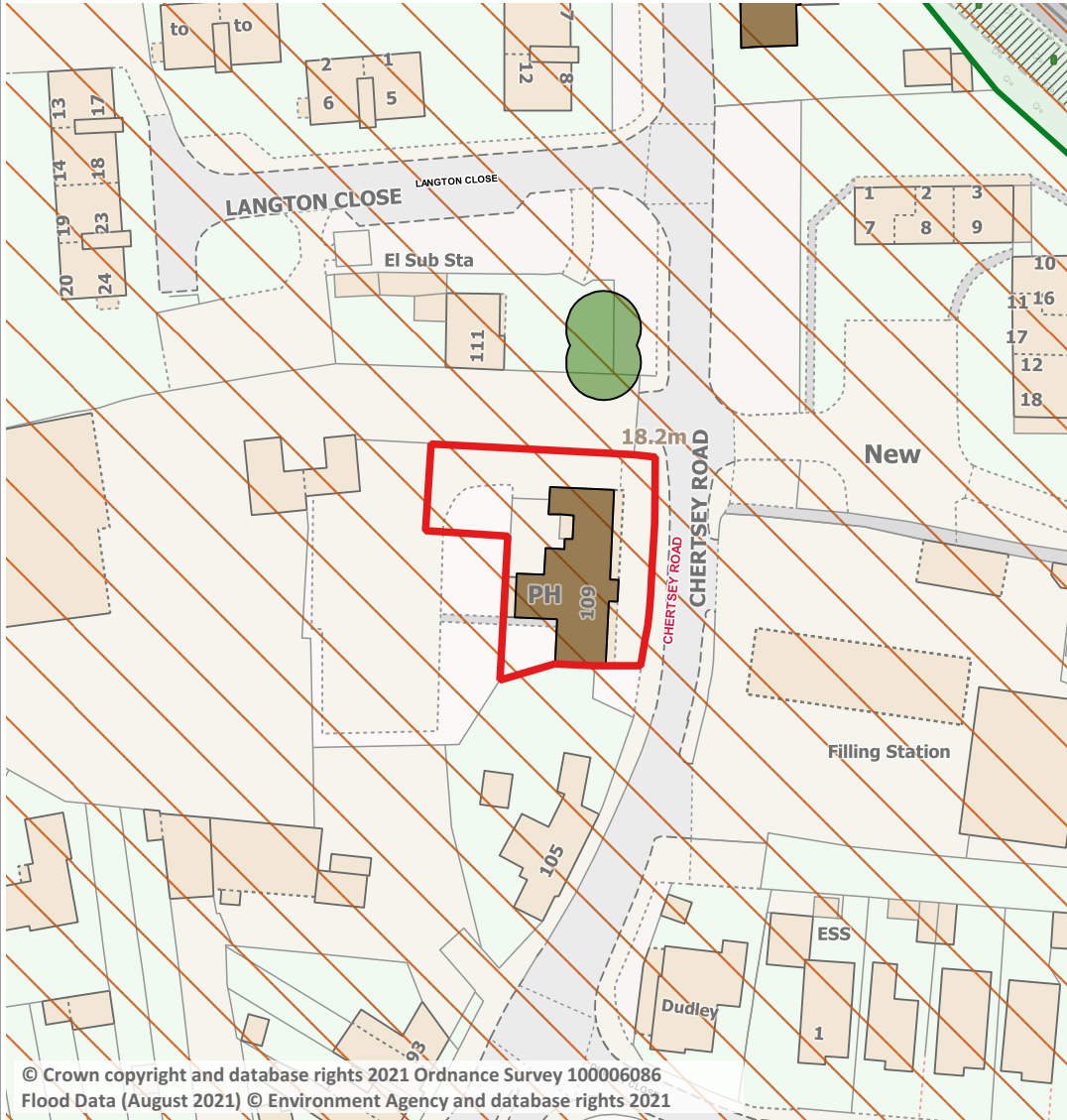
Date: 22/09/2021

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SLAA ID: 356

The George, Chertsey Road, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Nationally Listed Buildings
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	357
Site Name	Unit 2 Aviator Park
Address	Unit 2
	Aviator Park
	Addlestone
Postcode	KT15 2PG
Grid references	X: 505710 Y: 165017
Site area (ha)	0.63
How site was identified	Prior Approval permission
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north and south east of the site lie offices / commercial premises. Whereas to the south, west and beyond part of the northern boundary lie residential properties, comprising a mix of houses and higher rise flats.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/1579 Notification to determine if prior approval is required for the change of use at ground to second floor at Aviator 2, Aviator Park, Station Road, Addlestone, KT15 2PG, from offices (Class B1a) to residential use (Class C3) to include 92 self-contained dwellings (granted).</p> <p>RU.20/1558 Application to determine if prior approval is required for a 2-storey extension to create 62 net additional dwellings above the existing building (granted).</p> <p>RU.01/0319 Erection of 27,870 square metres of office business campus (option 1 - two buildings on west of site) and provision of facilities for sport and recreation (reserved matters) (granted).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	154	Granted through prior approval.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	1-5
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Site suitability

Suitability information:	The site is previously developed land within the urban area of Addlestone where the principle of development is acceptable.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site has confirmed that the developer intends to build out both Prior Approval permissions on the site and complete the dwellings in February / March 2022. A site visit has confirmed that the redevelopment is under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has two extant prior approval permissions which are under construction.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	The TBH issue can be resolved via appropriate financial contributions.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As noted above, this site is in an urban area location where the principle of development is acceptable. Furthermore, the site benefits from two extant permissions for the number of units proposed for the trajectory and the agent for the site has confirmed that the developer has implemented both of them with completion expected in February / March 2022. Therefore, this site is suitable for inclusion in the housing trajectory.

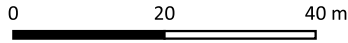
Residential units provided to the assessment of supply: 154 (net).

Other uses provided to the assessment of supply: none, as the site is being developed for residential units.



