

Egham (including the area of Staines-upon-Thames which is located in the Borough) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
141	160-162 High Street, Egham	Deliverable	10
157	Egham Gateway West	Deliverable	99
157	Egham Gateway West	Student accommodation (100 units, equivalent to 32 residential units)	32
165	Egham Library	Deliverable	60
190	Strodes College Lane Allocation, Egham	Student accommodation (107 units, equivalent to 35 residential units)	35
218	Rusham Park, Whitehall Lane, Egham	Student accommodation (1,400 units, equivalent to 452 residential units)	452
241	53 Station Road, Egham	Student accommodation (14 units, equivalent to 5 residential units)	5
253	Egham Gateway East	Deliverable	45
256	Thorpe Lea Road North	Deliverable	90
257	Thorpe Lea Road West	Deliverable	250
281	Land at Clockhouse Lane East, Thorpe	Deliverable	5
320	High Street North Opportunity Area, Egham	Deliverable	50
329	Garages at Ripley Avenue, Egham	Deliverable	10
353	Lakeside, 30 The Causeway, Staines upon Thames	Deliverable	103
364	Lotus One, The Causeway, Staines-upon-Thames	Deliverable	20
365	Foundation House, Stonylands Road, Egham	Deliverable	8
388	Centrum, 36 Station Road, Egham	Deliverable	29
396	40 Station Road, Egham	Deliverable	14
415	214 Wendover Road, Staines-upon-Thames	Deliverable	11
421	Unit 2, Lotus Park Staines-upon-Thames	Deliverable	24
248	Land to East of Orbis Causeway Business Park Staines	Employment site	Employment site
317	Land fronting The Glanty, Staines-upon-Thames	Employment site	Employment site
370	Tamesis 2, The Glanty, Egham	Employment site	Employment site

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
371	31 The Causeway, Staines-Upon-Thames	Employment site	Employment site
410	PGR Building, Ten Acre Lane - Delta Way, Egham	Employment site	Employment site
413	Runnymede Hotel and Spa, Windsor Road, Egham	Employment site	Employment site
18	Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Egham	Undeliverable	0
120	Hythe Farm 81-83 Hythefield Avenue, Egham	Undeliverable	0
269	Land East of Thorpe Industrial Estate, Egham	Employment site (undeliverable)	Employment site (undeliverable)
282	Land East of Fishing Lake, Thorpe Lea Road, Egham	Undeliverable	0
292	Land east of Bishops Way, Egham	Undeliverable	0
392	Runnymede House, 96-97 High Street, Egham	Undeliverable	0
424	Land West of Thorpe Bypass (B388), Egham	Employment site (undeliverable)	Employment site (undeliverable)
427	8 Manorcrofts Road, Egham	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	18
Site Name	Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Thorpe
Address	Land Between Warwick Avenue and Thorpe Industrial Estate
	Thorpe Lea Road
	Thorpe
Postcode	
Grid references	X: 502320 Y: 169864
Site area (ha)	11
How site was identified	Submitted through the 2013 SHLAA
Ownership type	Private
Existing use(s)	Restored minerals site
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site the residential area of Thorpe Lea and to the south the Thorpe Industrial Estate, both of which are within the urban area. To both the east and west of the site are fields and lakes.

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		Access	
Other (please specify)	Adjacent to the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. The site is within 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.
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.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.76/0815 111 houses with ancillary garages, parking spaces and play areas, together with the construction of estate roads (refused).

Potential site use

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

(E use classes)			
Employment (B2 and B8 use classes)	✓	26,500sqm	Employment (B8 and sui generis uses). From early assessment work the site promoter considers that there is capacity for circa 26,500sqm B2/B8 floorspace on site.
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:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction but has been fully restored for a considerable length of time. The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction where provision for restoration has been made. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

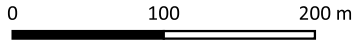
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt (and greenfield) nature of the site, other uses have not been considered.



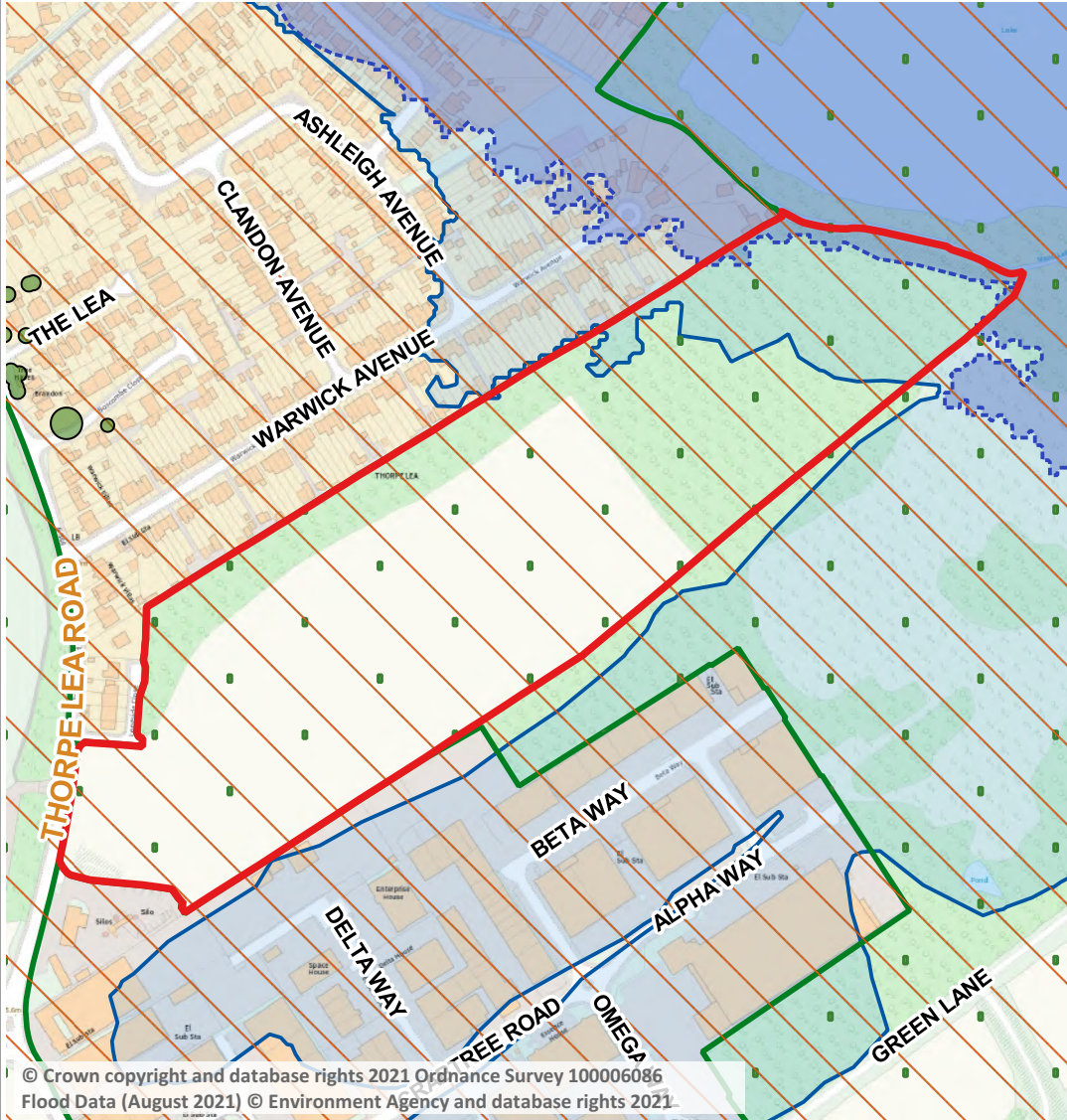
Date: 22/09/2021

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SLAA ID: 18

Land Between Warwick Avenue and Thorpe Industrial Estate, Thorpe Lea Road, Thorpe



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



SLAA 2021 officer site assessments

Site information

Site ID	120
Site Name	Hythe Farm, 81-83 Hythefield Avenue, Egham
Address	Hythe Farm
	81-83 Hythefield Avenue
	Egham
Postcode	TW20 8DD
Grid references	X: 503102, Y: 170701
Site area (ha)	0.96
How site was identified	Submitted as part of the 2011 SLAA
Ownership type	Private
Existing use(s)	Residential and associated land
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 650sqm – 7% PDL).
Surrounding uses	The site is located on the eastern fringes of the Egham urban area. The area surrounding the site is residential in character to the south west and northwest. The western side of the Green Belt part of the site is adjacent to the Magna Carta School playing fields, while the eastern boundary adjoins open Green Belt land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input checked="" type="checkbox"/>	TPO	<input type="checkbox"/>
Flood zone 3b	<input checked="" type="checkbox"/>	SSSI	<input type="checkbox"/>
Within 5 km of TBH SPA	<input type="checkbox"/>	SNCI	<input type="checkbox"/>
Within 5-7 km of TBH SPA	<input type="checkbox"/>	LNR	<input type="checkbox"/>
SANGS	<input type="checkbox"/>	Physical	<input type="checkbox"/>
Nationally listed buildings	<input type="checkbox"/>	Access	<input type="checkbox"/>
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Part of the site is located within 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.
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.
Biodiversity Opportunity Area	The potential impact of any development on Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	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.	✓		The site was promoted in 2014 for residential use. The site owner has not stated what other uses they would consider making the site available 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>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. Furthermore, the great 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 site owner has confirmed that the site is available.

Site achievability

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

Site deliverability

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

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

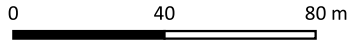
Residential units provided to the assessment of supply: 0

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



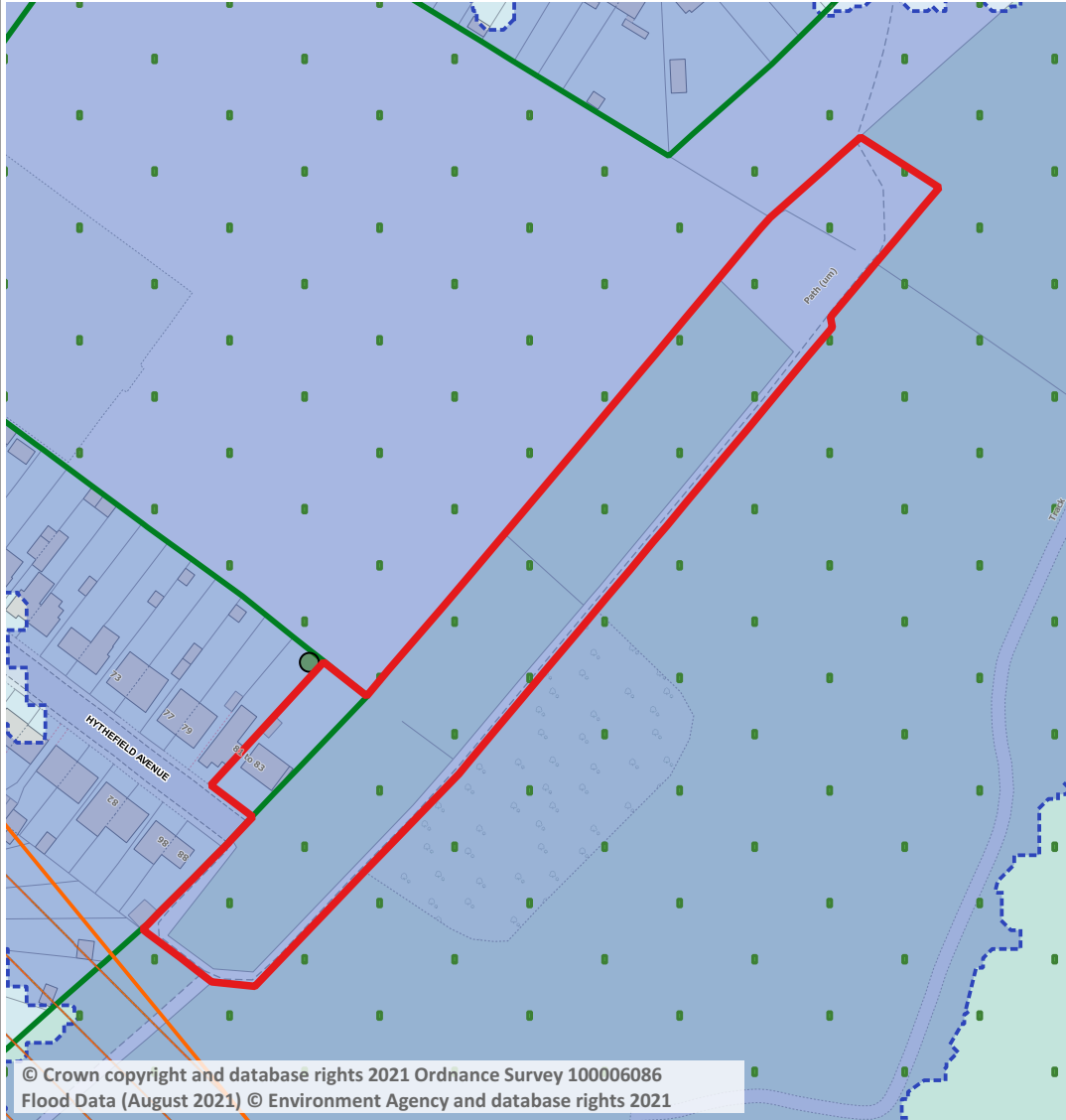
Date: 22/09/2021

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SLAA ID: 120

Hythe Farm, 81/83 Hythefield Avenue, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	141
Site Name	160-162 High Street, Egham
Address	160-162 High Street
	Egham
Postcode	TW20 9HP
Grid references	X: 501092, Y: 171282
Site area (ha)	0.13
How site was identified	Submitted through the 2012 SLAA
Ownership type	Private
Existing use(s)	Office (vacant)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by primarily commercial (town centre) uses with residential accommodation above. This includes a constitution club, church, pub, shops and offices.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (partial)
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 and opposite)	Access	
Other (please specify)	Within an Area of High Archaeological Potential Opposite the United Reformed Church, Egham 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
Nationally Listed Buildings	The potential impact of any development on the adjacent and nearby Constitution Club, 159 High Street, 55 High Street Red Lion Public House and Literary Institute would need to be taken into account as part of any development proposals.

Conservation Area	The potential impact of any development on the Egham Town Centre Conservation Area would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Locally Listed Building	The potential impact of any development on the United Reformed Church Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.15/1382 Change of Use of the first and second floor offices (Class B1) to provide 5 x 1 bed and 5 x 2 bed residential units (Class C3), alterations to fenestration including the removal of 3.no bay windows and removal of first floor street canopy to High Street elevation, together with associated external works to car park area (grant). Conditions discharged under RU.18/1087 but the permission seems to have since lapsed.

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	Planning permission has previously been granted for residential development for 10 net additional units at first and second floor level.
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 This is because although its permission has expired, the site has previously been granted permission for development and had a discharge of conditions application approved. It is also for a relatively small number of dwellings and thus it would be possible for a revised application to come forward and be implemented within a 5-year period. The site owner has also advising that they are still pursuing the conversion of the upper 2 floors to residential and wish the site to be retained in the SLAA.
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Site suitability

Suitability information:	The site has an (expired) planning permission that had a discharge of conditions application approved in 2018. Although this has expired it shows the site still has the potential to be redeveloped for residential development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Yes, the site has previously had planning permission for a development involving residential units. The site owner has also advising that they are still pursuing the conversion of the upper 2 floors to residential and wish the site to be retained in the SLAA.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has previously been granted planning permission there is no reason as to why it is not 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

Although the site's permission has expired, the site has previously been granted permission for development and had a discharge of conditions application approved. It is also for a relatively small number of dwellings and thus it would be possible for a revised application to come forward and be implemented within a 5-year period. The owner has confirmed that it is still their intention to develop the upper floors of the building to residential.

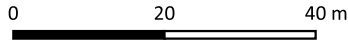
Residential units provided to the assessment of supply: 10 (net).

Other uses provided to the assessment of supply: the site only had permission for residential development and no other uses have been proposed for the site.



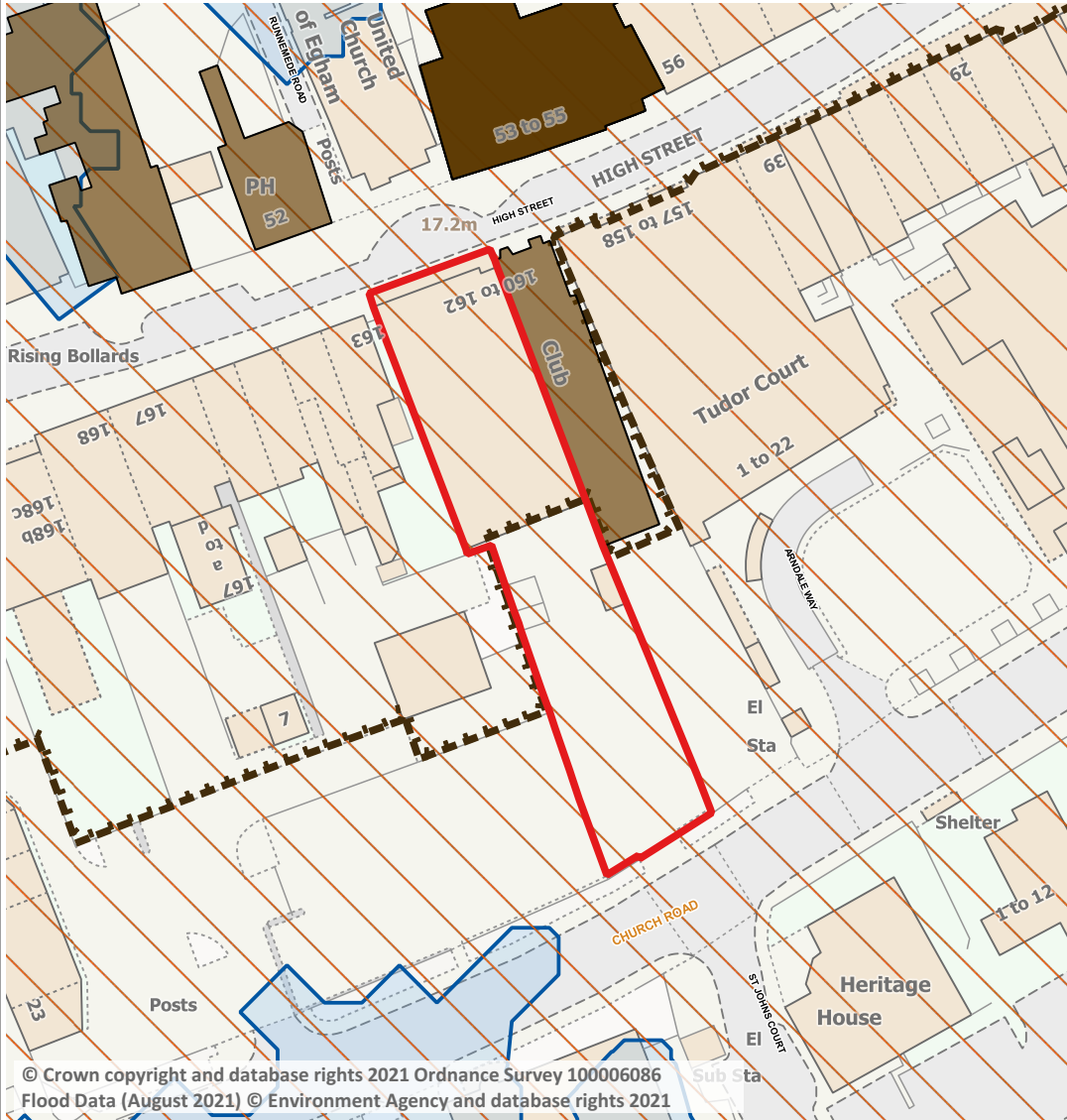
Date: 22/09/2021

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SLAA ID: 141

160 - 162 High Street, Egham



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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	157
Site Name	Egham Gateway West
Address	Egham Gateway West
	High Street / Station Road North
Postcode	
Grid references	X: 501008 Y: 171233
Site area (ha)	0.8
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Public (RBC)
Existing use(s)	Mixed use
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site has a mixture of (primarily) commercial (town centre) uses on its northern, eastern and southern sides (offices, retail etc.). These tend to have residential accommodation above the ground floor uses. However, there is a greater concentration of residential development to the west on the other side of Church Road.

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	✓ (within and adjacent)	Access	
Other (please specify)	Within the Egham Primary Shopping Area. Within the secondary shopping frontage. Within the Egham Historic Core Area of High Archaeological Potential Within the Egham Town Centre boundary. Opposite The Old Bank, 46 High 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
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The potential impact of any development on the Egham Town Centre Conservation Area would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Nationally Listed Building	The potential impact of any development on 8 Station Road North and the adjacent to 169 High Street Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on The Old Bank, 46 High Street 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.19/0437 Proposed mixed use redevelopment of the site following the demolition of the existing buildings (and the retention of 8 Station Road North) and the erection of new buildings to provide residential accommodation (Use Class C3), cinema (Use Class D2), retail units (Use Class A1-A4), and student accommodation (Sui Generis), together with car parking, highway improvements and public realm enhancements and the proposed change of use of No. 7 Church Road from residential (Use Class C3) to office (Use Class B1) (grant). Subsequent applications under RU.19/1669, RU.19/1671, RU.19/1821, RU.20/0334, RU.20/0634, RU.20/0479, RU.19/1802, RU.20/0635, RU.20/1051, RU.20/0811, RU.20/0480, RU.20/1518, RU.20/1732, RU.21/0956, RU.21/0456, RU.21/0825 and RU.21/0199.

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.	✓	99 (net)	See planning application RU.19/0437.
Elderly people's	✓	3,225sqm	100 bedsits (equivalent to 32 residential units).

housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	76sqm	See planning application RU.19/0437.
Employment (B2 and B8 use classes)			
Retail	✓	-1,166sqm	
Food and drink			
Leisure	✓	1,247sqm	Cinema - see planning application RU.19/0437.
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 forms part of an identified urban regeneration area in the adopted Local Plan with a clear set of expectations. Planning permission also granted under RU.19/0437 and site is under construction.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is owned by RBC and is currently under construction. This shows that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site will have been through the whole plan viability process as part of the examination of the Runnymede Local Plan, the site is considered viable. The site is also considered achievable as the approved redevelopment scheme on the site has been implemented.

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)	0-5 years.
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Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site should be included in the SLAA due to its extant permission (with multiple subsequent applications) which is currently under construction. It should therefore be included in the trajectory for the uses as set out above taken from the RU.19/0437.

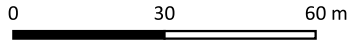
Residential units provided to the assessment of supply: 99 net C3 residential units, 100 student bedsits (equivalent to 32 residential units).

Other uses provided to the assessment of supply: 76sqm offices and 1,247sqm cinema with a net loss of -1,166sqm for retail / A class uses.



