

Chertsey (including Chertsey South) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
48	Hanworth Lane, Chertsey	Deliverable	206
60	Pycroft Road, Chertsey	Developable	275
169	Unit 1 and 1a Downside, Chertsey	Deliverable	30
231	St Peters Hospital, Chertsey	Deliverable	400
303	Two Bridges, Guildford Street, Chertsey	Deliverable	13
314	Culverdon House, Abbots Way, Chertsey	Deliverable	27
352	ADP House, 40-48 Pycroft Road, Chertsey	Deliverable	127
361	Unit A, Gogmore Lane, Chertsey	Deliverable	9
378	Portman House / Rutherwyk House, Guildford Street, Chertsey	Deliverable	6
379	Chertsey Bittams A	Deliverable	175
380	Chertsey Bittams B	Deliverable	120
381	Chertsey Bittams C	Deliverable	9
382	Chertsey Bittams D	Deliverable	175
383	Chertsey Bittams E	Deliverable	75
395	Chilsey House, Chilsey Green Road, Chertsey	Deliverable	31
417	2 and 2a Guildford Road, Chertsey	Deliverable	54
417	2 and 2a Guildford Road, Chertsey	Residential institutions (-12 units, equivalent to 6 residential units)	-6
426	15 London Street, Chertsey	Deliverable	10
435	1 Guildford Street, Chertsey	Deliverable	14
408	Salesian School Annexe, Highfield Road, Chertsey	Employment site	Employment site
148	Land to the rear of 8 Stepgates, Chertsey	Undeliverable	0
225	Land adj. Sandgates, Guildford Road, Chertsey	Undeliverable	0
279	Land North of Cowley Avenue, Chertsey	Undeliverable	0
343	Land south of Ruxbury Road, Chertsey	Undeliverable	0
374	Global House, Station Place, Fox Lane North, Chertsey	Undeliverable	0
394	Melita House, 124 Bridge Road, Chertsey	Undeliverable	0

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
428	Land to rear of 299 - 311 Green Lane, Chertsey	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	48
Site Name	Hanworth Lane, Chertsey
Address	Hanworth Lane
	Chertsey
Postcode	KT16 9QG
Grid references	X: 504170 Y: 165911
Site area (ha)	8.15
How site was identified	Policy SL3 of the Runnymede 2030 Local Plan
Ownership type	Private
Existing use(s)	Open space
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 2.9ha – 36% is PDL).
Surrounding uses	Residential development lies to the north of the site which is bounded by the railway line. To the west lies an industrial area, with the land to the south and east being predominantly open land with some areas / belts of trees present.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (417)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (partial)	SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Northern site boundary adjacent to a railway line.		

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	The potential impact of any development on TPO 417 would need to be taken into account as part of any development proposals.

SNCI	The potential impact of any development on the adjacent Pannells Farm SNCI would need to be taken into account as part of any development proposals.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining railway line.

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.18/0443 Outline planning application for the erection of up to 48 dwellings (including affordable housing), vehicular access via Pretoria Road and Hanworth Lane, with open space, landscaping including Sustainable Drainage System and all necessary ground works. All matters reserved except for means of access, layout and scale (grant).</p> <p>RU.18/1280 Construction of 158 residential dwellings, new access road to the south of Hanworth Lane, open space, landscaping and sustainable drainage systems (grant).</p> <p>Multiple subsequent variations, non-material amendments and discharge of conditions applications under RU.19/0755, RU.19/0733, RU.19/0602, RU.19/1317, RU.19/0915, RU.19/1576, RU.19/0916, RU.20/0440, RU.20/0721, RU.20/0535, RU.20/0951, RU.20/0418, RU.20/1567, RU.20/1177, RU.20/1764, RU.21/0224, RU.20/0869, RU.21/0533.</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.	✓	206	As per RU.18/1280 and RU.18/0443.
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 site developer of the southern part of the site (Barratt David Wilson Homes, Southern Counties) has confirmed that as of 02/08/2021 they have completed six dwellings, plan to complete a further 39 in 2021 and 113 in 2022. The remaining 48 dwellings are due to be delivered by RBC, and the Council's Housing Department has advised that they should be completed before the end of 2023.
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Site suitability

Suitability information:	The site is located within the urban area and forms part of the wider allocation under Policy SL3 of the adopted Runnymede Local Plan 2030 (the northern part already having been built out). It benefits from an implemented planning permission for 158 dwellings and a granted application for a further 48 and therefore is suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The implemented planning permission shows that this site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implemented planning permission shows that this site is 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

158 units have been granted as part of an application that has been implemented, with a further 48 units recently granted permission. As noted above this area is in an allocated site in the Runnymede Local Plan and both developers of the site expect it to come forward within 5 years. Therefore, it is suitable for inclusion in the trajectory.

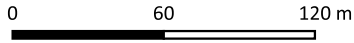
Residential units provided to the assessment of supply: 206 (net).

Other uses provided to the assessment of supply: the site is a housing site in the current local plan, and as planning permissions have been granted for residential use, no detailed assessment of the site for other uses has been undertaken.



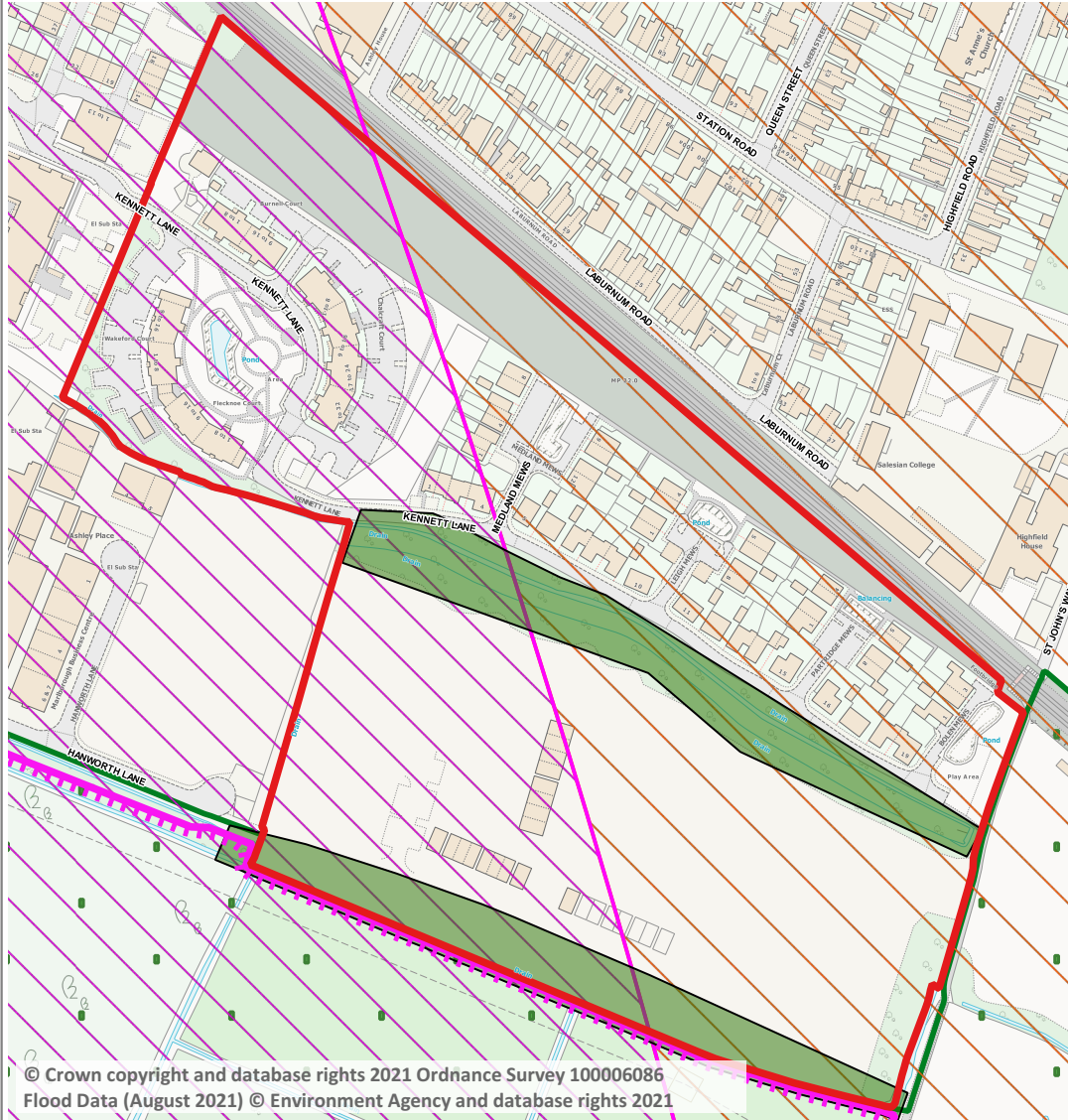
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SLAA ID: 48

Hanworth Lane, Chertsey (Reserve Site)



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



SLAA 2021 officer site assessments

Site information

Site ID	60
Site Name	Grange Farm, Pycroft Road
Address	Grange Farm
	Pycroft Road
	Chertsey
Postcode	KT16 9EW
Grid references	X: 503140, Y: 166785
Site area (ha)	8.3
How site was identified	Submitted as part of the 2015 SLAA
Ownership type	Private
Existing use(s)	Agriculture with some residential and commercial uses in the northern part of the site.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.83ha – 10% PDL).
Surrounding uses	The site is bounded at its southern point by railway line and to the north by Pycroft Road. To the east lies residential development, with part of the northern boundary abutting Pycroft Primary School. The remaining edges of the site are surrounded by a loose mix of residential properties and open land.

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	✓ (447 and 235)
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	✓ (adjacent)	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
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	The potential impact of any development on the adjacent Nationally Listed Buildings (Pycroft House, Golden Grove Inn and the Mausoleum Chapel) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the TPOs (447 and 235) 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.21/0893 The erection of 170 dwellings including associated parking, landscaping, open space and infrastructure following the demolition of the existing outbuildings on the site (pending).</p> <p>RU.19/1388 Extension of Care Home (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.	✓	275	Site allocated under Policy SL6 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation	✓	5	Site allocated under Policy SL6 of the Runnymede Local Plan 2030.
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)	<p>1-10 years as Policy SL6 of the Runnymede 2030 Local Plan expects the site to come forward between 2023 and 2028. The agent for application RU.21/0893 has advised that they expect (subject to the site being granted planning permission by the end of March 2022) that there would be 50 dwellings completed per annum between 2022/23 and 2024/25 and the final 20 dwellings coming forward in 2025/26. The Council is taking a more cautious approach and expecting the same rate of delivery but starting two years later than advised by the agent to account for the A320 works to be completed.</p> <p>The Council would also expect the 5 traveller pitches to be delivered in 2024/25 given the requirement of Policy SL22 to deliver pitches at an early phase of site delivery. The remaining 175 homes are currently expected to come forward over years 2026/27 to 2029/30.</p>
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Site suitability

Suitability information:	The site is not in the Green Belt and has been allocated for residential and Gypsy and Traveller site use in the Local Plan. Therefore, it is suitable for the development specified.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	It is considered that the eastern (former Reserve Site from the 2011 Local Plan) portion of the site is likely to be available in years 1-5, but taking the various existing land uses and therefore land availability into account on the western portion, availability for this area is considered to be within years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site's viability was tested as part of the whole Local Plan viability testing and found to be viable, the site is achievable.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	1-10

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As the site has now been allocated in the Local Plan for the development of 275 dwellings and 5 Gypsy and Traveller pitches, this should be added into the trajectory.

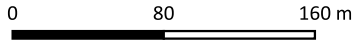
Residential units provided to the assessment of supply: 275 dwellings and 5 Gypsy and Traveller Pitches spread over the years 2024/25 and 2029/30 (see trajectory for the breakdown of this).

Other uses provided to the assessment of supply: none as the site already has a specific allocation as set out above.



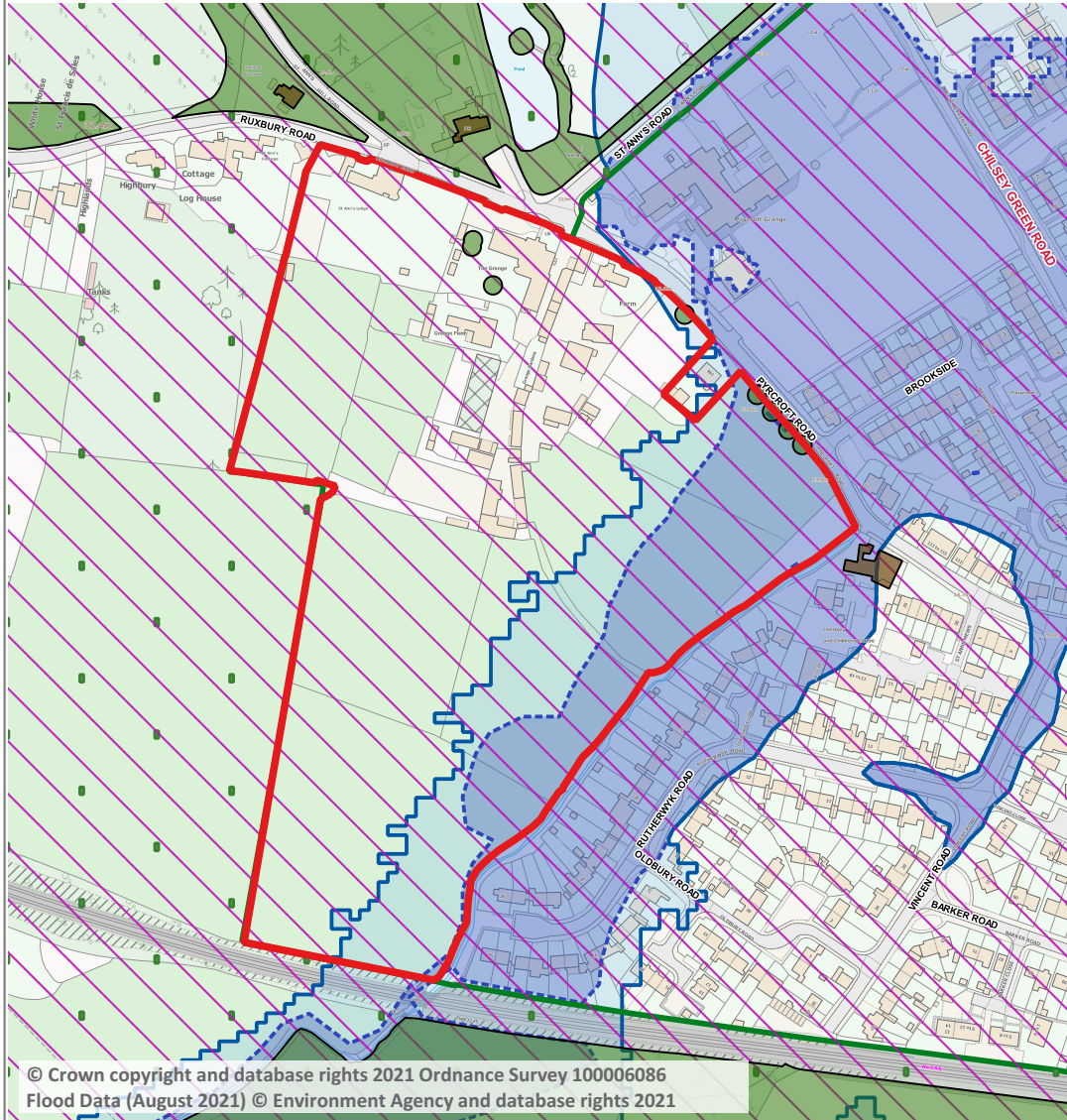
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
SLAA ID: 60

Pyrcroft Road, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	148
Site Name	Land to the rear of 8 Stepgates, Chertsey
Address	Land to the rear of 8 Stepgates
	Chertsey
Postcode	KT16 8HR
Grid references	X: 504598, Y: 166627
Site area (ha)	0.07
How site was identified	Submitted as part of the 2013 SLAA
Ownership type	Private
Existing use(s)	Open land laid in the main to grass with garage in south eastern corner.
Is it Previously Developed Land (PDL) (Y/N)?	Partly (circa 35sqm – 5% PDL)
Surrounding uses	The site is in a residential area. Two blocks of residential flats which are two-storey in height (Horsell Court) are positioned to the west of the site. The garden of No.10 Stepgates abuts the eastern boundary. To the rear is an office parking area for Kestrel Court on Pound Road. Stepgates Community School and Stepgates Close are on the southern side of Stepgates close to the entrance of the site.

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
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.11/1120 Erection of a pair of semi-detached dwellings (refuse).</p> <p>RU.10/0855 Erection of a pair of semi-detached two storey dwellings and four car parking spaces (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.	✓		
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:	No. The area of the site where it is envisioned that development would need to be located (i.e. the land beyond the access road into the site) is located within the functional floodplain, which is an absolute constraint.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent has confirmed that the site is available for development in the next 1-5 years.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not currently considered to be achievable given the significant flooding constraints.

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

Furthermore, as most of the site (except for the access) is included within the functional floodplain, neither a E use (a less vulnerable use) or a residential development (a more vulnerable use) would be appropriate forms of development on the site according to the Government's national Planning Practice Guidance on flood risk vulnerability and flood zone compatibility.

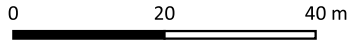
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: Not considered due to incompatibility with policy and guidance.



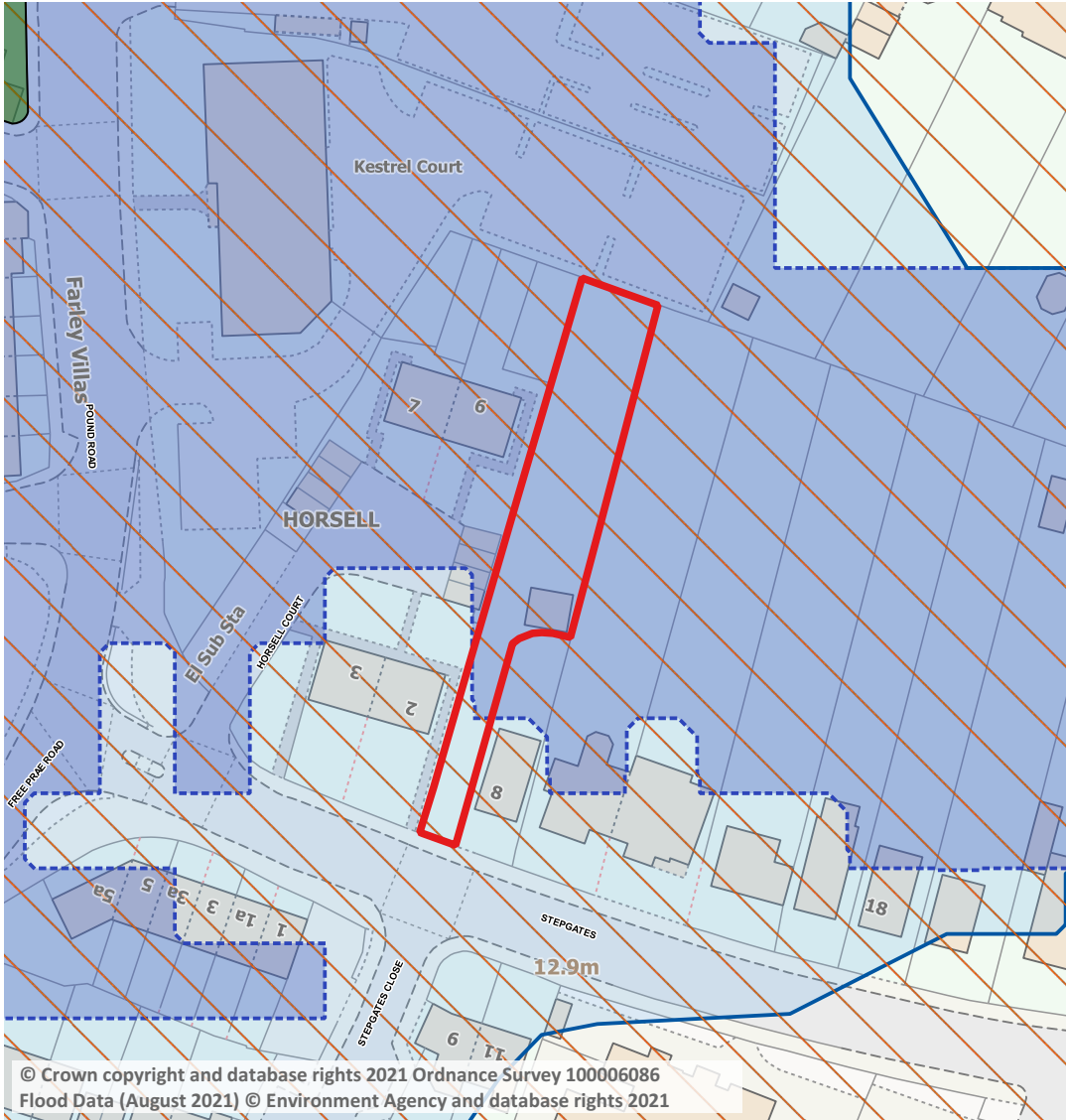
Date: 22/09/2021

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SLAA ID: 148

Land rear of 8 Stepgates, Chertsey



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



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Site information

Site ID	169
Site Name	Unit 1 and 1a Downside, Chertsey
Address	Unit 1 and 1a Downside
	Guildford Street
	Chertsey
Postcode	KT16 9DS
Grid references	X: 503903, Y: 166351
Site area (ha)	0.2
How site was identified	Submitted as part of the 2015 SLAA
Ownership type	Private
Existing use(s)	Warehousing
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north east of the site is a mixture of residential and commercial properties which front Station Road, and to the south east is Limesquare House which is a vehicle rental business. To the south west the site abuts the railway line and to the north west of the site on the opposite side of Guildford Road is Chertsey railway station.