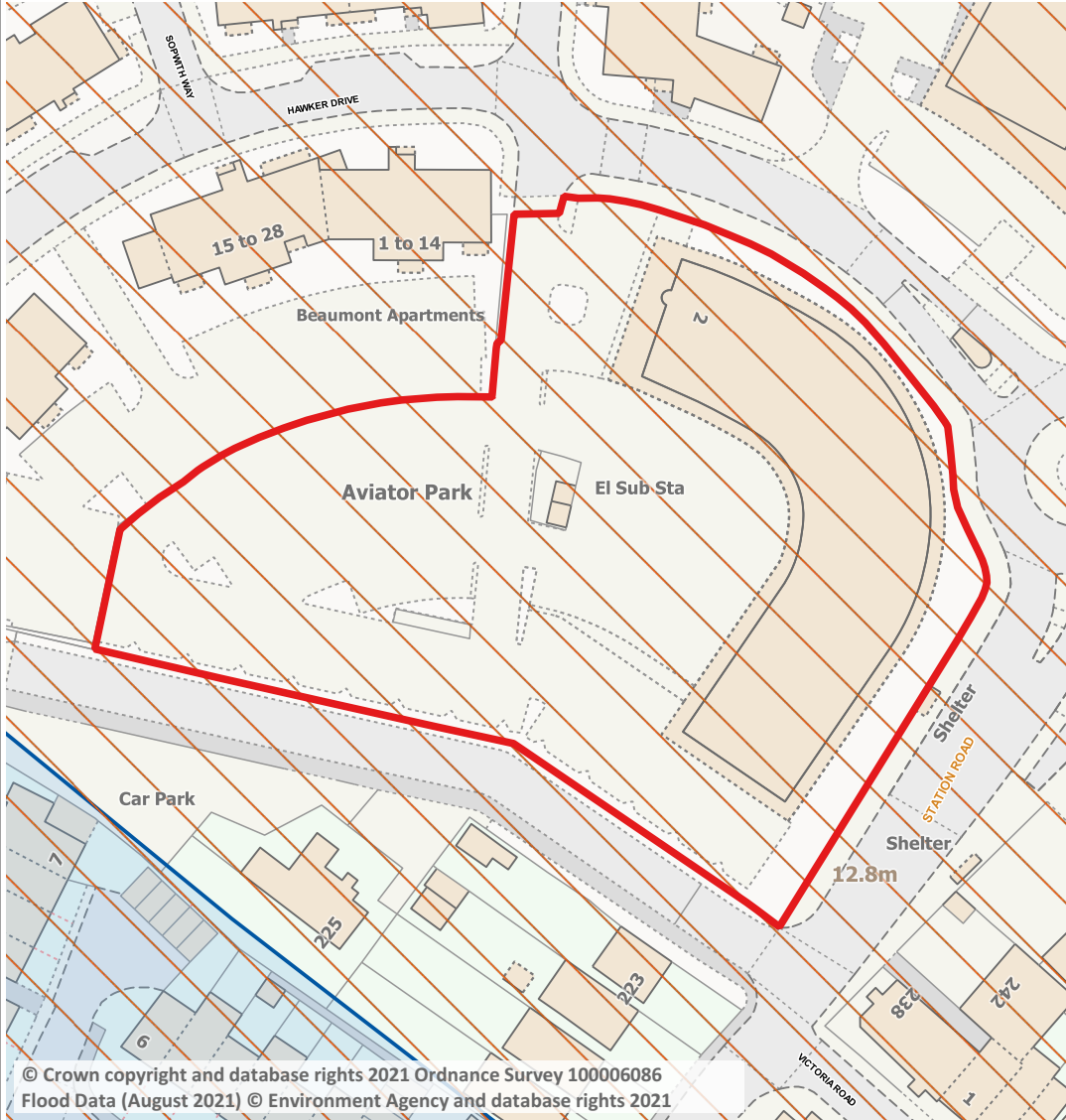
Date: 22/09/2021

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SLAA ID: 357

Unit 2 Aviator Park



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- Site Boundary
- TBH Special Protection Area 7km
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	358
Site Name	Middlesex Court, Addlestone
Address	Middlesex Court
	Garfield Road
	Addlestone
Postcode	KT15 2NL
Grid references	X: 505192 Y: 164408
Site area (ha)	1.75
How site was identified	RBC owned land
Ownership type	Public
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west of the site lies Darley Dene Infants School, with most of the surrounding land uses / developments being houses and flats. To the north lies the mixed-use development of Addlestone One which comprises flats and commercial uses, whilst to the west lies the Surrey Brake and Exhaust Service Ltd.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (partial)	SNCI	
Within 5-7 km of TBH SPA	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	140 (net)	200 existing properties. 340 proposed. Therefore, 340 gross and 140 net.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	6-10, as advised by the RBC Housing Team.
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Site suitability

Suitability information:	The site is previously developed land within the urban area adjacent to the designated town centre of Addlestone. It is therefore in a sustainable location. The RBC Housing Team have also confirmed their interest in redeveloping the site.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	RBC's Housing department has confirmed that the site is available for redevelopment and intensification to enable the provision of a greater number of units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As RBC is the landowner then the site has the potential to be brought forward. This has been confirmed by the RBC Housing Team.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	6-10 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As noted above, this site is in a sustainable location for residential development, and RBC's Housing Department have confirmed that the site could be redeveloped and intensified. The density proposed would result in an increase from 114dph to 194dph which is considered acceptable in principle due the edge of centre location of the site, although this will be subject to detailed design considerations. Therefore, this site is suitable for inclusion in the housing trajectory in years 6-10.

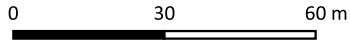
Residential units provided to the assessment of supply: 140 (net).

Other uses provided to the assessment of supply: none, as the current site is occupied by residential units and it is only being promoted for residential redevelopment.