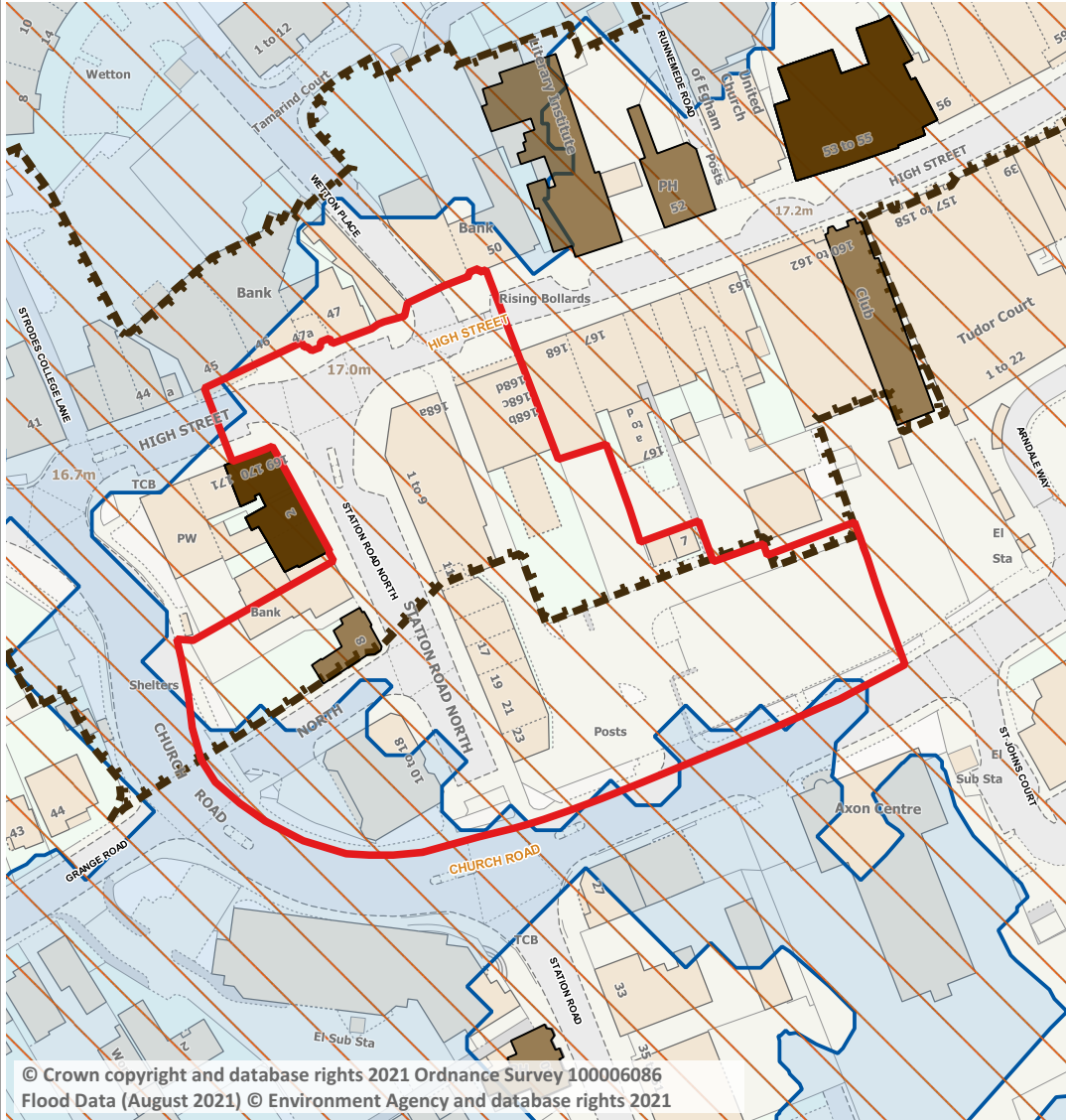
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SLAA ID: 157

Egham Gateway West



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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	165
Site Name	Egham Library Opportunity Area
Address	Egham Library
	High Street
	Egham
Postcode	TW20 9EA
Grid references	X: 500725 Y: 171350
Site area (ha)	0.45
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Library and retail units.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The western and northern boundaries of the site adjoin residential properties, with the car park to Prestige House and other commercial units to the east. To the south (on the other side of the High Street) there is a mix of commercial units with residential accommodation above.

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	✓ (109)
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 an 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 Buildings	The potential impact of any development proposals on the Nationally Listed La Bonne Franquette, 5 High Street and The Kings Arms, 6 High Street would need to be taken into account as part of the determination of a planning application.
TPO	The potential impact of any development on TPO 109 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.21/0238 Application to determine if prior approval is required for the proposed change of use from Offices (Class B1(a)) to 4no. dwelling houses (Class C3). Prior Approval Refused.</p> <p>RU.20/1758 Application to determine if prior approval is required for the proposed change of use from Offices (Class B1(a)) to 4no. dwelling houses (Class C3). Prior Approval Refused.</p> <p>RU.10/0971 Change of use of part of ground floor from offices (Class B1) to a clinic (Class D1) (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.	✓	60	The Runnymede Local Plan (Policy IE12) suggests that a 0.24ha part of this site could accommodate 40 residential units in the form of flats. As this site has been expanded to incorporate properties along Charter Place, the dwelling numbers have been increased.
Elderly people's housing, student halls	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Traveller accommodation			
Commercial (E use classes)	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.

Employment (B2 and B8 use classes)	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Retail	✓		The land has been confirmed available, although not for which uses. Given the location of the land, it could be suitable for residential or employment.
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is within the town centre boundary and is previously developed with no major constraints. The site is therefore in a sustainable location for development and is suitable.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The Council's Assets and Regeneration Team has confirmed that the library portion of the site could come forward in years 3-5, with the wider site (including Charter Place) being likely to take 5+ years to come forward.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be available in the medium to longer term and is developable. As such, the site is considered to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable and developable.
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Recommendation

The Council's Assets and Regeneration Team has confirmed that the library portion of the site could come forward in years 3-5, with the wider site (including Charter Place) being likely to take 5+ years to come forward. Therefore, it is suggested that the 40 units outlined in the Runnymede 2030 Local Plan could come forward in years 3-5 of the trajectory, with a subsequent additional 20 units in years 6-10.

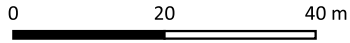
Residential units provided to the assessment of supply: 60 (net).

Other uses provided to the assessment of supply: as an alternative to the use of the land for residential purposes, given the site's location, the land would also be suitable for employment or a mixed-use scheme as the site is in the designated Egham Town Centre. Assuming the extent of the development area reflected that of the library building, it is estimated that a minimum of 725sqm of employment space could be achieved on the land.



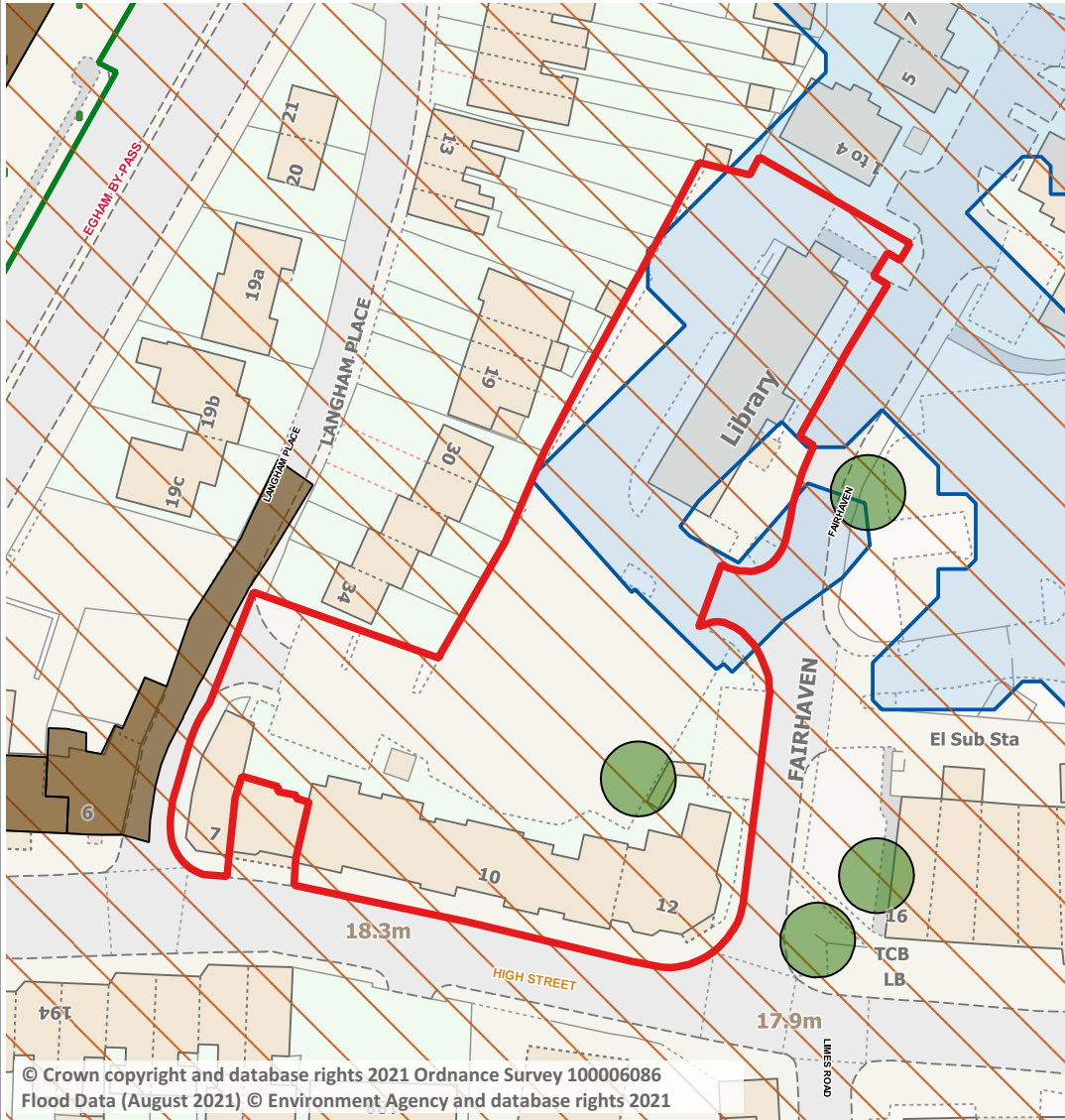
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

SLAA ID: 165

Egham Library Opportunity Area



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



SLAA 2021 officer site assessments

Site information

Site ID	190
Site Name	Strodes College Lane Allocation
Address	Strodes College Lane Allocation
	Egham
Postcode	
Grid references	X: 500928 Y: 171301
Site area (ha)	0.26
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Retail, offices and storage
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Adjoining the site to the west is the two-storey Crown Hotel Public House and Strodes College beyond. To the east of the site is the three-storey 1960s Santander building. To the rear are the Strodes College Grade II listed single storey almshouses and a recently erected 2/3 storey building containing 14 flats (Wetton Court). On the opposite side of the High Street is a mixture of one and two storey buildings: the single storey building on the corner is occupied by the Christian Science reading room, and the corner building (169-70 High Street) is a Grade II listed building. On the opposite side of Church Road is an area of open land (at the corner) with the two-storey Grade II listed terrace of 176-179 High Street adjacent to it.

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 the Egham Historic Core Area of High Archaeological Potential. In close proximity to the Main Building at Strode's College and The Old Bank, 46 High Street Locally Listed Buildings. Partially within the Egham Primary Shopping Area.		

	Within Egham Town Centre. Fronts onto the Secondary Shopping Frontage.
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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 risk	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 (Almshouses at Strode's College, 176-179 and 169 High Street) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Egham Town Centre 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 Buildings	The potential impact of any development on the Locally Listed Buildings (Main Building at Strode's College and The Old Bank, 46 High 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.18/1660 Demolition of the existing buildings and erection of 107 student units, (sui generis), along with ancillary student facilities and circa 239 sqm retail use at the ground floor (Amended description) (grant). Subsequent details applications under RU.21/0562, RU.21/0563, RU.21/0709 and RU.21/0708.</p> <p>RU.17/1164 Demolition of the existing buildings and erection of 105 student units, (sui generis), along with ancillary student facilities and circa 280 sqm retail use at the ground floor (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.			
Elderly people's housing, student halls	✓	107	As per RU.18/1660 (equivalent to 35 net additional residential units).
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓	239sqm	As per RU.18/1660.
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 this site has been allocated for 100 units of student accommodation under Policy IE11 of the Local Plan, as well as having an extant planning permission it is suitable for the 107-student units permitted.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The recent and ongoing submission of details applications subsequent to RU.18/1660 shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The recent and ongoing submission of details applications subsequent to RU.18/1660 shows 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

As this site has been allocated for 100 units of student accommodation under Policy IE11 of the Local Plan, as well as having an extant planning permission for 107 units of student accommodation, with subsequent details applications being signed off, it is considered to be suitable, available and achievable for development. It should therefore be included in the trajectory.

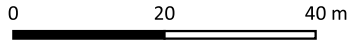
Residential units provided to the assessment of supply: 107 student accommodation units as per RU.18/1660 (equivalent to 35 net additional residential units).

Other uses provided to the assessment of supply: 239sqm of retail as per RU.18/1660.



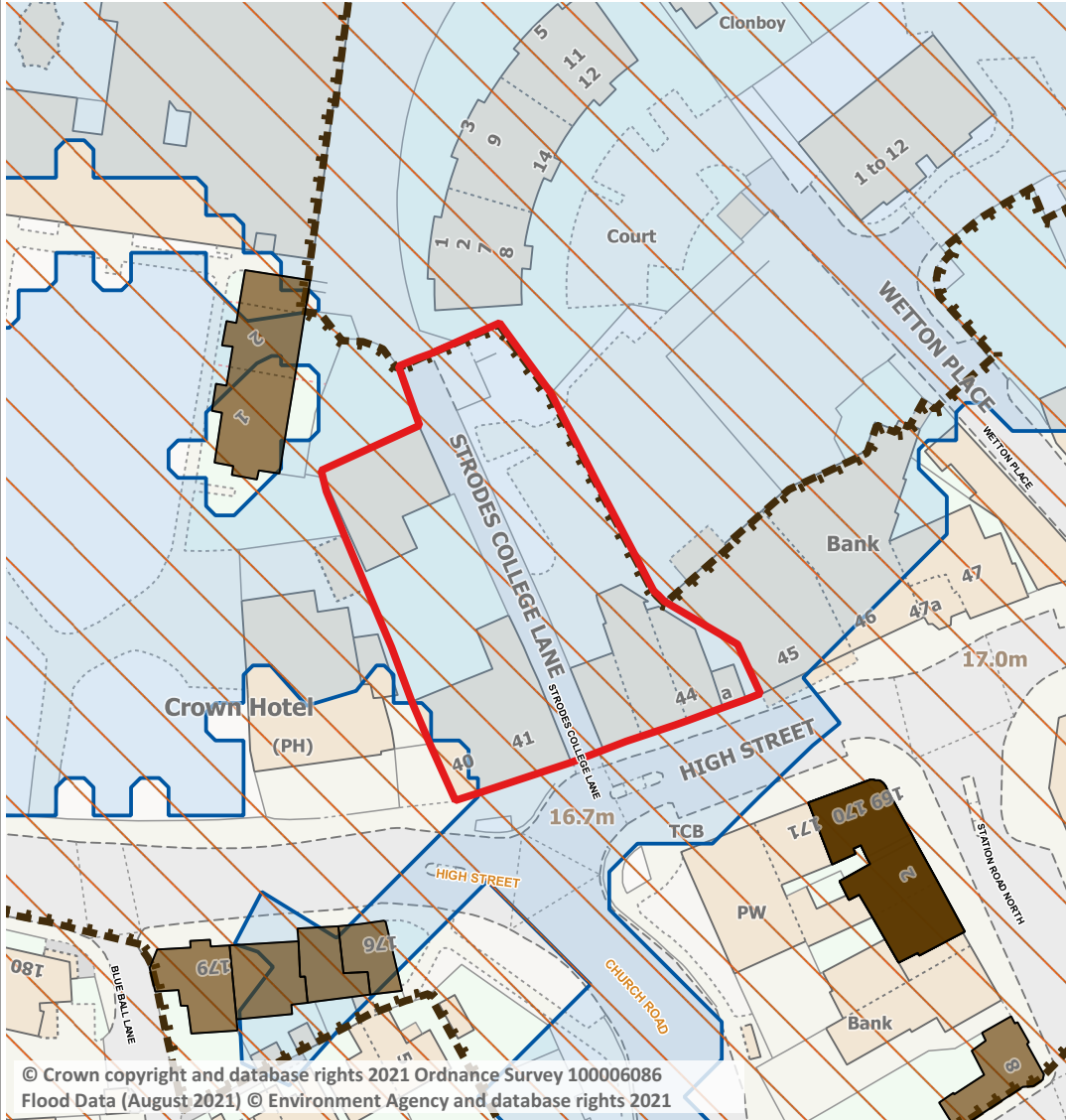
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SLAA ID: 190

Strodes College Lane Opportunity Area



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



SLAA 2021 officer site assessments

Site information

Site ID	218
Site Name	Rusham Park, Whitehall Lane, Egham
Address	Rusham Park
	Whitehall Lane
	Egham
Postcode	TW20 9NW
Grid references	X: 500599, Y: 170156
Site area (ha)	6.25
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Office, research and development
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bounded to the west by the railway line and to south and east by the highway at Whitehall Lane. The land to the south is open with very little development until Stroude Road. The settlement of Egham lies 60m to the north on the other side of the railway line, but also to the north east is open land and an allotment 260m away before reaching the edge of Egham 360m away. To the west lies sports pitches from which the topography rises up to the west into the RHUL Campus.

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)			

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

Constraint type	Action to be taken
Green Belt	As the site is PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
Flood risk	The area of flood risk only covers a relatively small portion of the site. Provided any future development avoided development on this part of the site then this should not be a significant issue.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.20/0098 Outline planning application for the demolition of existing buildings and erection of purpose-built student accommodation (up to 2,000 study bedrooms), Energy Centre and ancillary uses, including a pedestrian footbridge over the railway and associated landscaping - ("a Student Village") on land at Rusham Park, Whitehall Lane, Egham, Surrey together with internal pedestrian link within Royal Holloway, University of London. Outline planning application (amended proposal) for the demolition of existing buildings and erection of purpose built student accommodation up to 1,400 study bedrooms, energy centre and ancillary uses, including a pedestrian footbridge over the railway, and associated landscaping - ("a student village") on land at Rusham Park, Whitehall Lane, Egham, Surrey (amended scheme reducing site area and reducing number of study bedrooms from up to 2,000 to up to 1,400 with amended plans and supporting technical documentation received 11 and 16 September 2020) (granted permission pending finalisation of S106 agreement).

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	✓	1,400	As per application RU.20/0098 (equivalent to 452 net additional residential units).

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 in line with the phasing plan submitted as part of application RU.20/0098 which states the aim is to have the units built in 2024/25 and 2025/26.
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Site suitability

Suitability information:	Although the site is in the Green Belt, it is previously developed. Additionally, as it has been granted permission under RU.20/0098 (subject to the applicant entering into a S106 agreement securing mitigation for the Thames Basin Heaths SPA) this shows that the site is suitable for the development of up to 1,400 units of student accommodation.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been granted permission under RU.20/0098 (subject to s.106) this shows that the site is available for the development of up to 1,400 units of student accommodation.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been granted permission under RU.20/0098 (subject to s.106) and given the applicant's delivery intentions for the redevelopment proposals, this shows that the site achievable.

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)	0-5 years
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Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As the site has permission for 1,400 additional student accommodation units (subject to the finalisation of the s.106 securing mitigation for the Thames Basin Heaths SPA), this should be included in the trajectory going forward in years 0-5.

Residential units provided to the assessment of supply: 1,400 student accommodation units (equivalent to 452 net additional residential units).

Other uses provided to the assessment of supply: as this site has only been promoted for the delivery of student accommodation, other uses have not been considered.



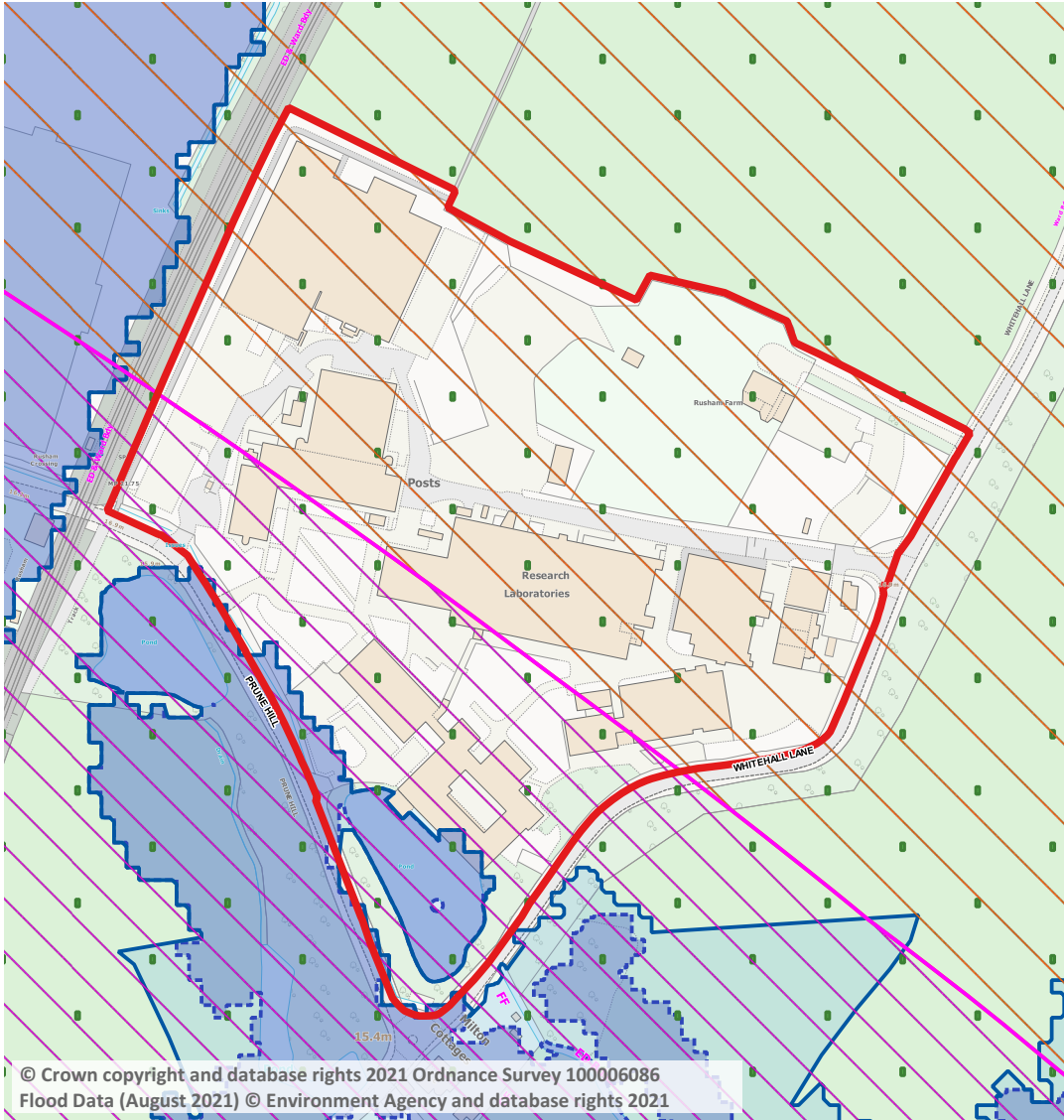
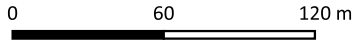
Date: 22/09/2021

SLAA ID: 218

Rusham Park, Whitehall Lane, Egham



Scale: 1:3,000



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Site Boundary

Green Belt

TBH Special Protection Area 7km

Flood Zone 2

Flood Zone 3

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	241
Site Name	53 Station Road, Egham
Address	53 Station Road
	Egham
Postcode	TW20 9LG
Grid references	X: 501073 Y: 171129
Site area (ha)	0.08
How site was identified	Through RU.13/0749
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	There are various commercial uses to the north, east and west, with residential dwellings to the south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a		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)	Within Egham 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.
Nationally Listed Building	The potential impact of any development on the nearby Railway Public House Nationally 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.13/0749 Change of use of existing office building to form 14no. units (bedsits) of student's accommodation with communal lounge, kitchens and laundry rooms together with cycle store (grant). Discharge of conditions under RU.13/1320 and non-material amendment under RU.13/1319.

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	✓	14	As per application RU.13/0749 and the related applications (equivalent to 5 additional 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:	The site is suitable for student accommodation as per application RU.13/0749 and the related applications.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for student accommodation as per application RU.13/0749 and the related applications. The development is currently under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.13/0749 and the related applications. The development is currently under construction.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for 14 units of student accommodation as per application RU.13/0749 and the related applications and the development has been commenced.