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	✓ (opposite)	Access	Access to vehicle hire business to the rear
Other (please specify)	Area of High Archaeological Potential (partial) Site located adjacent to a railway line		

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	The potential impact of any development on the Nationally Listed Railway Station Building (56m away) would need to be considered as part of any development proposals.
Area of High Archaeological Potential	There is the potential for there to be significant archaeological features / artifacts from the half of the site fronting Guildford Road. This would have to be factored into the development process e.g. undertaking suitable investigations prior to the commencement of the development itself.
Access	Access to the vehicle hire business to the rear of 1 and 1a could involve a high number of vehicle movements and thus amenity issues. This would need to be taken account of demonstrated that it can be mitigated a spart of any proposal scheme.
Noise and vibration from adjacent railway line	A noise and vibration study would be required to support any application in connection with the adjoining railway line.

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.	✓	30	Proposed density of 150pdh (10 x one bed and 20 x two bed apartments).
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:	Yes, this previously developed site in an urban location (partially within the designated town centre) meaning this site is suitable in principle for residential development, subject to detailed design considerations.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The agent for the site confirmed it is available in May 2021.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's location would suggest that it is achievable and the recent submission by the agent stated that they viewed the site as viable.

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

The site is in a sustainable location in the centre of Chertsey, partially within the designated town centre. Whilst the principle of redevelopment is therefore acceptable, the suitability of the site for residential use is uncertain as the site backs onto the railway line and contains an access road leading to the vehicle hire business at the rear. There is concern that the use of the access road within the site to the vehicle hire business would be subject to a significant number of vehicle movements which could be incompatible with the use of the site for residential purposes.

Any housing development would need to be carefully designed to protect the residential amenity of occupiers of the apartments from both noise from the railway, neighbouring commercial uses and traffic using the access road. A noise and vibration study would be required to support any application in connection with the adjoining railway line. An alternative approach would be for this site to come forward as part of a comprehensive redevelopment scheme with the adjacent Limesquare House (to the rear).

The loss of employment land at the site would need to be justified (in line with Policy IE3 of the Local Plan) before alternative uses on the site can be considered. The Council's Employment Land Review 2016 indicates that there is insufficient supply of industrial land in the Borough to accommodate demand and there is a need for additional B8 floorspace. Floorspace lost to alternative uses will only serve to increase the need for additional space.

To allow the two different redevelopment scenarios, as well as the various constraints to delivery to be explored in more detail by the site promoter, this site is recommended for inclusion in years 6-10 of the trajectory.

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

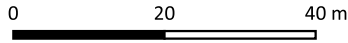
Residential units provided to the assessment of supply: 30 (in years 6-10 of the trajectory).

Other uses provided to the assessment of supply: not considered as the site was only promoted for residential development and is currently in an employment-generating use.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 169

Downside, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	201
Site Name	Chertsey Opportunity Area
Address	Chertsey Town Centre (based around the Sainsbury's Centre)
Postcode	
Grid references	X: 504221 Y: 166834
Site area (ha)	1.45 (approx.)
How site was identified	Designated in the Local Plan (2030).
Ownership type	Public (RBC)
Existing use(s)	Mixed use
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the east of the site is a mixture of residential and commercial uses on the other side of Heriot Road, and to the west is the retail / commercial units along Guildford Street (with residential units above). To the south lies the Post office and Telephone exchange, and to the north is a mixture of residential and commercial units that face onto London Street.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (partial)
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	✓ (multiple within and adjacent)	Access	
Other (please specify)	Primary Shopping Area Primary and Secondary retail frontages (partial) Area of High Archaeological Potential Surrounding Locally Listed Buildings (Barclays Bank, 125 Guildford Street, 80, Guildford Street and The Crown Hotel, London Street) Site is located within the Chertsey Drive Island		

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/Dry Island	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	The potential impact of any development on the Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area would need to be taken into account as part of any development proposals.
Primary Shopping Area	The potential impact of any development on the Primary Shopping Area would need to be taken into account as part of any development proposals.
Primary and Secondary Retail Frontages	The potential impact of any development on the Primary and Secondary Retail Frontages 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.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings 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.)	RU.13/1044: Change of use of premises from retail (A1) to voluntary organisation office (B1) (grant). RU.13/1009: Change of Use to a coffee shop (mixed classes A1/A3) (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.	✓	34-128 (midpoint = 81)	The masterplan produced in 2013 stated that, depending on the option taken forward, that 34 to 128 units could be delivered. This was reiterated in the Local Plan 2030 (Policy IE12).

Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Employment (B2 and B8 use classes)			
Retail	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Food and drink	✓		The masterplan and Local Plan indicate that this site should be redeveloped for a mix of retail and other (formerly A class, now primarily E class) uses.
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is in the urban area where the principle of development is acceptable and supported by Local Plan policy. Furthermore, the NPPF encourages a mix of uses in the town centre including residential uses. Clearly design, flooding and heritage considerations will be particularly relevant when considering applications in the Opportunity Area.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the land is owned by RBC, who have expressed through the Local Plan an interest in the longer-term redevelopment of the site, this may have the potential to come forward over a longer timeframe. The redevelopment of the area is currently being explored through the review of the Chertsey Masterplan.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the land is owned by RBC, who have expressed through the Local Plan an interest in the longer-term redevelopment of the site, this may have the potential to come forward over a longer timeframe. The redevelopment of the area is currently being explored through the review of the Chertsey Masterplan.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	11-15.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

The site should be retained as being developable, as it is not likely to come forward in the next 5 years as envisioned in the Local Plan. However, it could support between 34 and 128 residential units, as well as a revised mix of retail and commercial premises. At the time of writing, the Chertsey Masterplan is being refreshed and this will give further information about the deliverability of this site. Any updated information will be reflected in the next iteration of the SLAA.

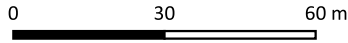
Residential units provided to the assessment of supply: 81 as this is the midpoint between the 34-128 suggested as part of Policy IE12 of the Runnymede 2030 Local Plan. This will be added into the trajectory in the next iteration of the SLAA when a 15-year trajectory will be set out.

Other uses provided to the assessment of supply: a mix of retail and other commercial uses of an unspecified amount.



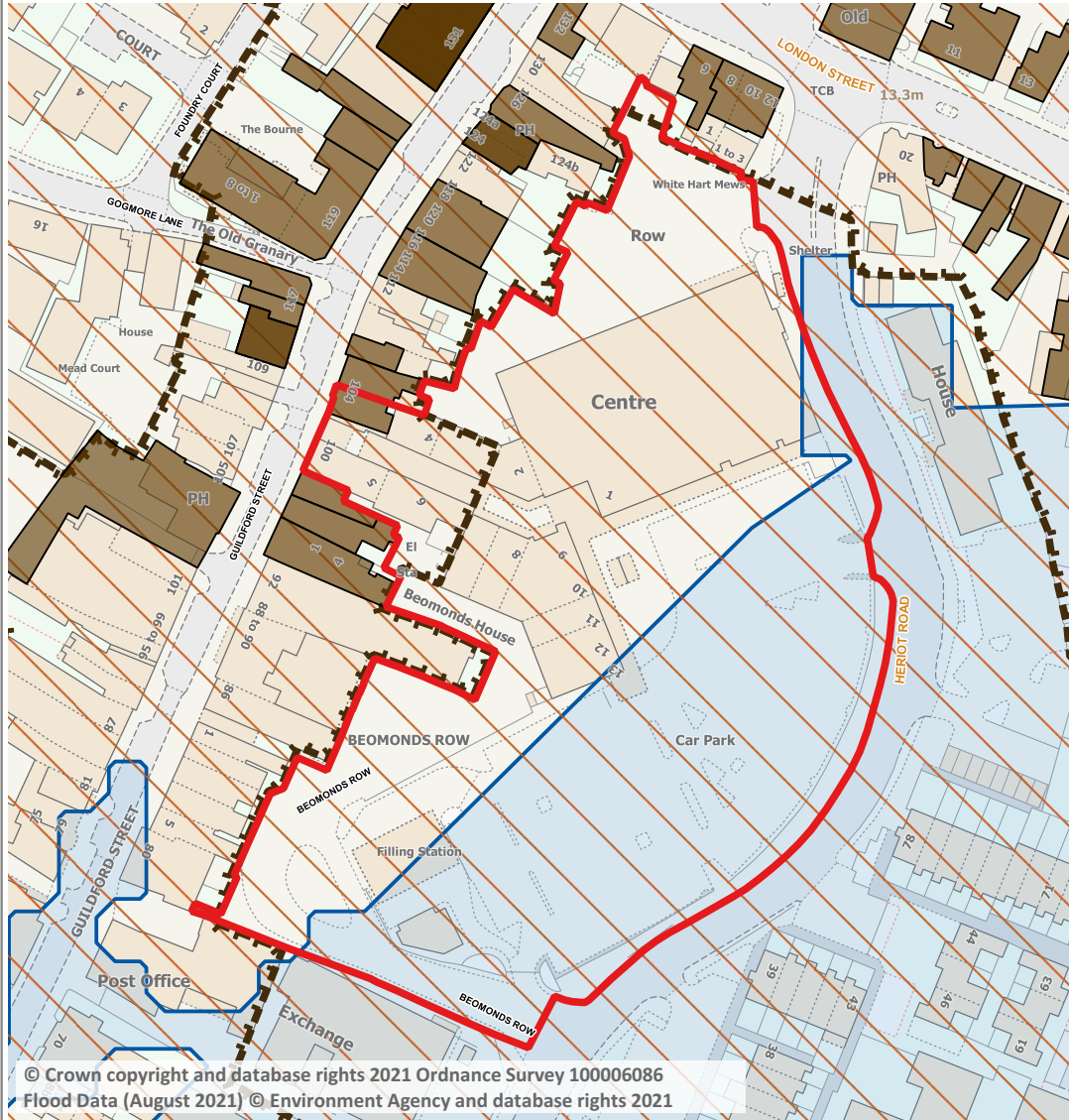
Date: 22/09/2021

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SLAA ID: 201

Sainsbury's and Car Park Site



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- Site Boundary
- TBH Special Protection Area 7km
- Nationally Listed Buildings
- Conservation Areas
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	225
Site Name	Land adjacent Sandgates
Address	Land adjacent Sandgates
	Guildford Road
	Chertsey
Postcode	KT16 9LT
Grid references	X: 503488, Y: 166151
Site area (ha)	1.45
How site was identified	Submitted through the 2015 SLAA
Ownership type	Private
Existing use(s)	Former residential garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east is residential development which forms part of the urban area of Chertsey. To the south / southwest lies open and wooded land, part of which forms part of the setting of Sandgates. To the west lies open land, and to the north of the site there is a mix of residential units (primarily at Barrsbrook Hall) but also a recreation ground and Barrsbrook Cattery.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (174, 403)
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)	Site 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	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	The entire site is covered by TPO 174 and 403, and thus it is doubtful that development could come forward here without significant damage to or loss of protected trees.
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)	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.	✓	12	1, 2 and 3-bedroom dwellings on the open part of the site (subject to Arboricultural assessment to establish the developable area of the site / impact on protected trees).
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 145 of the NPPF. This 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>In addition to its Green Belt status, the fact that the site is entirely covered by TPOs, would potentially limit the development potential of the site.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site is not considered to be suitable and as such is not considered to be 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 considered unsuitable for development due to the existing Tree Preservation Orders on the site and the Green Belt designation. Record for audit purposes, but do not include within the assessment of supply.

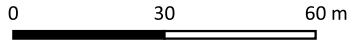
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the nature of the constraints on the site (Green Belt and Tree Preservation Orders), other uses have not been assessed.



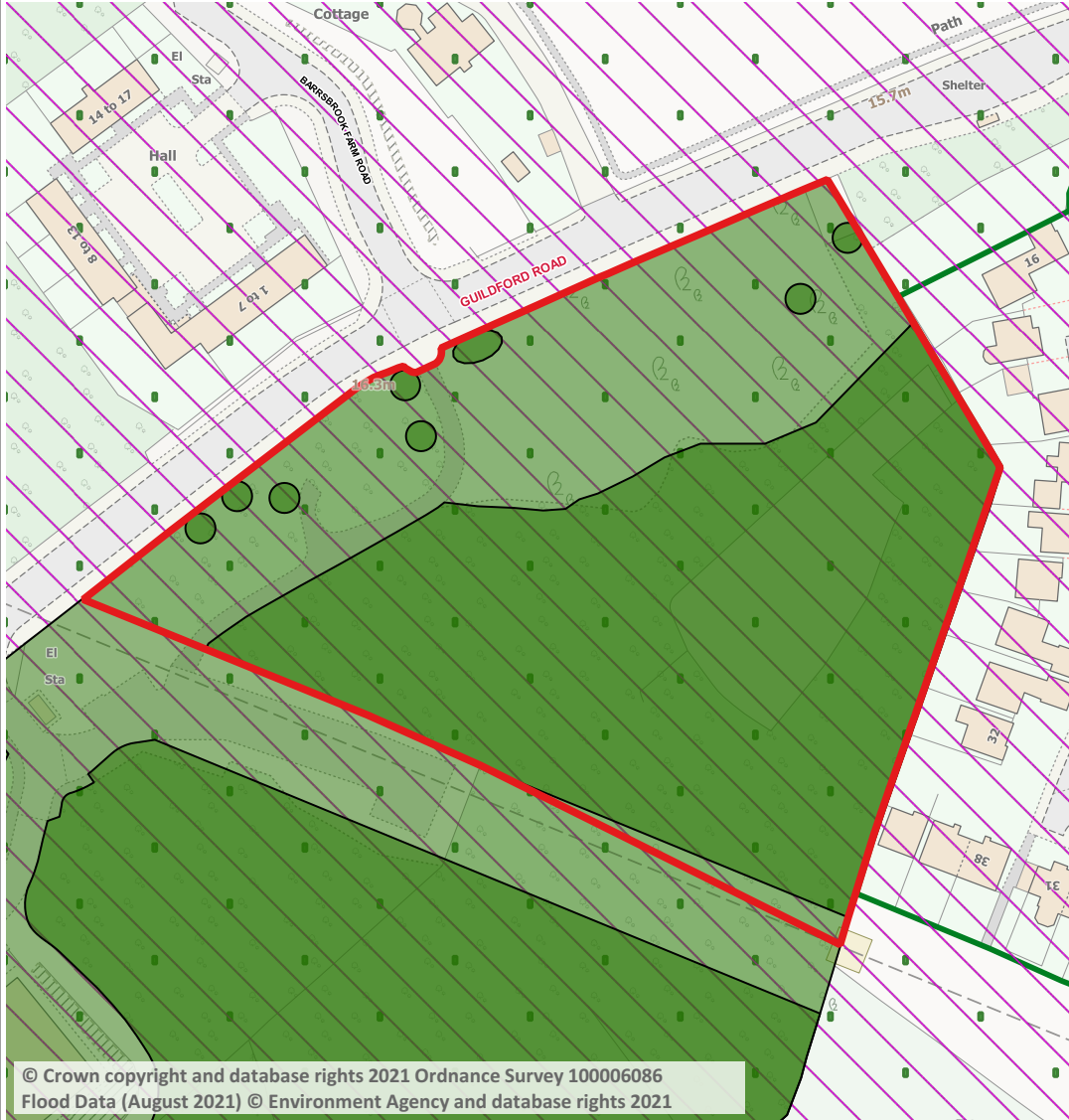
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SLAA ID: 225

Land adjacent to Sandgates, Guildford Road, Chertsey



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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	231
Site Name	St Peters Hospital, Chertsey
Address	St Peters Hospital
	Guildford Road
	Chertsey
Postcode	KT16 0PZ
Grid references	X: 502557 Y: 165288
Site area (ha)	12.1
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Public (NHS)
Existing use(s)	Sui generis (mixed use D1, C2, C3)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Land to the south consists of the Homewood Park SANGS open space, with the eastern edge of the site primarily being bordered by the White Lodge Centre and residential development which lies on the opposite side of Guildford Road (A320). To the west is open land and on the northern side of the B386 (Holloway Hill) there is a ribbon of primarily residential development interspersed with garden centres.

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	✓ (446, 425, 244)
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	✓ (adjacent / surrounding)	Access	
Other (please specify)	Contains the Barn to Botley Park and Icehouse at Botley Park 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
Flood Zones	Only a minor part of the site (which is largely undeveloped) is covered by Flood Zones 2 and 3a) and thus provided any new development does not result in additional flood risk elsewhere or have vulnerable uses within these zones the impact of this can be mitigated / avoided.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SANG	The potential impact of any development on the Homewood Park SANG would need to be taken into account as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (Silverlands, Ivy Cottage, Arbon Cottage, Anchor House and Botleys Park Hospital) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 446, 425 and 244 would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Barn to Botley Park and Icehouse at Botley Park Locally Listed Buildings 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.17/1815</p> <p>A) Redevelopment of west site (including demolition of all existing buildings) to provide 212 x 1, 2-, 3-, 4- and 5-bedroom houses and flats and 116 x 1- and 2-bedroom retirement apartments in two, three and four storey buildings served by new access onto Stonehill Road (outline planning application, all matters reserved)</p> <p>(B) Construction of three storey acute care wing connected to existing hospital (outline planning application, all matters reserved)</p> <p>(C) Demolition of existing buildings and erection of 66 1,2- and 4-bedroom key worker dwellings and nine 1- and 2-bedroom general needs affordable dwellings in 6 x three storey buildings served by new access onto Holloway Hill</p> <p>(D) Demolition of existing buildings and erection of 72 x 1-, 2- and 4-bedroom key worker dwellings in 8 x three storey buildings (E) Erection of single storey building and infilling at basement level to provide new staff restaurant and 1,500 square metres of retail floorspace</p> <p>(F) Redevelopment of car park to provide three storey/six deck multi-storey car park together with alterations to internal road layout</p> <p>(G) Erection of detached two storey workshop building together with alterations to car park (Revised Description 16/08/18)-Granted planning permission.</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.	✓	400	In line with Policy SL13 of the adopted Runnymede Local Plan 2030.
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)	0-10 years as the site developer has confirmed that they expect 35 dwellings to be completed in 2021-2022, with 45 dwellings to be completed each subsequent year (which would take up to 2029-2030 to complete the 400 units allocated for the site.
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Site suitability

Suitability information:	The site has been designated for development in the Runnymede Local Plan so is suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Application RU.17/1815 (and its subsequent applications) show that the site is available for development. The permitted development is under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been adopted through the Runnymede Local Plan process it has been considered as part of plan-wide viability testing, and therefore is considered to be achievable. The permitted development is 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)	Deliverable and developable.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As the site has been allocated for 400 residential units and has an extant planning permission (with associated subsequent applications) it is deemed suitable for residential development. Due to the predicted rate of delivery set out by the developer, the site should bring forward 215 dwellings within the first 5 years of the trajectory, with the remaining 185 spread out over 2026-2027 to 2029-2030.

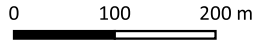
Residential units provided to the assessment of supply: 400 (net – 215 in years 1-5 and 185 over the subsequent 4 years).

Other uses provided to the assessment of supply: as the allocation under Policy SL13 relates to residential development of the site, other uses have not been considered.