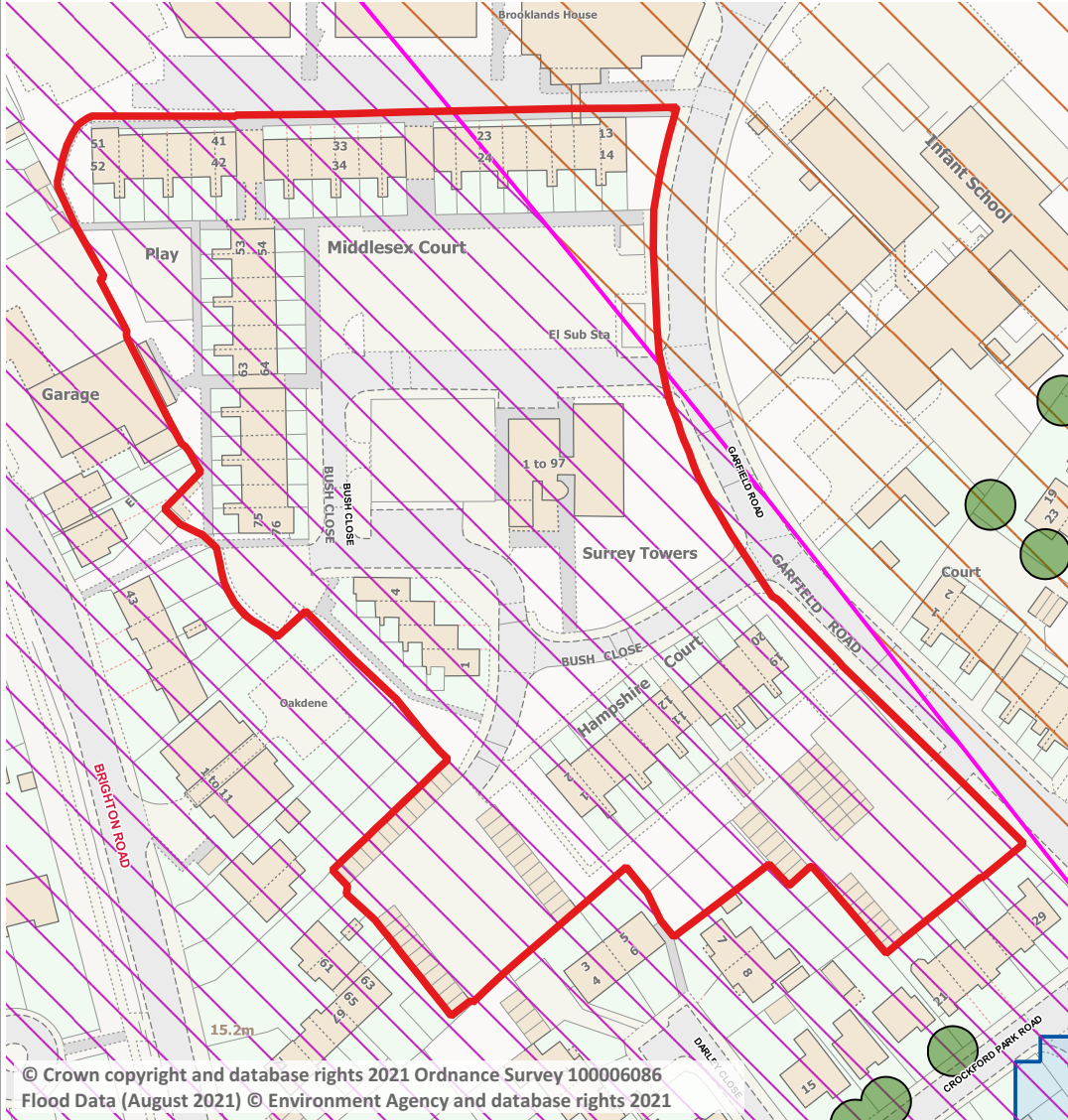
Date: 22/09/2021

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
SLAA ID: 358

Middlesex Court, Addlestone



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-  Site Boundary
-  TBH Special Protection Area 5km
-  TBH Special Protection Area 7km
-  Tree Preservation Orders
-  Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	384
Site Name	Central Veterinary Laboratory - Parcel B
Address	Central Veterinary Laboratory land
	Row Town
Postcode	
Grid references	X: 503871 Y: 163185
Site area (ha)	4.7
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Public (DEFRA)
Existing use(s)	Open fields
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east and north lies residential development, with part of the western boundary also adjacent to dwellings (on Old Road). The remaining boundaries are surrounded by agricultural fields to the south and west, with Halls Farm further south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (421)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS	✓ (adjacent)	Physical Access	
Nationally listed buildings			
Other (please specify)	Most of the site is covered by the Roman cremation cemetery, Row Town Area of High Archaeological Potential.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	Frankland's Drive SANG is located to the east of the site so any potential impact of a proposed development on this site would need to be taken into account.

TPO	The potential impact of any development on the TPO (421) that lies within and adjacent to the site would need to be taken into account as part of any development proposals.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None relevant to this parcel.
If yes, please provide details (application number(s), development description, approved / refused etc.)	N/A

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	150	As per Policy SL11 of the Runnymede 2030 Local Plan.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per Policy SL11 of the Runnymede 2030 Local Plan.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Years 4-6 as the developer of the site expects building to commence in 2024 with 50 dwellings being completed each year.
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Site suitability

Suitability information:	The site is suitable for development as per Policy SL11 of the Runnymede 2030 Local Plan.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for development as per Policy SL11 of the Runnymede 2030 Local Plan. The agent for the site has also confirmed that it is on track to come forward in line with the timescales set out in the Runnymede 2030 Local Plan.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has been through whole plan viability testing as part of the examination of the Runnymede 2030 Local Plan.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Years 4-6

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
--	--------------

Recommendation

The site is suitable for development as per Policy SL11 of the Runnymede 2030 Local Plan for a minimum of 150 dwellings and 2 Gypsy and Traveller pitches. As this site has been through examination these units should be added into the trajectory. The site developer has also indicated that they expect the units to be developed in years 4-6 of the trajectory.

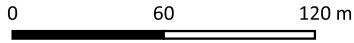
Residential units provided to the assessment of supply: 150 dwellings (net) and 2 Gypsy and Traveller Pitches.

Other uses provided to the assessment of supply: as this site has been allocated for residential / Gypsy and Traveller development, other uses have not been considered.



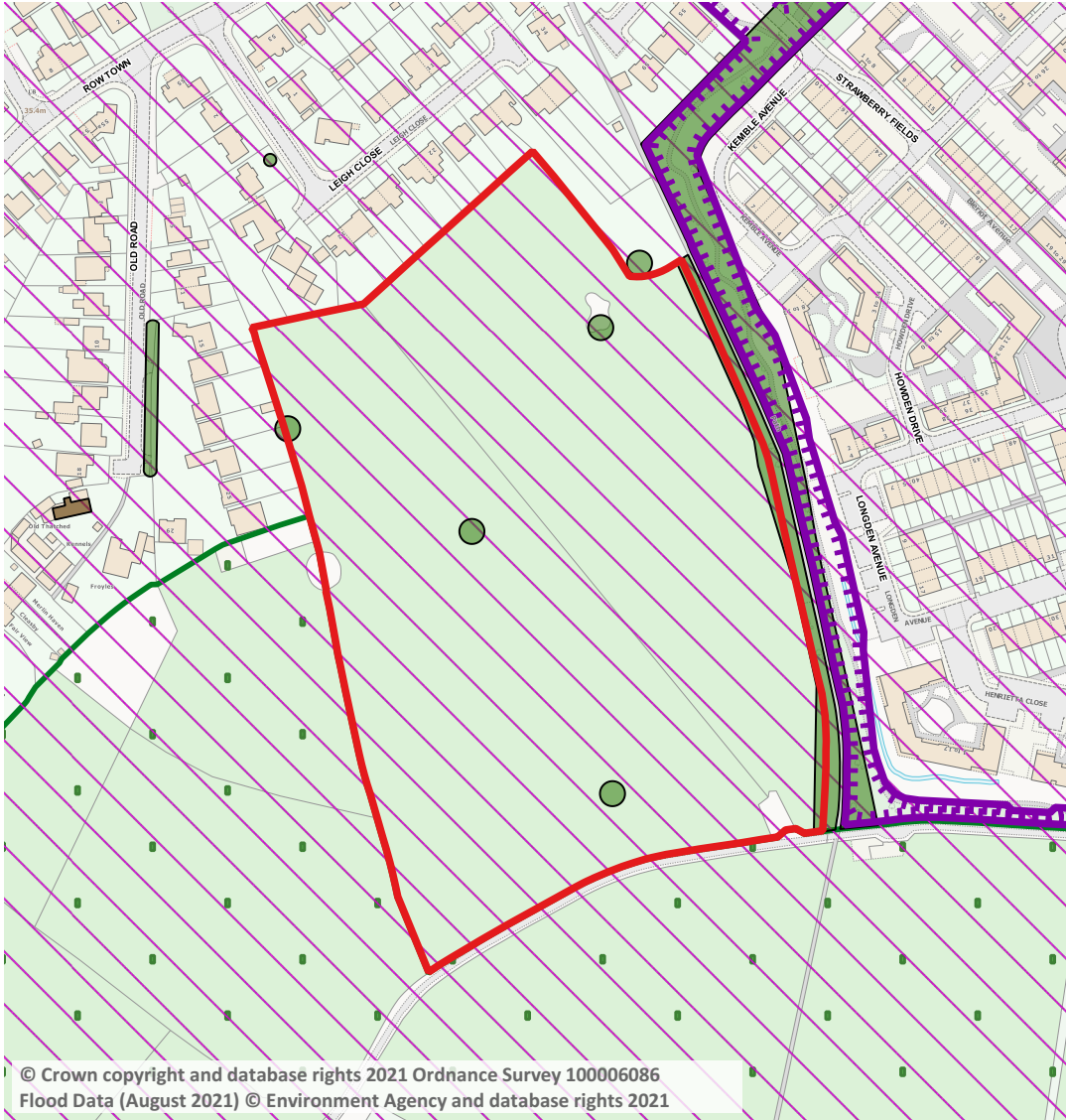
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SLAA ID: 384

Central Veterinary Laboratory Parcel B



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- Site Boundary
- Green Belt
- TBH Special Protection Area 5km
- Nationally Listed Buildings
- Tree Preservation Orders
- SANG



SLAA 2021 officer site assessments

Site information

Site ID	391
Site Name	Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone
Address	Lindsey House
	1-11 Station Road and 2-4 High Street
	Addlestone
Postcode	
Grid references	X: 505033 Y: 164626
Site area (ha)	0.18
How site was identified	Through RU.17/0112
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by a mixture of commercial (retail, office etc.) uses, residential, a hotel and place of worship.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	Within Addlestone Town Centre. Adjacent to the Addlestone Baptist Church Locally Listed Building. Partially within the Addlestone AQMA.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	Development proposals would have to take account of how they would impact heritage assets (24A High Street Nationally Listed Building) and respond appropriately in the design proposals.