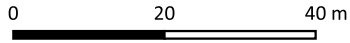
Residential units provided to the assessment of supply: 14 units of student accommodation (equivalent to 5 additional residential units).

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



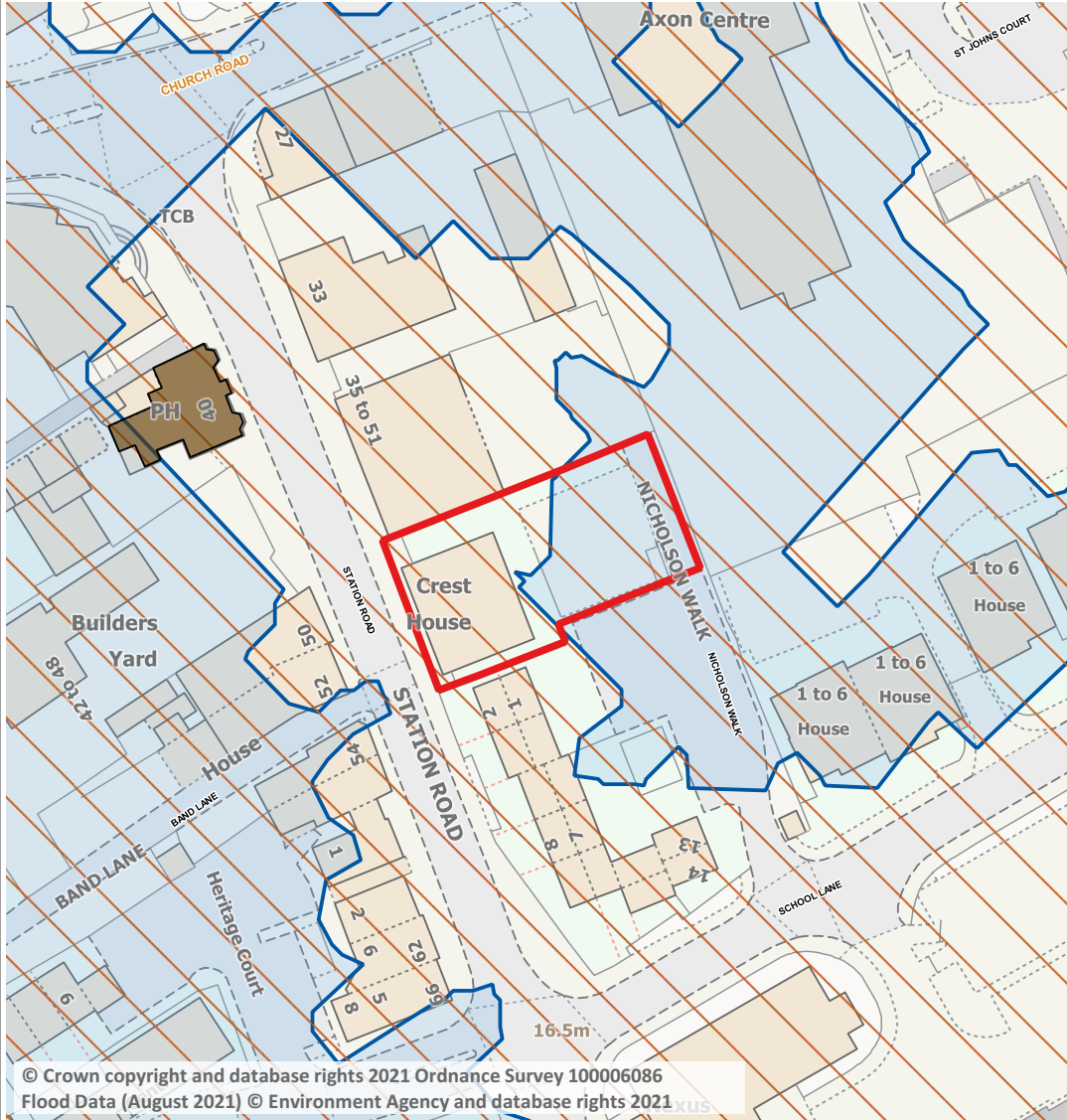
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SLAA ID: 241

Crest House, 53 Station Road, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	248
Site Name	Land to East of Orbis Causeway Business Park Staines
Address	Land to the east of Orbis Causeway Business Park Lovett Road Staines-Upon-Thames
Postcode	TW18 3FD
Grid references	X: 501981 Y: 171494
Site area (ha)	0.72
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bounded to the rear by the railway and offices to the north, east and west. Further to the west is The Glantay and the M25.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Causeway and Pinetrees Business Park Strategic Employment Area (Policy IE2)		

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.

Causeway and Pinetrees Business Park Strategic Employment Area	changes of use of land and/or buildings from employment to non-employment use resisted
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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.19/0465 Hybrid planning application consisting of 1) full planning permission for redevelopment and erection of commercial buildings consisting of a retail supermarket (Use Class A1), light industrial uses (Use Class B1(b)/B1(c)B2/ B8), multi-storey car park, refurbishment of Celsur House, associated landscaping and works; and 2) outline planning permission for redevelopment and erection a hotel development (Use Class C1) with access to be determined and all other matters reserved (grant). Further changes / conditions discharged through RU.20/1157, RU.20/1572, RU.21/0330 and RU.21/0365.</p> <p>RU.19/0207 Prior Notification for the proposed demolition of a two-storey office building and 2 no. reservoir tanks under Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	-9,137sqm (net)	Loss granted under planning permission RU.19/0465. 12,901sqm extant, 3,764sqm proposed so -9,137sqm net.
Employment (B2 and B8 use classes)	✓	1,775sqm (net)	Gain granted under planning permission RU.19/0465. 7,775sqm extant and 9,550sqm proposed so 1,775sqm net gain B2 and B8.
Retail	✓	1,792sqm	Use granted under planning permission RU.19/0465.

Food and drink			
Leisure			
Community uses			
Hotel	✓	160 beds (7,804sqm)	Use granted under planning permission RU.19/0465.
Parking	✓	429 spaces	Use granted under planning permission RU.19/0465.

Suggested phasing

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

Suitability information:	The site is suitable as it has an extant planning permission that is in the process of having its conditions discharged.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site's current planning permission is having its conditions discharged this shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site's current planning permission is having its conditions discharged this points to the approved development at the site being achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

This site is suitable for the redevelopment granted through permission RU.19/0465. Therefore, it should be included in the trajectory.

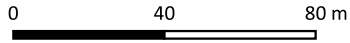
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: based on the information contained in the officer's report for planning application RU.19/0465 the site will deliver a 160-bed hotel of 7,804sqm, 429 car parking spaces, 1,792sqm retail floorspace, a net loss of 9,137sqm B1 and a net gain of 1,775sqm of B2 and B8 floorspace.



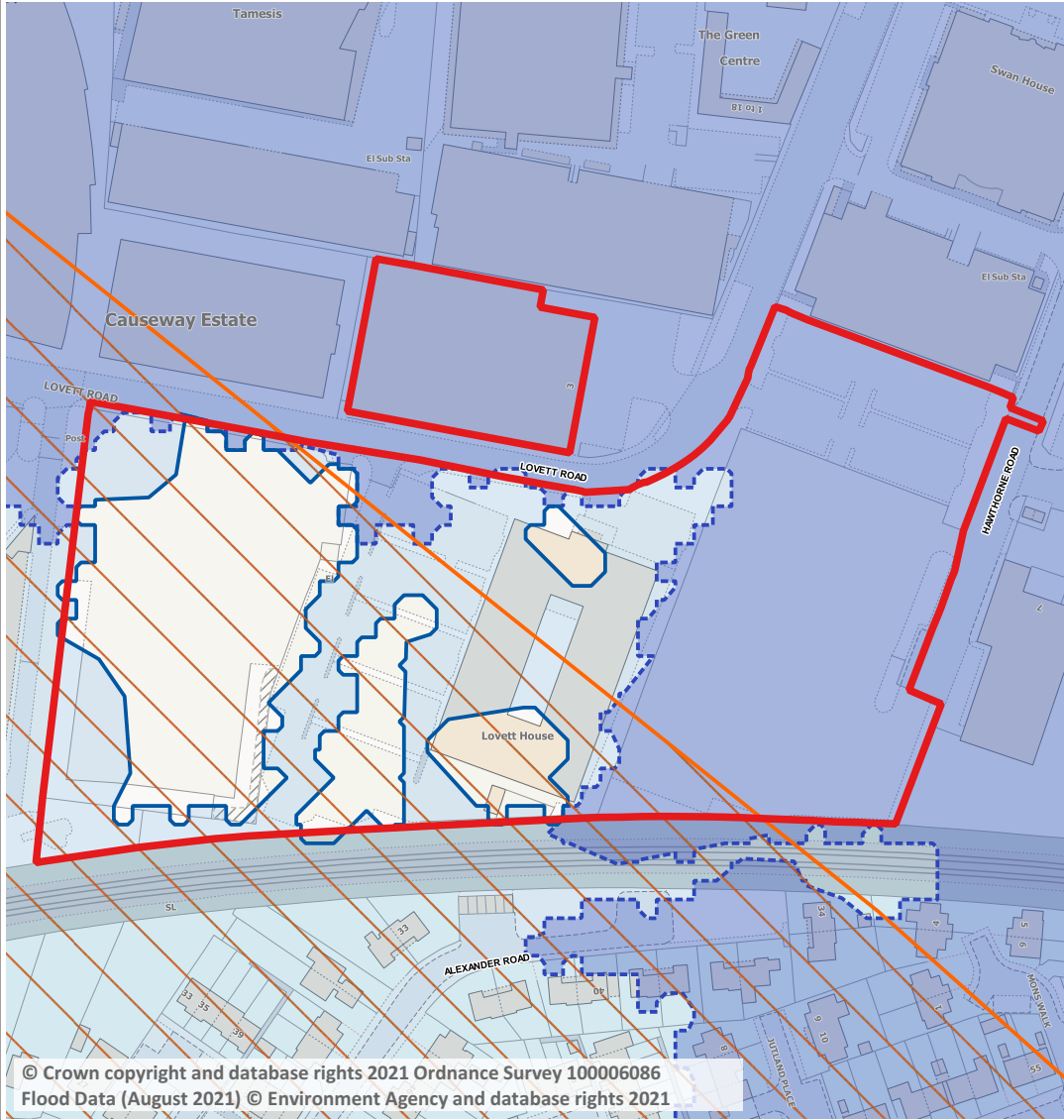
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SLAA ID: 248

Land to East of Orbis, Causeway Business Park, Staines



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



SLAA 2021 officer site assessments

Site information

Site ID	253
Site Name	Egham Gateway East
Address	1-39a The Precinct
	High Street
	Egham
Postcode	TW20 9HN
Grid references	X: 501173, Y: 171345
Site area (ha)	0.25
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Mixed use
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north of the site beyond High Street, are primarily continuous rows of two and three storey buildings with town centre uses below and residential or office uses above. To the west is a mixed-use development at Tudor Court and to the south of the site is the Travelodge and Waitrose. To the east is the junction of the High Street with Church Road beyond which lies open space and residential properties.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓ (partial)
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 an 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.

Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings at 55, 65, 72 and 75 High Street would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Egham Town Centre 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.

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>The site has an extensive planning history. The most recent of these from the previous five years include:</p> <p>RU.20/0997 Permission to use vacant shop as an estate agent (Use class A2) (grant).</p> <p>RU.17/2031 Proposed change of use of existing office premises to a gym (Use Class D2) and an ancillary treatment room (grant).</p> <p>RU.16/0517 Changing the use from A1 retail & offices to D2 fitness & leisure for a fitness school, including circus arts (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.	✓	45+	Policy IE9 of the Runnymede 2030 Local Plan states that a minimum of 45 dwellings should come forward as part of a mixed-use scheme.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.

Employment (B2 and B8 use classes)	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Retail	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Food and drink	✓		Policy IE9 of the Runnymede 2030 Local Plan states that the commercial units should be re-provided as part of a mixed-use scheme.
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>A mix of uses is permitted in town centre locations and as such it is considered that some of the existing employment units could be suitable for other town centre uses.</p> <p>In addition, RBC and Surrey County Council commissioned GVA Grimley to design a masterplan in 2013 that identifies development opportunities in Egham Town Centre. The masterplan identified that the land at The Precinct could be used for town centre uses with residential above and suggested 43 flats could be accommodated (net). No detailed discussion has taken place since this time although it has been suggested that a taller form of development could be achieved. Therefore, for the purposes of this SLAA, it is suggested that up to 45 flats could be accommodated. This is in line with Local Plan policy IE9.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site availability and options being explored to bring the site forward suggest the site will be available in years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered to be suitable, available and developable and is therefore achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

This site should be taken forward into the housing trajectory for a minimum of 45 additional residential units. Although Policy IE9 of the Runnymede 2030 Local Plan has indicated that it expects the site to come forward in 2022-2024, the Council's Assets & Regeneration Team expect the site to come forward in years 6-10 of the trajectory.

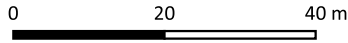
Residential units provided to the assessment of supply: 45 (net) in years 6-10 of the trajectory.

Other uses provided to the assessment of supply: parts of the site contain employment uses and therefore, employment uses would also be suitable on the land. It is likely that the land would be used for mixed use. The level of development of other uses would be dependent on the level of residential development.



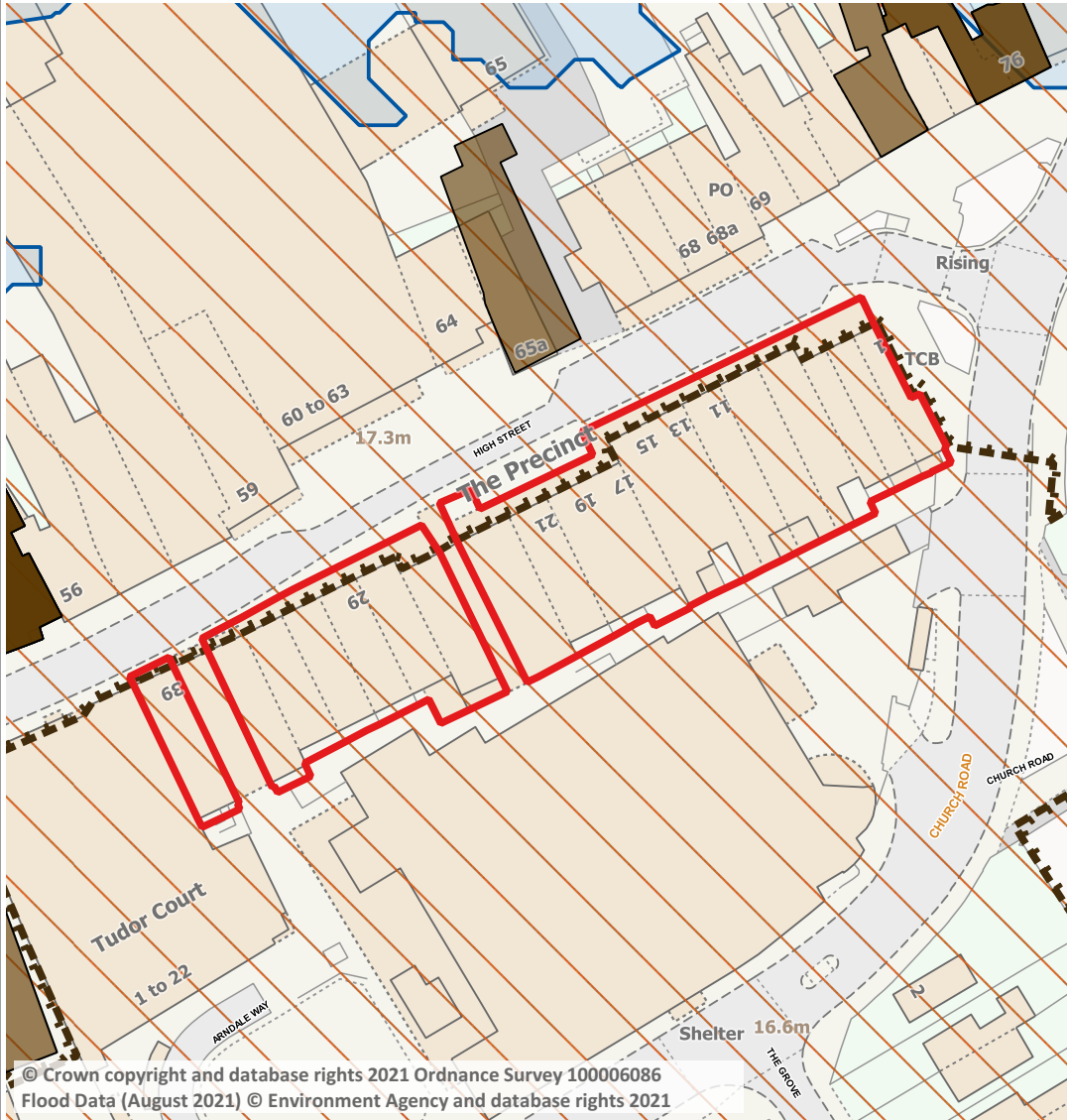
Date: 22/09/2021

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SLAA ID: 253

Egham Gateway East



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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	256
Site Name	Thorpe Lea Road North
Address	Thorpe Lea Road North
	Egham
Postcode	TW20 8EZ
Grid references	X: 501818 Y: 170600
Site area (ha)	1.99
How site was identified	Submitted through the 2016 SHLAA
Ownership type	Private
Existing use(s)	Sui generis (traveller accommodation), employment, residential.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Vicarage Road forms the western boundary, beyond which lies a small amount of residential development and open land. Thorpe Lea Road forms the southern boundary with residential properties, a plant nursery and Meadlake Place industrial area located on the other side. A sports field is located on the northern boundary, which is used by Egham Cricket Club. To the east there is a small gap of woodland before the urban area of Egham begins again.

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	✓ (418)
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)			

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 risk	The area of flood risk only covers a relatively small portion of the site on its eastern side. Provided any future development is avoided in the small area of the site in flood zone 3, then this should not be a significant issue.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	Any proposed development would have to take account of TPO 418 as part its design.

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.17/0452 Erection of a two-storey rear infill extension to provide additional office floorspace and associated works (grant).</p> <p>RU.15/1516 Extension to the car park used by Kerry Foods (grant).</p> <p>RU.13/0339 Construction of a single storey office meeting room building following demolition of Wickham Lodge and construction of new boundary brick wall and gates at vehicular access on Thorpe Lea Road frontage (grant).</p> <p>RU.12/0474 For the use of part of this land for one traveller pitch for use by named individuals until December 2018. Discharge of conditions application since granted (grant).</p> <p>RU.02/0316 Certificate of existing lawfulness in relation to western part of Glenville Farm is also used for commercial vehicle sales, repairs, spraying and tyre fitting (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.	✓	90	Minimum net additional units under Policy SL7 of the adopted Runnymede Local Plan 2030.
Elderly people's			

housing, student halls			
Traveller accommodation	✓	2	Minimum net additional pitches under Policy SL7 of the adopted 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)	0-10 as per policy SL7 of the Runnymede 2030 Local Plan which expects the site to come forward between 2021 and 2030 in 2 phases. The agent for the Glenville Farm part of the site has confirmed that they are hoping to obtain planning permission in the summer of 2022 with a commencement on site in either late 2022 or early 2023. The redevelopment of the western part of the site which is occupied by the Kerry Foods Group is only expected to occur in the longer term.
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Site suitability

Suitability information:	This site has been designated for residential development including Gypsy and Traveller pitches in the Runnymede Local Plan 2030 and is therefore considered suitable for this form of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site has been designated for residential development including Gypsy and Traveller pitches in the Runnymede Local Plan 2030 and is therefore considered available for this form of development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site came forward through the Runnymede Local Plan 2030 it has been examined as part of the plan-wide viability assessment and thus is considered to be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable and Developable.
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Recommendation

As this site has been designated for residential development including Gypsy and Traveller accommodation, it is deemed to be a suitable location for these forms of development. Therefore, the projected numbers set out above should be added into the trajectory.

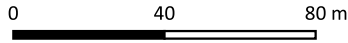
Residential units provided to the assessment of supply: 90 (net) dwellings and 2 Gypsy and Traveller pitches. This will be split over years 4-8 to reflect the broad range set of the site's delivery in the Local Plan.

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



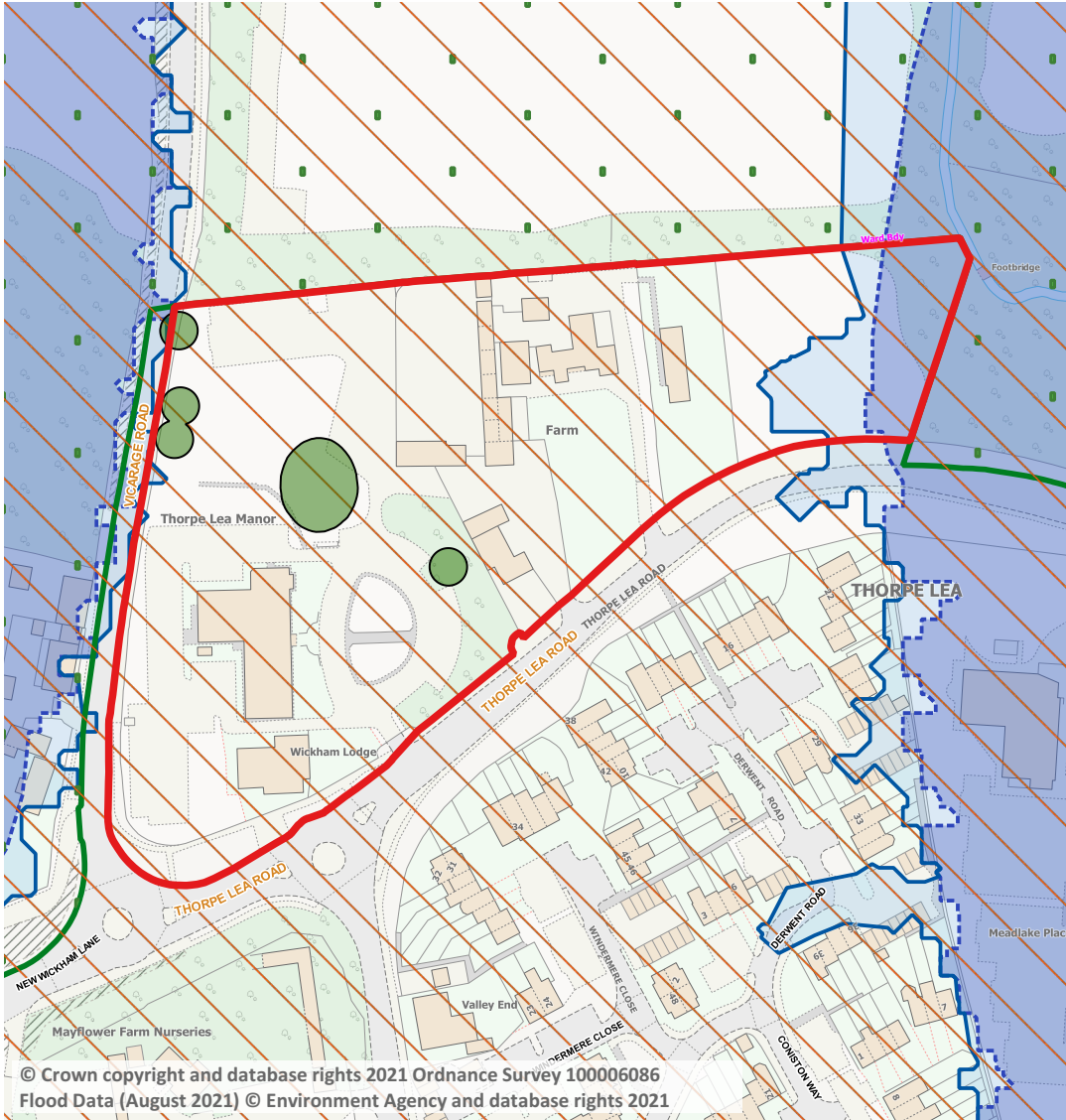
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SLAA ID: 256

Thorpe Lea Road North



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



SLAA 2021 officer site assessments

Site information

Site ID	257
Site Name	Thorpe Lea Road West
Address	Thorpe Lea Road West
	Egham
Postcode	TW20 8JL
Grid references	X: 501738, Y: 170296
Site area (ha)	6.58
How site was identified	Allocated in the Runnymede Local Plan 2030.
Ownership type	Private
Existing use(s)	From the planning history, the permitted use of the site is a mix of agriculture, storage and residential.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.57ha – 9% PDL).
Surrounding uses	To the east is residential development and to the north, south and west (beyond the M25) of the site are areas of paddock land / open space, interspersed with individual dwellings / businesses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (98)
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 western edge is within 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.
TPO	Any proposed development would have to take account of TPO 98 as part its design.