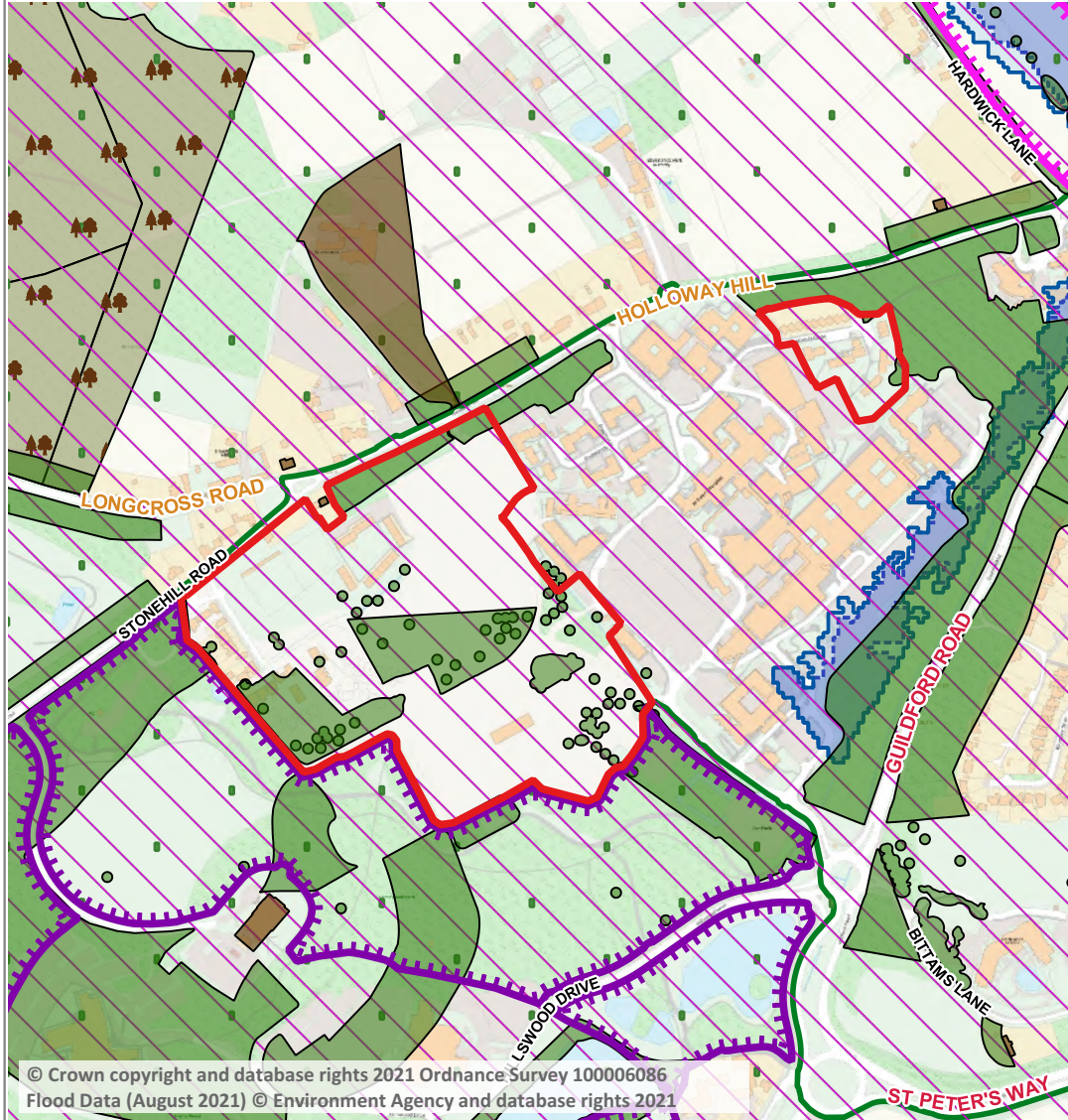
Date: 29/09/2021

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SLAA ID: 231

St Peters Hospital, Guildford Road, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	279
Site Name	Land north of Cowley Avenue, Chertsey
Address	Land north of Cowley Avenue
	Chertsey
Postcode	
Grid references	X: 503717 Y: 166852
Site area (ha)	0.27
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bordered to the west by Gogmore Farm Park which is a designated Local Green Space. To the north, south and west, the site is bordered by residential properties which are a mix of two and three storey, semi-detached, detached and terraced dwellings.

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	✓ (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)	Adjacent to the Gogmore Farm Park Local Green Space		

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.

Local Green Space	The potential impact of any development on the Local Green Space 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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.97/0513 Erection of 29 dwellings, associated garaging and parking and landscaping areas (refused).</p> <p>RU.91/0898 Erection of 16 two-bedroom houses and associated garaging, parking, and landscaping (refused).</p> <p>RU.91/0897 Erection of 24 two-bedroom houses and associated garaging, car parking and landscaping (refused).</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.			No information provided as to what use the promoter would put the site forward for.
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>Parts of the site are located within Flood Zone 3b and the remainder of the site is located in flood zone 3a. The majority of development is unacceptable in flood zone 3b.</p> <p>On the part of the site located in flood zone 3a, 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 development will occur in the part of the site located in flood zone 3A. As such, at this time, the site is considered unsuitable for development.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Viability evidence has not been submitted in respect of the site; however, given the on-site flooding constraints, the site is not considered to be 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 the site is in Flood Zones 3a and 3b, the site is not deemed suitable for development.

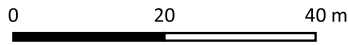
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: None assessed.



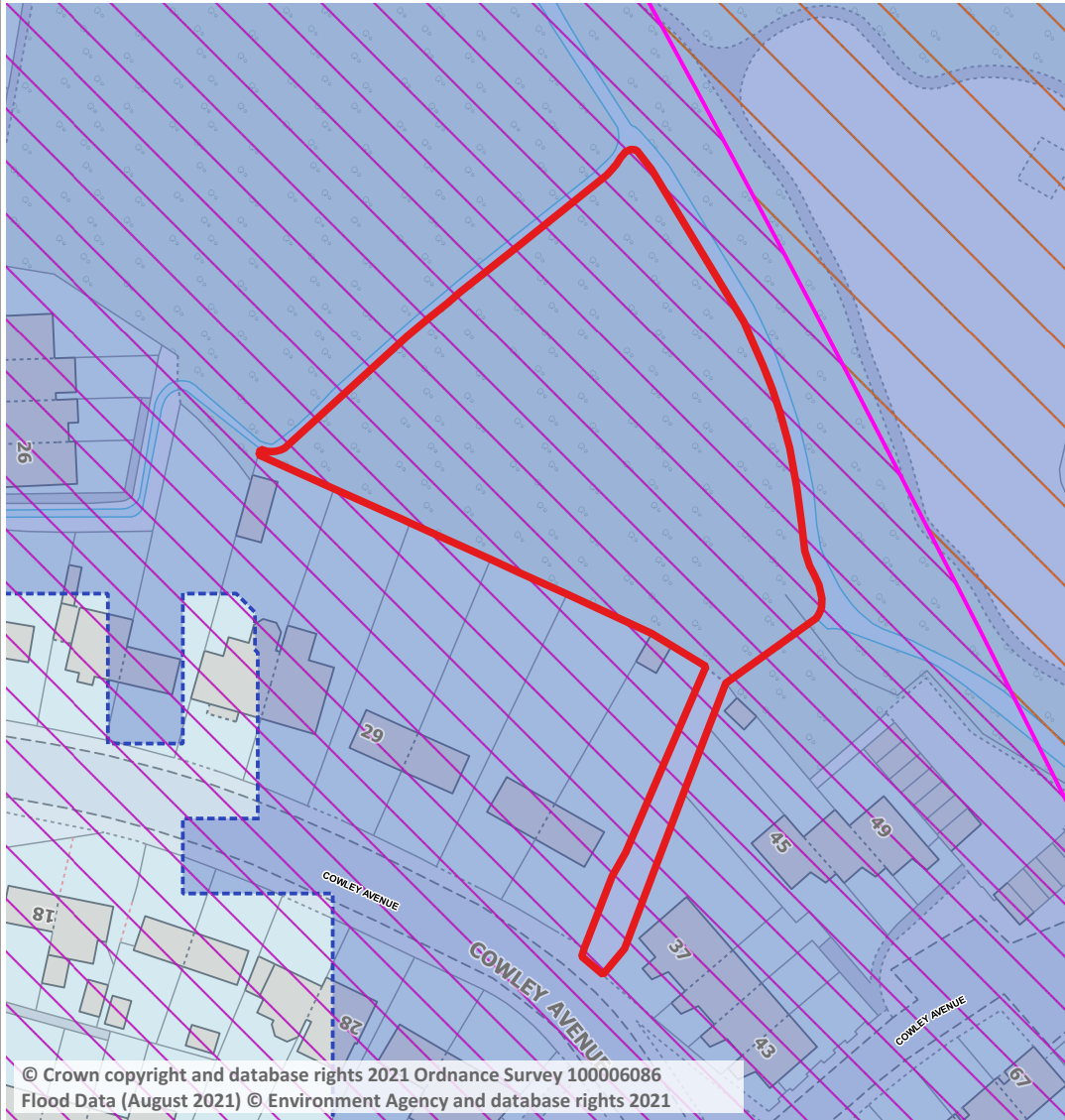
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SLAA ID: 279

Land North of Cowley Avenue



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-  Site Boundary
-  TBH Special Protection Area 5km
-  TBH Special Protection Area 7km
-  Flood Zone 2
-  Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	303
Site Name	Two Bridges, Guildford Street, Chertsey
Address	Two Bridges
	Guildford Street
	Chertsey
Postcode	KT16 9AU
Grid references	X: 504022 Y: 166680
Site area (ha)	0.27
How site was identified	Prior approval RU.21/0011
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The River Bourne is on the site's south western boundary and the Travelodge and a number of residential properties along Riversdell Close are on its north eastern boundary, with wooded land to the north. The River Bourne Health Club and Chertsey Library are located opposite the eastern / south eastern boundary of the site.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (partial)
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	✓ (268)
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)	Partially within the Chertsey Historic Core Area of High Archaeological Potential. Within Chertsey Town Centre. Adjacent to the Steventon Bridge and Iron Footbridge at Two Bridges 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
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 Chertsey Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by TPO 268 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.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings (Steventon Bridge and Iron Footbridge at Two Bridges) 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.21/0011 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 13 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p> <p>RU.20/1204 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 13 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.15/0460 Removal of condition 11 (restricting use of premises for B1(a) office use) of planning permission RU.98/0500 (grant).</p> <p>RU.14/0688 Prior Approval for the change of use from offices (use Class B1(a)) to form thirteen residential apartments (Use Class C3) (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.	✓	13	As permitted by RU.21/0011.
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 permitted by application RU.21/0011.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development as permitted by application RU.21/0011.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as it has been granted permission for residential development as permitted by application RU.21/0011.

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 (for 13 units) as permitted by application RU.21/0011. These should be added into the trajectory.

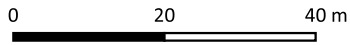
Residential units provided to the assessment of supply: 13 (net).

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



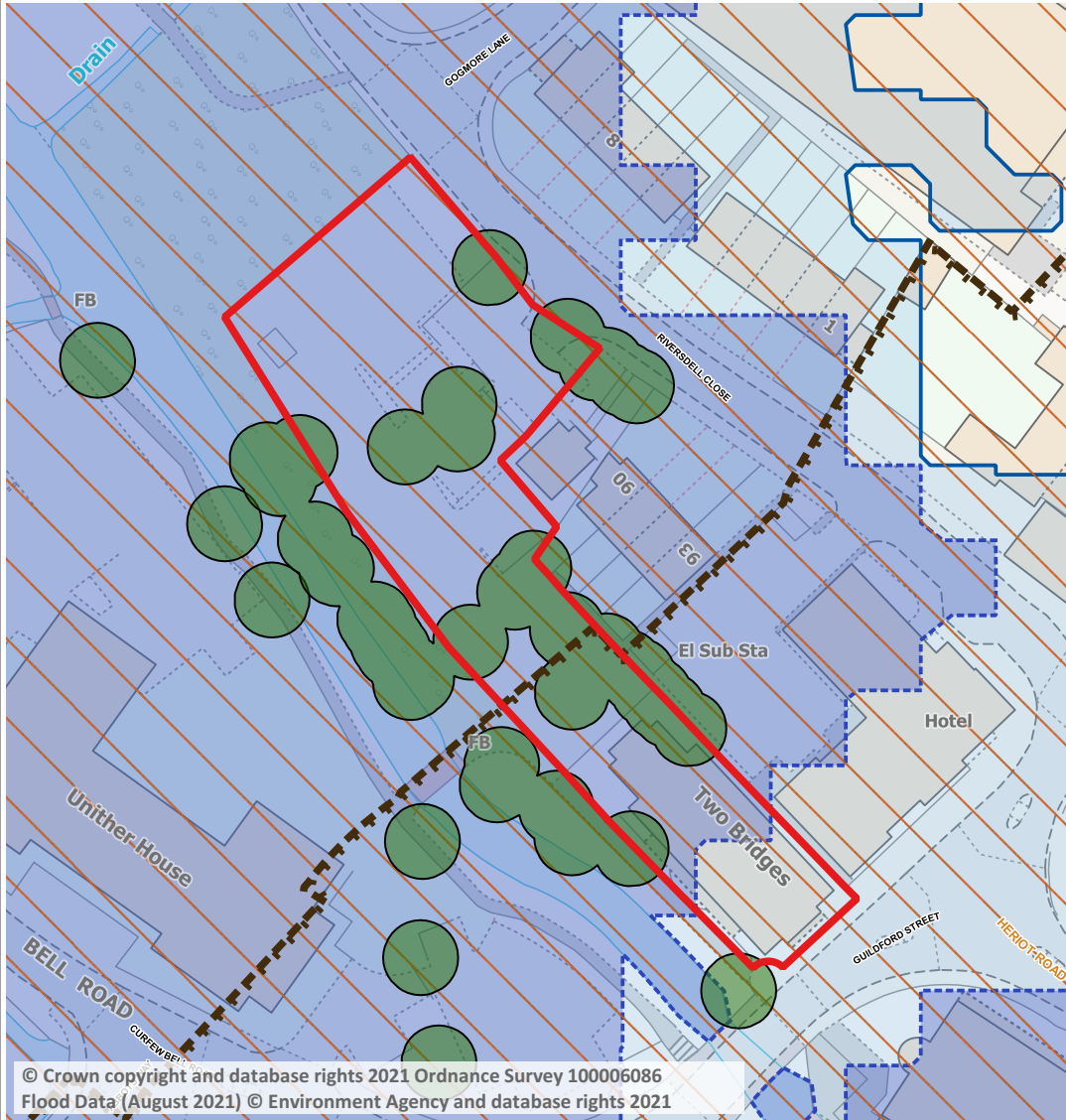
Date: 22/09/2021

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SLAA ID: 303

Two Bridges, Guildford Street, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	314
Site Name	Culverdon House, Abbots Way, Chertsey
Address	Culverdon House
	Abbots Way
	Chertsey
Postcode	KT16 9JZ
Grid references	X: 503906, Y: 166553
Site area (ha)	0.32
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by a mix of residential and commercial uses of varying types and sizes.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (partial)
Flood zone 2	✓	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	✓ (adjacent)	Access	
Other (please specify)	Within the Chertsey Historic Core Area of High Archaeological Potential. Within Chertsey Town Centre. Opposite the St. Anne's Parish Centre 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	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	The potential impact of any development on the Nationally Listed Buildings (at 43-45 Guildford Street and 20 Pycroft Road) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area 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.
Locally Listed Building	The potential impact of any development on the Locally Listed Building (St. Anne's Parish Centre) 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.21/1236 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 27 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p> <p>RU.19/0501 Notification for Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a Dwelling house (Class C3) comprising the creation of 31 units (grant).</p> <p>RU.16/0933 Single storey rooftop extension providing 571sqm of additional Class B1(a) office space, new terrace, external alterations to building facade, improvements to basement car park entrance, hard landscaping and associated works (grant).</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.	✓	100	Suggested by site promoter (333dpa). The most recently granted permission is for 27 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 as the site promoter has said they expect it to come forward in 2023.
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Site suitability

Suitability information:	The site is suitable for residential development as per application RU.21/1236.
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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.21/1236. The site promoter has also confirmed it is available in 2022.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.21/1236 and the promoter states that it is viable for residential development.

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

As this site has planning permission under RU.21/1236 for a residential development of 27 units it is considered suitable, available and achievable. Therefore, these units should be added to the supply in the trajectory. Although it has been promoted for 100 units, the most recent permission has been granted for 27 units and thus this is number that will be added into the trajectory.

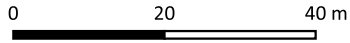
Residential units provided to the assessment of supply: 27 (net).

Other uses provided to the assessment of supply: as the previous permission (RU.16/0933) for an extension to the office building was granted in 2016, this has subsequently lapsed. As the only extant permissions are for residential development other uses have not been considered.



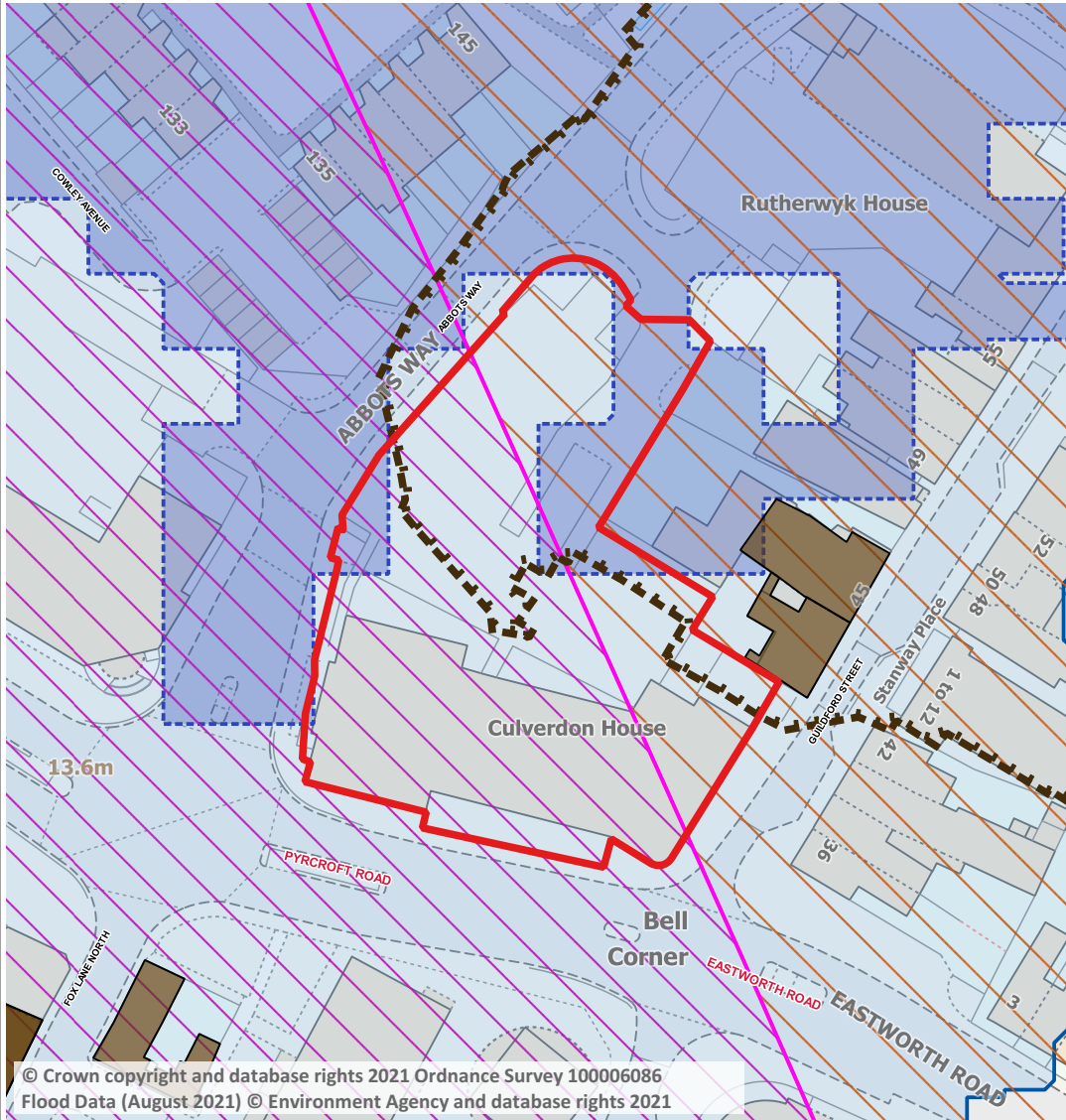
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



SLAA ID: 314

Culverdon House, Abbots Way



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-  Site Boundary
-  TBH Special Protection Area 7km
-  Conservation Areas
-  Flood Zone 2
-  Flood Zone 3
-  TBH Special Protection Area 5km
-  Nationally Listed Buildings



SLAA 2021 officer site assessments

Site information

Site ID	343
Site Name	Land south of Ruxbury Road, Chertsey
Address	Land south of Ruxbury Road
	Chertsey
Postcode	KT16 9NH
Grid references	X: 502702 Y: 166842
Site area (ha)	5.3
How site was identified	Submitted in 2018.
Ownership type	Private
Existing use(s)	Part domestic/part agricultural
Is it Previously Developed Land (PDL) (Y/N)?	Partially (circa 355sqm - <1% PDL)
Surrounding uses	To the north of the site lies a ribbon of residential properties fronting onto Ruxbury Road, with the railway line running along the southern border. Immediately to the east and west of the site lies open undeveloped land, or farm buildings, however beyond this on each side there is further (limited) residential development on one side and an allocation (SL6) in the Runnymede Local Plan 2030 on the other.