Locally Listed Building	Development proposals would have to take account of how they would impact heritage assets (Addlestone Baptist Free Church Locally Listed Building) and respond appropriately in the design proposals.
AQMA	Proposals would need to take account of their impact on the AQMA, and also how the AQMA could affect any potential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.17/0470 Proposed creation of 5 dormer windows and to insert 16 Velux type windows into the roof. Alteration to 2 windows to the High Street Elevation. Creation of new entrance off the High Street including new entrance pod within the undercroft. Alterations to the Station Road entrance to new single door (grant).</p> <p>RU.17/0112 Prior Approval for the Conversion of existing office building into 28no. 1 & 2-bedroom, self-contained dwellings (grant).</p> <p>RU.15/0874 Prior approval of proposed change of use from class B1(A) office to a use falling within use class C3 (Dwelling house) to provide 19 units comprising of 6 no. x 1 bed and 13 no. x 2 bed flats (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	28	As per application RU.17/0112.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			

Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site was suitable for residential development as per application RU.17/0112 and supported by the subsequent application to enable this conversion under RU.17/0470. However, these applications have expired, and the agent has confirmed that the building is commercially let. The site owner has said they are looking to submit a new Prior Approval application but until this comes forward there is no definite application that could be implemented.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The site was available as per application RU.17/0112 and supported by the subsequent application to enable this conversion under RU.17/0470. However, these applications have expired, and the agent has confirmed that the building is commercially let. The site owner has said they are looking to submit a new Prior Approval application but until this comes forward there is no definite application that could be implemented.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site was achievable as per applications RU.17/0112 and RU.17/0470. However, these applications have expired, and the agent has confirmed that the building is commercially let. The site owner has said they are looking to submit a new Prior Approval application but until this comes forward there is no definite application that could be implemented.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
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Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A
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Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

The site was suitable for residential development as per application RU.17/0112 and supported by the subsequent application to enable this conversion under RU.17/0470. However, these applications have expired, and the agent has confirmed that the building is commercially let. The site owner has said they are looking to submit a new Prior Approval application but until this comes forward there is no definite application that could be implemented. The site will be recorded for audit purposes but will not be entered into the trajectory.

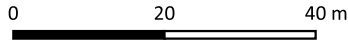
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: as this site only had permission to be converted from office to residential, other uses have not been considered.



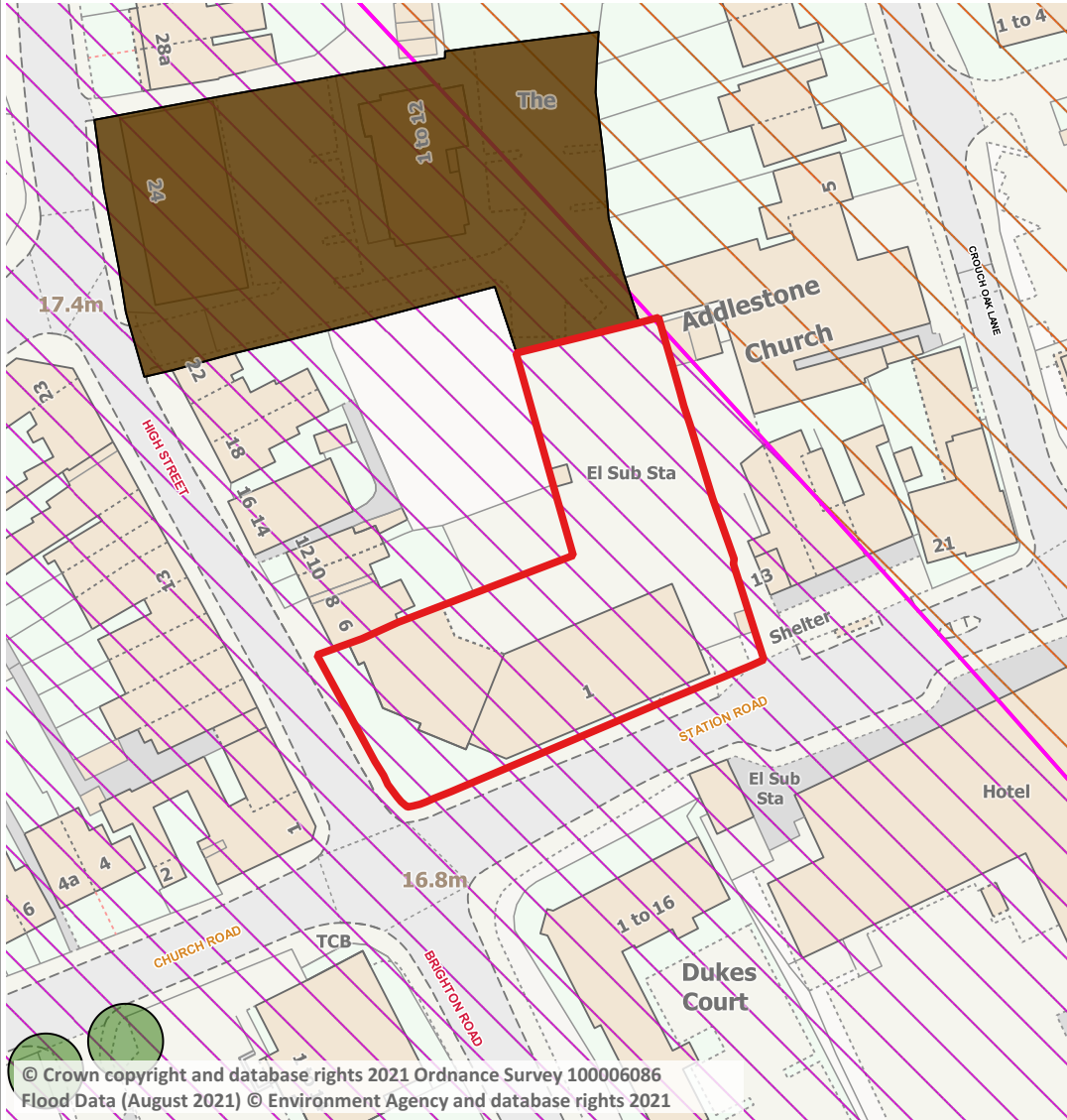
Date: 22/09/2021

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SLAA ID: 391

Lindsey House, 1-11 Station Road and 2-4 High Street, Addlestone



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Site Boundary

TBH Special Protection Area 5km

TBH Special Protection Area 7km

Nationally Listed Buildings

Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	393
Site Name	St George's College, Woburn Hill, Addlestone
Address	St George's College
	Woburn Hill
	Addlestone
Postcode	KT15 2QS
Grid references	X: 505816 Y: 165375
Site area (ha)	0.91
How site was identified	Through RU.16/1262
Ownership type	Private
Existing use(s)	Sports (associated with College)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Educational uses directly surround the area of proposed development within the wider College site, which in turn is surrounded by agricultural uses to the north and east, and residential uses to the west and south, with the western development being sparser than that to the south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	✓ (444)
Flood zone 3b	✓ (partial)	SSSI	
Within 5 km of TBH SPA		SNCI	✓
Within 5-7 km of TBH SPA	✓	LNR	
SANGS	✓ (adjacent)	Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	Within the Woburn Farm Park and Garden of Special Historic Interest. Partially within the River Wey (plus tributaries) Biodiversity Opportunity Area.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Green Belt	As the site is PDL in the Green Belt, development in this location would in principle be acceptable provided it does not have a greater impact on the openness of the Green Belt than the existing