AQMA	The western edge of the site lies within the M25 AQMA. This will need to be taken account of in the design of any redevelopment scheme for the site and responded to accordingly.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1324 Demolition of existing buildings and redevelopment for residential use (Class C3) for up to 116 new dwellings, together with relocation of vehicular access and the provision of a single traveller pitch and access, landscaping, public open space and associated works. Outline application with access for consideration (matters reserved - scale, appearance, landscaping and layout) (pending).</p> <p>RU.21/0192 Demolition of existing buildings and outline planning permission to construct up to 144 residential dwellings (Use Class C3) with a new vehicular and pedestrian access from Thorpe Lea Road and the provision for two gypsy and traveller pitches (pending).</p> <p>RU.21/0626 Demolition of the existing property and the erection of two detached three bedroom, six terraced three bedroom and two detached four-bedroom houses, with associated access and parking (refused).</p> <p>RU.21/0581 Subdivision of the existing plot and erect 4 no. 4-bedroom and 2 no. 3-bedroom semi-detached houses with associated parking and amenity (refused).</p> <p>RU.19/0204 Demolition of existing buildings and the construction of 220 residential dwellings (Use Class C3) and associated works including new vehicular access from New Wickham Lane, pedestrian accesses onto Thorpe Lea Road, landscaping, car parking, allotments, re-location of existing telephone mast and provision of two traveller pitches and associated development (withdrawn).</p> <p>RU.18/0372 EIA Scoping Opinion in relation to proposed development for up to 200 residential units with associated open space, car and cycle parking and the provision of associated hard and soft landscaping (scoping agreed).</p>

	<p>RU.14/1899 Screening request for proposed development of 160 residential dwellings, associated access and internal circulation roads, cycleways and footpaths, open space and landscaping over 5.1 ha (EIA development – ES required).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	250	This is the minimum number set out under Policy SL8 of the Runnymede Local Plan 2030.
Elderly people's housing, student halls			
Traveller accommodation	✓	3	This is the minimum number set out under Policy SL8 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

<p>Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)</p>	<p>Given the number of developers who are actively seeking to gain planning consent at the time of writing to bring forward development on this allocated site, it is considered likely that at least some development will occur in years 0-5.</p> <p>Given however that no part of the allocated site yet has planning consent it is considered that the earliest that units would be delivered on this site would be 2024/25, and the trajectory will be amended to reflect this.</p>
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Site suitability

Suitability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller pitches in the Runnymede Local Plan 2030 (under Policy SL8), this site is suitable for this form of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8), this site is available for this form of development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8) this site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

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 been allocated for at least 250 dwellings and 3 Gypsy and Traveller Pitches in the Runnymede Local Plan 2030 (under Policy SL8) this site should be added into the trajectory. Whilst there is clearly significant interest from developers in bringing this site forward, at the time of writing, given that there have recently been two refused applications at the site, with two further applications pending, it is considered unlikely that any units will be delivered until 2024/25. This will be reflected in the trajectory.

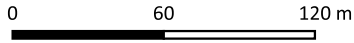
Residential units provided to the assessment of supply: 250 dwellings and 3 Gypsy and Traveller pitches.

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



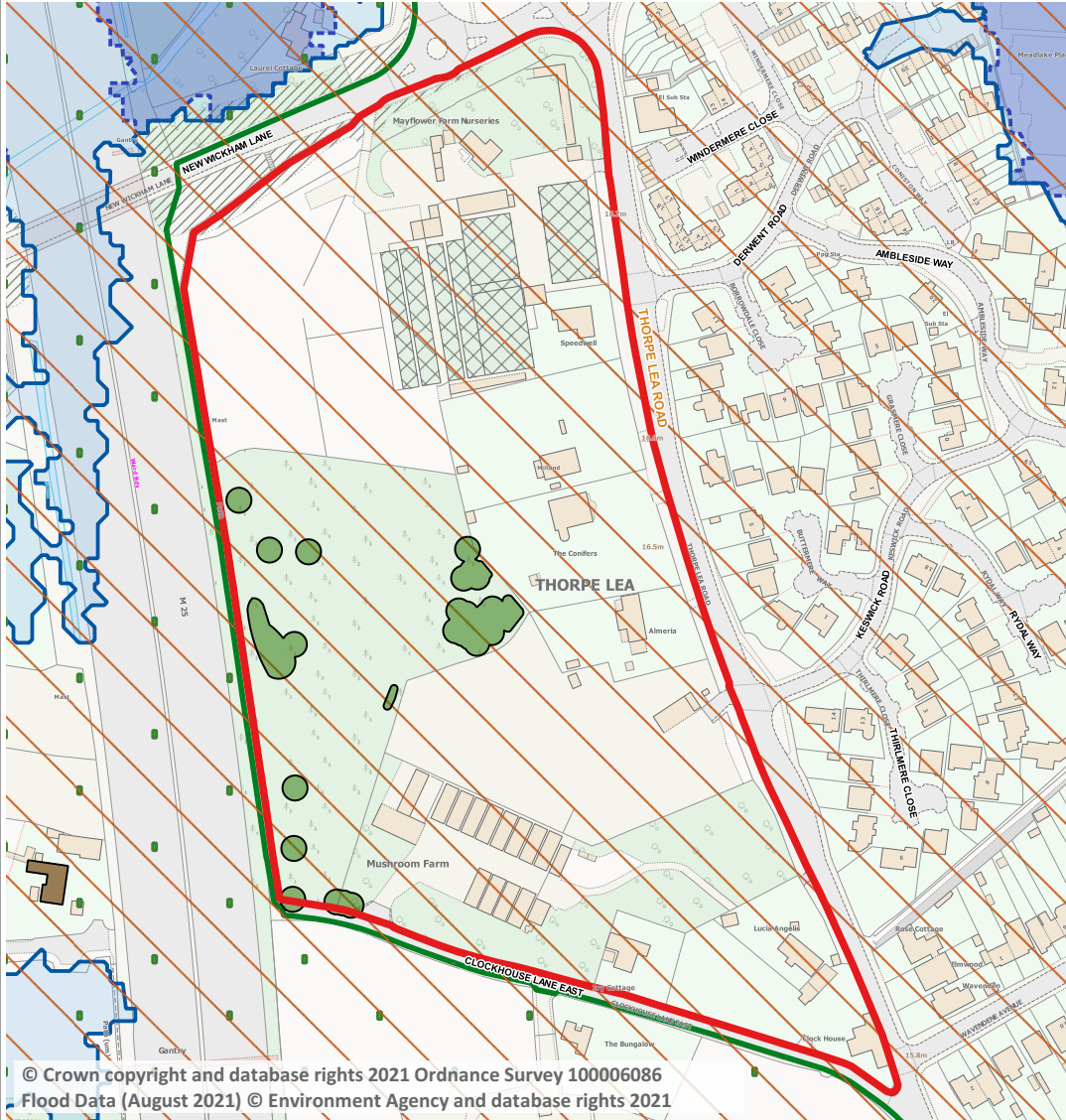
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



SLAA ID: 257

Thorpe Lea Road West



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



SLAA 2021 officer site assessments

Site information

Site ID	269
Site Name	Land East of Thorpe Industrial Estate, Egham
Address	Land East of Thorpe Industrial Estate
	Alpha Way
	Egham
Postcode	TW20 8RZ
Grid references	X: 502644 Y: 169842
Site area (ha)	13.87
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Undeveloped land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Land abutting the north, east and south of the site is land characterised by its open nature, however there is residential development beyond this. To the west lies the Thorpe Industrial Estate as well as the main urban area of Egham (separated by a relatively narrow area of 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	
Flood zone 3b	✓ (partial)	SSSI	✓ (adjacent)
Within 5 km of TBH SPA		SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. The site is located within 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.

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.
SSSI	The potential impact of any development on the Thorpe Hay Meadow SSSI would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Chertsey Bourne at Abbey Lake Complex SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	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.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Office uses (subject to negotiation).
Employment (B2 and B8)	✓	35,000sqm	Based on 8.4ha outside the functional floodplain (Flood Zone 3b)

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:	<p>The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>In addition, most of the site is covered by flood zone 2; the eastern part of the site contains areas in both flood zones 3a and 3b. The agent for the site confirms that the site would be available for commercial use, which is considered to be a less vulnerable use. Notwithstanding the site being located in the Green Belt, whilst the PPG confirms that commercial development is an appropriate use in flood zones 2 and 3a, any proposal would still need to pass the sequential test.</p>
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Site availability

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

Site achievability

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

Site deliverability

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

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

The site is located within the Green Belt and thus is not considered suitable. Therefore, it should not be included in the trajectory. Additionally, it would need to be able to demonstrate that it can pass the sequential test in relation to flood risk.

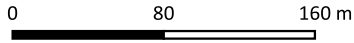
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as the site is in the Green Belt, other uses (including industrial) are not considered suitable in this location and thus not added into the trajectory.



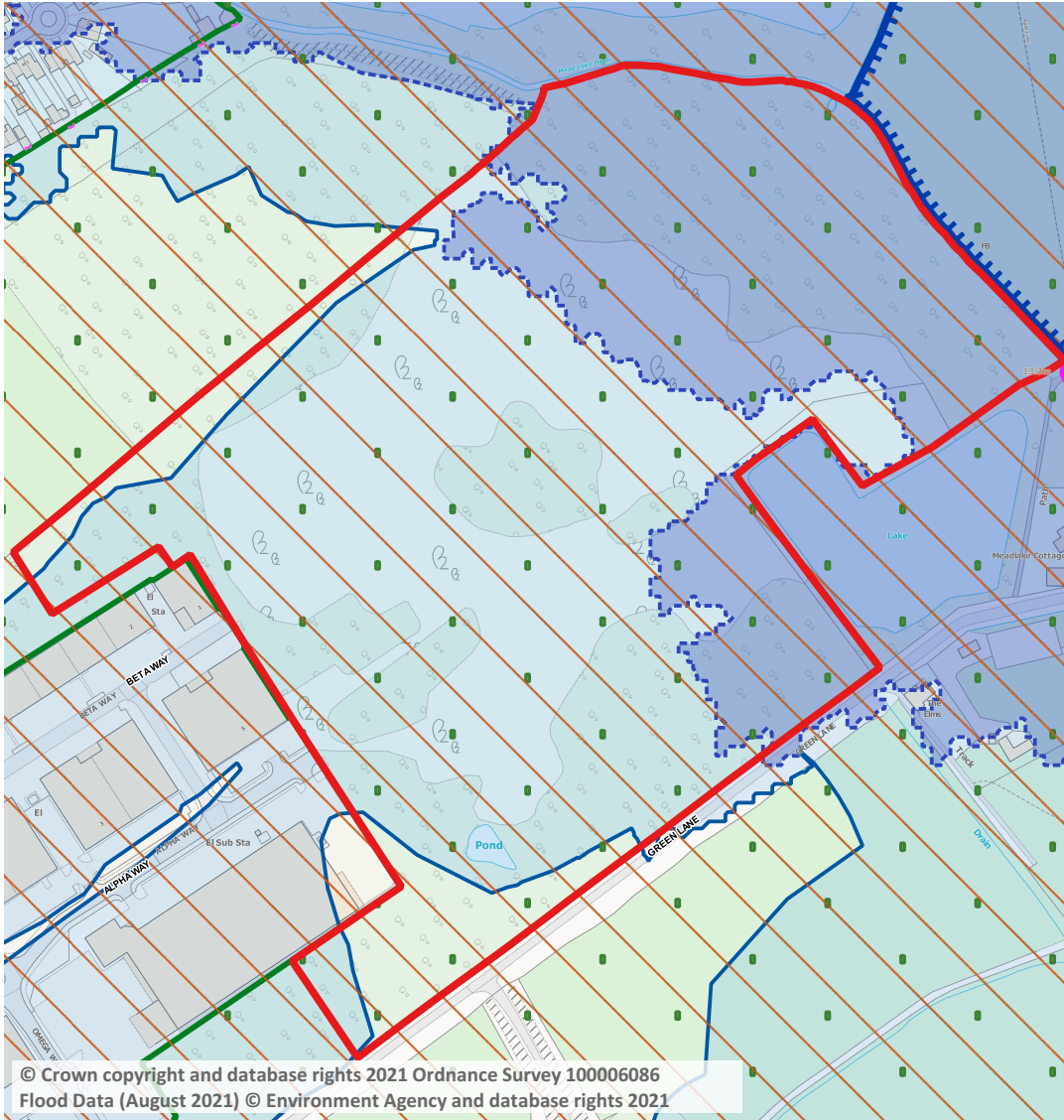
Date: 22/09/2021

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

SLAA ID: 269

Land East of Thorpe Industrial Estate



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



SLAA 2021 officer site assessments

Site information

Site ID	281
Site Name	Land at Clockhouse Lane East, Thorpe
Address	Clockhouse Nursery
	Clockhouse Lane
	Egham
Postcode	TW20 8PF
Grid references	X 501768 Y 170040
Site area (ha)	2.80 (original area submitted 1.97ha)
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Horticulture / office / residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.165ha – 6% PDL).
Surrounding uses	The site is located adjacent to the M25 on its eastern side and just north of a fishing lake adjacent to the Thorpe Bypass with Clockhouse Lane East and The Bungalow forming the northern site boundary. To the east of the site lies the residential are of Egham Hythe.

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)	Partially within an Area of High Archaeological Potential Partially within the Thorpe and Shepperton Biodiversity Opportunity Area The western part of the site is in 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
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle

	acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Area of High Archaeological Potential / County Sites of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
AQMA	Any potential development would need to take account of the presence of the M25 AQMA and thus design the proposal accordingly.

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.20/1032 Outline application for the erection of 9 no. dwellings together with associated parking, access and landscaping following the demolition of existing buildings. Access only to be considered (withdrawn).</p> <p>RU.14/1760 Erection of single storey dwelling following demolition of 3 existing buildings (grant). Subsequent discharge of conditions applications under RU.15/1041 and RU.15/1793.</p> <p>RU.12/1005 Change of use of building 5 to office with car parking (grant).</p> <p>RU.11/0670 Conversion of former office to 1no residential unit (grant).</p> <p>RU.11/0669 Retention of replacement building for B1 and B8 use following demolition of building 1 (grant).</p> <p>RU.10/0696 Certificate of Lawfulness for existing 2 caravans/mobile homes used for storage ancillary to horticultural use (buildings 3 & 4), 2 greenhouses (buildings 6 & 7), building for Class B1 use (Building 5), building for office use (building 9), timber boarded building for office use ancillary to horticultural use (building 10), water tank (building 11) and container for storage (building 12). Split decision (building 12 refused).</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.	✓	90-125	45dph. Either 90 gross, 89 net or 125 gross and 123 net. 27 AH, 63 open market or 38 AH, 87 open market. The numbers depend on whether Option A is pursued or Option B (which includes additional land at the residential property called Kemmacott).
Elderly people's housing, student halls	✓		Residential Care Home; Nursing Home
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:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, some of it appears to be in agricultural/horticultural use which does not fall within the definition of previously developed land and some areas of the site are PDL.</p> <p>In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p>
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	<p>The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p> <p>The PDL area of the site is largely located toward the centre of the site and an extensive planning history confirms office/storage and residential use on parts of the site as well as the creation of associated car parking. The office/storage space is around 750sqm and the residential use is formed from 1 dwelling (or two if Option B is pursued). Paragraph 149 of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the PDL part of the site could be considered suitable for development, dependent on a proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.</p> <p>Taking a precautionary approach, the site could deliver up to 4 (or 5 if Option B is pursued) net additional dwellings following demolition of existing structures and hardstanding although this would depend on the harm to the Green Belt in comparison with the existing.</p> <p>In terms of other uses, additional buildings for employment would likely be harmful to the Green Belt and would not therefore be suitable. As with residential development, redevelopment of the site for leisure uses could be suitable depending on conversion of existing buildings or replacements not having any greater harm on the Green Belt than the existing.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The development as proposed by the promoter is not achievable as this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its promoted level of development. However, the PDL areas could be redeveloped for 5 net additional residential units.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes The development as proposed by the promoter is not achievable as this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its promoted level of development. However, the PDL areas could be redeveloped for 5 net additional residential units.
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Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.
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Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

At the current time, the use of the site for residential development on non-PDL areas would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. For those areas considered to be PDL, 4 (or 5) net additional units could be accommodated subject to impact on Green Belt.

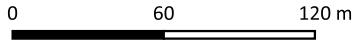
Residential units provided to the assessment of supply: 5 (net).

Other uses provided to the assessment of supply: non-PDL areas would not be suitable for employment use. PDL areas for further employment buildings unlikely to be suitable but conversions or replacements to leisure may be acceptable depending on harm to Green Belt.



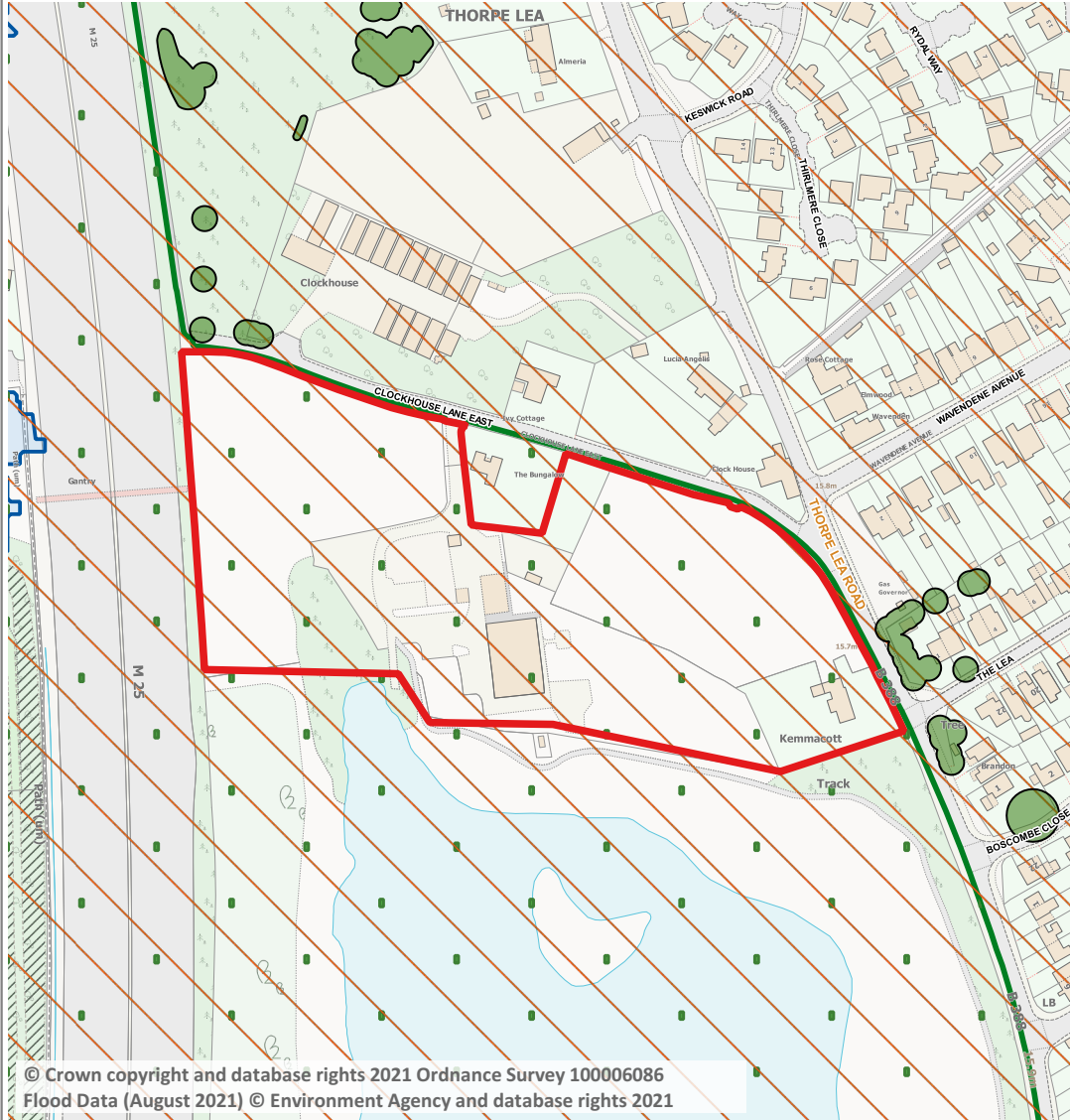
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SLAA ID: 281

Land at Clockhouse Lane East, Thorpe



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



SLAA 2021 officer site assessments

Site information

Site ID	282
Site Name	Land East of Fishing Lake, Thorpe Lea Road, Egham
Address	Land East of Fishing Lake
	Thorpe Lea Road
	Egham
Postcode	
Grid references	X: 501979 Y: 169847
Site area (ha)	1.39
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is a thin strip of land located directly to the west of the B388. The site is located directly to the west of Thorpe Fisheries fishing lake. The northern boundary comprises a large residential property. On the opposite side of the B388 is a residential estate. The southern boundary is marked by the entrance to the fishing lake.

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 an Area of High Archaeological Potential Partially within the Thorpe and Shepperton Biodiversity Opportunity Area		

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

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

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
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.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	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.	✓	20	30dph
Elderly people's housing, student halls	✓		Suggested by the promoter.
Traveller accommodation			
Commercial (E use classes)	✓		Suggested by the promoter.
Employment (B2 and B8 use classes)	✓		Suggested by the promoter.
Retail			
Food and drink			
Leisure	✓		Suggested by the promoter.
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to be previously developed. As such, based on the information before the Council at the current time, the use of this site for most forms of development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.
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Site availability

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

As this site is located in the Green Belt it is not considered to be suitable for development. Therefore it should not be added towards the trajectory.

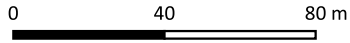
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site is in the Green Belt and is greenfield in nature, other uses have not been considered.