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 St. Ann's Court Park and Garden 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 Garden of Special Historic Interest	The potential impact of any development on the St. Ann's Court (on the opposite side of Ruxbury Road) 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)	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.	✓	135 gross, 134 net	38dph. 135 gross, 134 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:	<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 vast majority of 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 indicated that the site is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although the agent states the site is viable, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

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

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.

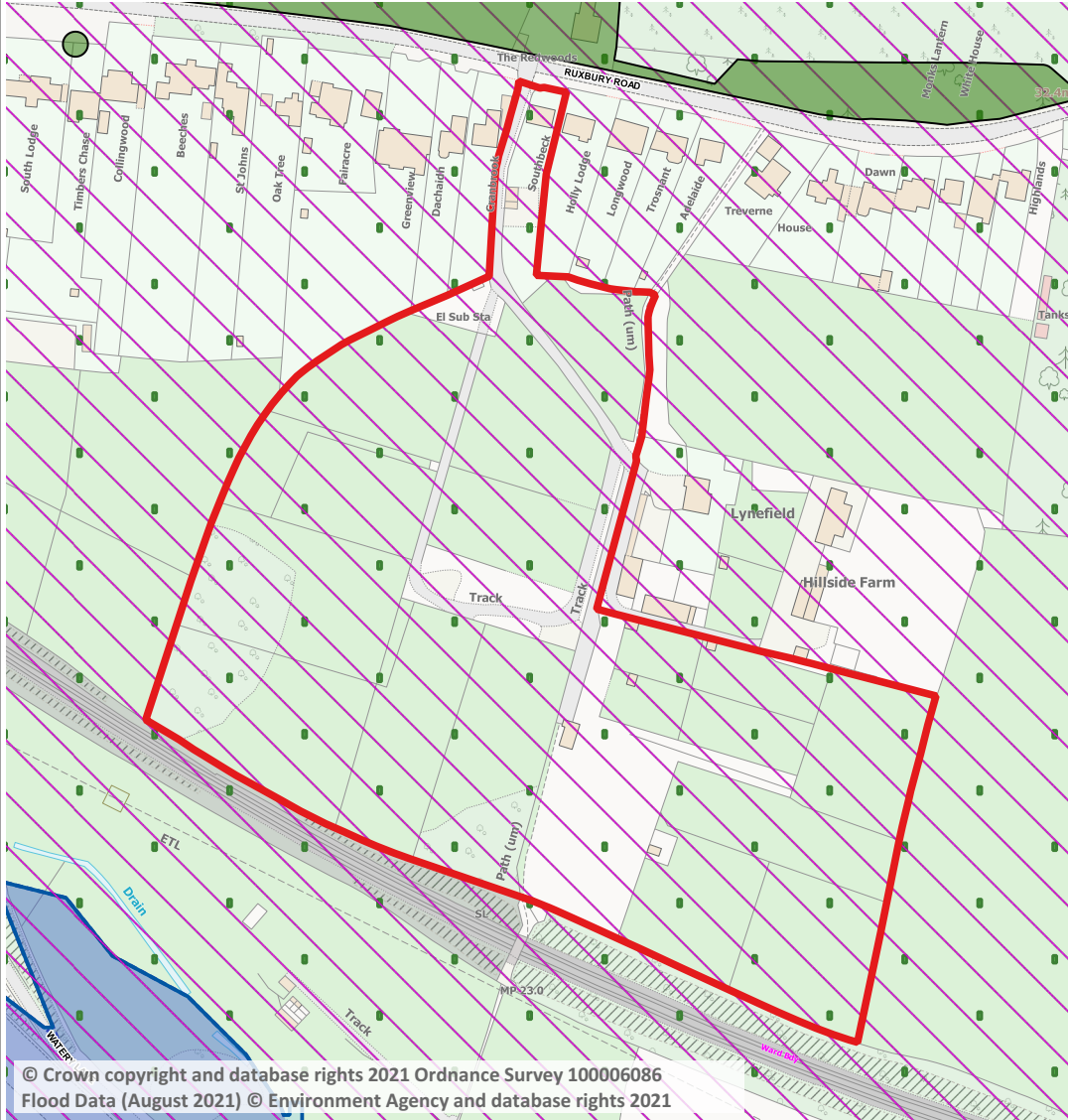
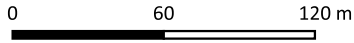


Date: 22/09/2021

SLAA ID: 343

Land south of Ruxbury Road, Chertsey

Scale: 1:3,000



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



SLAA 2021 officer site assessments

Site information

Site ID	352
Site Name	ADP House, 40-48 Pyrcroft Road, Chertsey
Address	ADP House, Syward Place
	40-48 Pyrcroft Road
	Chertsey
Postcode	KT16 9JT
Grid references	X: 503776 Y: 166501
Site area (ha)	0.74
How site was identified	Local Plan call for sites 2020
Ownership type	Private
Existing use(s)	Office (Use Class E)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site has primarily commercial uses on its northern and eastern sides, with the railway line abutting to the south. The western edge (on the opposite side of Bell Bridge Road) faces onto residential properties / developments.

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	✓ (adjacent)	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
Flood Zone 2	The Flood Risk Assessment attached to prior approval ref.RU.18/0963 concluded that the ground floor is above the highest modelled flood level. Safe access and egress can also be achieved having regard to the existing topography and ground levels. An updated version may need to be provided for any future proposals.

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the surrounding Nationally Listed Buildings (14 Fox Lane North, 20 Pycroft Road, Chertsey Railway Station Building and 23 Guildford Street) 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.21/0944 Prior Approval for the proposed upward extension to the existing building to provide an additional two storeys for Class C3 (Dwelling houses) providing 32 apartments (grant).</p> <p>RU.21/0704 Application to determine if prior approval is required for the proposed change of use from offices (Class B1(a)) to 95no. net additional dwelling houses (Class C3) (grant).</p> <p>RU.21/0251 Application to determine if prior approval is required for the proposed change of use from offices (Class B1(a)) to 93no. net additional dwelling houses (Class C3) (grant).</p> <p>RU.18/0963 Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to residential (Class C3) comprising the creation of 91 units (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.	✓	127	140 units suggested by site promoter; however permission has been granted for 127 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)	1-5 years.
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Site suitability

Suitability information:	The site has 127 units permitted through RU.21/0704 (95) and RU.21/0944 (32). It is in a highly sustainable location within Chertsey's designated town centre boundary. It is also circa 100m from Chertsey Railway station. Therefore, this site would be suitable for residential development.
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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 permitting of RU.18/0963, RU.21/0704 and RU.21/0944 demonstrates that the site is 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

The site, as noted above is in an urban area location where the principle of development is acceptable, and a previous FRA for the site demonstrated that the flood risk issues can be overcome. As the site also has the principle of residential development established through an extant permission, this site is suitable for inclusion in the trajectory.

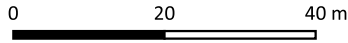
Residential units provided to the assessment of supply: 127 (net).

Other uses provided to the assessment of supply: as the site has been promoted (and has permission for) residential development, no other uses have been considered for this location.



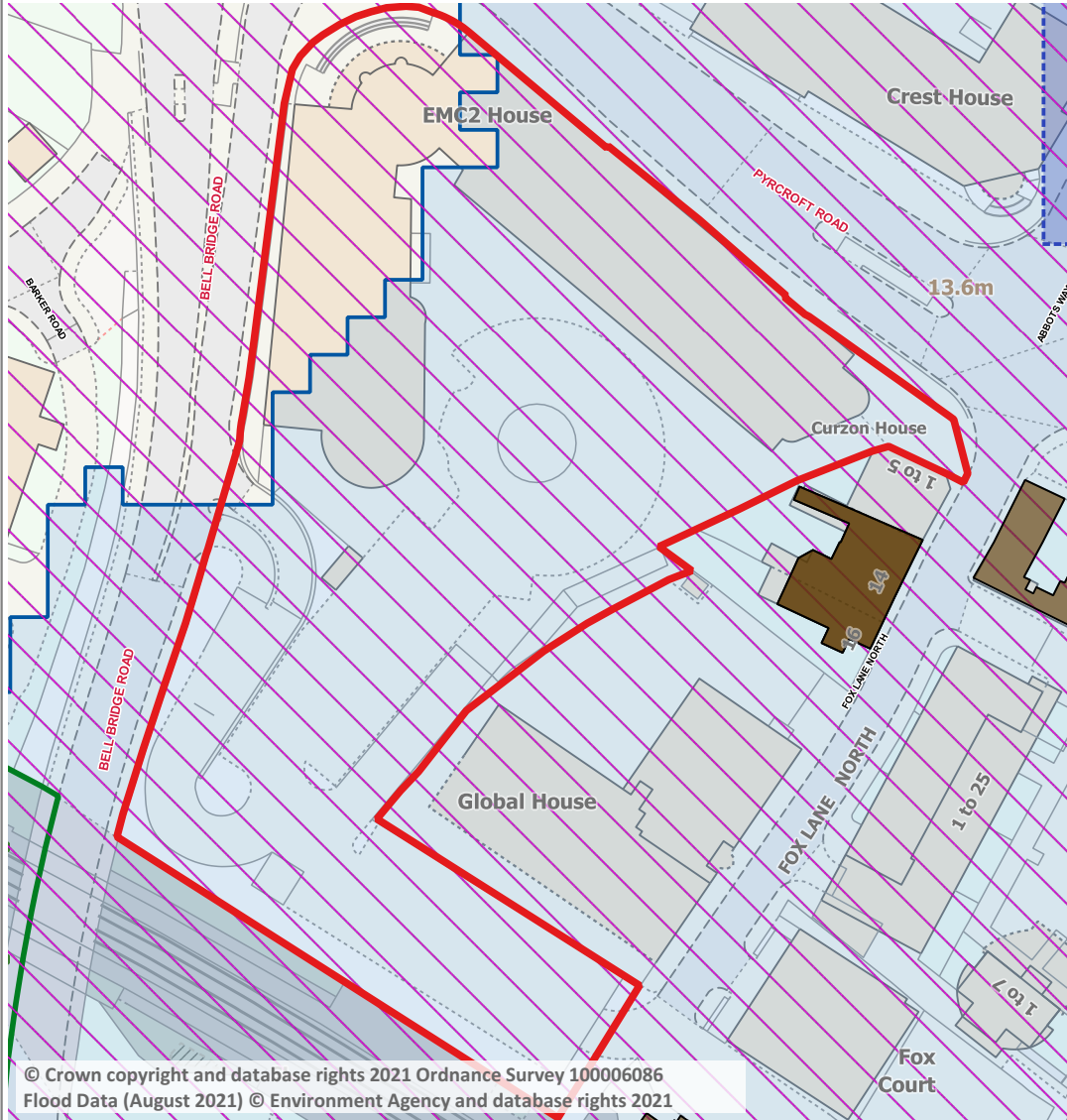
Date: 22/09/2021

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SLAA ID: 352

ADP House, Syward Place, 40-48 Pycroft Road



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



SLAA 2021 officer site assessments

Site information

Site ID	361
Site Name	Unit A, Gogmore Lane, Chertsey
Address	Unit A
	Gogmore Lane
	Chertsey
Postcode	KT16 9AP
Grid references	X: 504101 Y: 166869
Site area (ha)	0.06
How site was identified	Through application RU.17/1911
Ownership type	Private
Existing use(s)	Light industrial
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by a mix of residential and commercial uses with the latter primarily fronting onto Guildford Street.

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	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	Partially within the Chertsey Historic Core Area of High Archaeological Potential. 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
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (The King's Head Hotel) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area 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.20/0250 Application seeking outline planning permission for the demolition of the existing building and the erection of 2 no. 2 storey buildings (including accommodation in the roof of the front block) containing 9 no. flats with associated parking and cycles stores (grant). Reserved matters granted under RU.21/0148 and discharge of conditions under RU.21/0741.</p> <p>RU.17/1911 Application seeking outline planning permission for the proposed demolition of the existing building and the erection of 2 no. 2 storey buildings (including accommodation in the roof) containing 7 no. flats with associated parking and cycles stores (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.	✓	9 (net)	As per applications RU.20/0250 and RU.21/0148.
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 for 9 units as per applications RU.20/0250 and RU.21/0148.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development for 9 units as per applications RU.20/0250 and RU.21/0148.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site achievable as per applications RU.20/0250 and RU.21/0148, particularly as a number of conditions have been discharged under RU.21/0741.

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 suitable for residential development as per applications RU.20/0250 and RU.21/0148, particularly as a number of conditions have been discharged under RU.21/0741. The 9 units arising from this planning permission should be added into the trajectory.

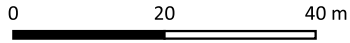
Residential units provided to the assessment of supply: 9 (net).

Other uses provided to the assessment of supply: as this site only has planning permission for residential development (being a conversion from a light industrial use), other uses have not been considered.



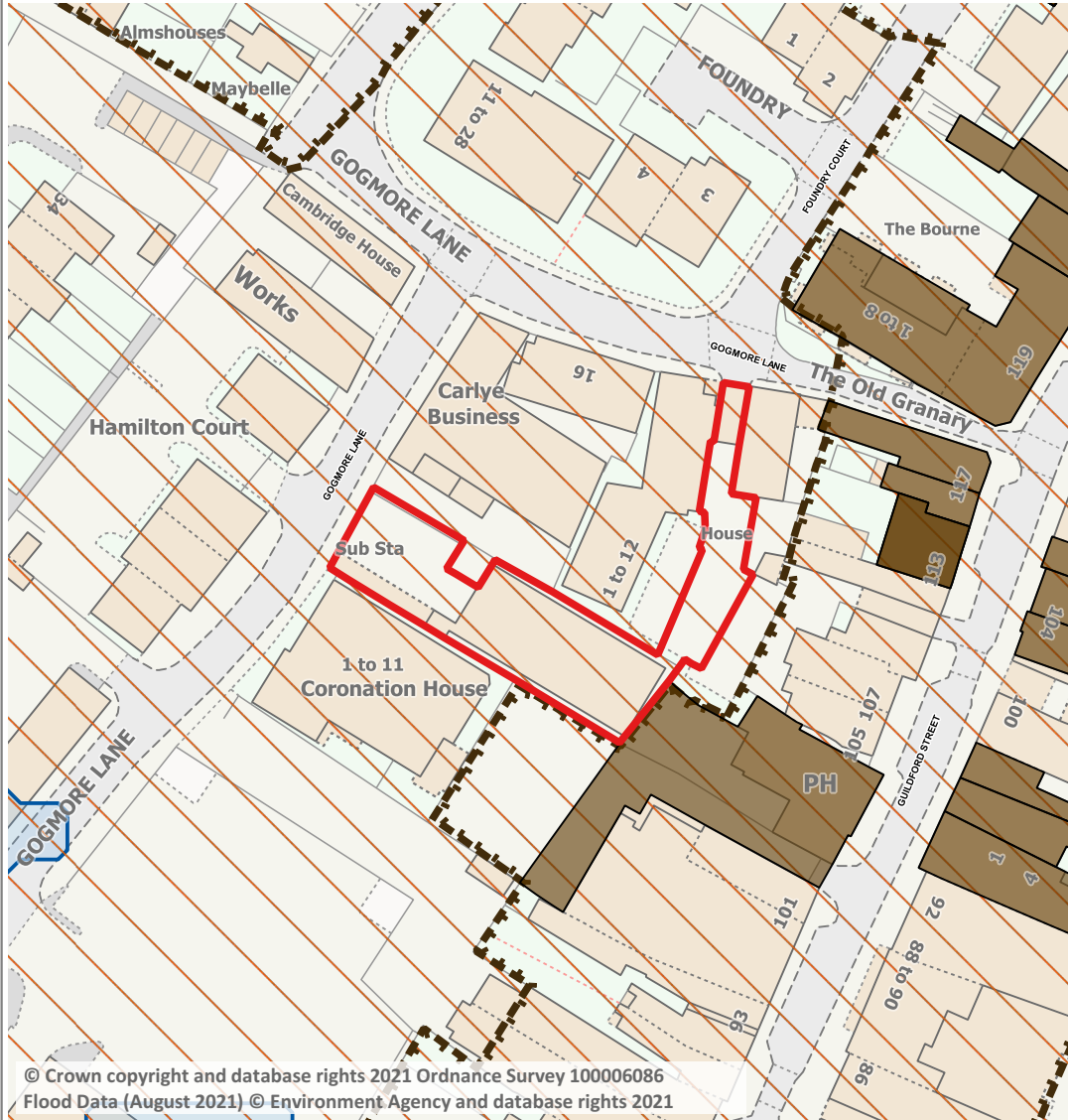
Date: 22/09/2021

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SLAA ID: 361

Unit A, Gogmore Lane



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Site Boundary

TBH Special Protection Area 7km

Nationally Listed Buildings

Conservation Areas

Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	374
Site Name	Global House, Station Place, Fox Lane North, Chertsey
Address	Global House, Station Place
	Fox Lane North
	Chertsey
Postcode	KT16 9HW
Grid references	X: 503802 Y: 166458
Site area (ha)	0.18
How site was identified	Through application RU.20/0524
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by the railway (including Chertsey Station) to the southwest, an office building (Syward Place) to the north west and residential and commercial development to the north and south east.

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 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.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (14 Fox Lane North, 20 Pycroft Road and Chertsey Railway Station 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.)	RU.20/0524 Prior Approval application for the change of use of the property from office (Use Class B1) to residential (Use Class C3) (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.	✓	17 (net).	In line with application RU.20/0524.
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 it has permission for this conversion from office use under application RU.20/0524.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The Asset Manager for this site has advised that the property is fully let until 2025 and thus the permitted development on the site will not come forward.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The Asset Manager for this site has advised that the property is fully let until 2025 and thus the permitted development on the site will not 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

The Asset Manager for this site has advised that the property is fully let until 2025 and thus the permitted development on the site will not come forward. Therefore the site will be recorded for audit purposes, but it will not be added into the trajectory.

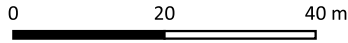
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: as this site only has permission for a conversion from office to residential use, other uses have not been considered.