	buildings. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	As the site is adjacent to the Chertsey Meads SANG, the potential impact of the proposed development on this area would need to be considered as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on Nationally Listed Buildings (Woburn Park - Archway Remains, Railings and Gates, Alcove & Grotto, Archway and Woburn Park building itself) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the adjacent area TPO (444) would need to be taken into account as part of any development proposals.
SNCI	As the site contains the Woburn Park Stream SNCI, the potential impact of the proposed development on this area would need to be considered as part of any development proposals.
Historic Park and Garden	Any proposed development would have to take account of its impact on the Woburn Farm Historic Park and Garden's importance and be designed appropriately.
Biodiversity Opportunity Area	The potential impact of any development on the River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.16/1359 Proposed erection of a single storey changing facility to facilitate outdoor sport and recreation and the erection of spectator steps to the existing netball courts and associated access works (grant).</p> <p>RU.16/1262 Demolition of existing sports hall and ancillary buildings (G block, Changing block, Woburn gym, shed) to allow for the erection of a new three storey building (Activity Centre) for the following: Ground floor - double height main hall for flexible use including general school use, examination hall, full indoor hockey pitch, 6 no. badminton courts, 2 no. volleyball courts, a basketball court, a netball court, 3 no. football five a site pitches, indoor cricket pitch and 4 indoor practice nets, spectator area, 6 changing rooms, storage, reception area; first floor - fitness suite/gymnasium, dance</p>

	<p>studio, function space and viewing area; second floor - general teaching space, servery, and terrace overlooking athletics track, with associated alterations to internal access arrangements, 6 parking spaces, and landscape works, with temporary construction access from Woburn Hill (grant). Variation of conditions under RU.19/0652, minor amendment under RU.18/0072, RU.18/1507 and discharge of conditions under RU.17/2035, RU.18/0090, RU.18/1196 and RU.19/0651.</p> <p>RU.07/0242 Demolition of existing buildings (1381 sq. m. in total) and erection of a 2 storey sixth form and humanities building (2325 sq. m. gross floorspace) and a 2.5 storey extension to the Red House (245 sq. m. gross floorspace) together with landscaping (alternative proposal to planning permission RU.02/0176) (grant). Discharge of conditions under RU.08/0966 and RU.09/0298 and variation of conditions under RU.09/0233.</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓	2,082.7sqm	As per application RU.16/1262, now use class F.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	This site is suitable for education-related sports development as per RU.16/1262 and the subsequent applications that relate to the implantation / amendment of this permission.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for education-related sports development as per RU.16/1262 and the subsequent applications that relate to the implantation / amendment of this permission.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.16/1262 and the subsequent applications that relate to the implantation / amendment of this permission.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable for education-related sports development as per RU.16/1262 and the subsequent applications that relate to the implementation / amendment of this permission. Therefore, the proposed additional 2,082.7sqm floorspace should be added into the trajectory.

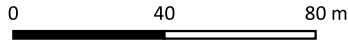
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 2,082.7sqm floorspace (use class F).



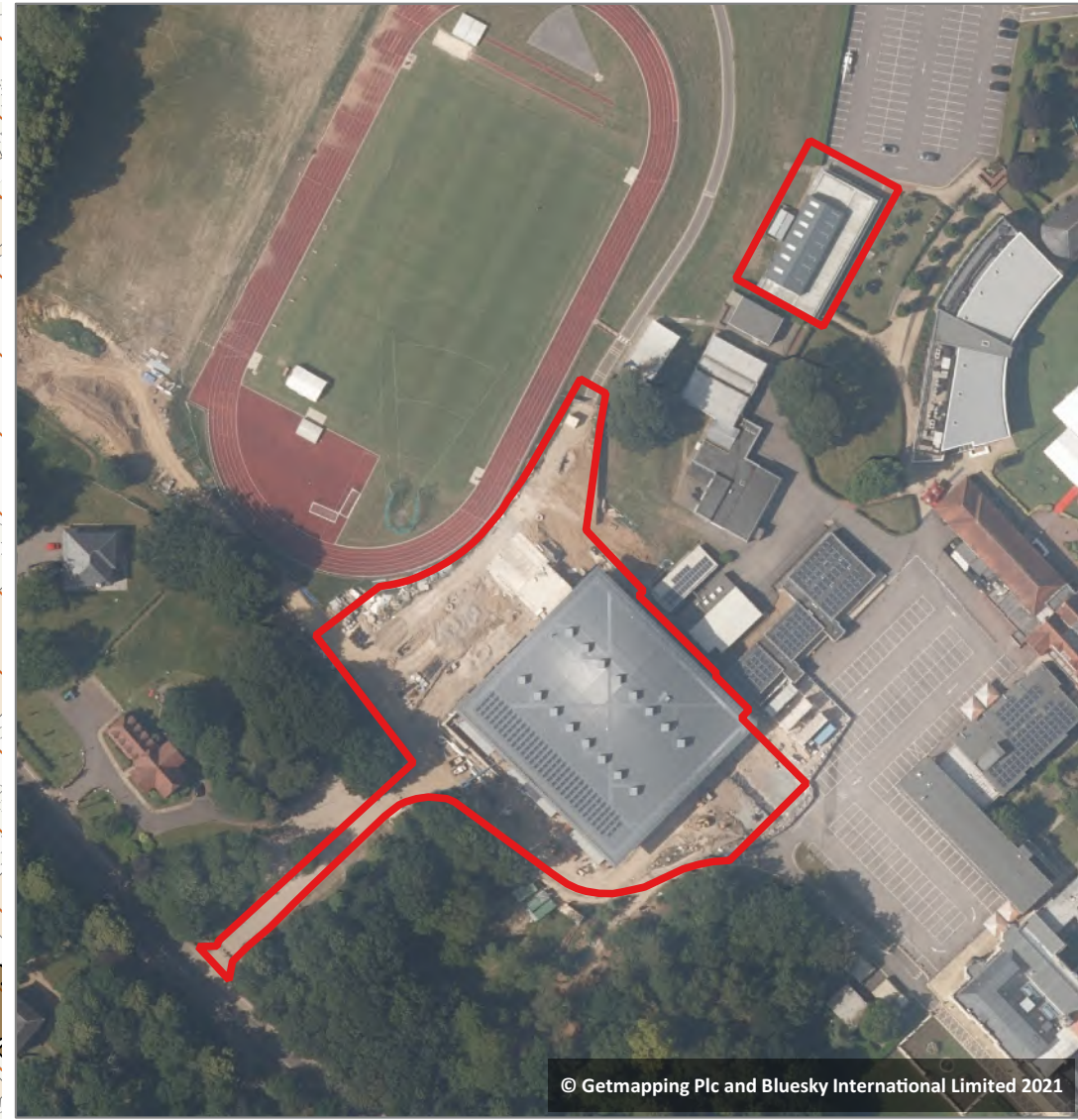
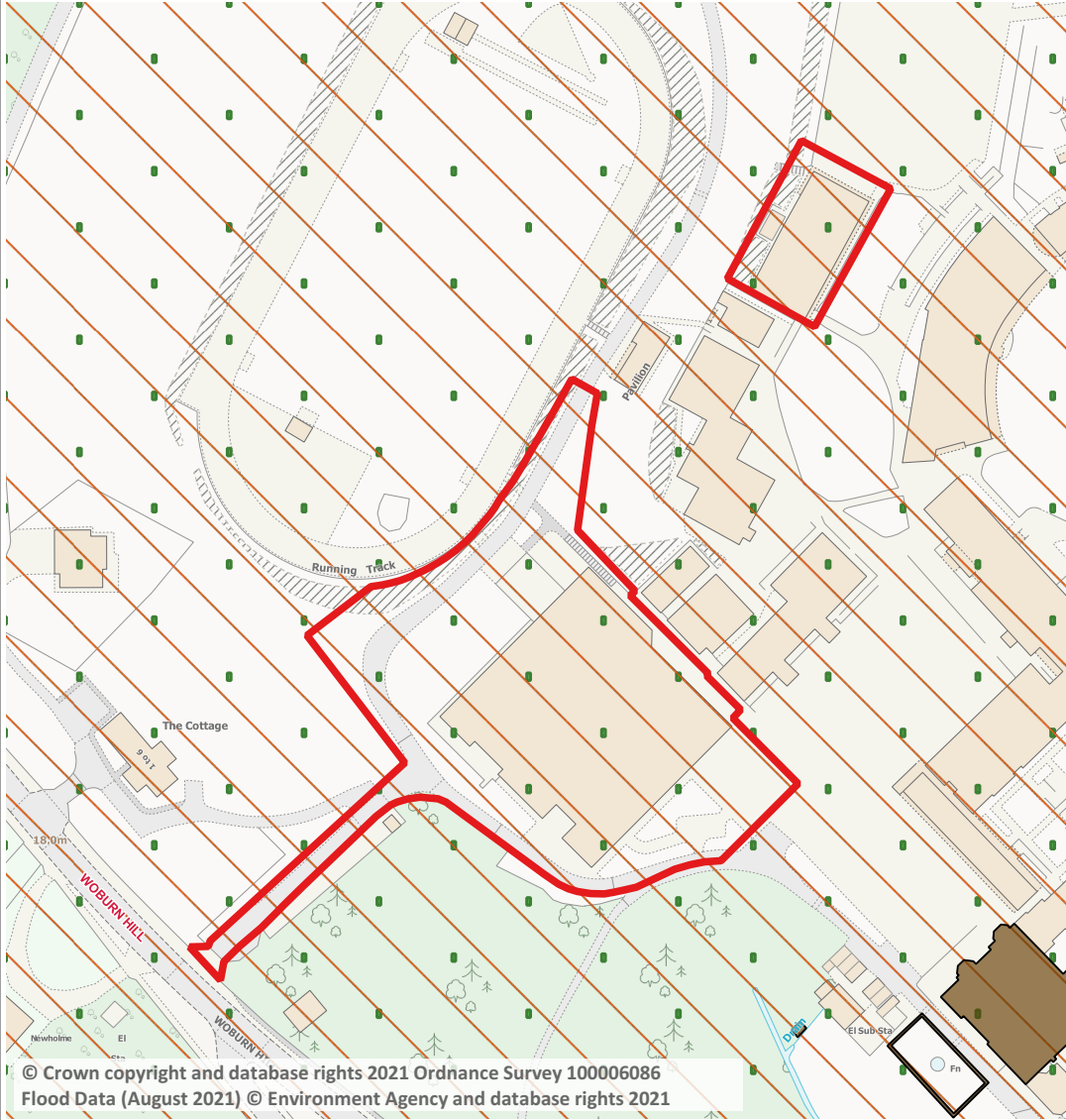
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SLAA ID: 393