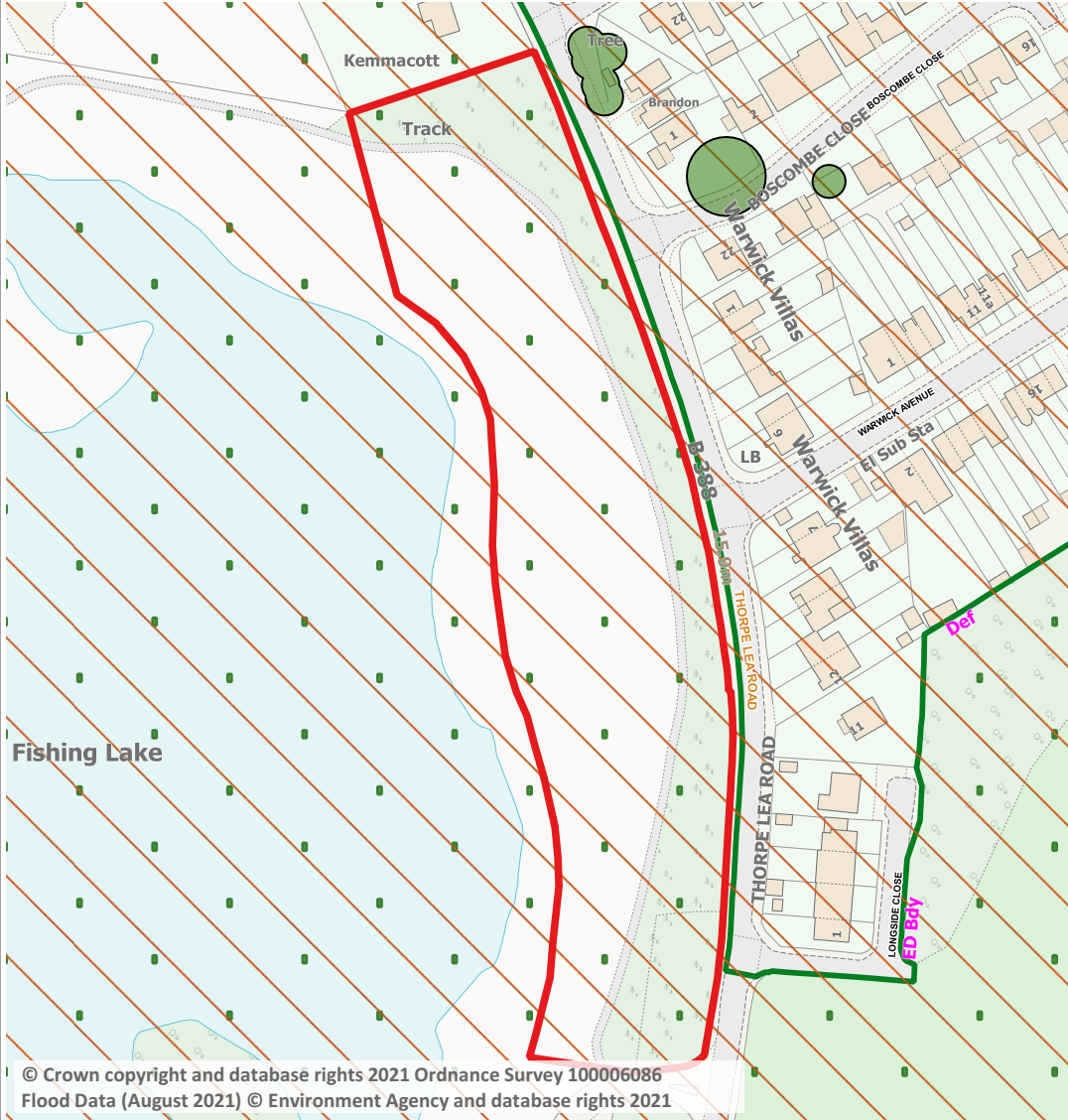
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SLAA ID: 282

Land East of Fishing Lake, Thorpe Lea Road



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



SLAA 2021 officer site assessments

Site information

Site ID	292
Site Name	Land East of Bishops Way, Egham
Address	Land East of Bishops Way, Egham
Postcode	
Grid references	X: 503041 Y: 170548
Site area (ha)	38.6
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Restored Mineral/Landfill
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by the Egham urban area on its eastern and western sides, with open land to the south. Beyond this open land the urban area begins again, with the wider area of land this site sits within being wrapped around by built form.

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	
Flood zone 3b	✓ (partial)	SSSI	✓ (adjacent)
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area Majority of the site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13:

	Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
SSSI	The potential impact of any development on the Thorpe Hay Meadow SSSI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	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.	✓	235	40dph over 8.35ha.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)	✓		Business park as suggested by promoter.
Employment (B2 and B8 use classes)	✓		Business park as suggested by promoter.
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:	<p>The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored. The site proponent considers that the area in the north east corner of the site which covers approx. 8.35ha could be used for residential development which would enable delivery of a wetland centre and ecological park on the remainder of the site.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 8.35ha in the northeast corner has been the subject of mineral/landfill operations which have been restored. As such, based on the information before the Council at the current time the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for residential development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the residential development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p> <p>The whole of the site is also located in flood zones 2, 3a and 3b. The flooding constraints associated with the site would also need to be addressed before any development at the site could be considered acceptable.</p>
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Site availability

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

Site achievability

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

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

At the current time, the use of the site for 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. There are also significant flooding issues at this site which would need to be overcome, especially for residential development. As such, currently, 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.

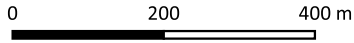
Residential units provided to the assessment of supply: 0

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, but its use as an ecological park, depending on its design, may be acceptable subject to paragraph 149 of the NPPF.



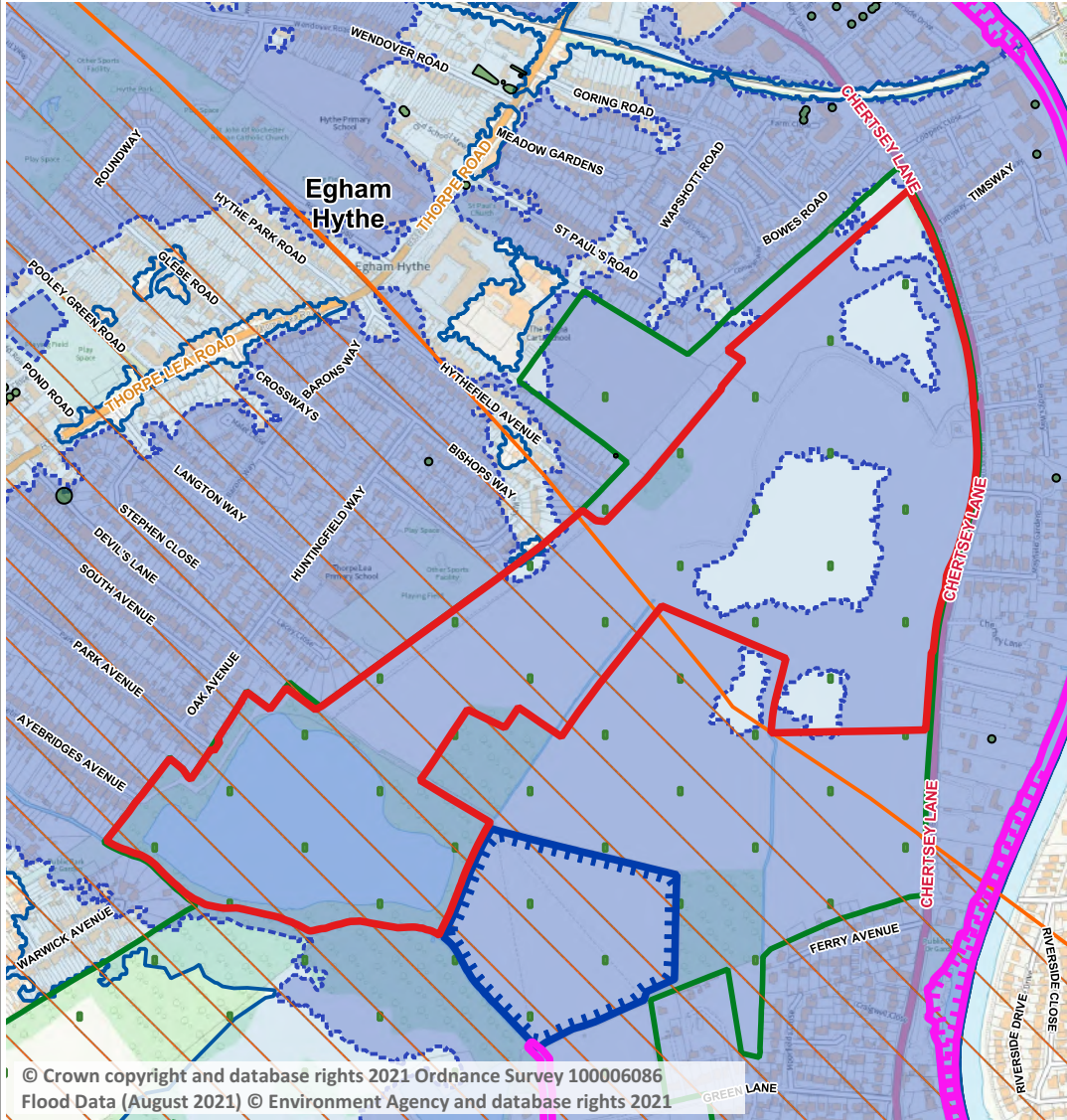
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




SLAA ID: 292

Land east of Bishops Way, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	317
Site Name	Land fronting The Glanty, Staines-upon-Thames
Address	Land fronting The Glanty
	Staines-upon-Thames
Postcode	TW18 3FD
Grid references	X: 501985 Y: 171581
Site area (ha)	1.04
How site was identified	Submitted as part of the 2018 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Site lies between The Glanty and Lovett Road and is surrounded by employment uses on all sides.

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	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within The Causeway and Pinetrees Business Park Strategic Employment Area. Western edge within 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	Not relevant for commercial developments.
Causeway and Pinetrees Business Park Strategic Employment Area	Changes of use of land and/or buildings from employment to non-employment use would be resisted in principle.

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.15/1933 Erection of a 5-storey office (B1) building with roof top plant area and multi-level car park on the eastern side with access off Lovett Road and creation of new access linked to The Glanty and associated landscaping works (grant).</p> <p>Subsequent non-material amendment, discharge of conditions and submission of details applications under RU.17/1051, RU.17/1550, RU.17/1550, RU.19/0183, RU.19/0517, RU.19/0710, RU.19/0520, RU.19/0730, RU.19/0799, RU.19/1294, RU.19/0518, RU.19/0519, RU.20/0217, RU.20/0286, RU.21/0209, RU.21/0308, RU.21/0302 and RU.21/0850.</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)	✓	12,883sqm	As permitted under RU.15/1933
Employment (B2 and B8 use classes)			
Retail	✓	108sqm	As permitted under RU.15/1933
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 been granted permission under RU.15/1933 it is suitable for redevelopment for office use.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has been granted permission under RU.15/1933 (with the site subsequently being cleared and multiple subsequent applications being granted) it is available for redevelopment for office use.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been granted permission under RU.15/1933 its redevelopment for office use 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

As the site has been granted permission under RU.15/1933 (with the site subsequently being cleared and multiple subsequent applications being granted) it is suitable for redevelopment for office and retail use and thus should be added to the trajectory.

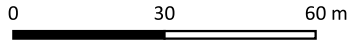
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 12,883sqm office and 108sqm retail floorspace as per RU.15/1933.



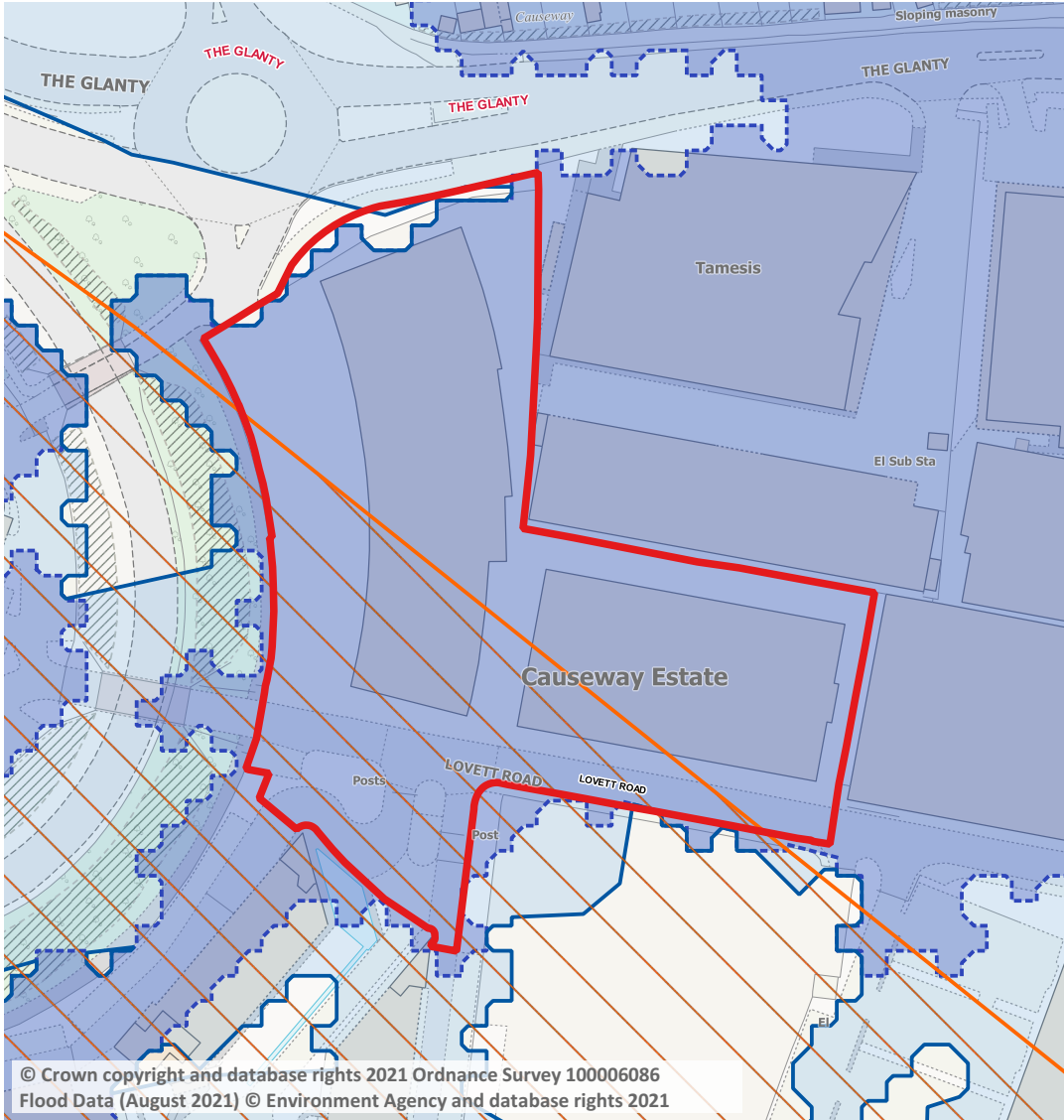
Date: 22/09/2021

Scale: 1:1,500



SLAA ID: 317

Land fronting The Glanty, Staines-upon-Thames



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



SLAA 2021 officer site assessments

Site information

Site ID	320
Site Name	High Street North Opportunity Area, Egham
Address	High Street North Opportunity Area
	Egham
Postcode	
Grid references	X: 501176 Y: 171433
Site area (ha)	2.5
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Public and private
Existing use(s)	Multiple mixed uses
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The northern boundary consists of rear gardens of semi-detached two-storey properties that front Crown Street. Hummer Road makes up the eastern boundary with further residential development located on the east side of Hummer Road. To the west, the boundary comprises the United Church of Egham and further residential property (including a small block of flats). The southern is made up of the High Street which includes The Precinct and is characterised by two-three storey buildings.

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	✓ (multiple)	Access	
Other (please specify)	Within the Egham Primary Shopping Area. Within Egham Town Centre. Partially within both the Primary and Secondary Shopping Frontages. Partially within the Egham Historic Core Area of High Archaeological Potential. Adjacent to the United Reformed Church and Stopps Bakery 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 Risk	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 Malt House, 55, 65, 72, 75 and 80 High Street 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 Egham Town Centre 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 Buildings	The potential impact of any development on the adjacent United Reformed Church and Stopps Bakery 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.21/0723 Change of use of ground floor from launderette to commercial unit (class E) and residential (class C3) formation of self-contained one bedroom dwelling together with single storey rear extension (refuse).</p> <p>RU.21/0205 Change of use to a mixed use as Code Ninja education (Use Class F.1) and as offices (Use Class E) (grant).</p> <p>RU.20/1380 Certificate of Proposed Lawful Use of the first floor for Use Class E (Commercial, Business and Services) of the Town and Country Planning (Use Classes Order) 1987 as amended (refuse).</p> <p>RU.16/0805 Erection of 2 no. single storey rear extensions to form additional seating area, staff area and disabled toilet, new enclosure to existing outside seating area, re-positioning and installation of new</p>

	<p>kitchen extract flue and condenser units, internal fit-out to form new restaurant (grant).</p> <p>RU.15/0944 Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3) comprising the creation of 2 self-contained flats (grant).</p> <p>RU.13/0711 Change of use of building from Use Class B1 (Offices) to an Osteopathic Clinic Use Class D1 (grant).</p> <p>RU.12/0666 Erection of a 2nd floor rear extension incorporating 1 no. studio flat (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	50	Policy IE12 of the Runnymede Local Plan 2030 states that the site could deliver in the region of 50 additional residential 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)	6-10 as Policy IE12 states that this area is expected to come forwards post 2025.
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Site suitability

Suitability information:	The site is considered suitable for redevelopment as it is identified as a broad location for future growth under Policy IE12 of the Runnymede Local Plan 2030.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is considered available for redevelopment as it is designated as a broad location for future growth under Policy IE12 of the Runnymede Local Plan 2030.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is considered suitable for redevelopment as it is designated as a broad location for future growth under Policy IE12 of the Runnymede Local Plan 2030. This means it has been through whole plan viability testing 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 as it is identified for development in the Runnymede Local Plan 2030 'post 2025'.

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site is in the urban area where the principle for development is accepted. Considerations relating to flooding and heritage would however need to be carefully considered if an application for a change of use/redevelopment was proposed. In terms of flooding, development would be required to pass the sequential test. However, overall, it is considered that the site could contribute approximately 50 net additional residential units and thus these should be added into the trajectory, but at a later stage due to these being expected to come forwards post 2025, in line with Policy IE12 of the Runnymede Local Plan 2030.

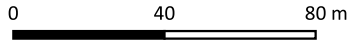
Residential units provided to the assessment of supply: 50 (net) in years 6-10 of the trajectory.

Other uses provided to the assessment of supply: as there have been no specific numbers set out in the relevant Local Plan policy in relation to redevelopment for commercial / town centre uses, this has not been assessed although some expansion of the existing business premises which exist in the broad location is likely to be acceptable.



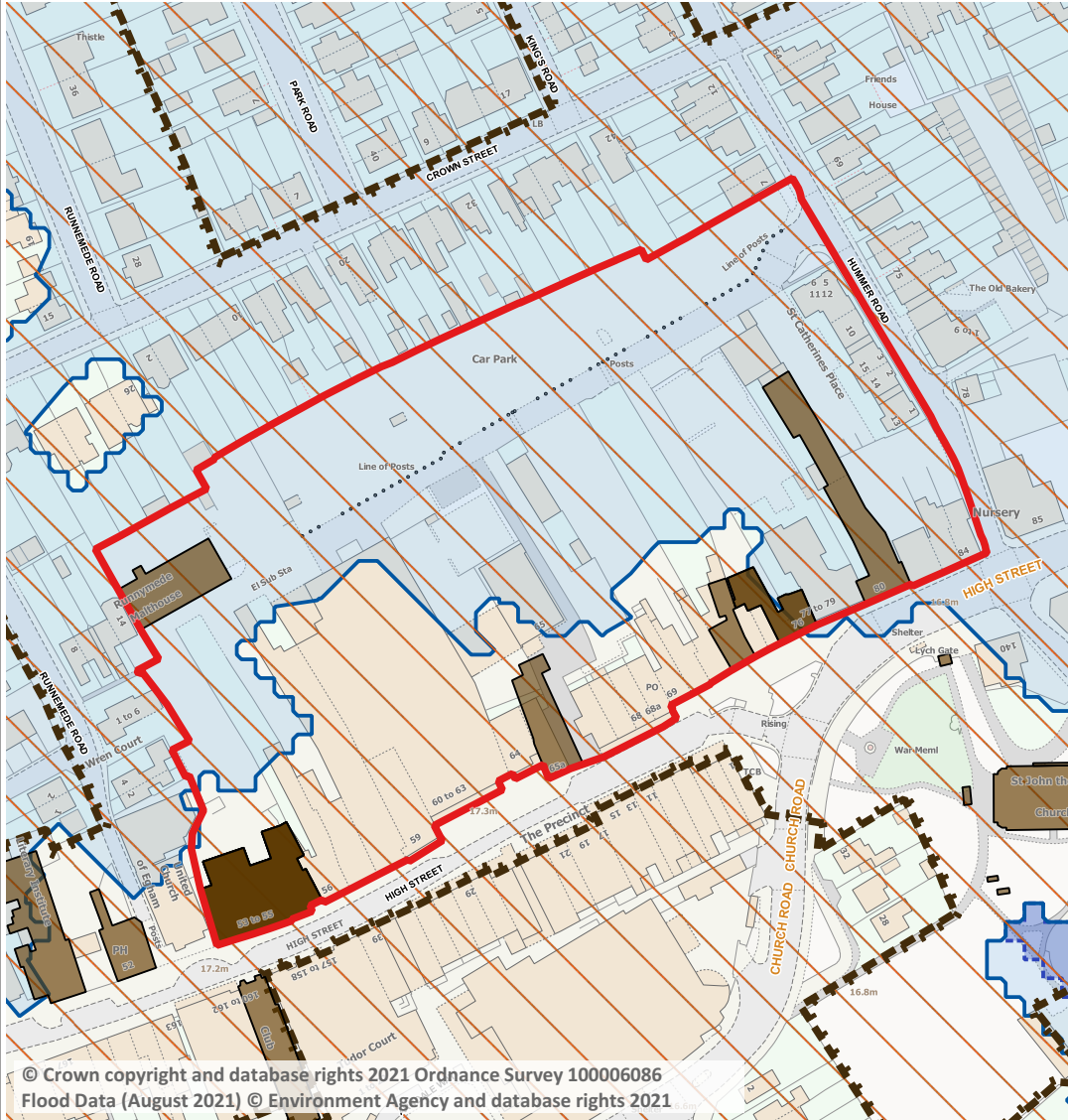
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SLAA ID: 320

High Street North Opportunity Area



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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	329
Site Name	Garages at Ripley Avenue, Egham
Address	Garages at Ripley Avenue
	Egham
Postcode	TW20 9QY
Grid references	X: 500446 Y: 170783
Site area (ha)	0.33
How site was identified	Arising from application RU.17/1932
Ownership type	Public (RBC)
Existing use(s)	Residential garages / horticulture
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 33% PDL).
Surrounding uses	The site abuts residential curtilages to the north and south, the remainder of the Dunkirk Nursery site to the east and an area of garages to the 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		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	Yes
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permissions / history? (Y/N)	
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.17/1932 Demolition of the existing garages and the erection of affordable housing units comprising 2 x 1-bedroom detached bungalows, 2 x 1-bedroom semi-detached bungalows and 6 x 2 bedroom two-storey semi-detached houses with associated access, parking and landscaping (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.	✓	10	Affordable housing as suggested by the RBC Housing Team.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	Based on the planning history and given the urban area location of the site, it is considered suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting of planning permission shows that the site is available for development. Although this permission has lapsed, the RBC Housing Team has confirmed they still intend to develop it for ten units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting of planning permission shows that the site is achievable. This availability has been confirmed by the RBC Housing Team.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

It is recommended that this site is included in the trajectory due to its recent planning history which shows that the site is suitable for redevelopment. Although RU.17/1932 has lapsed, following discussions with the RBC Housing Team, they have advised that a new planning application is expected during either 2022 or 2023 and they are still seeking to develop this site in years 0-5 of the trajectory.

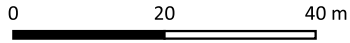
Residential units provided to the assessment of supply: 10 (net).

Other uses provided to the assessment of supply: Following discussions with the landowner in relation to their intentions for this site, no other uses for this site have been considered.