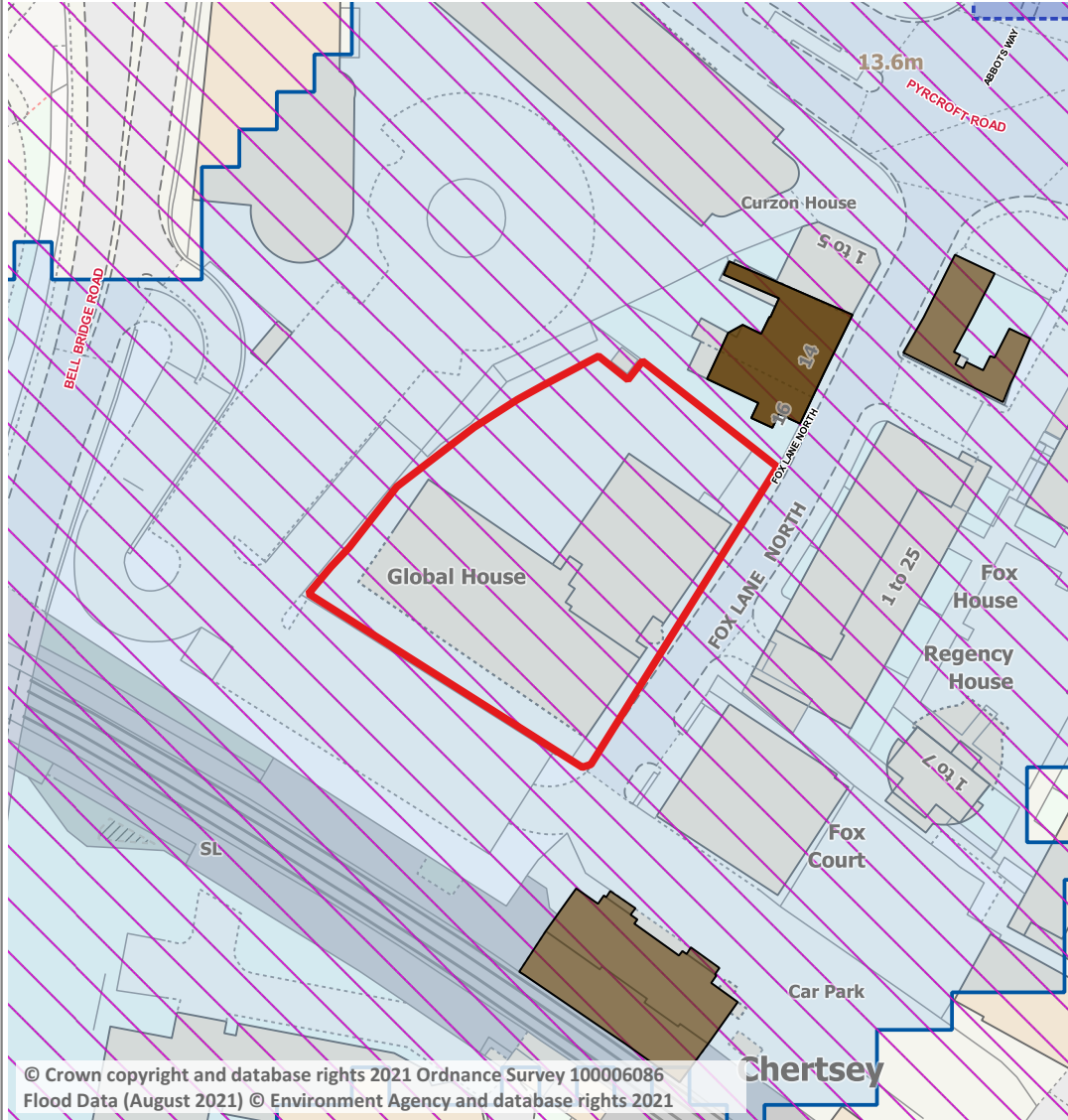
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 374

Global House Station Place, Fox Lane North, Chertsey, KT16 9HW



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Chertsey

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- Site Boundary
- TBH Special Protection Area 5km
- Nationally Listed Buildings
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	378
Site Name	Portman House / Rutherwyk House, Guildford Street, Chertsey
Address	Portman House / Rutherwyk House
	Guildford Street
	Chertsey
Postcode	KT16 9AY
Grid references	X: 503958 Y: 166616
Site area (ha)	0.2
How site was identified	Through application RU.19/0896
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site has commercial (offices, retail and other services) buildings to its north and east, with a mix of residential and commercial to the south and west.

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	✓ (opposite)	Access	
Other (please specify)	Within the Chertsey Historic Core Area of High Archaeological Potential. Within Chertsey Town Centre. Opposite the Steventon Bridge, Guildford Street 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	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 Building	The potential impact of any development on the Nationally Listed Building at 56 Guildford Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area 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.
Locally Listed Building	The potential impact of any development on the Locally Listed Building (Steventon Bridge) 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.19/1823 Proposed erection of a 3-storey building containing 6 no. residential apartments (Use Class C3), ancillary bin and cycle storage, hard and soft landscaping and access works (grant). Discharge of conditions under RU.20/0961, RU.20/0974, RU.20/0973, RU.20/1050, RU.20/1342, RU.20/1263, RU.20/1376, RU.20/1213 and RU.20/1090.</p> <p>RU.19/1367 Notification for Prior Approval for a Proposed Change of use from office (Use Class B1a) to 29 no self-contained residential dwellings (Use Class C3) (grant). Discharge of conditions under RU.19/1843.</p> <p>RU.19/0985 External alterations and improvements, including raising the roof, the introduction of new dormer windows, rooflights and windows and enlargement of the bin store (grant). Non-material amendment granted under RU.20/0070 and variation of conditions granted under RU.20/0396.</p> <p>RU.19/0896 Change of use from Office use (B1A) to 27No. Self-Contained Residential Dwellings (C3) (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	As per RU.19/1823.
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 development for 6 residential dwellings as per RU.19/1823 which is under construction.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is suitable for development for 6 residential dwellings as per RU.19/1823 which is under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.19/1823.

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 development for 6 residential dwellings as per RU.19/1823. Therefore, these units should be added into the trajectory.

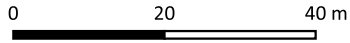
Residential units provided to the assessment of supply: 6 (net).

Other uses provided to the assessment of supply: as the above referenced applications are for residential development, the former involving the conversion from office use to residential, other uses have not been considered.



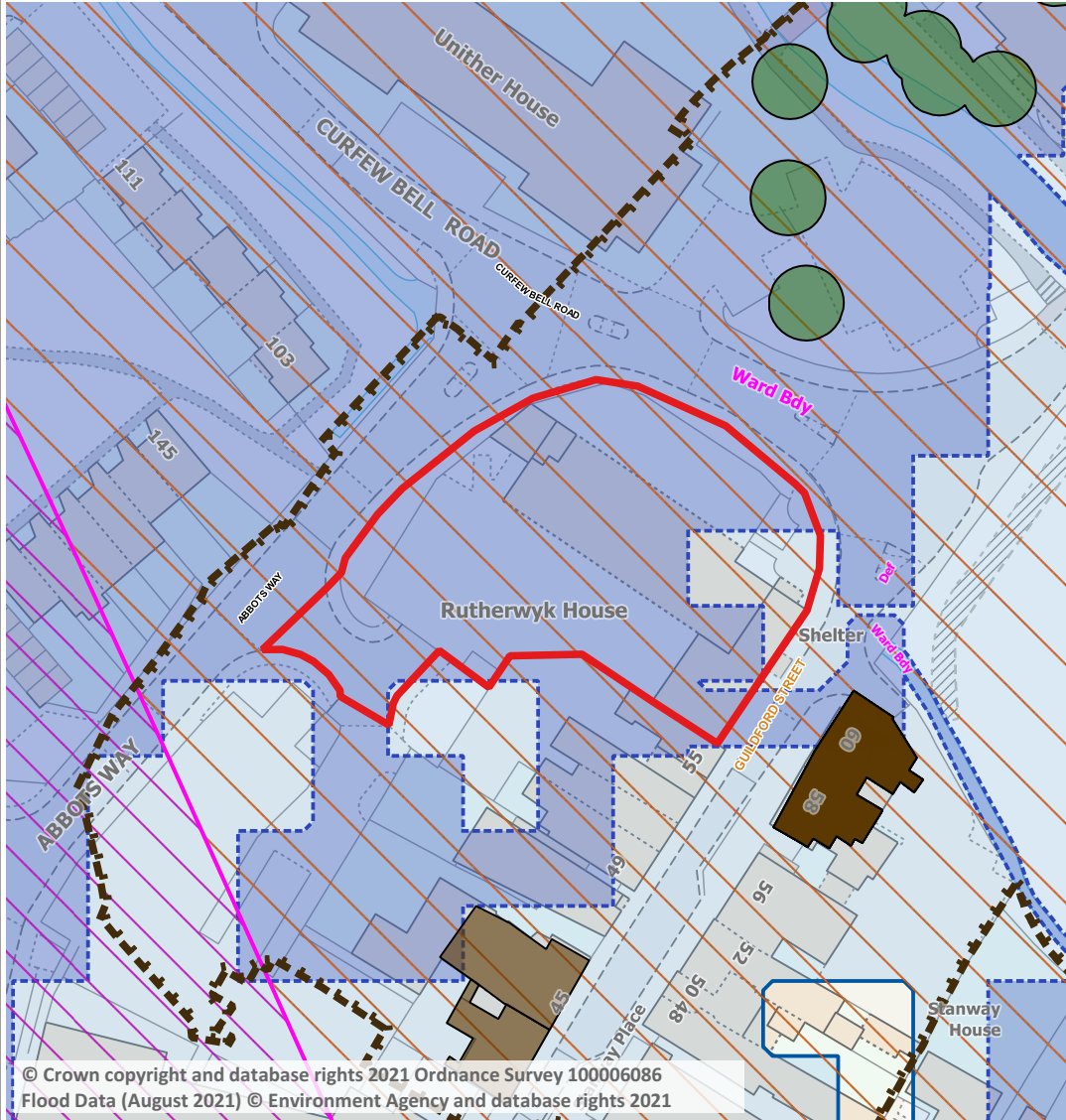
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 378

Portman House / Rutherwyk House, Guildford Street, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	379
Site Name	Chertsey Bittams A
Address	Chertsey Bittams A
	Green Lane
	Chertsey
Postcode	
Grid references	X: 503476 Y: 165606
Site area (ha)	7
How site was identified	Allocated as part of Policy SL14 of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Scrub / open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north lies the M25 beyond which lies agricultural land. To the south is the residential area of Green Lane and to the west is the Salesian School.

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	✓ (415)
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 northern edge of the site lies with the M25 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
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.

AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.
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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.21/0272 Hybrid planning application for the land north of Green Lane, Chertsey Bittams: Full planning application for residential development (Use Class C3) comprising 149 dwellings; informal and formal open space, footpaths, cycleways and internal roads; associated parking, landscaping, planting, utilities and drainage infrastructure including connection to the strategic foul network; and associated infrastructure and groundworks. Outline planning application for: the use of 0.1 hectares of land to for the provision of a community hub or the use of such land for the provision of open space or infrastructure associated with the residential development of the application site; Outline planning application for: The use of 0.25 hectares of land for the provision of up to 5 gypsy and traveller pitches, or the development of such land for approximately 11 dwellings and associated works (pending).</p> <p>RU.20/1717 EIA Screening Opinion (not EIA development).</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.	✓	175	In line with Policy SL14 of the Runnymede 2030 Local Plan.
Elderly people's housing, student halls			
Traveller accommodation	✓	5	In line with Policy SL14 of the Runnymede 2030 Local Plan.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			

Leisure			
Community uses	✓	0.1ha	In line with Policy SL14 of the Runnymede 2030 Local Plan.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	0-5 years as the Runnymede 2030 Local Plan expects the site to come forward between years 2023 and 2026.
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Site suitability

Suitability information:	This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 175 net additional C3 dwellings and 5 net additional serviced Gypsy/Traveller pitches as well as 0.1ha of community facilities.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per application RU.21/0272. The agent for the application has stated that his client would be looking to commence development as soon as possible after consent is granted.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.21/0272 and the fact that the site went through whole plan viability as part of the examination of the Runnymede Local Plan 2030.

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 the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 175 net additional C3 dwellings and 5 net additional serviced Gypsy/Traveller pitches as well as 0.1ha of community facilities. Therefore, these uses should be included in the trajectory.

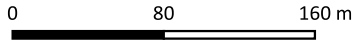
Residential units provided to the assessment of supply: 175 and 5 Gypsy and traveller pitches.

Other uses provided to the assessment of supply: 0.1ha for a community hub building.



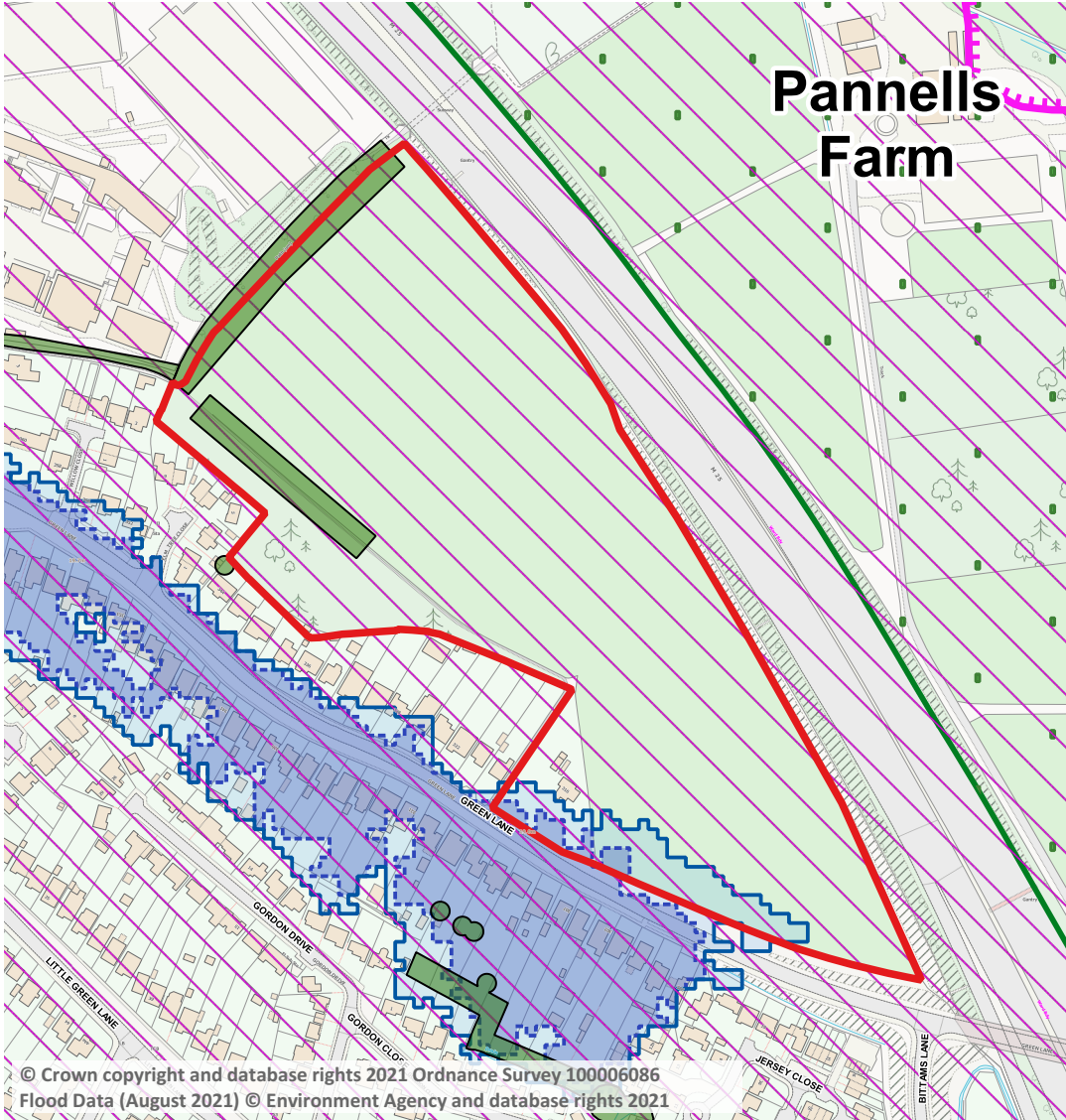
Date: 22/09/2021

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



SLAA ID: 379

Chertsey Bittams A



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



SLAA 2021 officer site assessments

Site information

Site ID	380
Site Name	Chertsey Bittams B
Address	Chertsey Bittams B
	Bittams Lane
	Chertsey
Postcode	
Grid references	X: 503568 Y: 165030
Site area (ha)	3.9
How site was identified	Allocated as part of Policy SL15 of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the south lies the A320 beyond which lies agricultural land. To the north is the residential area of Bittams Lane and to the west is an area of woodland. To the east is the Chertsey Bittams C allocation and the M25 Junction 11.

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.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</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.	✓	120	As per Policy SL15 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	As per Policy SL15 of the Runnymede Local Plan 2030.
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)	Although Policy SL15 of the Runnymede 2030 Local Plan expects the site to come forward in years 2023-2026, the agent for the site has advised that there are currently legal issues regarding the
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	ownership of the site and thus it appears that it is unlikely to be delivered in line with the Local Plan timetable, therefore the site will be moved into years 6-10 of the trajectory.
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Site suitability

Suitability information:	This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 120 net additional C3 dwellings and 2 net additional serviced Gypsy/Traveller pitches.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has identified that there are currently some legal issues around land ownership on part of this site. The relevant parties are working to resolve these issues. As such, at the time of writing, at least part of this site cannot be considered to be available in the short term.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be achievable as the site went through whole plan viability as part of the examination of the Runnymede Local Plan 2030.

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

This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 120 net additional C3 dwellings and 2 net additional serviced Gypsy / Traveller pitches. Therefore, these uses should be included in the trajectory. Given the land ownership issues which are currently being resolved on part of this site, the delivery of the site has been pushed back to years 6-10 of the trajectory.

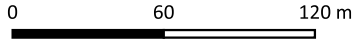
Residential units provided to the assessment of supply: 120 (net) and 2 Gypsy and Traveller pitches.

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



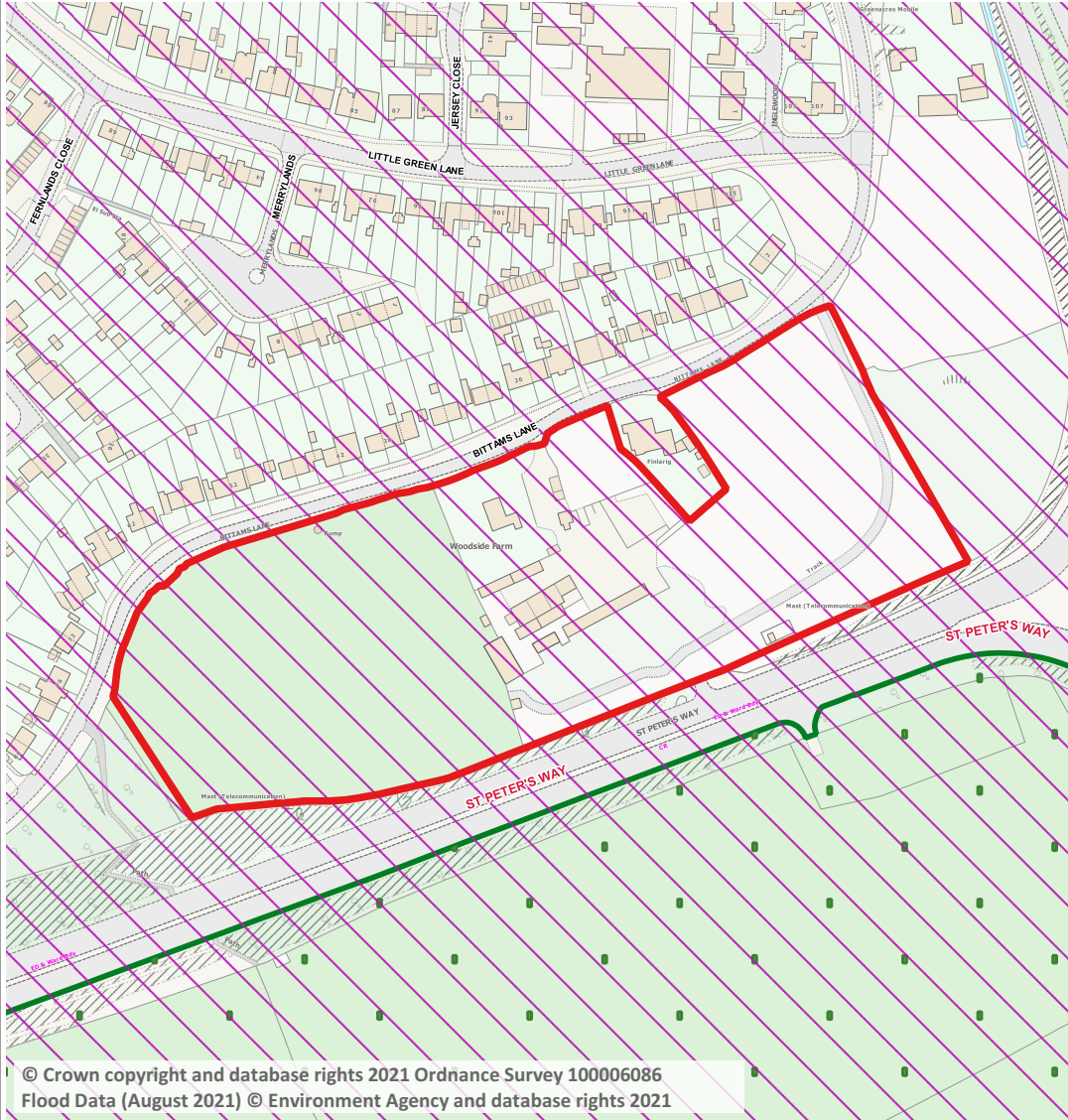
Date: 22/09/2021

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SLAA ID: 380

Chertsey Bittams B



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- Site Boundary
- Green Belt
- TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	381
Site Name	Chertsey Bittams C
Address	Chertsey Bittams C
	Bittams Lane
	Chertsey
Postcode	
Grid references	X: 503731 Y: 165178
Site area (ha)	1.93
How site was identified	Allocated as part of Policy SL16 of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Gypsy pitches / open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north and east is the M25 beyond which lies open land. To the south is Junction 1 of the M25. To the west is the residential area of Bittams Lane.