St Georges College, Woburn Hill, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Nationally Listed Buildings



SLAA 2021 officer site assessments

Site information

Site ID	407
Site Name	Darley Dene School, Garfield Road, Addlestone
Address	Darley Dene School
	Garfield Road
	Addlestone
Postcode	KT15 2NP
Grid references	X: 505273 Y: 164426
Site area (ha)	0.89
How site was identified	Through RU.19/0591
Ownership type	Private
Existing use(s)	Premises manager's house
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west, south and east there are residential properties (including houses and flats), with Addlestone One lying to the north, incorporating a variety of town centre uses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
N/A	None relevant as the only relevant constraint (TBH 5-7km zones) relates to development that increase the number of dwellings in the area. The proposed development does not do this.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.19/0591 Change of use of the existing Premises Managers house from residential C3 to Education use D1, single storey rear extension, alterations to fenestration and cladding, erection of a canopy and associated external works (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.		-1	As per RU.19/0591.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses	✓	144sqm	Additional school floorspace under RU.19/0591.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable for additional teaching space as per application RU.19/0591 providing an additional 144sqm with the loss of one residential unit.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for additional teaching space as per application RU.19/0591 providing an additional 144sqm with the loss of one residential unit.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.19/0591 providing an additional 144sqm with the loss of one residential unit.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is available for additional teaching space as per application RU.19/0591 providing an additional 144sqm with the loss of one residential unit. This additional floorspace should be added into the trajectory as the site is over the 0.25ha threshold.

Residential units provided to the assessment of supply: -1 (not take account of in the trajectory).

Other uses provided to the assessment of supply: as this site is a school and only has permission for a change of use from residential to education, other uses have not been considered.