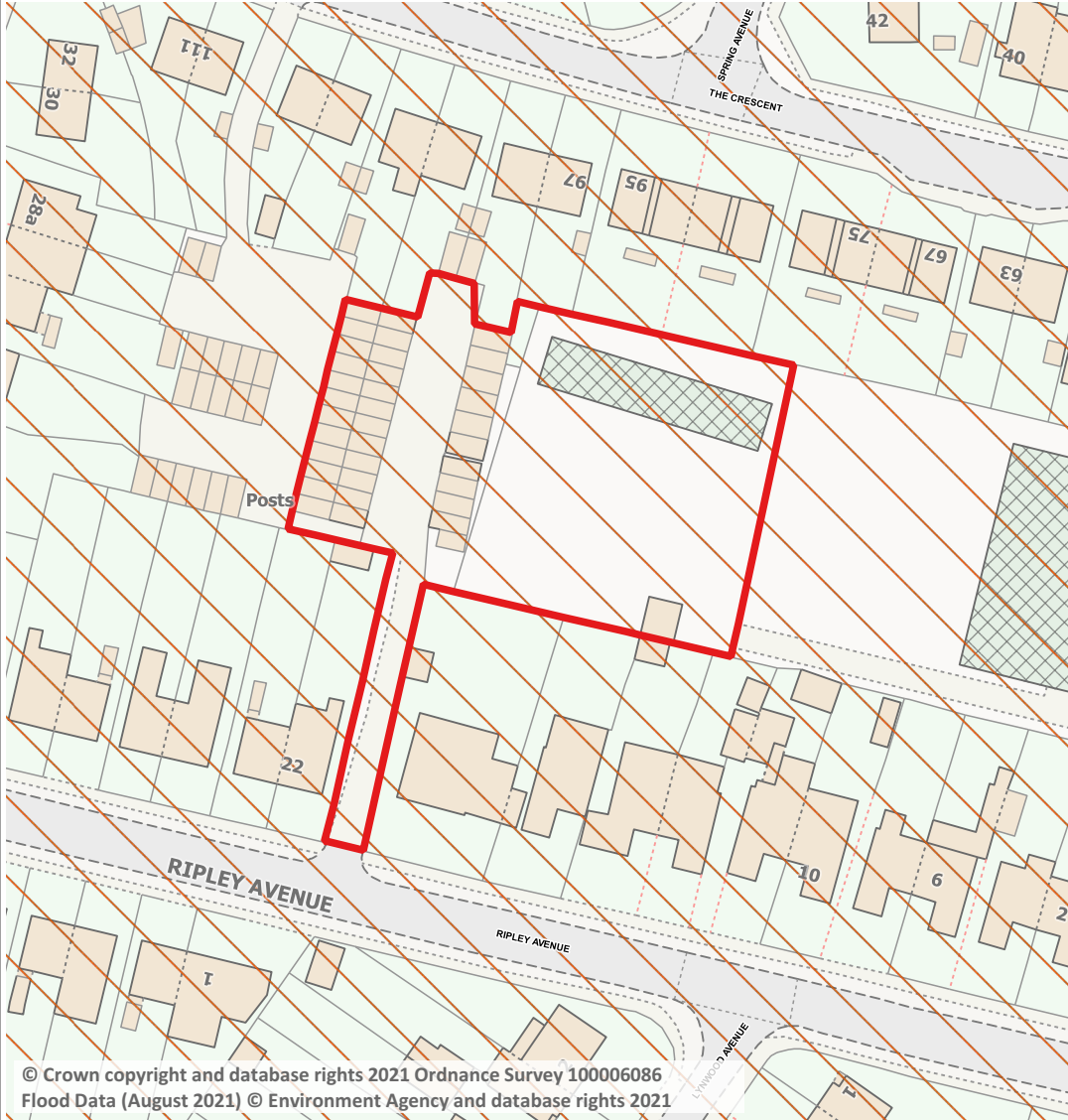
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SLAA ID: 329

Garages at Ripley Avenue, Egham



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 Site Boundary

 TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	353
Site Name	Lakeside, 30 The Causeway, Staines
Address	Lakeside
	30 the Causeway
	Staines-upon-Thames
Postcode	TW18 3AX
Grid references	X: 502499 Y: 171517
Site area (ha)	2.79
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.76ha – 63% PDL)
Surrounding uses	To the east and west lie areas of residential development, and to the south the railway line, beyond which there is further residential property along Wendover Road. To the north (on the opposite side of The Causeway (A308) is a vacant site (the former gas works) and a large car park.

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	
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)	Located within The Causeway and Pinetrees Business Park Strategic Employment Area		

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

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

Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted if planning permission was sought unless a suitable justification / evidence for this can be provided.
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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>The site has a significant number of planning applications, and below are the most recent ones. These have been selected as many of the previous applications were also for Prior Notification applications for the conversion of the buildings from offices to residential.</p> <p>RU.21/1519 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 16 residential units, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA (New dwelling houses on detached buildings in commercial or mixed use) (refuse).</p> <p>RU.21/1523 Prior Approval Application for an extension to the existing building to provide an additional two storeys to create an additional 16 residential units, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AA (New dwelling houses on detached buildings in commercial or mixed use) (refuse).</p> <p>RU.21/0484 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 39 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside West)</p> <p>RU.21/0483 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 28 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside East).</p> <p>RU.21/0482 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 36 residential units, under the Town and Country Planning (General Permitted Development)</p>

	(England) Order 2015 as amended Schedule 2, Part 3, Class O (grant). (Lakeside House).
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	103	As per applications RU.21/0482, RU.21/0483 and RU.21/0484. The site promoter suggests the site could accommodate up to 290 dwellings, with an application expected shortly which will propose a 273-unit scheme.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		As part of facilities that would serve both the development and wider community.
Employment (B2 and B8 use classes)			
Retail			
Food and drink	✓		As part of facilities that would serve both the development and wider community.
Leisure	✓		As part of facilities that would serve both the development and wider community.
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is located on a partially PDL site in the urban area and thus there is a presumption in favour of sustainable development on those parts of the site. However, the loss of employment floorspaces / use would need to be justified in line with Local Plan Policy IE2 if the site were to come through the conventional planning application process. There are also flood risk issues at the site which would need to be overcome if planning permission for a comprehensive redevelopment of the site was proposed.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site promoter has indicated through multiple Prior Approval applications that the site is deemed as 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

Although the site lies within Flood Zone 3, there is the potential for the site to deliver residential units as established through the extant Prior Approval applications granted on the site. Although the site has been promoted for up to 290 dwellings, until the Council has evidence (through either the Local Plan or planning application process) that the comprehensive development of the site for this quantum of development is able to pass the sequential and exception tests, additional dwellings (beyond those permitted through the PD process) cannot be considered acceptable.

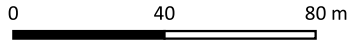
Residential units provided to the assessment of supply: 103 (net).

Other uses provided to the assessment of supply: the site promoter has suggested that there may be scope to provide some ancillary facilities (e.g., gym, cafe, restaurant etc.) that would be useable by both the residents of the site and the wider community, but there were no definitive figures provided for this.



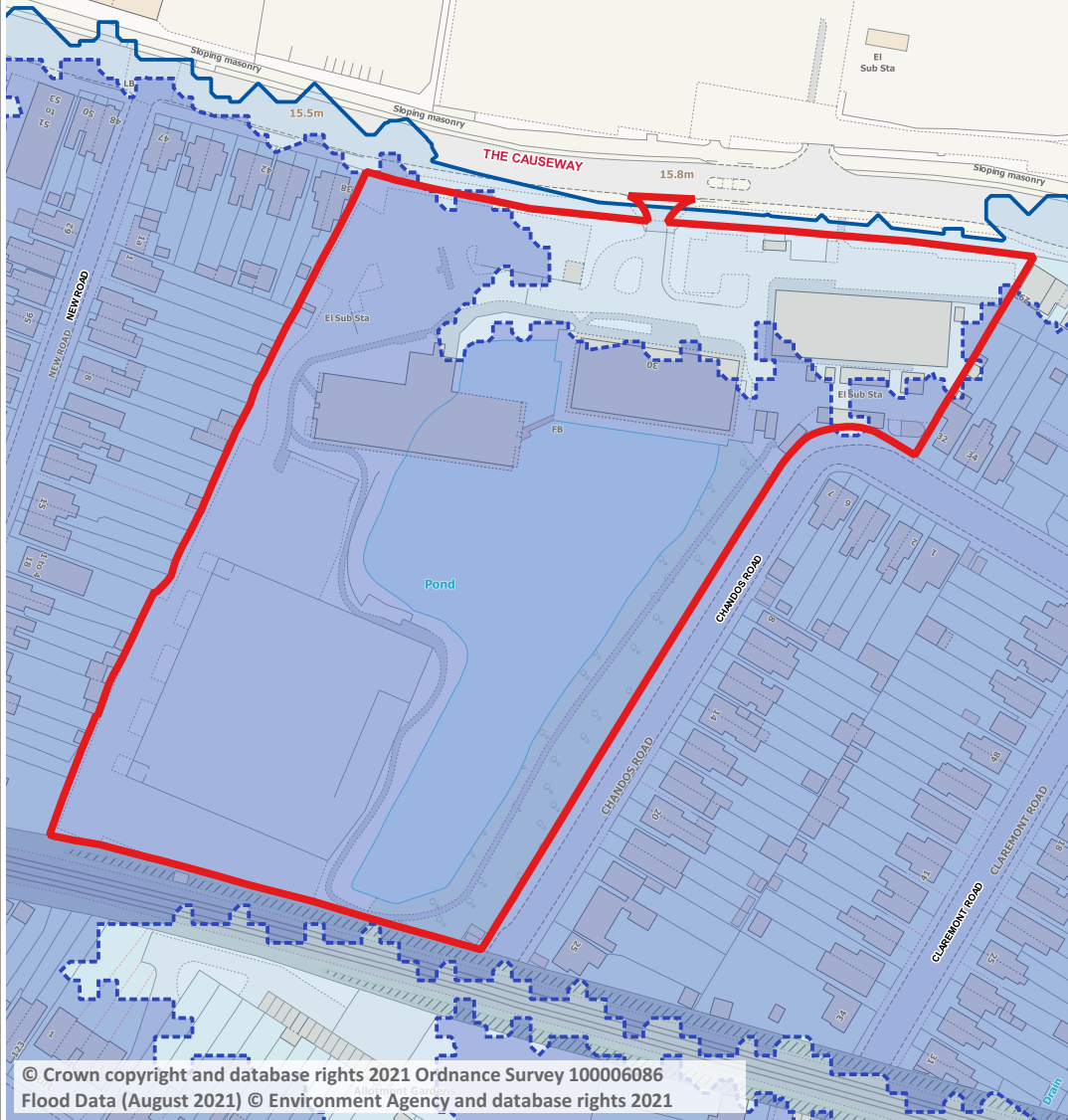
Date: 22/09/2021

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SLAA ID: 353

Lakeside, 30 The Causeway, Staines upon Thames



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- Site Boundary
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	364
Site Name	Lotus One, The Causeway, Staines-upon-Thames
Address	Lotus One
	The Causeway
	Staines-upon-Thames
Postcode	TW18 3AG
Grid references	X: 502966 Y: 171541
Site area (ha)	0.2
How site was identified	Through application RU.18/1965
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on its western, northern and eastern sides by offices and commercial units. On the opposite side of The Causeway (A308) is the Sainsbury's supermarket.

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	
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)	Partially within the Medieval causeway and possible route of London - Silchester Roman Road Area of High Archaeological Potential. Within the Causeway and Pinetrees Business Park Strategic Employment Area.		

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

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

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.
Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted if planning permission was sought unless a suitable justification / evidence for this can be provided.

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.21/1321 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 20 residential units (grant).</p> <p>RU.18/1965 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 22 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.	✓	20	As per application RU.21/1321.
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 in line with permission RU.21/1321.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development in line with permission RU.21/1321.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable in line with permission RU.21/1321.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development in line with permission RU.21/1321 and therefore the 20 units this building could be converted into should be added into the trajectory.

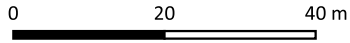
Residential units provided to the assessment of supply: 20 (net).

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



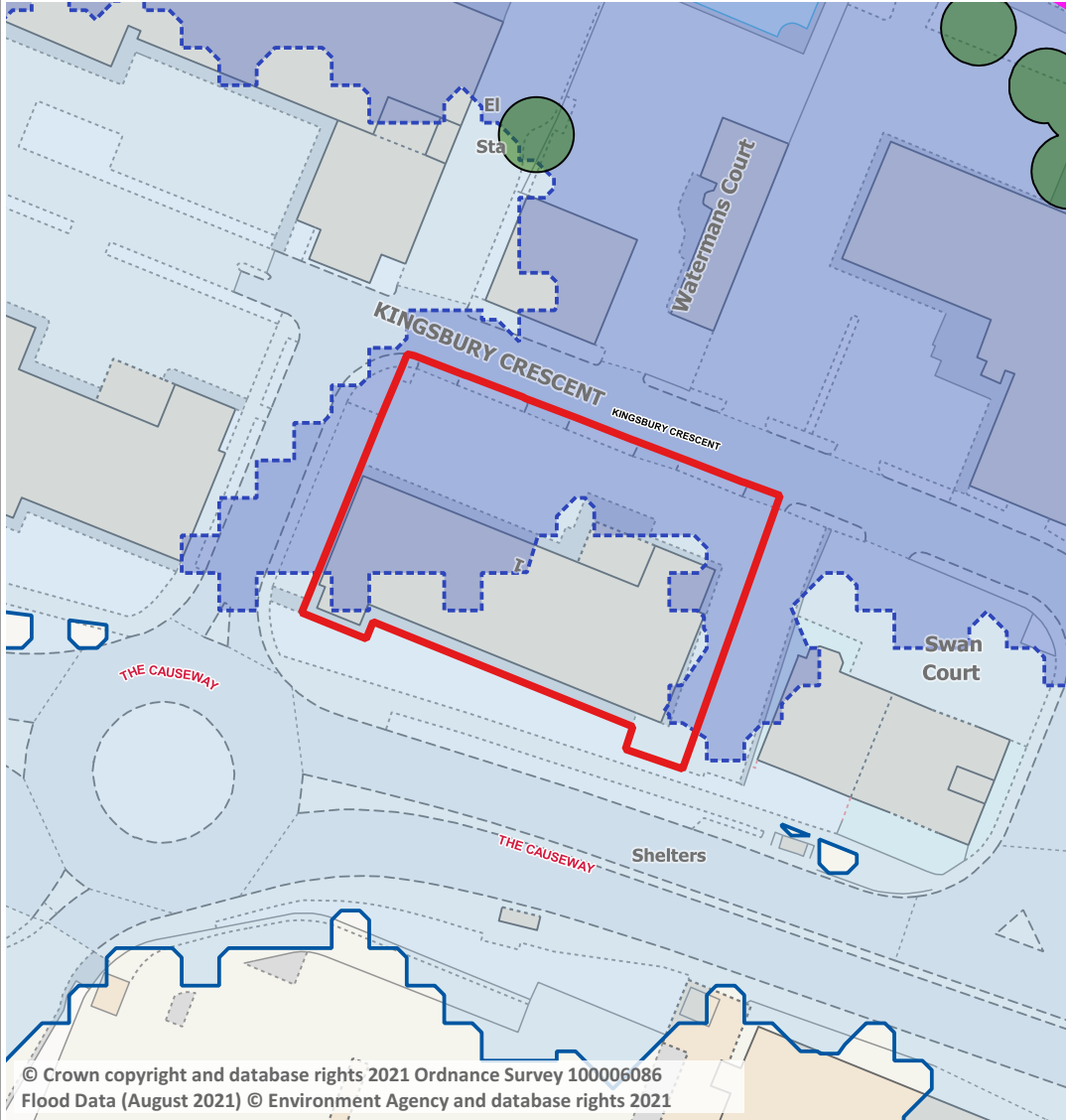
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SLAA ID: 364

Lotus One, The Causeway



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-  Site Boundary
-  SNCI
-  Tree Preservation Orders
-  Flood Zone 2
-  Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	365
Site Name	Foundation House, Stonylands Road, Egham
Address	Foundation House
	Stonylands Road
	Egham
Postcode	TW20 9QR
Grid references	X: 500868 Y: 171062
Site area (ha)	0.13
How site was identified	Through application RU.16/1676
Ownership type	Private
Existing use(s)	Office and industrial
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	There is residential development on the site's northern, western and southern sides, with the eastern boundary adjacent to offices / commercial units.

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.

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.20/1001 Demolition of existing offices and industrial buildings and the redevelopment of the site for 8 new dwellings with associated parking, cycle storage, rain garden, landscaping and amenity areas (grant). Discharge of conditions under RU.21/0852.</p> <p>RU.17/2040 Change of use from light industrial to Use Class C3 residential involving demolition of units 1 and 3 Stoneylands Road and erection of new building containing 8no.x 2-bedroom residential flats and the refurbishment and extension of Foundation House Stoneylands Road creating 4 no. x 2 bedroom and 2 no x 1-bedroom residential flats making a total of 12 no. x 2-bedroom residential flats and 2 no x 1-bedroom residential flats (refuse).</p> <p>RU.17/0843 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 4 dwellings with associated on-site car parking (withdrawn).</p> <p>RU.16/1676 Demolition and replacement of existing warehouse and office with 14 no. one and two-bedroom person studio flats including the retention of existing access from Queens Road and ancillary works (grant). Discharge of conditions under: RU.18/0149, RU.18/0194 and RU.18/1485, variation of condition under RU.18/0876 and non-material amendment under RU.18/0279.</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.	✓	8	As per planning application RU.20/1001.
Elderly people's housing, student halls			

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

Suggested phasing

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

Suitability information:	The site is suitable for residential development as per application RU.20/1001.
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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.20/1001.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.20/1001.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development as per application RU.20/1001, with a number of conditions being signed off under RU.21/0852. Therefore these 8 net additional units should be added into the trajectory.

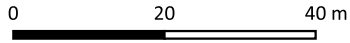
Residential units provided to the assessment of supply: 8 (net).

Other uses provided to the assessment of supply: as this site has planning permission for residential development (and this would involve the loss of office and industrial uses), other uses have not been considered.



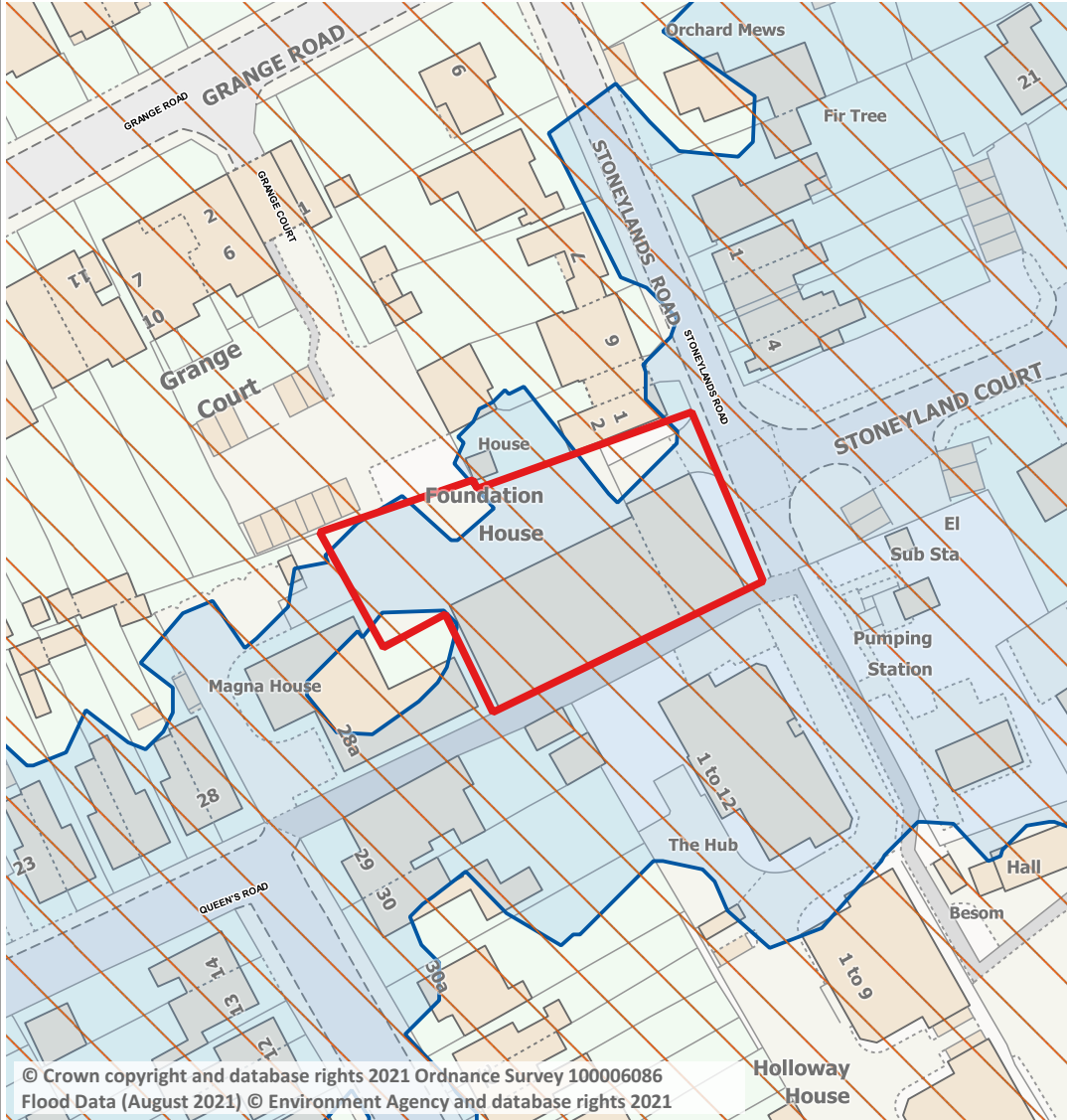
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 365

Foundation House, Stoneylands Road



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



SLAA 2021 officer site assessments

Site information

Site ID	370
Site Name	Tamesis 2, The Glanty, Egham
Address	Tamesis 2
	The Glanty
	Egham
Postcode	TW20 9AW
Grid references	X: 502071 Y: 171659
Site area (ha)	0.84
How site was identified	Through application RU.17/1321
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on its western, southern and eastern sides by offices / commercial developments. On the northern side are residential properties that front onto The Glanty.

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 Causeway and Pinetrees Business Park Strategic Employment Area.		

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

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

Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted if planning permission was sought unless a suitable justification / evidence for this can be provided.
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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.21/1328 Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) to provide 73 residential dwellings under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.20/0862 Two storey office extension with ancillary rooftop plant, extension and reconfiguration of existing decked car park, and replacement of external fire staircase. Associated works, including alterations to the elevations, creation of a new entrance on the western facade and landscaping works (grant).</p> <p>RU.17/1321 Two storey office extension with ancillary rooftop plant, extension and reconfiguration of existing decked car park, and replacement of external fire staircase. Associated works, including alterations to the elevations, creation of a new entrance on the western facade and landscaping 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.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	2,202sqm	As per application RU.20/0862.
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 office development as per RU.20/0862.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for office development as per RU.20/0862.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.20/0862.

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 office development as per RU.20/0862. This is a resubmission of a previous application from 2017 and thus the proposed 2,202sqm of office floorspace should be added into the trajectory. The prior approval application under RU.21/1328 failed to demonstrate safe access

and egress and as such that future occupiers will be safe from flood risk, and until this issue can be resolved the site could not be considered suitable for residential development.

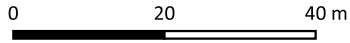
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 2,202sqm office floorspace.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 370

Tamesis 2, The Glanty, Egham



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- Site Boundary
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	371
Site Name	31 The Causeway, Staines-Upon-Thames
Address	31 The Causeway
	Staines-Upon-Thames
Postcode	TW18 3AX
Grid references	X: 502522 Y: 171658
Site area (ha)	2.29
How site was identified	Through application RU.16/0926
Ownership type	Private
Existing use(s)	Vacant land and car park
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies the River Thames, with offices and a water works to the east and west respectively. The southern boundary front onto The Causeway (A308) beyond which lies a mix of offices and 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		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Partially within the Medieval causeway and possible route of London - Silchester Roman Road Area of High Archaeological Potential. Within the Causeway and Pinetrees Business Park Strategic Employment Area. Adjacent to the River Thames (towpath and islands) Biodiversity Opportunity Area.		