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 northern edge of the site lies with the M25 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	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any 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.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.13/0923 Change of use of land to create 1 no. gypsy pitch including the laying of hardstanding and day building (granted at appeal). Discharge of conditions under RU.15/1815.</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.	✓	9	As per Policy SL16 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation	✓	12	As per Policy SL16 of the Runnymede Local Plan 2030.
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 years as per Policy SL16 of the Runnymede Local Plan 2030 which expects the site to come forward post 2027.
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Site suitability

Suitability information:	The site is suitable for the proposed development as it is allocated in the Runnymede Local Plan 2030 for of 9 net additional C3 dwellings and 11 net additional serviced Gypsy/Traveller pitches plus retention of the existing pitch.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been allocated in the Runnymede Local Plan 2030 it is deemed to be available having been through the Local Plan examination process.

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable
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Recommendation

This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 9 net additional C3 dwellings and 11 net additional serviced Gypsy / Traveller pitches (plus the retention of the existing pitch). Therefore, these uses should be included in the latter part of the trajectory.

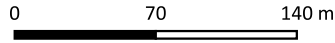
Residential units provided to the assessment of supply: 9 (net) and 12 Gypsy and traveller pitches.

Other uses provided to the assessment of supply: as the site has only been allocated for residential / gypsy and traveller development other uses have not been considered.



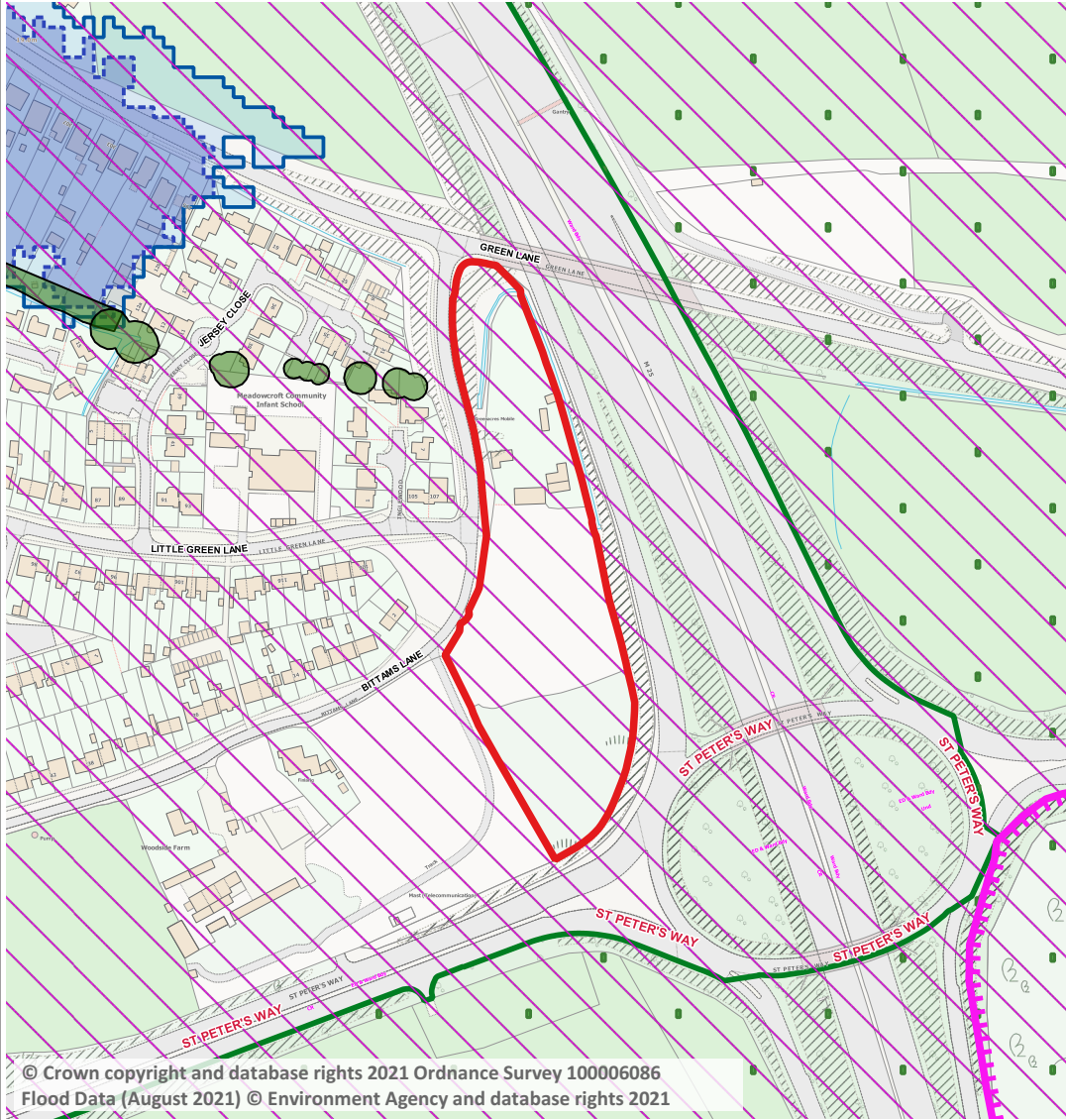
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
SLAA ID: 381

Chertsey Bittams C



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



SLAA 2021 officer site assessments

Site information

Site ID	382
Site Name	Chertsey Bittams D
Address	Chertsey Bittams D
	Bittams Lane
	Chertsey
Postcode	KT16 9FS
Grid references	X: 502901 Y: 164900
Site area (ha)	4.14
How site was identified	Allocated as part of Policy SL17 of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Care home
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.2ha – 29% PDL).
Surrounding uses	To the north and east lies residential properties. To the south east lies the allocated site known as Chertsey Bittams E, with the A320 (and its associated buffering) forming the remaining boundaries 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	✓ (80)
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)			

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	The potential impact of any development on the adjacent Wheelers Green Nationally Listed Building would need to be taken into account as part of any development proposals.

TPO	The potential impact of any development on the on-site TPO (80) 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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.17/1749 Erection of up to 200 residential dwellings (class C3) with vehicular access onto Bittams Lane, associated car parking (including basement / undercroft parking) and landscaping (granted permission, pending the execution of the s106 agreement).</p> <p>RU.17/1440 EIA Screening Opinion as to whether up to 200 dwellings on a 2.7-hectare parcel of land would constitute EIA development (not EIA development).</p> <p>RU.15/1005 Demolition of existing buildings and redevelopment of part of the site to provide 1 x no. 3 and a half storey high building for use as a Class C2 93-bedroom care home with associated access, parking, servicing and landscaping (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.	✓	125	As per Policy SL17 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			
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 as per Policy SL17 of the Runnymede Local Plan 2030 which expects the site to come forward between 2021 and 2025.
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Site suitability

Suitability information:	This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 125 net additional C3 dwellings.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been allocated in the Runnymede Local Plan 2030 it is deemed to be available having been through the Local Plan examination process. The outline application has also been approved subject to the signing of a s.106 agreement, with the agent for the site saying they are looking to submit a Reserved Matters application early 2022.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as the site went through whole plan viability as part of the examination of the Runnymede Local Plan 2030. The recently approved application is also evidence that this is viable.

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 the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 125 net additional C3 dwellings. The most recent planning application at the site (RU.17/1749) has approved outline permission (subject to the execution of the S106 agreement) for up to 200 units. However, following recent discussions with the agent for the site, they have confirmed that social housing provider is looking to build 175 affordable units over two years (due to off-site construction methods being used) with the first completions taking place in late 2023 (subject to the development receiving the require approvals). Therefore, for the purposes of the SLAA, 175 units will be set out to be developed in the years 2023/24 and 2024/25.

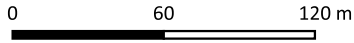
Residential units provided to the assessment of supply: 175 dwellings (net).

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



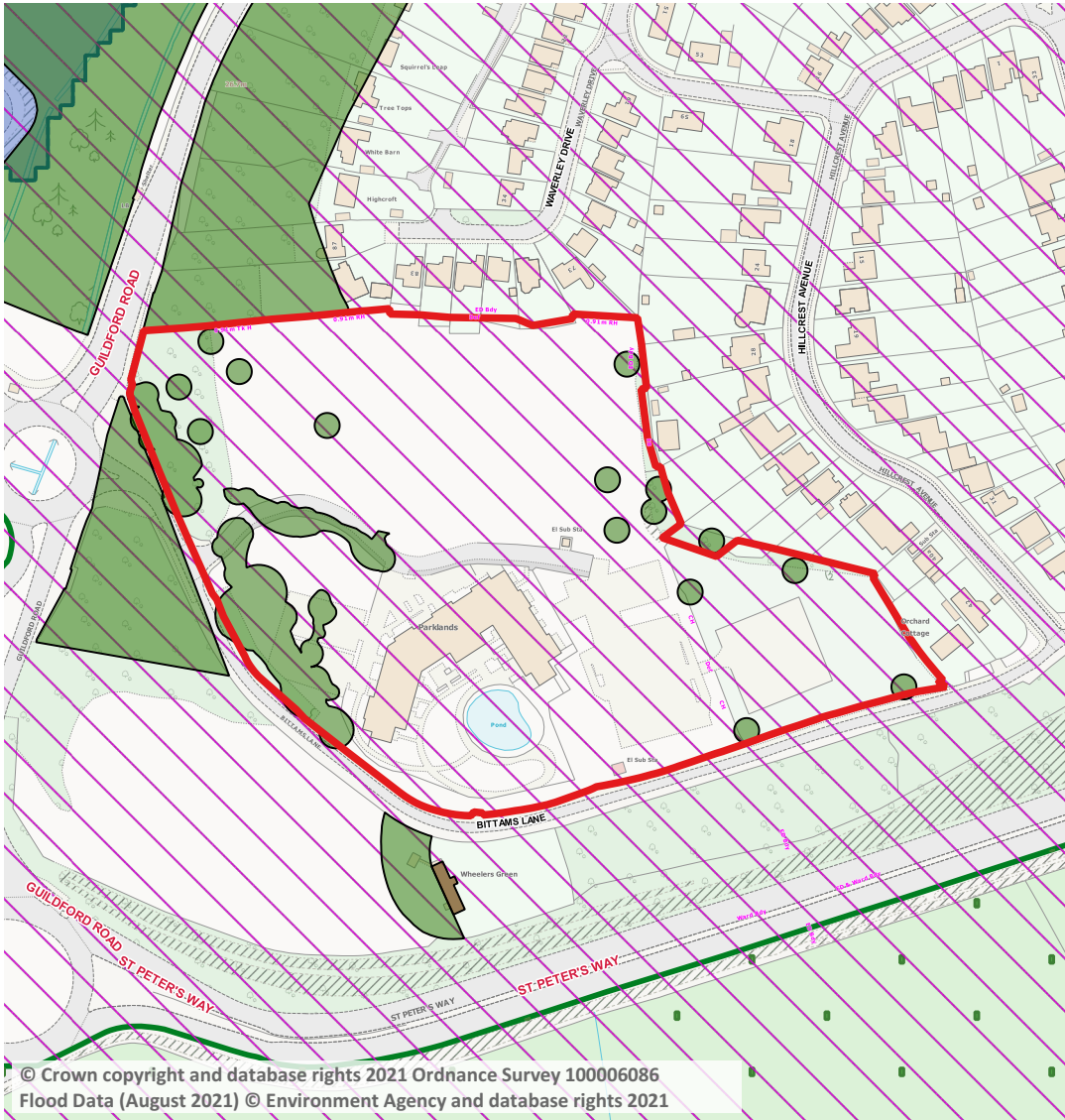
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SLAA ID: 382








Chertsey Bittams D



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



SLAA 2021 officer site assessments

Site information

Site ID	383
Site Name	Chertsey Bittams E
Address	Chertsey Bittams E
	Bittams Lane
	Chertsey
Postcode	KT16 9RG
Grid references	X: 502783 Y:164797
Site area (ha)	3.1
How site was identified	Allocated as part of Policy SL18 of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Residential and open / wooded land.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.26ha – 8% PDL).
Surrounding uses	To the north east lies a care home (Parkland Manor) with the remaining boundaries consisting of the A320 and its associated buffering.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (16)
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)	On the opposite side of the A320 is the Locally Listed Geesemere, Barn at Church Farm and Church Farm House.		

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	The potential impact of any development on The Wheelers Green Nationally Listed Building would need to be taken into account as part of any development proposals.

TPO	The potential impact of any development on the on-site TPO (16) would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on Locally Listed Geesemere, Barn at Church Farm and Church Farm House 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.21/1766 Construction of 6 apartments within two separate blocks, with revised vehicular access from Bittams Lane, landscaping and sustainable drainage systems (pending).</p> <p>RU.21/1700 Demolition of garage and attic over at Wheelers Green and erection of two-storey side extension to form annex, provision of new vehicular access from Bittams Lane (pending).</p> <p>RU.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</p> <p>RU.20/1080 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).</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.	✓	75	As per Policy SL18 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			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Although Policy SL18 of the Runnymede Local Plan 2030 expects the site to come forward between 2023 and 2026 (and thus fall in years 0-5), there has thus far not been any material indication that the site would come forward in this period with only a small portion of the overall, site moving into the planning process for a development of 6 units. Therefore the site is expected to come forward in years 6-10.
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Site suitability

Suitability information:	This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 75 net additional C3 dwellings.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Although Policy SL18 of the Runnymede Local Plan 2030 expects the site to come forward between 2023 and 2026 (and thus fall in years 0-5), there has thus far not been any material indication that the site would come forward in this period with only a small portion of the overall, site moving into the planning process for a development of 6 units. Therefore the site is still considered to be available, but in the medium term.

Site achievability

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

Site deliverability

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

Deliverable/ developable / undeliverable	Developable
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Recommendation

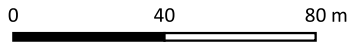
This site is suitable for the development proposed as it has been allocated in the Runnymede Local Plan 2030 for a minimum of 75 net additional C3. Therefore, these uses should be included in years 6-10 of the trajectory.

Residential units provided to the assessment of supply: 75 dwellings (net) in years 6-10 of the trajectory.

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

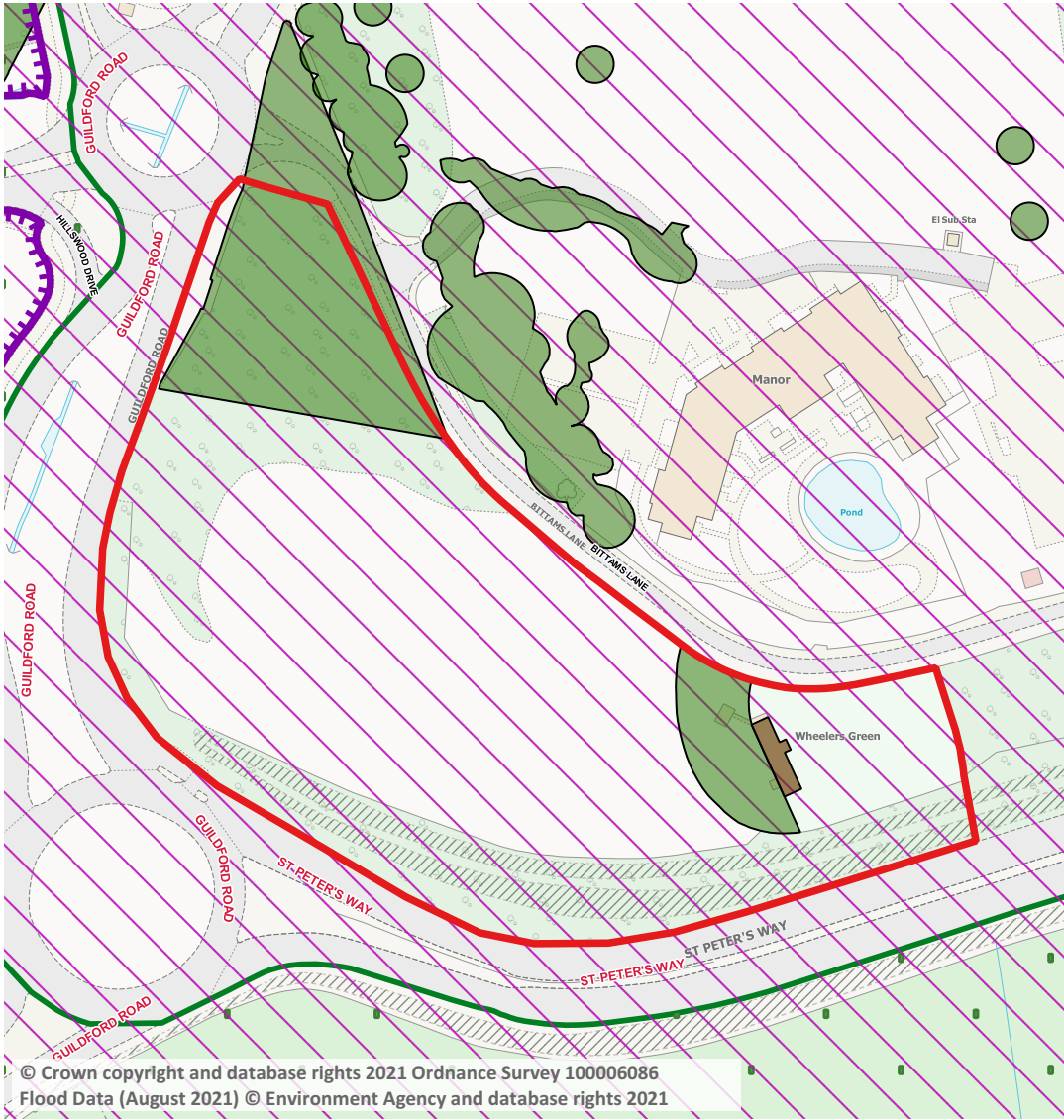
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SLAA ID: 383

Chertsey Bittams E



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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	394
Site Name	Melita House, 124 Bridge Road, Chertsey
Address	Melita House
	124 Bridge Road
	Chertsey
Postcode	KT16 8LA
Grid references	X: 505304 Y: 166582
Site area (ha)	0.2
How site was identified	Through RU.21/0008
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies The Boathouse Hotel, with the offices and residential accommodation in 120 Bridge Road to the west. The remaining surrounding development is residential.

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	
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)			

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.

Nationally Listed Building	The potential impact of any development on Chertsey Bridge Nationally Listed Building 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)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0488 Application to determine if prior approval is required for the proposed change of use from office to 22no. dwelling houses (C3) (grant).</p> <p>RU.21/0424 Application to determine if prior approval is required for a proposed additional floor above the existing detached commercial building to provide 4no. net additional dwellings (grant).</p> <p>RU.21/0010 Application to determine if prior approval is required for the 2-storey upwards extension of an existing building in mixed or commercial use to provide 10no. additional dwelling houses (grant).</p> <p>RU.21/0008 Application to determine if prior approval is required for a proposed change of use from Offices (Class B1(a)) to 24no. Dwelling houses (Class C3) (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.	✓	32	As per applications RU.21/0488 and RU.21/0010.
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 the development of up to 32 dwellings in line with applications RU.21/0488 and RU.21/0010.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The agent for this site has advised that the owner is not looking to implement the permission on this site and thus there is no current indication that this will come forward for redevelopment.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The agent for this site has advised that the owner is not looking to implement the permission on this site and thus there is no current indication that this will come forward for redevelopment.

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 suitable for the development of up to 32 dwellings in line with applications RU.21/0488 and RU.21/0010, the agent for this site has advised that the owner is not looking to implement the permission on this site and thus there is no current indication that this will come forward for redevelopment. Therefore this site will be recorded for audit purposes, but it will not be added 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 has permission to convert offices to dwellings, other uses have not been considered.