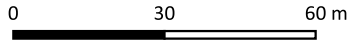


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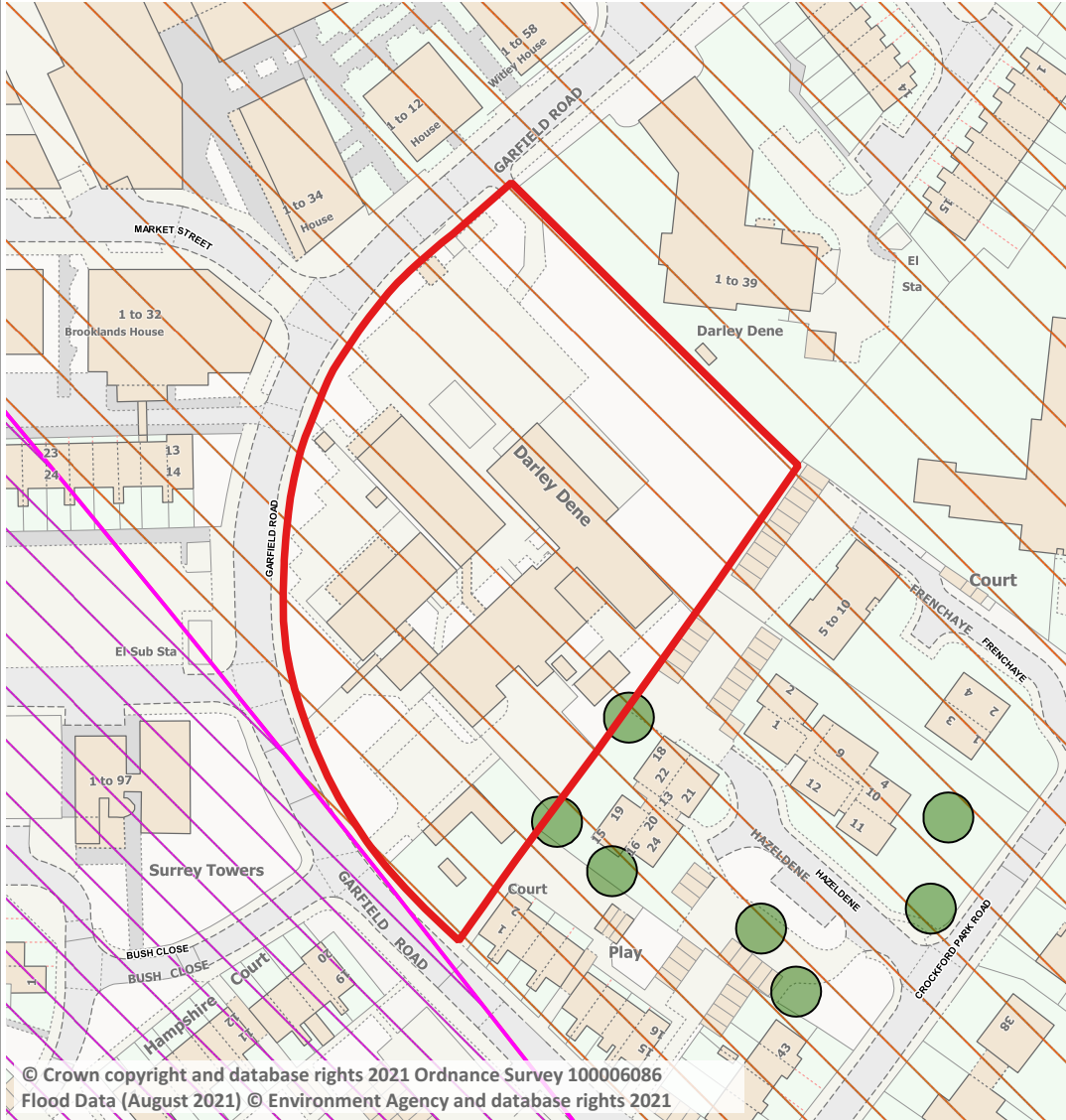
SLAA ID: 407



Scale: 1:1,500



Darley Dene School, Garfield Road, Addlestone



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- Site Boundary
- TBH Special Protection Area 5km
- TBH Special Protection Area 7km
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	411
Site Name	3 Simplemarsh Road, Addlestone
Address	3 Simplemarsh Road
	Addlestone
Postcode	KT15 1QH
Grid references	X: 504927 Y: 164622
Site area (ha)	0.12
How site was identified	Through RU.21/0538
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west and south there are residential properties, with a mixture of commercial and residential uses to the east. To the north lies a social club and The Holly Tree Public House.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Adjacent to Addlestone Town Centre.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.21/0538 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 15 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	15	As per RU.21/0538.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	This site is suitable for residential development as per RU.21/0538.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The agent for this site has advised that the site has been sold and the new owner is looking to develop it for an educational use so the residential development is not likely to come forward.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The agent for this site has advised that the site has been sold and the new owner is looking to develop it for an educational use so the residential development is not likely to come forward.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

Although this site is theoretically suitable for residential development as per RU.21/0538, the agent has advised that it has been sold and the new owner is looking to develop it for an educational use so the residential development is not likely to come forward. It will be recorded for audit purposes, but it will not count towards the supply and thus not be entered into the trajectory.

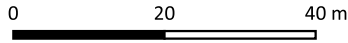
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: although the agent for the site advised that the new owner is seeking to develop it for educational uses, there are no details for this as of yet and thus alternative uses have not been considered.



Date: 22/09/2021

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SLAA ID: 411

3 Simplemarsh Road, Addlestone



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- Site Boundary
- TBH Special Protection Area 5km
- Nationally Listed Buildings
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	414
Site Name	Krome House, 244-256 Station Road, Addlestone
Address	Krome House
	244-256 Station Road
	Addlestone
Postcode	KT15 2PS
Grid references	X: 505763 Y: 164971
Site area (ha)	0.22
How site was identified	Through application RU.19/1519
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north there is a mixture of retail and offices with the southern eastern and western boundaries abutting residential development.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within Addlestone Town Centre		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
None identified	Whilst located within 5-7km of the TBHSPA, mitigation is generally only required for schemes of 50 or more residential units.

Site planning history

Does the site have / has had any relevant planning	Yes
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permissions / history? (Y/N)	
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0189 New windows to the rear elevation on the ground floor level and the second-floor level. Replacement windows to the rear elevation at the first-floor level. All proposed windows to be fitted with acoustic glazing Rw=21db, windows to have dark grey UPVC frames and double glazing (grant).</p> <p>RU.19/1519 Prior Approval to change of use from B1a to C3 Residential for 25 x 1 bed and 10 studio apartments (grant). Discharge of conditions under RU.21/0350.</p> <p>RU.19/1282 Prior approval application for a change of use from A1 (retail) to C3 (dwelling houses) (grant).</p> <p>RU.19/1216 Prior approval for change of use from B1a to 25 1 bed and 10 studio apartments (C3 Dwelling houses) (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	35 (net)	As per application RU.19/1519.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	The site is suitable for residential development under RU.19/1519.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development under RU.19/1519 and construction has begun.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per RU.19/1519 and its subsequent applications, with the development having commenced.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development under RU.19/1519 and the approved scheme is under construction. Therefore, the proposed 35 units should be added into the trajectory, with the site owner having confirmed that they are expecting them to be delivered in 2022.

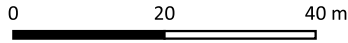
Residential units provided to the assessment of supply: 35 (net)

Other uses provided to the assessment of supply: as the site has permission to be converted from office to residential use, and given that this permission has been implemented, other forms of development have not been considered.