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

Constraint type	Action to be taken
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.
SNCI	The potential impact of any development on the River Thames SNCI 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.
Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle be resisted if planning permission was sought, unless a suitable justification / evidence for this can be provided.
Biodiversity Opportunity Area	The potential impact of any development on the River Thames (towpath and islands) BOA would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.16/0926 Erection of four storey office building (including plant and machinery), car parking, landscaping and associated site infrastructure and related works (grant). Non-material amendment under RU.17/1332.</p> <p>RU.18/0015 Creation of a temporary car park and associated works [for 20 months] (grant).</p>

Potential site use

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

Traveller accommodation			
Commercial (E use classes)	✓	7,435sqm	This is based on the most recent pre-application proposals advanced by the applicant.
Employment (B2 and B8 use classes)	✓	2,606sqm (GIA)	This is based on the most recent pre-application proposals advanced by the applicant.
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:	This site is considered to be suitable for Class E / B8 development given that it is located in a Strategic Employment Area under policy IE2 of the Local Plan which confirms that <i>'changes of use of land and/or buildings from employment to non-employment use [will be] resisted. The refurbishment and redevelopment of sites in these areas for employment use, and proposals for the intensification of sites for employment use will be permitted where they accord with other policies in the plan'</i> .
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The applicant has confirmed that the site is available for Class E/B8 use and a planning application is expected to be submitted imminently.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	Given that the applicant is submitting a planning application for the quantum of development set out above, and given that it has been confirmed that if the application gets permitted this year, construction would start in late 2022 / early 2023, it is considered 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

This site is suitable for Class E / B8 development as per the most recent pre-application proposal submitted to the Council. The agent acting for the landowner states they are seeking to submit a formal planning application in early 2022, and if this is granted by the middle of 2022, they would seek to commence development in late 2022 or early 2023. Therefore, it should be added into the trajectory.

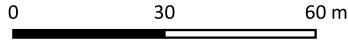
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 7,435sqm (GIA) of Class E and 2,606sqm of B8 floorspace as per the most recent pre-application proposal given by the site agent.



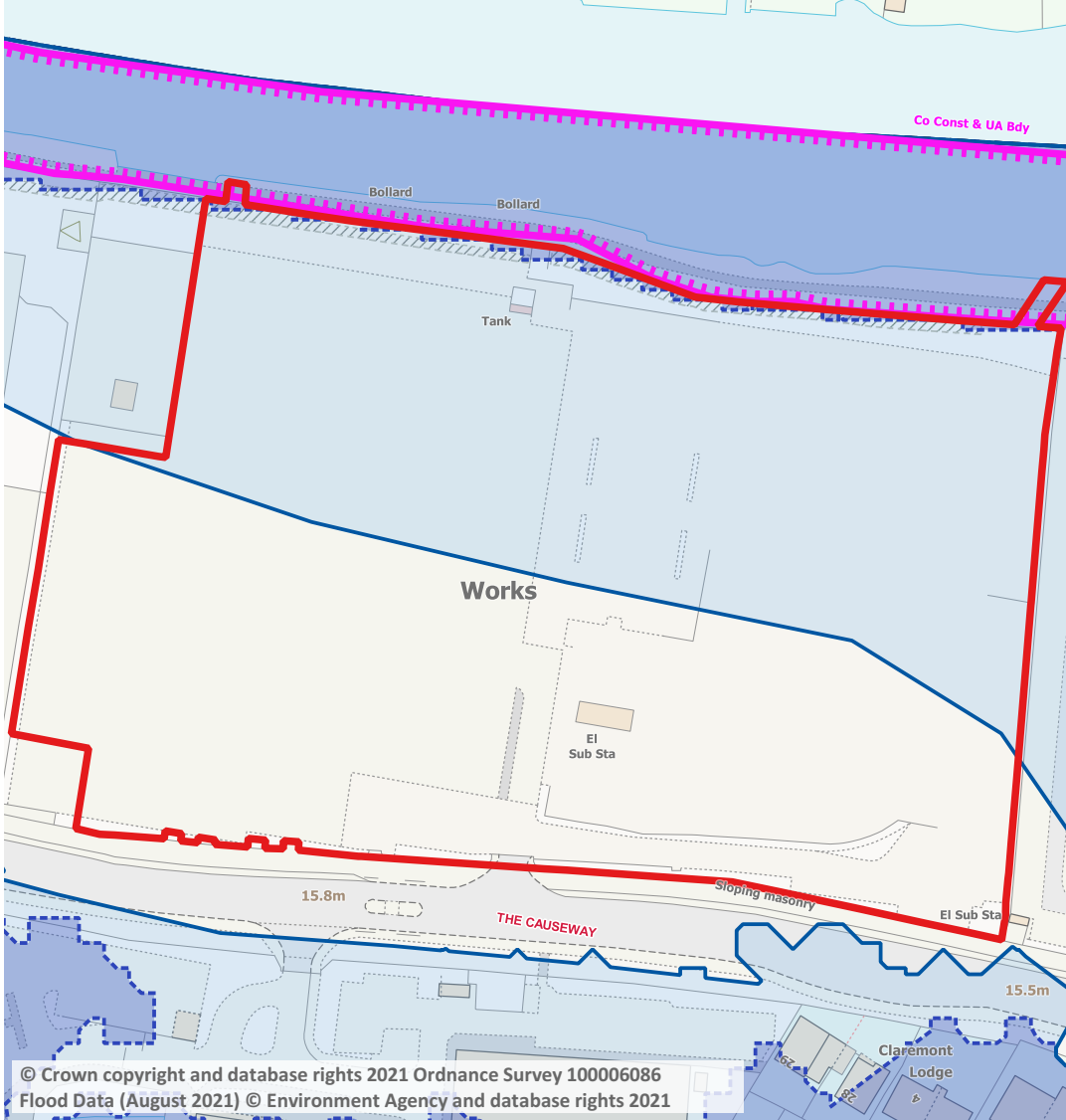
Date: 22/09/2021

Scale: 1:1,500



SLAA ID: 371

31 The Causeway, Egham



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- Site Boundary
- SNCI
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	388
Site Name	Centrum, 36 Station Road, Egham
Address	Centrum
	36 Station Road
	Egham
Postcode	TW20 9LF
Grid references	X: 500987 Y: 171173
Site area (ha)	0.26
How site was identified	Through application RU.20/0661
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by a mix of commercial uses and residential (flats and houses).

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)	Within Egham 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.
Nationally Listed Buildings	The potential impact of any development on the adjacent Railway Public House would need to be taken into account as part of any development proposals.

Conservation Area	The potential impact of any development on the Egham Town Centre Conservation Area 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.20/1727 Application to determine if prior approval is required for the change of use from (Class B1a) to residential use (Class C3) to provide 29 residential units (grant).</p> <p>RU.20/1308 Application to determine if prior approval is required for the change of use from (Class B1a) to residential use (Class C3) to provide 31 residential units (refuse).</p> <p>RU.20/0661 Prior Approval to change the use of existing office building (Use Class B1 a) to dwelling house (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.	✓	29	As per application RU.20/1727.
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:	The site is suitable as it has an extant planning permission under RU.20/1727 for 29 residential units.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as it has an extant planning permission under RU.20/1727 for 29 residential units. Additionally, the site owner has confirmed that it could come forward in the next 2-3 years, with the possibility that all the units would be completed in a single year.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per RU.20/1727 for 29 residential units.

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 has an extant planning permission for the conversion from office use to 29 residential units, with the site owner stating it should come forward in the next 2-3 years, with all the units possibly coming forward in a single year. Therefore, it should therefore be counted towards the supply.

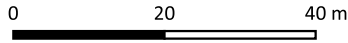
Residential units provided to the assessment of supply: 29 (net).

Other uses provided to the assessment of supply: the site only has permission to be converted from an office to flats so other uses have not been considered.



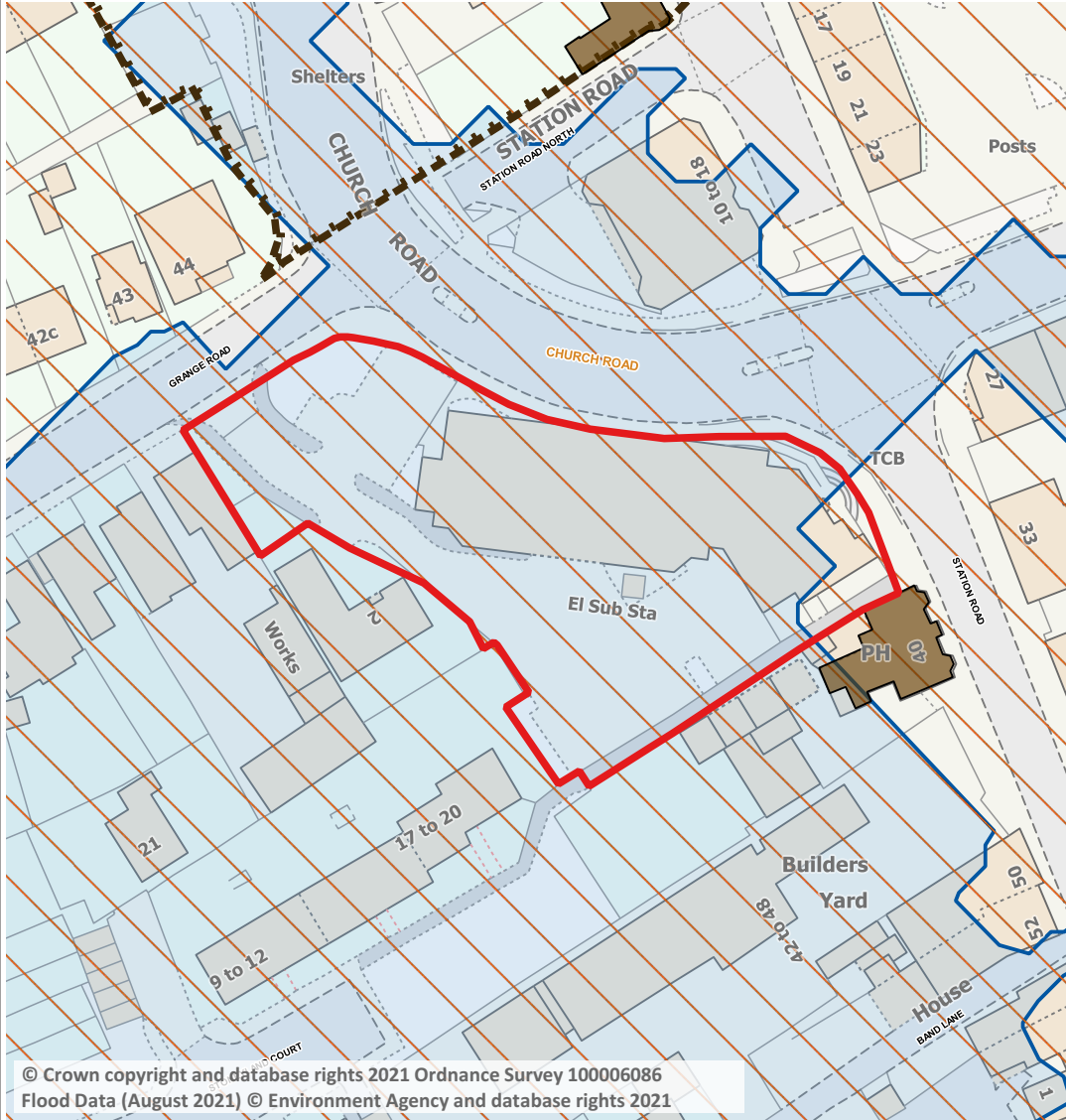
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 388

Centrum, 36 Station Road, Egham



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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	392
Site Name	Runnymede House, 96-97 High Street, Egham
Address	Runnymede House
	96-97 High Street
	Egham
Postcode	TW20 9HQ
Grid references	X: 501394 Y: 171483
Site area (ha)	0.08
How site was identified	Through RU.17/1098
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by a mixture of town centre uses, a fire station and residential properties.

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		Access	
Other (please specify)	Within the Egham Historic Core Area of High Archaeological Potential. Within Egham Town Centre. Within the Egham 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.
Conservation Area	The potential impact of any development on the Egham Conservation Area would need to be taken into account as part of any development proposals.

AQMA	As the site is partially within the AQMA, this will need to be addressed 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.18/1432 Residential development comprising a total of 14 flats (9 x 1-bed & 5 x 2-bed) involving retention of the existing 3 flats, conversion of the existing offices, alterations to the building with a 3-storey extension fronting Denham Road and roof alterations, and the provision of 9no. parking spaces with access from Denham Road (refused permission and appeal dismissed).</p> <p>RU.17/1100 Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3) comprising the creation of 8 units. Office use to be retained at ground floor level (grant).</p> <p>RU.17/1098 Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a)) to a Dwelling house (Class C3) comprising the creation of 11 units (grant).</p> <p>RU.09/0237 Retention of existing offices & 2 no. 2 bed flats with 3 storey extension to building fronting Denham Road and comprising 5 no. flats (2 no. studios, 2 no. 1 bed & 1 no. 2 bed) all with access off Denham Road and parking for 16 vehicles (grant).</p> <p>RU.08/0504 Residential development comprising total of 14 units (7 no. 2 bed; 7 no 1 bed) involving conversion and alterations to existing 3 storey office block; 3 storey extension fronting Denham Road & 3 storey infill extension fronting the High Street with vehicular access off Denham Road, 16 parking spaces and rear amenity space (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	✓	11	As per application RU.17/1098.

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

Suggested phasing

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

Suitability information:	This site is suitable for residential development as per applications RU.17/1098 and RU.17/1100.
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Site availability

Is the site available (Y/N)?	No
Availability information:	As the most recently permitted application for this site has expired, and despite RBC contacting the agent for the most recent application (dismissed on appeal), there has been no indication that the site is likely to come forward.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As the most recently permitted application for this site has expired, and despite RBC contacting the agent for the most recent application (dismissed on appeal), there has been no indication that the site is likely to come forward.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes, but site not available
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 residential development as per applications RU.17/1098 and RU.17/1100, and the subsequent application (RU.18/1432) showed that the site's developer was seeking a higher number of units on site, as the most recently permitted application for this site has expired, RBC contacted the agent for the most recent application (dismissed on appeal) to try and establish whether the site would continue to be pursued for redevelopment. However, no response has been received and as such, there has been no indication that site is likely to come forward. Therefore, the site will be recorded for audit purposes, but it will not be added into the trajectory.

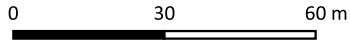
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: this site only has permissions to convert from office to residential accommodation, therefore other uses have not been considered.



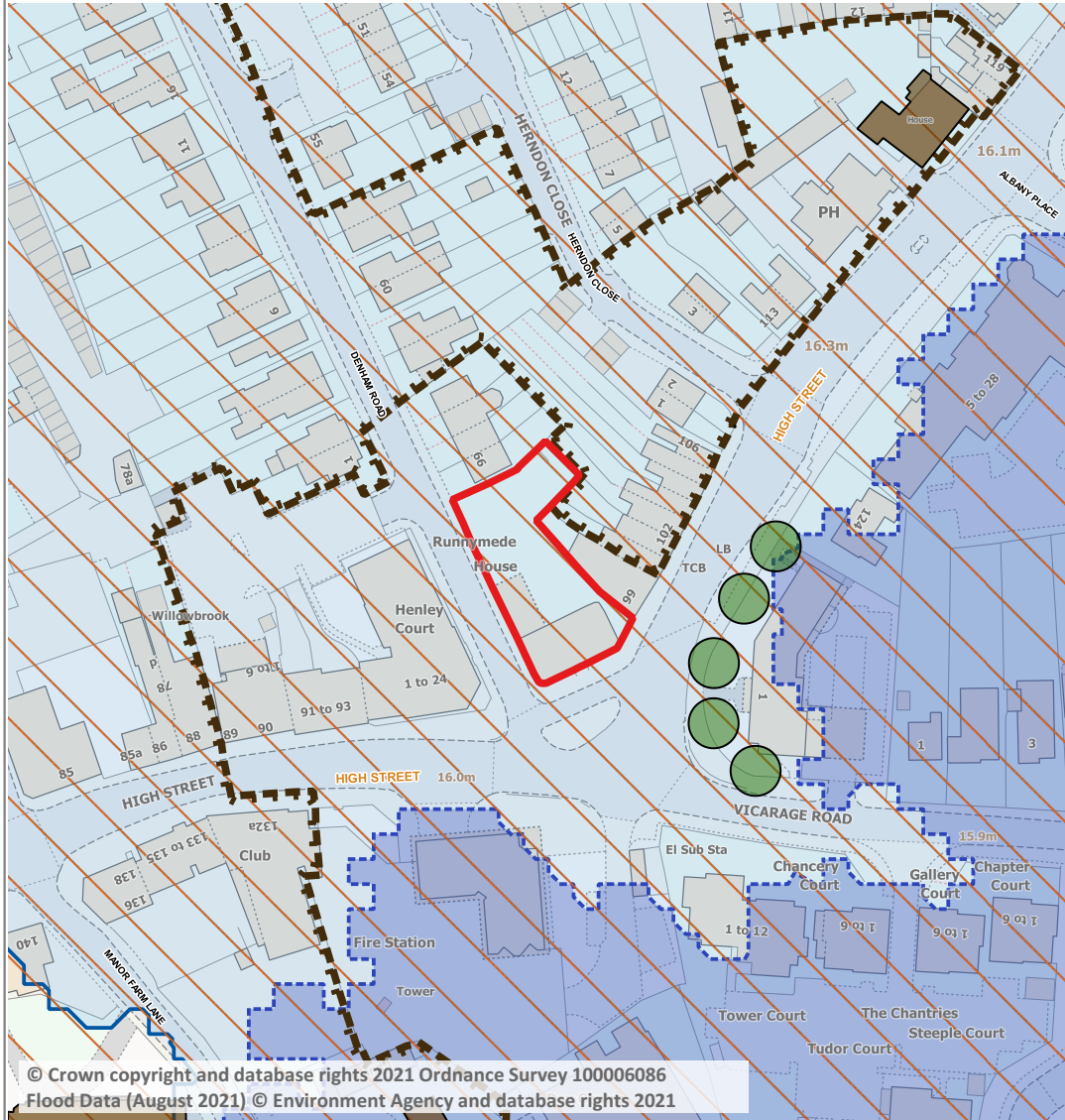
Date: 28/09/2021

Scale: 1:1,500



SLAA ID: 392

Runnymede House, 96-97 High Street, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	396
Site Name	40 Station Road, Egham
Address	40 Station Road
	Egham
Postcode	TW20 9LF
Grid references	X: 501031 Y: 171152
Site area (ha)	0.1
How site was identified	Through RU.20/1407
Ownership type	Private
Existing use(s)	Restaurant (class E)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	There are various commercial uses to the north, east and south, with residential dwellings to the west.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	Within Egham 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.
Nationally Listed Building	The potential impact of any development on The Railway Public House Nationally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/1407 Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2-bedroom flat at first floor level. Demolition of non-listed, rear annexe building and the erection of new 3-storey residential building comprising 1 no. 2 bed flat, 10 no. 1 bed flats and 1 studio apartment with associated car and cycle parking, new services and hard and soft landscaping (grant). LBC granted under RU.20/1408, discharge of conditions under RU.21/0855 (pending).</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.	✓	14	As per application RU.20/1407 and the related applications.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is suitable for residential development as per application RU.20/1407 and the related applications.
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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.20/1407 and the related applications.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per application RU.20/1407 and the related applications.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development as per application RU.20/1407 and the related applications. The submission of a discharge of conditions application shows that the site is being moved forward. Therefore the 14 (net) units should be added to the trajectory.

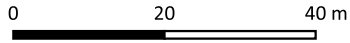
Residential units provided to the assessment of supply: 14 (net).

Other uses provided to the assessment of supply: as this site only has permission for residential development and the retention of the class E use (with a minor loss of less than 40sqm floorspace), other uses have not been considered.



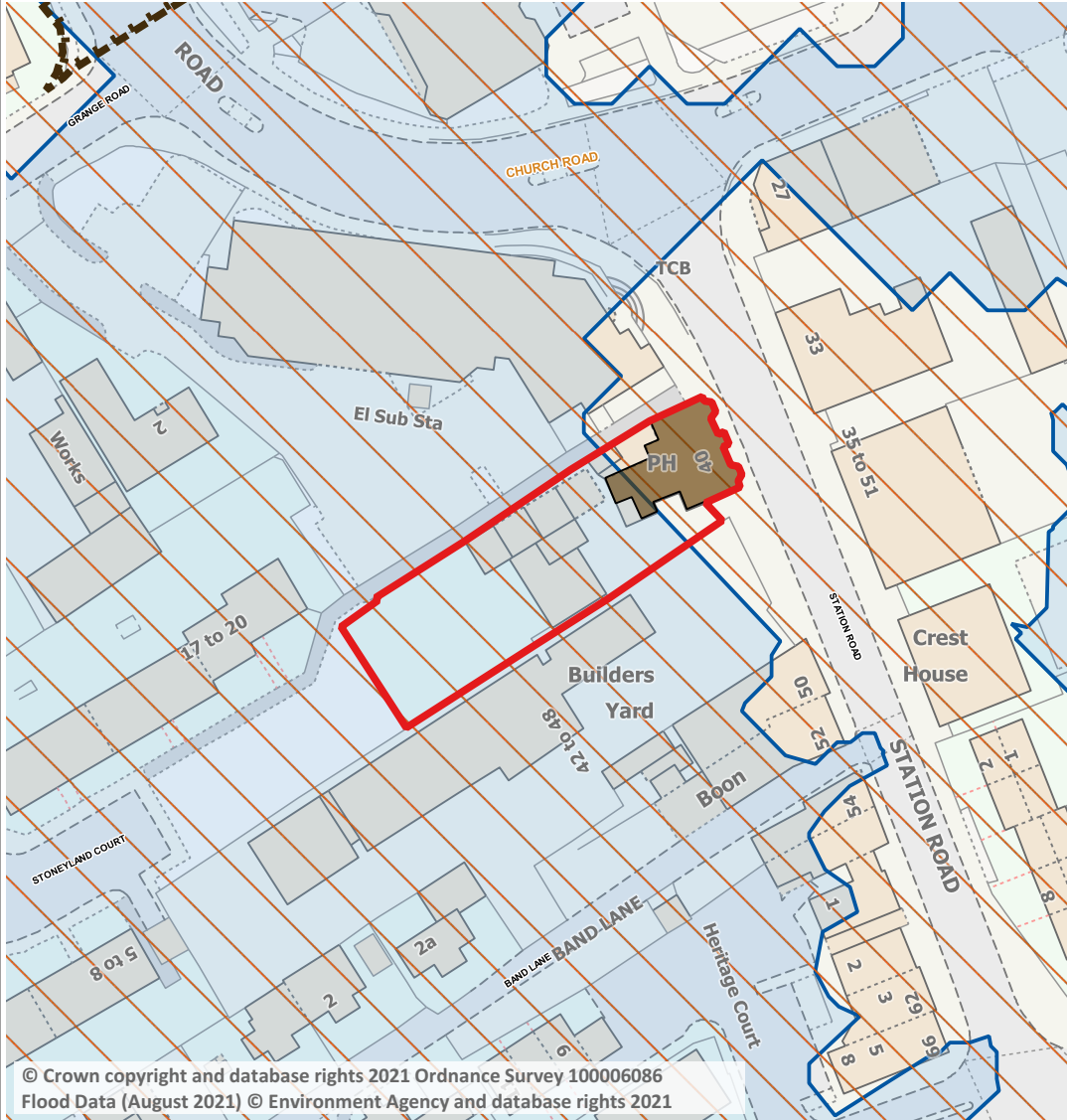
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 396

40 Station Road, Egham



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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	410
Site Name	PGR Building, Ten Acre Lane - Delta Way, Egham
Address	PGR Building
	Ten Acre Lane - Delta Way
	Egham
Postcode	TW20 8RJ
Grid references	X: 502038 Y: 169525
Site area (ha)	0.1
How site was identified	Through RU.20/1751
Ownership type	Private
Existing use(s)	B8 unit
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south and east there is a mix of industrial and commercial buildings, and to the north and west there is open / agricultural land as well as lakes / ponds.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Thorpe Industrial Estate Strategic Employment Area	Changes of use of land and/or buildings from employment to non-employment use would be resisted in principle if planning permission was sought.