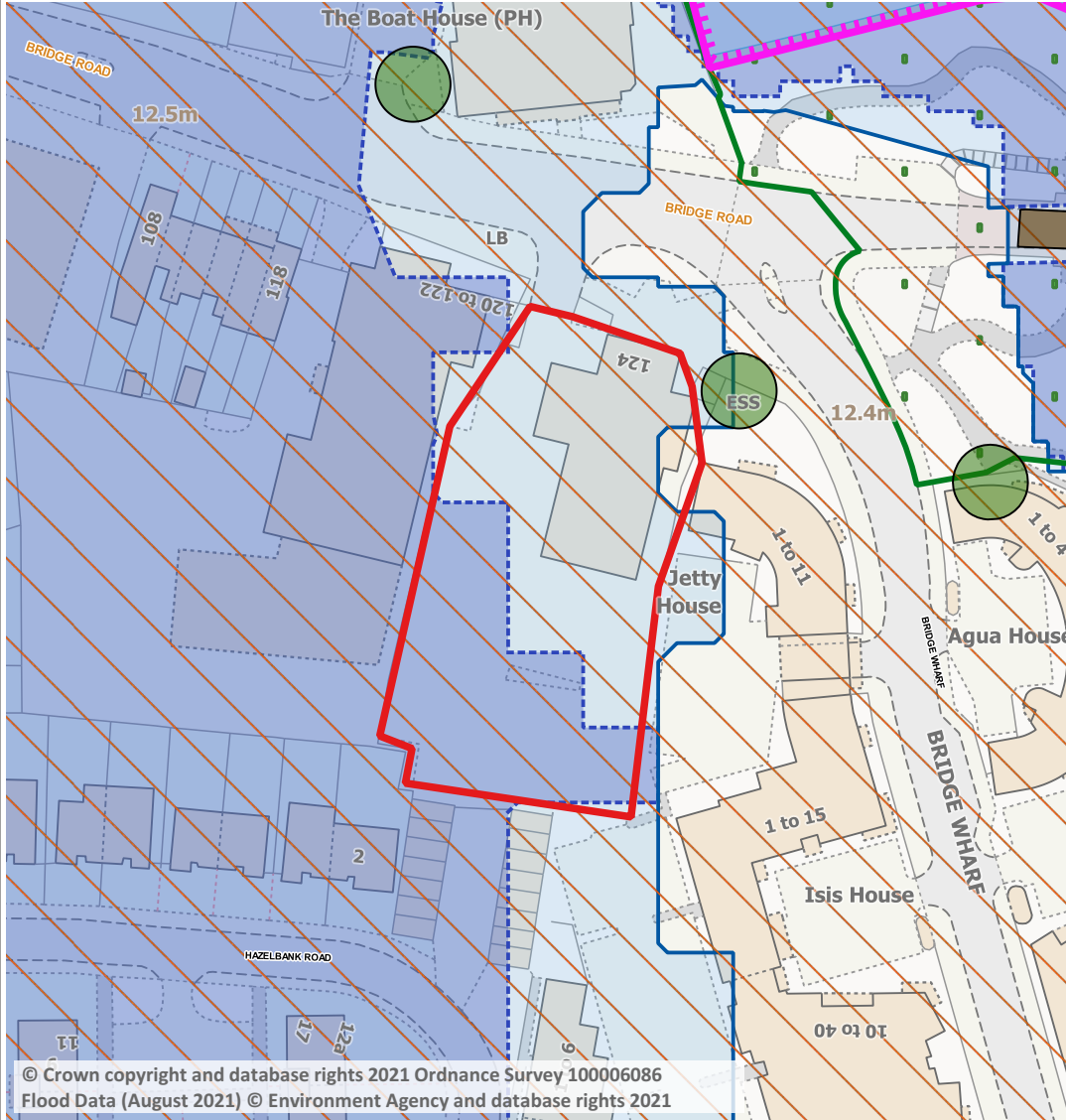
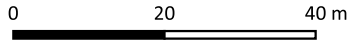


Date: 22/09/2021

SLAA ID: 394

Melita House, Bridge Road, Chertsey

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-  Site Boundary
-  SNCI
-  Nationally Listed Buildings
-  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	395
Site Name	Chilsey House, Chilsey Green Road, Chertsey
Address	Chilsey House
	Chilsey Green Road
	Chertsey
Postcode	KT16 9HB
Grid references	X: 503392 Y: 167133
Site area (ha)	0.37
How site was identified	Through RU.21/0198
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies a residential dwelling (Twynersh House) and then open space. To the east is a car sales business, to the south dwellings and the west open space and Pycroft Grange Primary School.

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
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.21/0678 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 31 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p> <p>RU.21/0198 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 31 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant).</p> <p>RU.15/1970 Extensions to existing B1a office building and associated site improvements (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.	✓	31	As per applications RU.21/0198 and RU.21/0678.
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			
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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 applications RU.21/0198 and RU.21/0678.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for residential development as per applications RU.21/0198 and RU.21/0678.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per applications RU.21/0198 and RU.21/0678.

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 for 31 dwellings as per applications RU.21/0198 and RU.21/0678. These units should therefore be added into the trajectory.

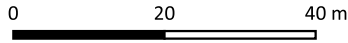
Residential units provided to the assessment of supply: 31 (net).

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



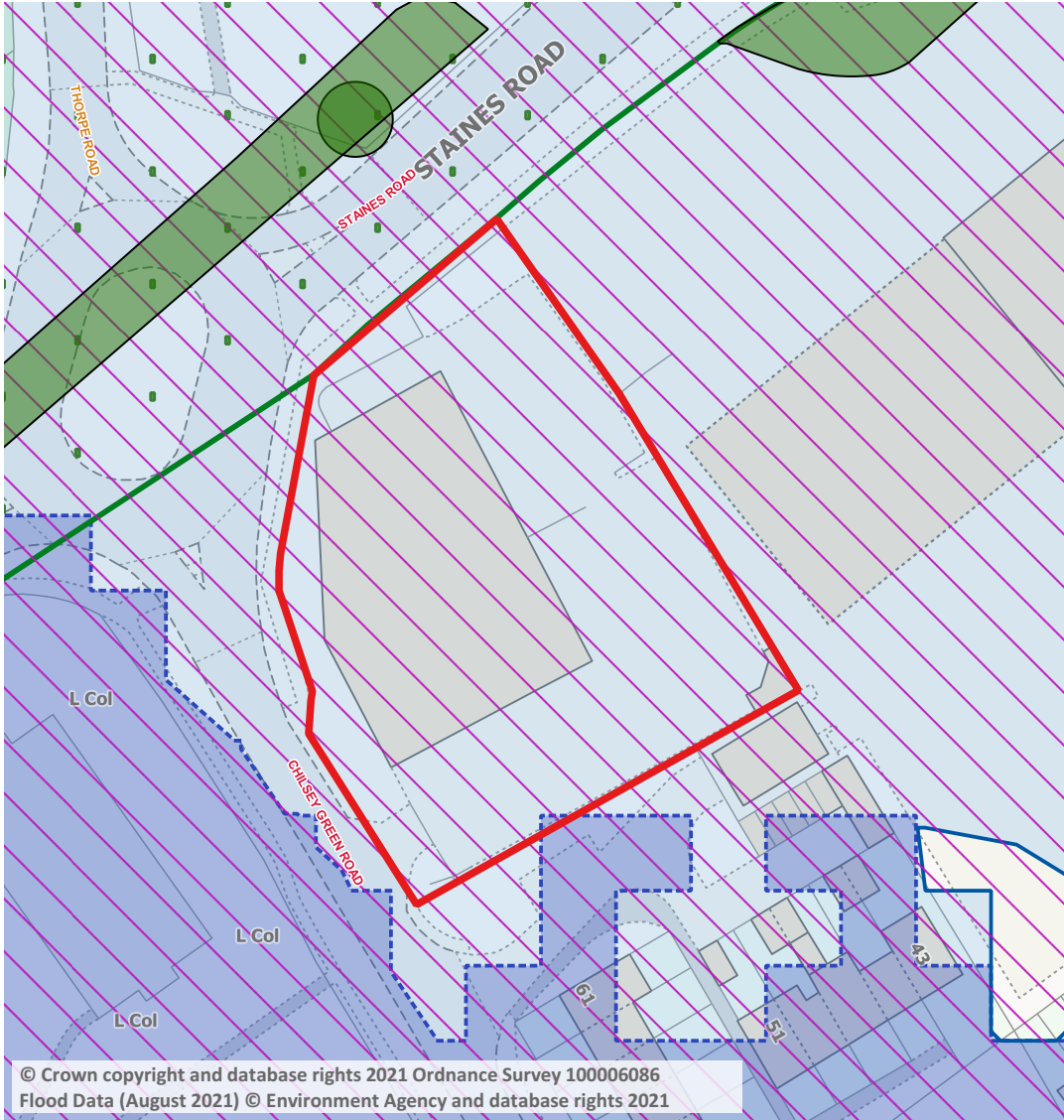
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SLAA ID: 395

Chilsey House, Chilsey Green Road, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	408
Site Name	Salesian School Annexe, Highfield Road, Chertsey
Address	Salesian School Annexe
	Highfield Road
	Chertsey
Postcode	KT16 8BX
Grid references	X: 504314 Y: 166077
Site area (ha)	0.97
How site was identified	Through RU.19/0716
Ownership type	Public
Existing use(s)	School
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the west, south and north (with the latter being south of the railway line) there are residential properties, with Chertsey Cemetery lying to the east.

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 the St Stephen's Chapel 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
Locally Listed Building	The potential impact of any development on the Locally Listed St Stephen's Chapel 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.)	RU.19/0716 Replacement of substandard temporary teaching accommodation with construction of a new two storey teaching block and a single storey classroom wing (grant). Discharge of conditions under RU.19/1512 and RU.20/1549.

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	✓	753sqm	Additional school floorspace under RU.19/0716.
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.19/0716 providing an additional 753sqm 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.19/0716 providing an additional 753sqm 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.19/0716 providing an additional 753sqm 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.19/0716 providing an additional 753sqm. This additional floorspace should be added into the trajectory.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site is a school and only has permission for additional educational floorspace, other uses have not been considered.

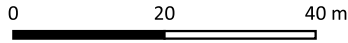


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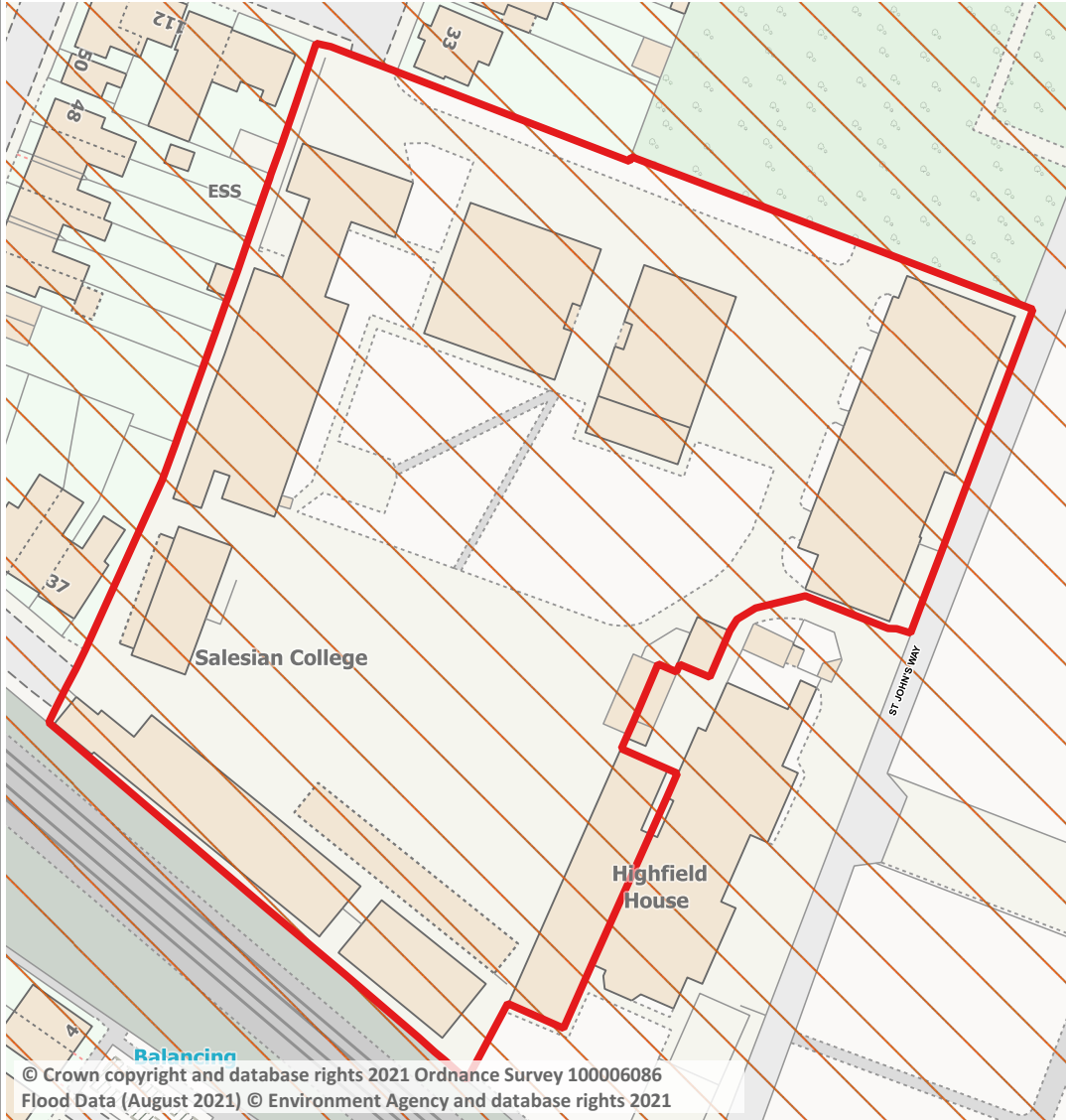
SLAA ID: 408



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Salesian School Annexe, Highfield Road, Chertsey



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 Site Boundary

 TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	417
Site Name	2 and 2a Guildford Road, Chertsey
Address	2 and 2a Guildford Road
	Chertsey
Postcode	KT16 9BJ
Grid references	X: 503851 Y: 166336
Site area (ha)	0.23
How site was identified	Through application RU.20/0046
Ownership type	Private
Existing use(s)	Offices, care home and flat
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by residential properties except for the north eastern boundary which abuts 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	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Chertsey 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
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
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.

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.21/1634 Outline application for the erection of a 4 to 5 storey building comprising 54 one and 2 bed apartments following demolition of existing vacant office building and residential home (Matters reserved: Landscaping) (pending).</p> <p>RU.20/0046 Erection of a 3 to 6 storey high building comprising 70 apartments in a mixture of studios, 1 and 2 bed apartments following demolition of an existing office building and residential home with associated car parking, refuse, cycle stores and communal amenity area (refuse).</p> <p>RU.94/0522 Erection of a two storey (12 bed) registered care home and associated two storey office building (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.	✓	54 (gross)	As per application RU.21/1634.
Elderly people's housing, student halls		-12 units	As per application RU.20/0046. A revised scheme for this site would still result in the loss of these units. This is equivalent to the loss of 6 residential units.
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 located within the urban area of Chertsey, and thus the principle of redevelopment is acceptable. The recent application on this site (RU.20/0046) was refused on design grounds only and thus the site still has development potential if an acceptable scheme can be brought forward. The site has also had a revised scheme for 54 units submitted under RU.21/1634.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The submission of planning applications RU.20/0046 and RU.21/1634 show that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The submission of planning application RU.20/0046 and RU.21/1634 show that the site is 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. The agent for the site has also stated that if planning permission was to be forthcoming around the end of 2021, they would envisage construction commencing towards the end of 2022 with a single construction phase taking up to 18 months for completion of the whole development, with occupation (sale / rent) immediately following completion. Sales would likely commence 'off-plan' during the construction phase. Any delays to planning, construction etc. will set back the delivery date. Therefore, the rate of delivery should be rapid and could all happen in April 2024.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is located within the urban area of Chertsey, and thus the principle of redevelopment is acceptable. The recent application on this site (RU.20/0046) was refused on design grounds only and thus the site still has development potential if an acceptable scheme can be brought forward. A revised scheme has also been submitted under RU.21/1634 and demonstrates the continued interest in the redevelopment of this site.

Having looked the wholly residential elements of the Addlestone One development, this has a density of 220dph. Assuming a similar density on this site based on a site area of 0.23ha, the site is assumed to be able to accommodate 50 dwellings. This is similar to the submitted revised scheme of 54 dwellings. The proposal for 54 units will be added into the trajectory once the loss of the 12 extant care home units (equivalent to residential units) have been taken into account, giving a net gain of 48 dwellings overall, though these will be recorded separately in the trajectory.

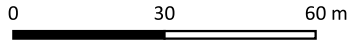
Residential units provided to the assessment of supply: 48 (net) dwellings, minus 12 residential care home units (equal to 6 residential units).

Other uses provided to the assessment of supply: the recent planning applications shown that only residential uses are being considered at the site, other uses have not been considered.



Date: 28/09/2021

Scale: 1:1,500



SLAA ID: 417

2 & 2A Guildford Road, Chertsey



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- Site Boundary
- Nationally Listed Buildings
- TBH Special Protection Area 5km
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	422
Site Name	Eastworth House, Eastworth Road, Chertsey
Address	Eastworth House
	Eastworth Road
	Chertsey
Postcode	KT16 8SH
Grid references	X: 504080 Y: 166447
Site area (ha)	2
How site was identified	Through RU.21/1359
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies the River Bourne Health Club and Chertsey Library car park, with the library itself lying to the west alongside residential dwellings. There are further residential dwellings to the south, and Bourne Meadow to the east.

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	✓ (157, 256)
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 Chertsey Town Centre boundary. Adjacent to the Locally Listed Chertsey Library.		

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 Chertsey 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 the on-site TPOs (157 and 256) would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Chertsey Library 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.)	RU.21/1359 Prior approval application for Change of use from office (Use Class B1(a)) to form 49no. residential units comprising 21no. studios; 16no. 1-bed flats; 12no. 2-bed flats (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).

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.	✓	49 (net)	As per application RU.21/1359.
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:	Although the application under RU.21/1359 was refused, this was on the grounds of some of the habitable rooms not having adequate light, and thus this was refused on design grounds, but the principle of development is acceptable.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is theoretically available for residential development as the site promoter has put it forward for development under RU.21/1359. However, as this site has been refused permission and there has not been any definite response in terms of the site being re-submitted for development, the site is not deemed to be available at this time.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable the application RU.21/1359 was only refused on design grounds, and thus there is no indication that the development is unviable.

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 the application under RU.21/1359 was only refused on design grounds (due to some habitable rooms having inadequate daylight). However, due to the lack of certainty from the agent / landowner in relation to the site's availability, it has not been entered into the trajectory at this time. If however, revised information is submitted at a later date, or further information is submitted to the Council. The site could be included in the next iteration of the SLAA.

Residential units provided to the assessment of supply: 0.

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



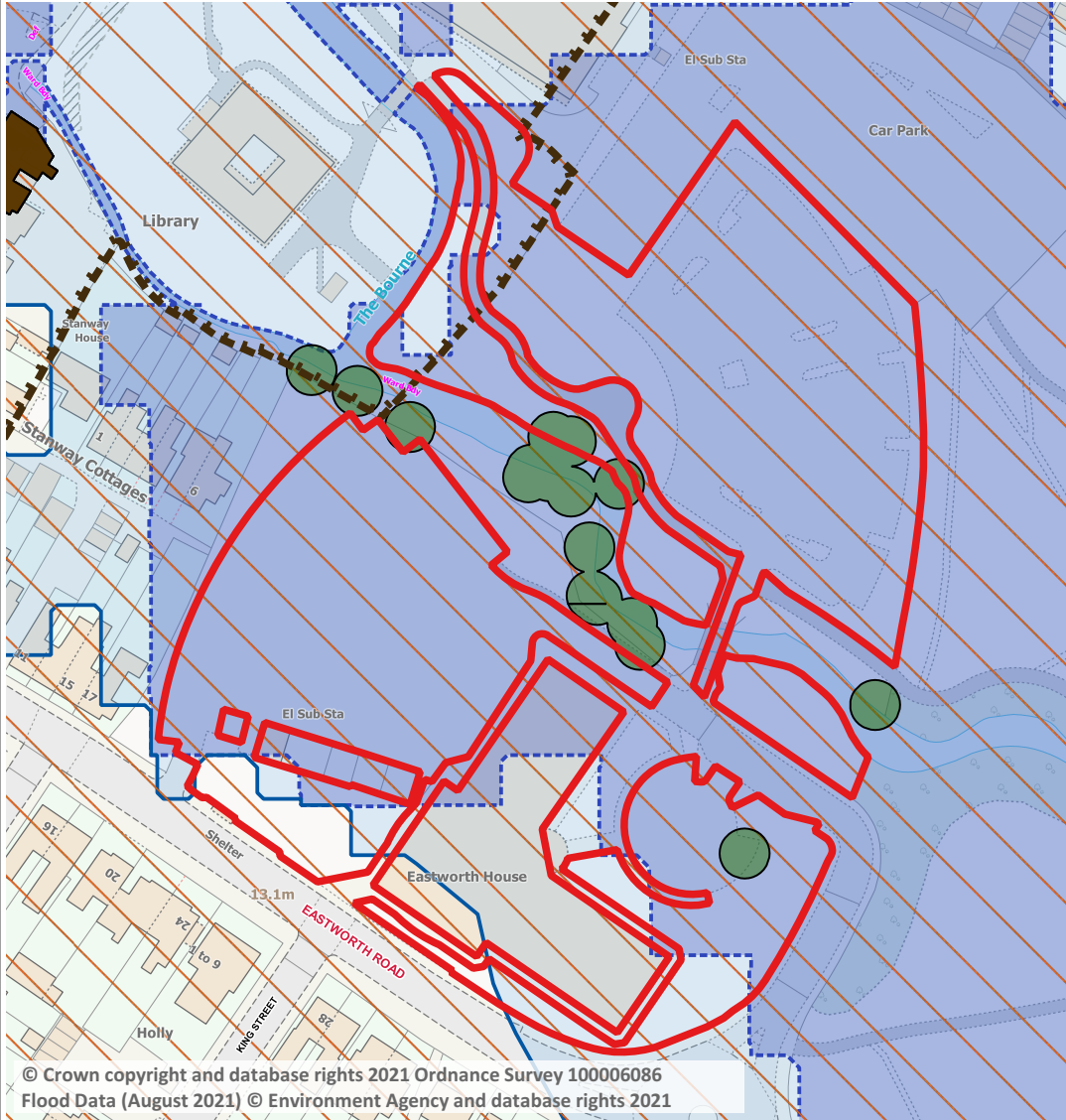
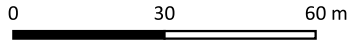
Date: 22/09/2021

SLAA ID: 422

Eastworth House, Eastworth Road, Chertsey



Scale: 1:1,500



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



SLAA 2021 officer site assessments

Site information

Site ID	426
Site Name	15 London Street, Chertsey
Address	15 London Street
	Chertsey
Postcode	KT16 8AP
Grid references	X: 504339 Y: 166958
Site area (ha)	0.17
How site was identified	Through planning application RU.21/1604
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the east is Chertsey Gate, an office building, and to the south are residential dwellings and a dentist. To the west is the Crown Hotel and offices, and to the north of the site is a car park associated with an office complex.