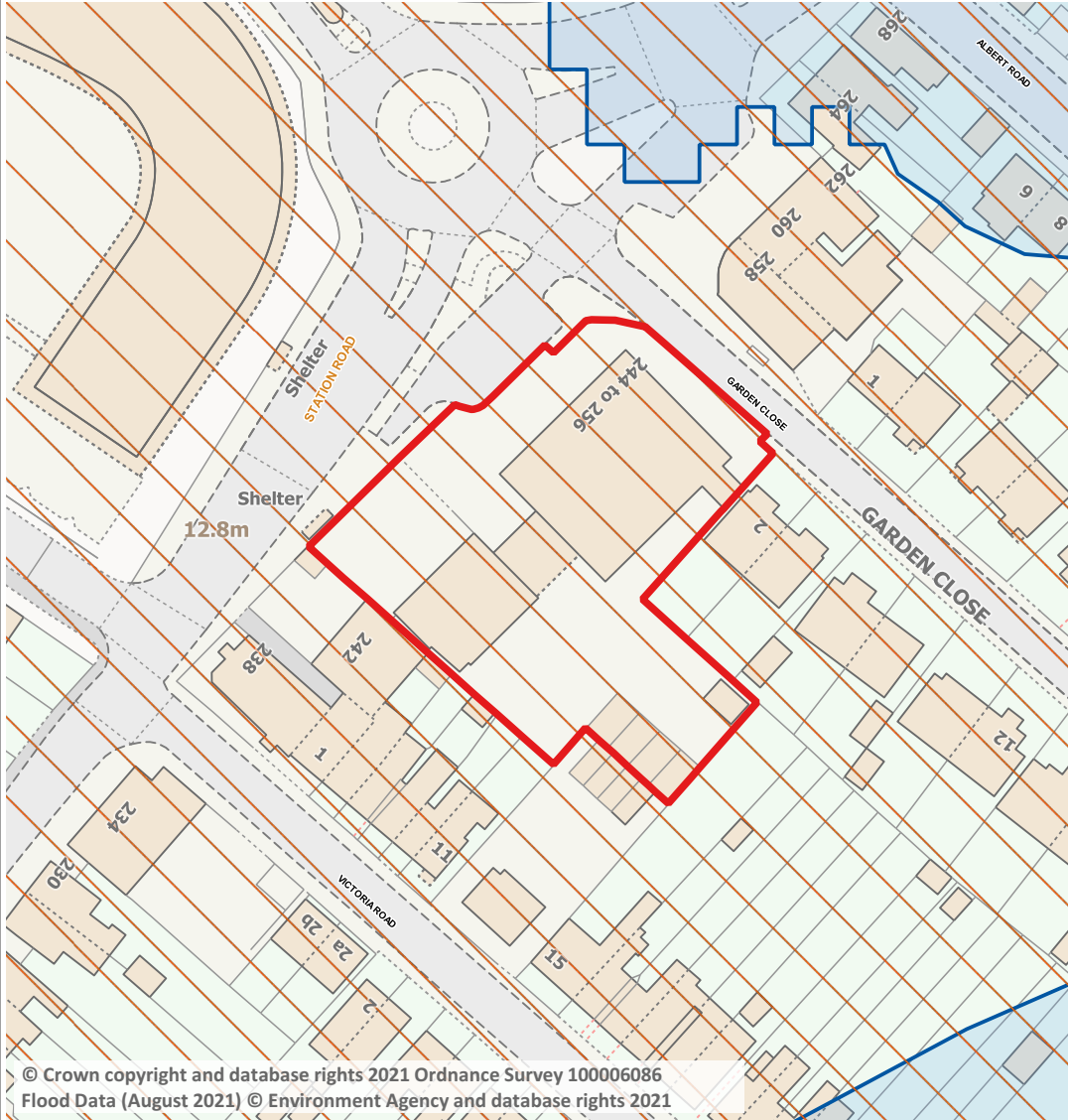
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SLAA ID: 414

Krome House, Station Road, Addlestone



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- Site Boundary
- TBH Special Protection Area 7km
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	423
Site Name	Unit 1, Aviator Park, Addlestone
Address	Unit 1, Aviator Park
	Station Road
	Addlestone
Postcode	KT15 2PG
Grid references	X: 505758 Y: 165076
Site area (ha)	1.05
How site was identified	Though RU.21/1339 and RU.21/1340
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on the western, northern and eastern sides by residential dwellings. To the South lies Unit2, Aviator Park (which also has permission to be converted into dwellings).

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within Chertsey Town Centre.		

If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1340 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) to provide 90 residential dwellings under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p> <p>RU.21/1339 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) to provide 106 residential dwellings under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	106 (net)	As per application RU.21/1339.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years.
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Site suitability

Suitability information:	This site is suitable for residential development as per the permission granted under application RU.21/1339.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development as per the permission granted under application RU.21/1339.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per the permission granted under application RU.21/1339.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable for residential development as per the permission granted under application RU.21/1339. Therefore the 106 units granted should be added into the trajectory.

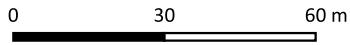
Residential units provided to the assessment of supply: 106 (net).

Other uses provided to the assessment of supply: as this site permission to be converted from office to residential, other uses have not been considered.



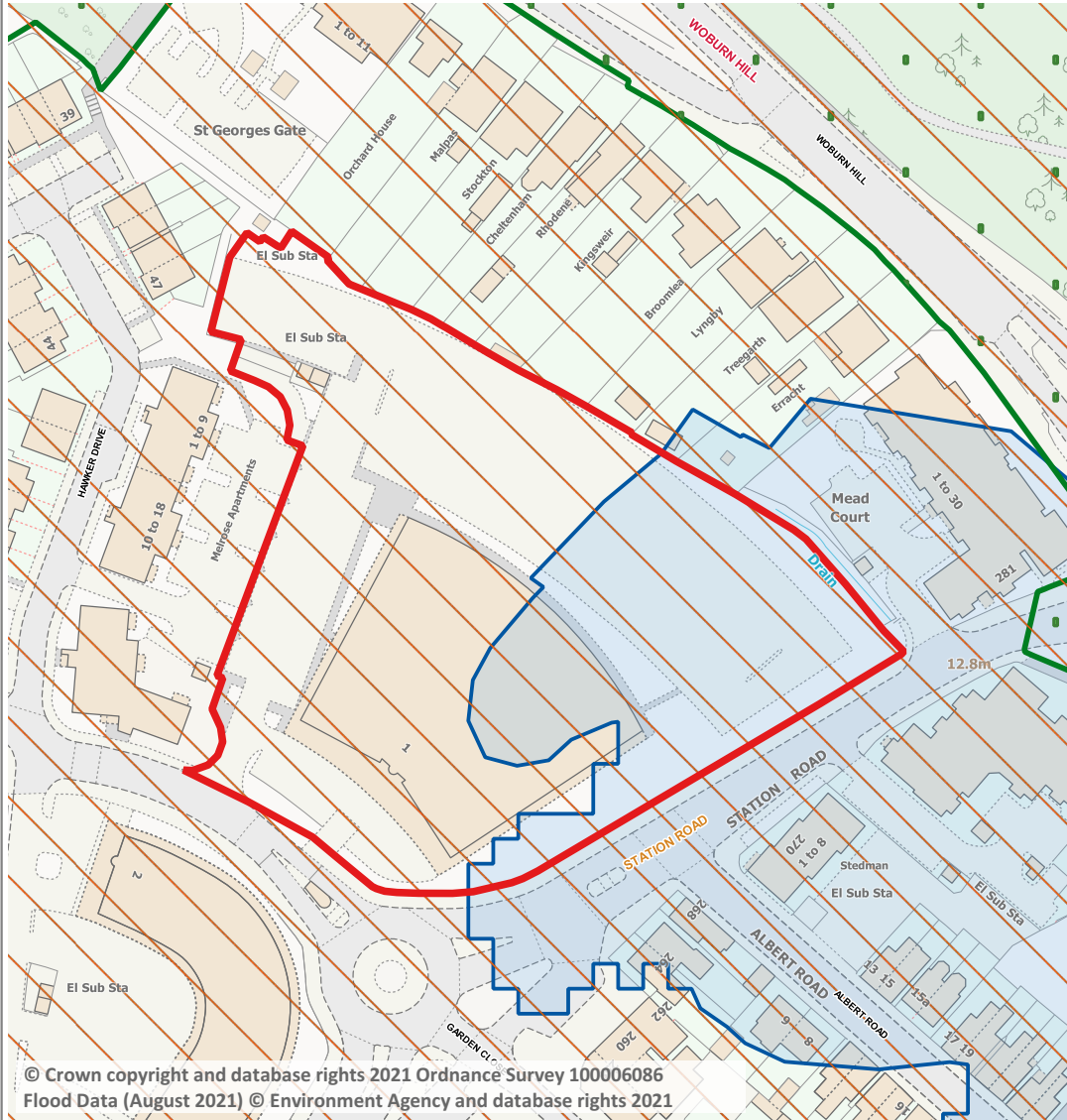
Date: 22/09/2021

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SLAA ID: 423

Unit 1, Aviator Park, Addlestone



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Flood Zone 2