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	✓ (adjacent)	Access	
Other (please specify)	Within Chertsey Town Centre. Within the Chertsey Historic Core Area of High Archaeological Potential. Adjacent to the Chertsey Abbey Scheduled Monument. Adjacent to the Locally Listed Building at 21 London Street.		

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.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings at 13, 17 and 19 London Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Chertsey Conservation Area 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.
Scheduled Ancient Monument	The potential impact of any development on the Chertsey Abbey Scheduled Monument would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Building at 21 London Street 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.21/1604 Change of use, redevelopment and extension (to include demolition of the western elevation and roof) of 15 London Street, Chertsey from office accommodation to provide 26 apartments, along with associated works to include parking, landscaping and drainage works (pending).</p> <p>RU.15/1935 Proposed change of use of ground floor of existing building from B1 (Offices) to D1 (non-residential Institutions) to provide Personal Independence payment Assessment (grant). Non-material amendment under RU.16/0148.</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.	✓	10 (net)	Although 26 have been applied for under application RU.21/1604, following discussions with Development Management officers, it is thought that this site would be more suitable for a lower number than that proposed through the current application. This figure is 10 due to the potential for

			the current being to be converted via PD rights into this number of flats.
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 development as it is located in Chertsey Town Centre on a previously developed site. The agent for the site has also stated that the development is expected to start on site in Summer 2022 with completion of the scheme in Autumn 2023 if planning permission is granted.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per application RU.21/1604.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is deemed to be achievable for a lower number of units (10) following discussions with the case officer than those proposed in RU.21/1604.

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

As this site is a previously developed site within Chertsey Town Centre, it is deemed suitable for potential redevelopment into 10 units following discussions with the Council's Development Management team.

This is because until there is a permission for an alternative scheme that would provide more units, a higher number should not be considered because this would require the extant building to be extended. This (as would any scheme) would require a high-quality landscaping and design approach due to the site's location in the Chertsey Conservation Area and close proximity to a number of statutorily Listed Buildings. Until such a scheme can be demonstrated it should not be assumed that the existing building can be extended successfully. However, 10 units would be what the current extant building could be reasonably converted into via PD rights, and thus could be done without going via the 'traditional' planning application route. Therefore, as a minimum, the site should be considered suitable for 10 net dwellings, but until it can be demonstrated otherwise, a higher figure could not be assumed to be possible due to the current proposal having a number of unresolved issues at the time the SLAA was completed.

The agent has also advised that the developer is expecting a start on site in Summer 2022 and completion of the scheme in Autumn 2023 (if planning permission is granted) and thus these units could come forward in the first 5 years of the trajectory.

Residential units provided to the assessment of supply: 10 (net).

Other uses provided to the assessment of supply: as the proposed development for this site would involve the loss of office space, non-residential units have not been considered.

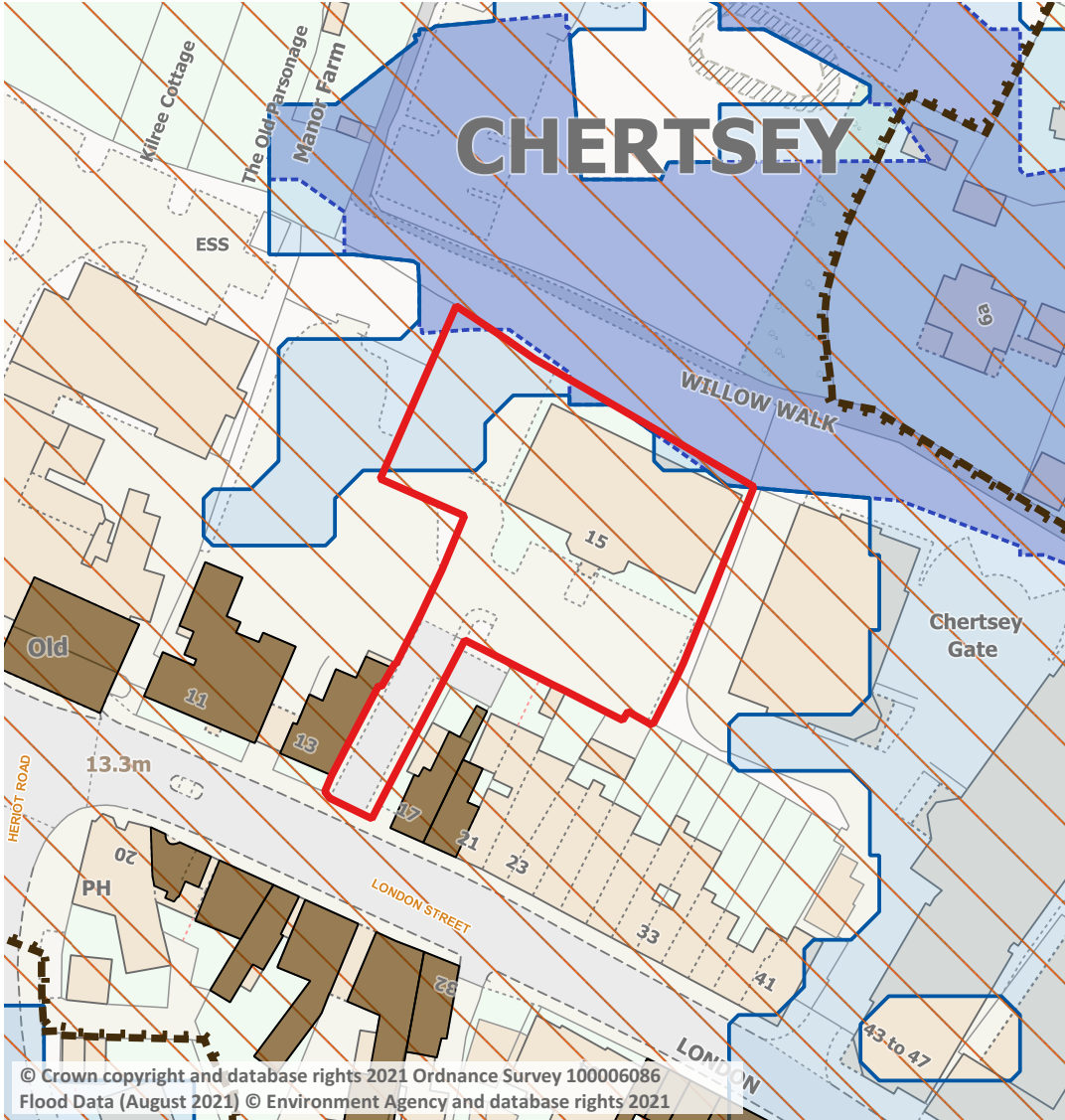
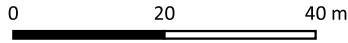


Date: 22/09/2021

SLAA ID: 426

15 London Street, Chertsey

Scale: 1:1,000



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-  Site Boundary
-  TBH Special Protection Area 7km
-  Conservation Areas
-  Flood Zone 2
-  Flood Zone 3
-  Nationally Listed Buildings



SLAA 2021 officer site assessments

Site information

Site ID	428
Site Name	Land to rear of 299-311 Green Lane, Chertsey
Address	Land to rear of 299-311 Green Lane
	Chertsey
Postcode	KT16 9QR
Grid references	X: 503475 Y: 165359
Site area (ha)	0.24
How site was identified	Through applications RU.20/1397 and RU.20/0104
Ownership type	Private
Existing use(s)	Residential back gardens
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded on all sides by residential properties.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	✓ (165)
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
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.
TPO	The impact of the proposed development on the on-site TPO (165) would need to be taken into account as part of the assessment 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.20/1397 Erection of 9 chalet bungalows to the rear of 299 -311 Green Lane following the demolition of 307 Green Lane, and associated access drive, parking and landscaping (appeal pending).</p> <p>RU.20/0104 Erection of 9 chalet bungalows to the rear of 299 -311 Green Lane following the demolition of 307 Green Lane, and associated access drive, parking and landscaping (refused and appeal dismissed).</p> <p>RU.18/0175 Demolition of No.307 and erection of 3 chalet bungalows to the rear of 307, 309 and 311 Green Lane (refuse).</p> <p>RU.18/0219 Erection of 6no. chalet bungalows and 1no. bungalow with rooms in the roof space to the rear of 299 301 303 305 and 307 following demolition of 307 (refuse).</p> <p>RU.17/1231 Erection of 3 no. chalet bungalows & 1 no. bungalow to the rear of 307, 309 and 311 Green Lane following the demolition of 307 Green Lane (refuse).</p> <p>RU.16/1349 Erection of 4 no. chalet bungalows (first floor accommodation within roof space) to rear of 307, 309 and 311 Green Lane following demolition of 307 Green Lane (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.	✓	9 gross, 8 net	As proposed through application RU.20/1397.
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:	As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it is suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per applications RU.20/1397 and RU.20/0104. This shows that the site developer wants to bring it forward.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it 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)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

As the site has not been granted planning permission and has a long history of refusals for various schemes, currently it does not appear that it is suitable for development. Therefore, the proposed additional units will not be added into the trajectory. It will be recorded for auditing purposes but the number of units the site could yield is zero.

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

Other uses provided to the assessment of supply: as this site only has had applications for residential development, other uses have not been considered.

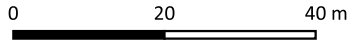


Date: 22/09/2021

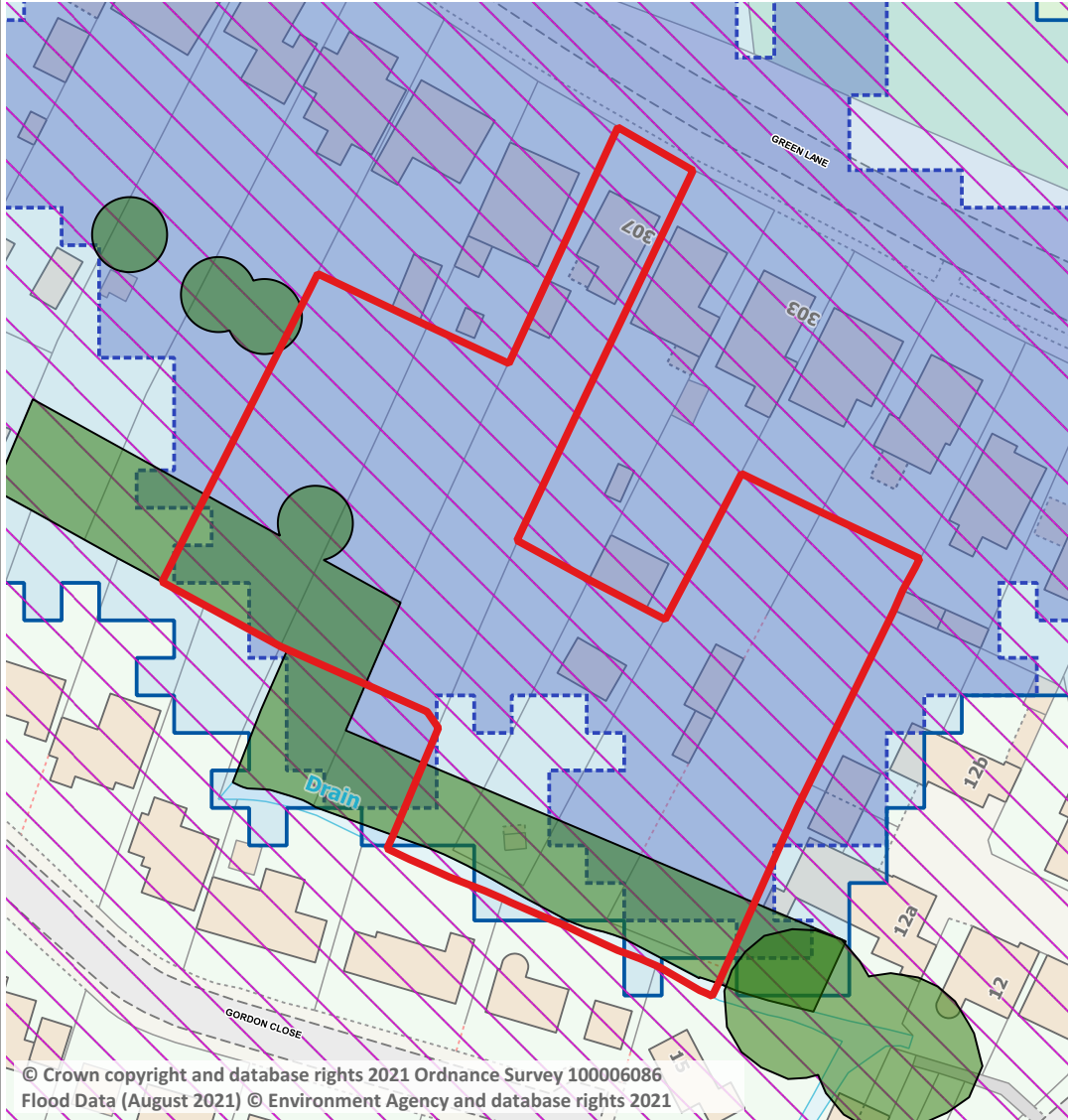
SLAA ID: 428



Scale: 1:1,000



Land to rear of 299 - 311 Green Lane, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	435
Site Name	1 Guildford Street, Chertsey
Address	1 Guildford Street
	Chertsey
Postcode	KT16 9BG
Grid references	X: 503850 Y: 166420
Site area (ha)	0.07
How site was identified	Submitted as part of the 2021 SLAA
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south is Chertsey railway station, with offices to the west, residential properties to the north and a mix of residential and commercial properties to the east.

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	✓ (adjacent)	Access	
Other (please specify)	Within the Chertsey 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
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 Building	The potential impact of any development on the adjacent Nationally Listed Chertsey Railway Station Building would need to be considered as part of any development proposals.
Area of High Archaeological Potential	There is the potential for there to be significant archaeological features / artifacts from the half of the site fronting Guildford Road. This would have to be factored into the development process e.g., undertaking suitable investigations prior to the commencement of the development itself.

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.20/0673 A residential development providing 17 units of accommodation incorporating ground floor car and cycle parking, bin storage and other associated works following the demolition of the existing building (refuse).</p> <p>RU.07/0624 Application under S106A of the Town and Country Planning Act 1990 to discharge the Planning obligations made under the Act relating to Planning permission ru.90/0850 for the change of use of public house/hotel to office building with associated internal alterations (grant).</p> <p>RU.90/0850 Change of use of public house/hotel to office building with associated internal alterations (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.	✓	12-16	Suggested by the applicant.
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:	Yes, the previously developed site in an urban location (partially within the designated town centre) means this site is in a suitable location for residential development.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site's location would suggest that it is 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

The site is in a sustainable location in the centre of Chertsey within the designated town centre. Whilst the principle of redevelopment is therefore acceptable, the suitability of the site for

residential use is given the concerns raised by the case officer as part of the consideration of RU.20/0673.

Any revised housing development would need to be carefully designed to protect the residential amenity of occupiers of the apartments from both noise from the railway and neighbouring commercial uses.

The landowner suggests that the site could accommodate in the region of 12-16 units. This seems a reasonable approximation for a development in this edge of town centre location providing that the concerns raised in the commentary above could be overcome, and providing that the proposed building height (unknown at this stage) would respect the character of the existing townscape.

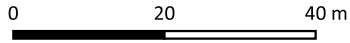
Residential units provided to the assessment of supply: 14 (net) as this is the mid-point of the range suggested by the site owner.

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



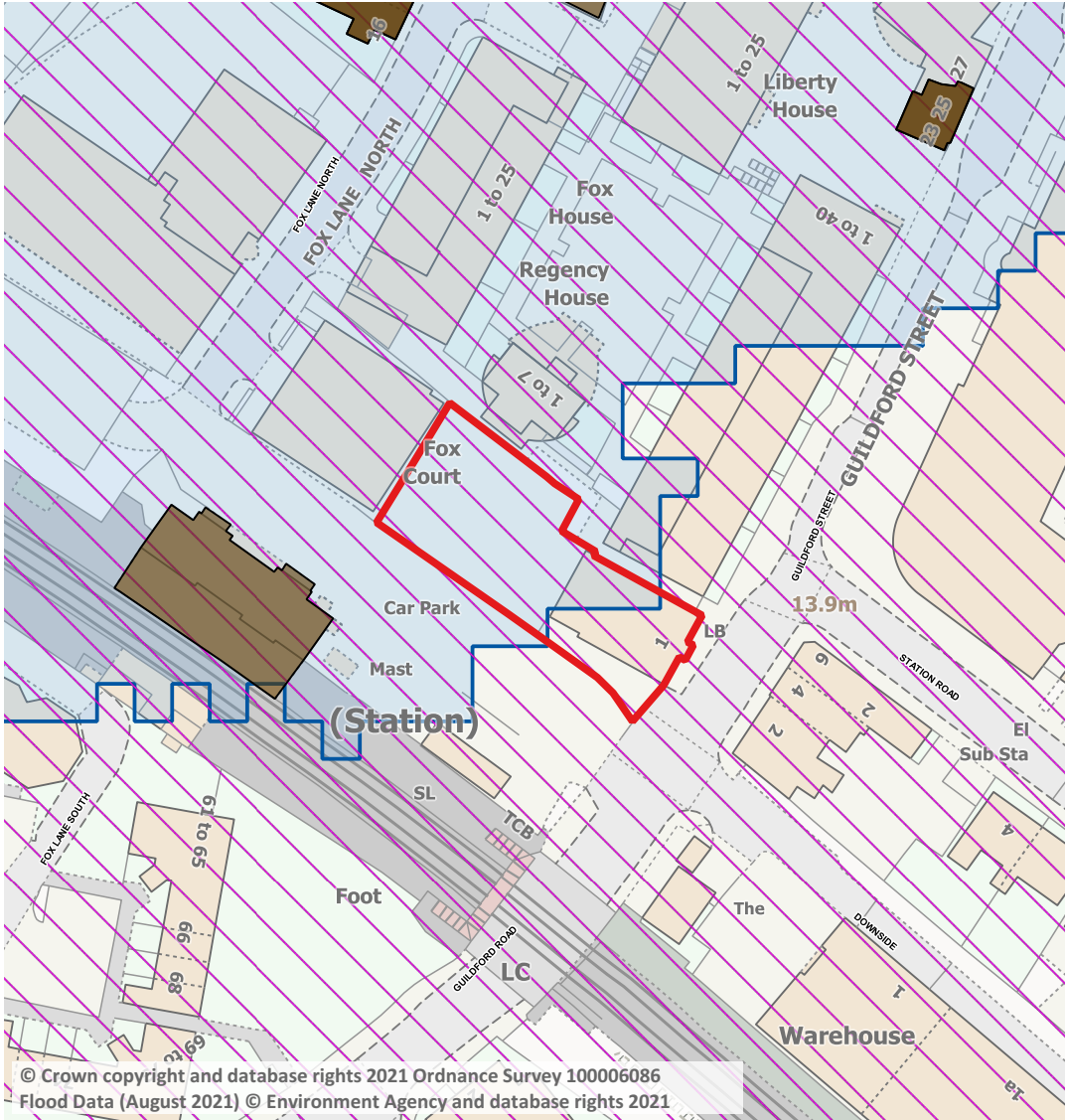
Date: 30/11/2021

Scale: 1:1,000



SLAA ID: 435

1 Guildford Street, Chertsey



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- Site Boundary
- Nationally Listed Buildings
- TBH Special Protection Area 5km
- Flood Zone 2