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.20/1751 Change of use of the building from Class B8 with ancillary offices to two units: one with continued use within Class B8 with ancillary office and trade counter with access from Delta Way, and one with a flexible use between Class B8 and Classes E (c) and E (g) with access from Ten Acre Lane (grant).</p> <p>RU.20/0147 To change of use of Class B1(a) (Offices) to Class C3 (dwelling houses) for the ground and first floor office accommodation to the office building fronting Ten acres Lane (refuse).</p> <p>RU.12/1076 Change of use to Sui Generis to provide vehicle hire business with car storage (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)	✓	600sqm	As per RU.20/1751.
Employment (B2 and B8 use classes)		-600sqm	As per RU.20/1751.
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 proposed change of use from B8 to commercial (E) as per RU.21/1751.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for the proposed change of use from B8 to commercial (E) as per RU.21/1751.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.21/1751.

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 proposed change of use from B8 to commercial (E) as per RU.21/1751. This change should be recorded in the trajectory.

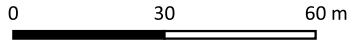
Residential units provided to the assessment of supply: 0

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



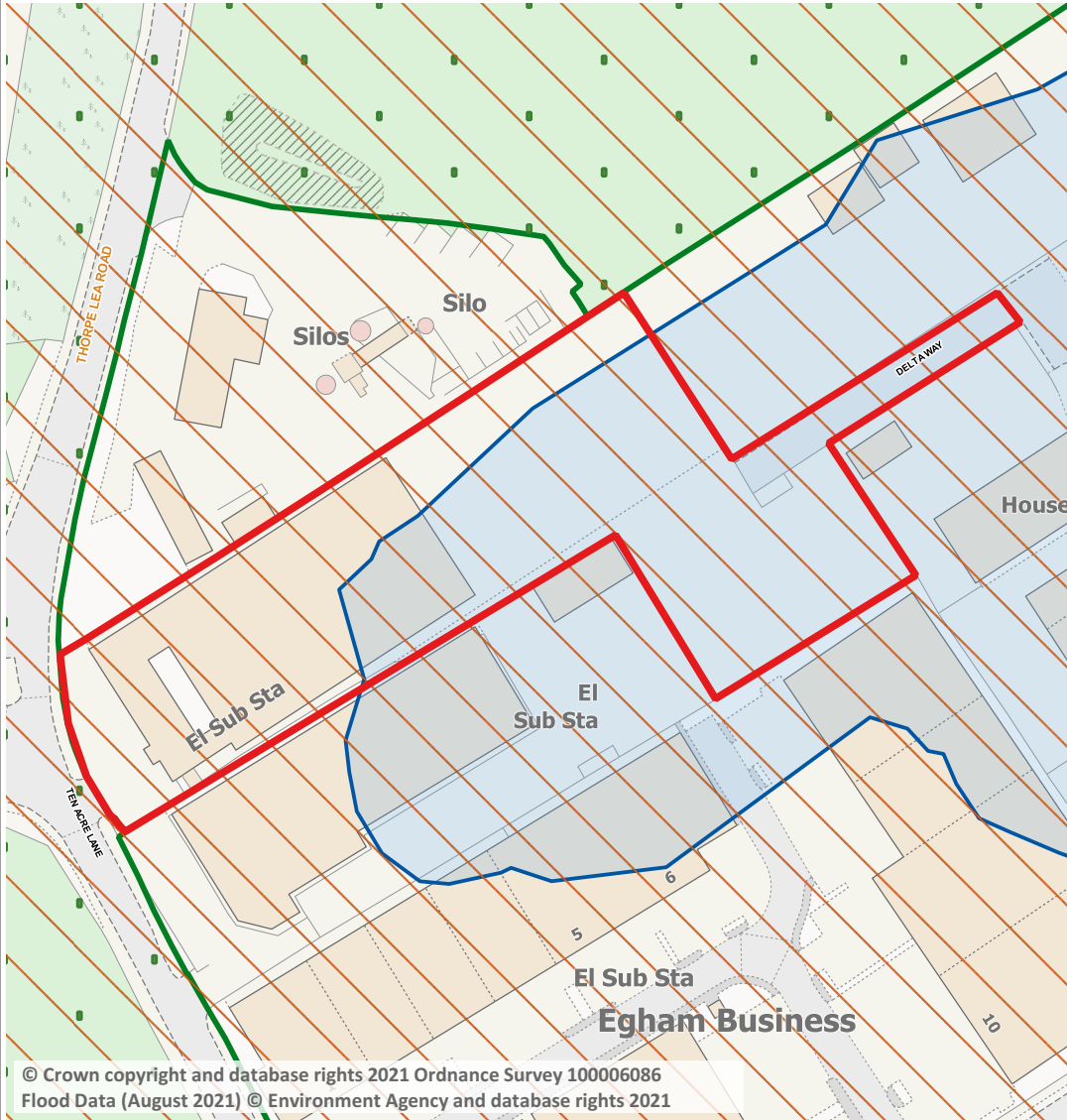
Date: 22/09/2021

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SLAA ID: 410

PGR Building, Ten Acre Lane/Delta Way, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	413
Site Name	Runnymede Hotel and Spa, Windsor Road, Egham
Address	Runnymede Hotel and Spa
	Windsor Road
	Egham
Postcode	TW20 0AG
Grid references	X: 501749 Y: 171960
Site area (ha)	0.38
How site was identified	Through application RU.19/1659
Ownership type	Private
Existing use(s)	Hotel
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies the River Thames, to the east the A308 and M25, to the south is the A308, Egham Bypass and open land, with residential properties to the 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	✓ (adjacent)
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	The site lies between the River Thames (towpath and islands) and Runnymede Meadows and Slope Biodiversity Opportunity Areas.		

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

Constraint type	Action to be taken
Green Belt	As the wider site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.

Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
Nationally Listed Buildings	The site is adjacent to the Lodges on Roundabout - Junction of A30 and A308, Windsor Road Nationally Listed Buildings and these would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the River Thames - Runnymede SNCI and Runnymede SNCI (including Cooper's Hill and Cooper's Hill Slopes) 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.19/1659 Extension to West Wing of hotel to create additional Bedrooms (use Class C1) and associated parking (grant).</p> <p>RU.17/0152 rection of single storey extension for 'outdoor' dining area with retractable roof, sides and front on existing paved area (grant).</p> <p>RU.08/0364 Proposed enhancements to Runnymede Hotel & Spa to include revised car park layout, goldplate parking area, creation of main outdoor swimming pool and children's pool, revised rear terrace, redesigned courtyard and replacement water feature, replacement glass conservatory to the rear, solar panels to the hotel roof, re-siting of children's play area, partial cladding to front and rear elevations and rear balcony areas, screening of solar panels, balconies serving conference suite, landscaping proposal and revised footpath/cycle route connecting the Thames path to Runnymede Meadows (grant). Subsequent revisions application under RU.08/0742 and discharge of conditions under RU.09/0138, RU.09/0212 and RU.09/0530.</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	✓	3,460sqm (net)	As per planning permission granted under RU.19/1659.
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 additional hotel development in line with planning permission RU.19/1659.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for additional hotel development in line with planning permission RU.19/1659.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable in line with planning permission RU.19/1659.

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)	0-5 years.
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Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable for additional hotel development in line with planning permission RU.19/1659. Therefore this potential additional floorspace should be added into the employment element of the trajectory.

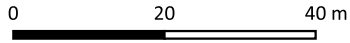
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 3,460sqm of hotel floorspace as per RU.19/1659.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 413

Runnymede Hotel and Spa, Windsor Road, Egham



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- Site Boundary
- Green Belt
- SNCI
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	415
Site Name	214 Wendover Road, Staines-upon-Thames
Address	214 Wendover Road, Staines-upon-Thames
Postcode	TW18 3DF
Grid references	X: 502895 Y: 171189
Site area (ha)	0.22
How site was identified	Through application RU.19/1146
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.04ha – 18% PDL).
Surrounding uses	The site is surrounded by residential uses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a		TPO	✓ (405)
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.
TPO	The potential impact of any development on the adjacent area TPO (405) 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.21/0225 For the demolition of the former Vicarage and the erecting of 14 No. apartments with associated bin and cycle stores and ancillary works including minor alterations to access arrangements (withdrawn).</p> <p>RU.21/0818 Overall building footprint reduced, and internal layouts re-configured to suit (refuse).</p> <p>RU.19/1146 Demolition of the former Vicarage and the erecting of an apartment building containing 12 No. apartments with associated bin and cycle stores and ancillary works including minor alterations to access arrangements (grant). Discharge of conditions under RU.21/0745 and RU.21/1128.</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.	✓	11 (net)	12 gross unit and 11 net under RU.19/1146.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is suitable for residential development as per planning application RU.19/1146.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as per planning application RU.19/1146.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per planning application RU.19/1146.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development as per planning application RU.19/1146 along with the subsequent discharge of conditions applications. Therefore, the 12 gross, 11 net units permitted should be added into the trajectory.

Residential units provided to the assessment of supply: 11 (net).

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

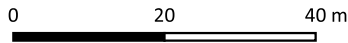


Date: 22/09/2021

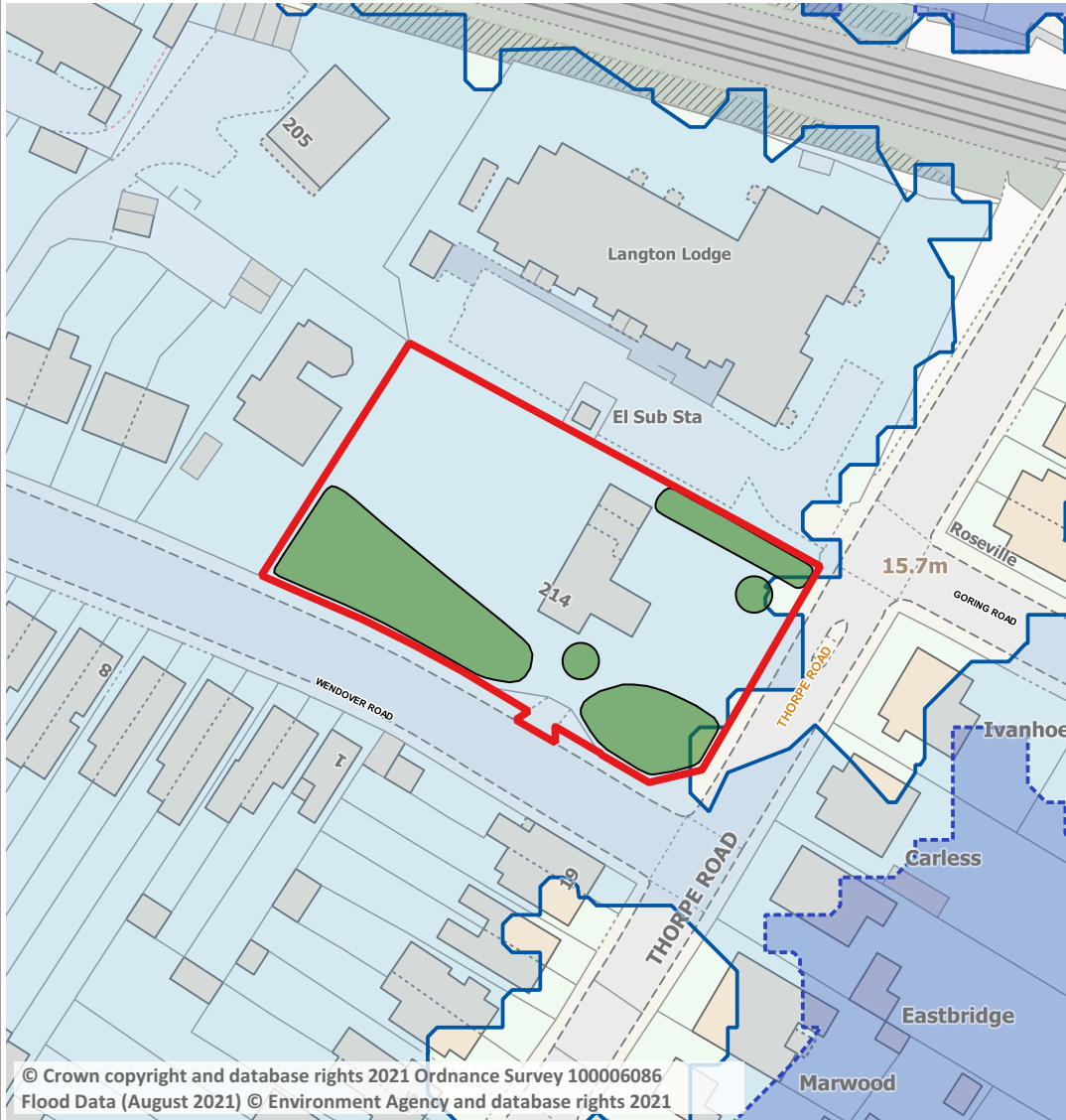
SLAA ID: 415



Scale: 1:1,000



214 Wendover Road, Staines-Upon-Thames



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- Site Boundary
- Tree Preservation Orders
- Flood Zone 2
- Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	421
Site Name	Unit 2, Lotus Park Staines-upon-Thames
Address	Unit 2
	Lotus Park
	Staines-upon-Thames
Postcode	TW18 3AG
Grid references	X: 502895 Y: 171558
Site area (ha)	0.11
How site was identified	Through application RU.21/1322
Ownership type	Private
Existing use(s)	Office
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on its western, northern and eastern sides by offices and commercial units. On the opposite side of The Causeway (A308) is the Sainsbury's supermarket.

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	
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)	Partially within the Medieval causeway and possible route of London - Silchester Roman Road Area of High Archaeological Potential. Within the Causeway and Pinetrees Business Park Strategic Employment Area.		

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

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

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.
Causeway and Pinetrees Business Park Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle be resisted if planning permission was sought, unless a suitable justification / evidence for this can be provided.

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.21/1322 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 24 units (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.	✓	24	As per application RU.21/1322.
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 in line with permission RU.21/1322.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development in line with permission RU.21/1322.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable in line with permission RU.21/1322.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for residential development in line with permission RU.21/1322 and therefore the 24 units this building could be converted into should be added into the trajectory.

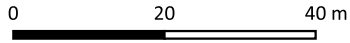
Residential units provided to the assessment of supply: 24 (net).

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



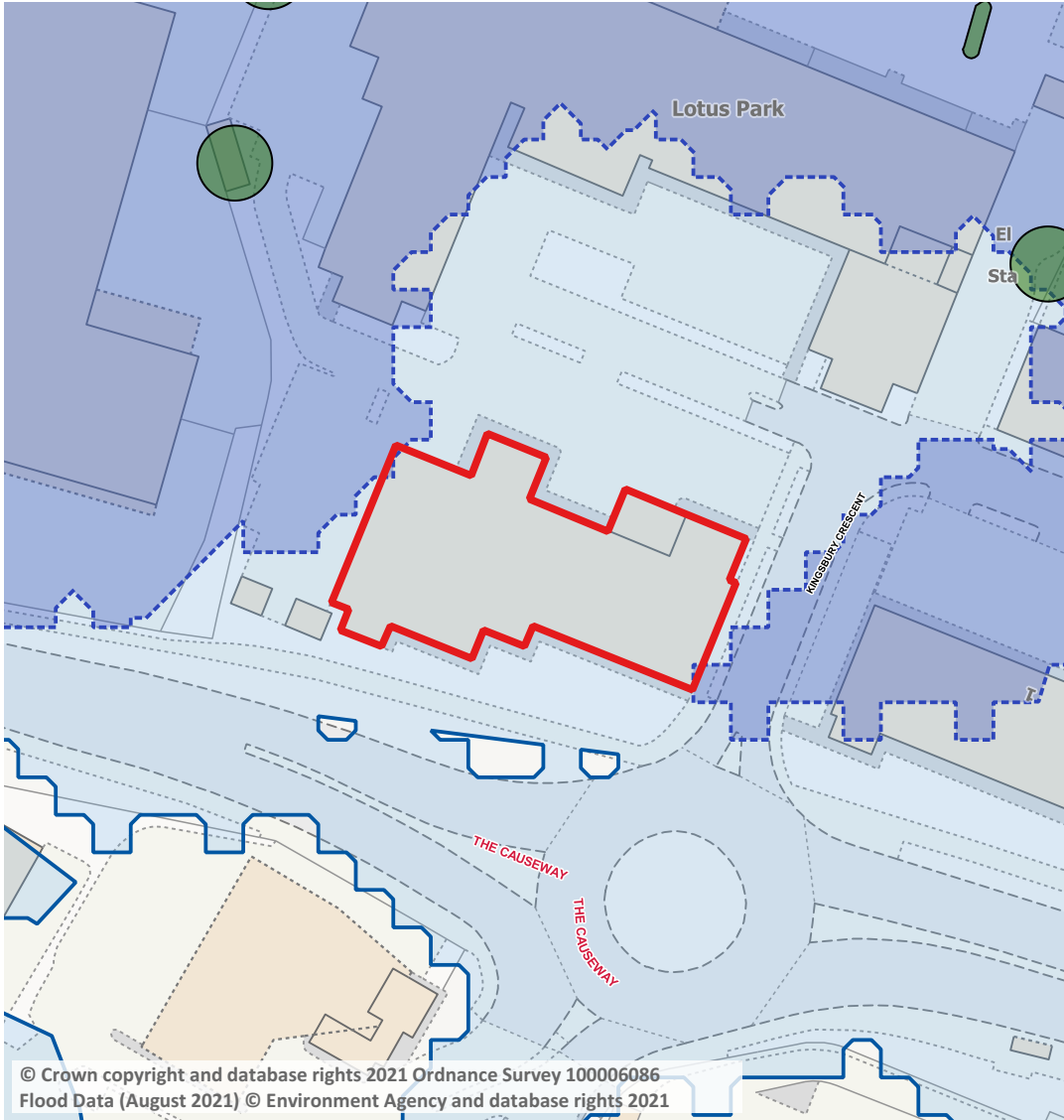
Date: 17/11/2021

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SLAA ID: 421

Unit 2, Lotus Park, Staines-Upon-Thames



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- Site Boundary
- Flood Zone 2
- Flood Zone 3
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	424
Site Name	Land West of Thorpe Bypass (B388), Egham
Address	Land West of Thorpe Bypass (B388), Thorpe Egham
Postcode	TW20 8QH
Grid references	X: 501642 Y: 169211
Site area (ha)	2.19
How site was identified	Submitted through 2021 SLAA
Ownership type	Private
Existing use(s)	Agricultural land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the west lies the M25, the south and east the Thorpe bypass and to the north is trees, open land and ponds.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓ (partial)	SNCI	
Within 5-7 km of TBH SPA	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	The Thorpe and Shepperton Biodiversity Opportunity Area lies to the north of the site. The western half of the site lies within 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
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	Although this site is within the TBH SPA zones of influence, as it is being promoted for employment development, mitigation would not be required.

Biodiversity Opportunity Area	The potential impact of any development on the adjacent Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
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)	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.			
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Suggested in site submission
Employment (B2 and B8 use classes)	✓		Suggested in site submission
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

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

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site promoter considers that it has very few constraints aside from it being located in the Green Belt.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

At the current time, the use of the site for a comprehensive employment use 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 floorspace 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.

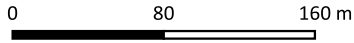
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 0



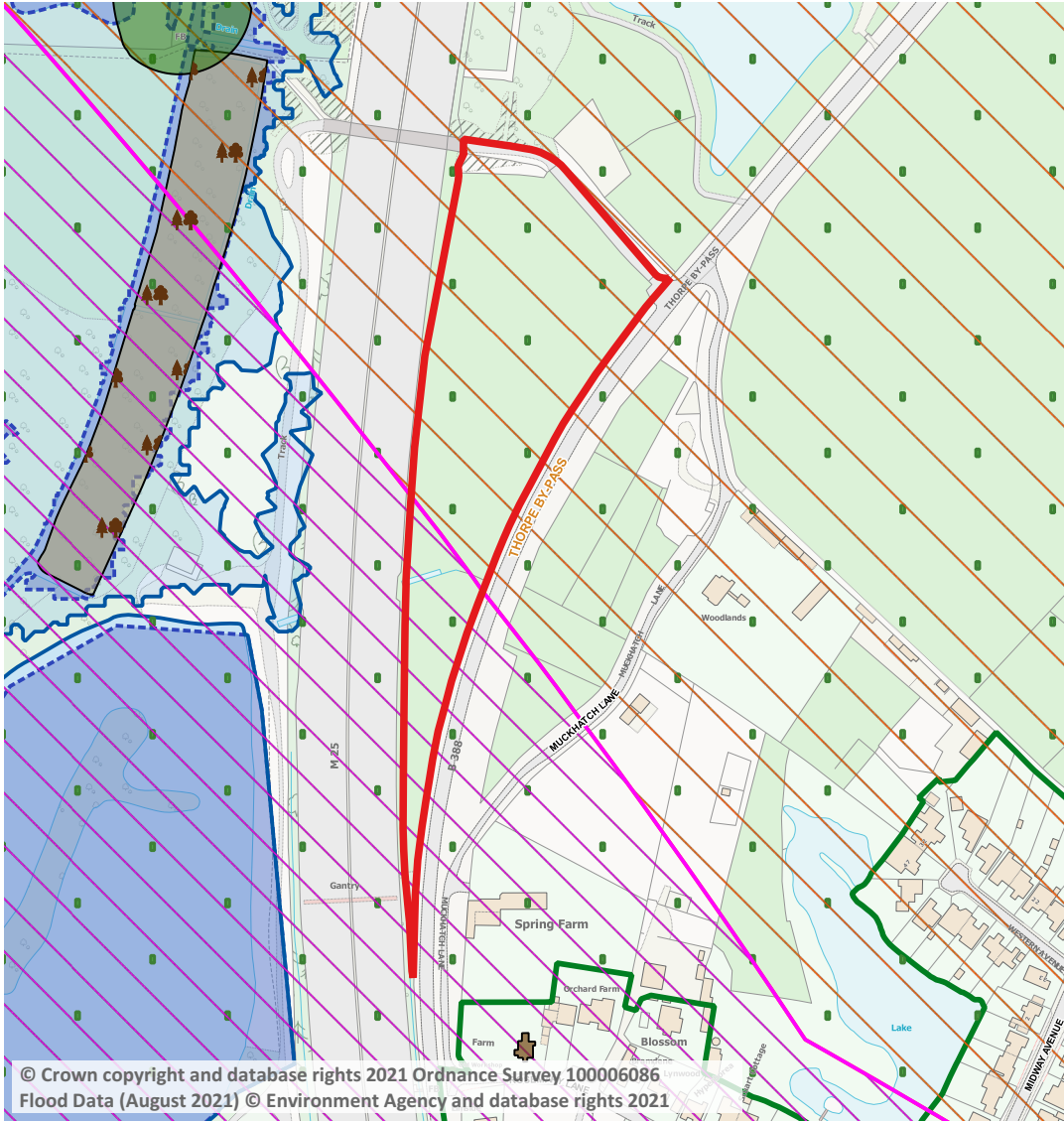
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SLAA ID: 424

Land West of Thorpe Bypass (B388), Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	427
Site Name	8 Manorcrofts Road, Egham
Address	8 Manorcrofts Road
	Egham
Postcode	TW20 9LU
Grid references	X: 501144 Y: 170866
Site area (ha)	0.07ha
How site was identified	Through RU.21/0605
Ownership type	Private
Existing use(s)	House in Multiple Occupation (HMO)
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north, west and south there are residential dwellings with Egham Bowls Club and Manorcrofts Recreation Ground 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	✓ (5E)
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
TPO	The potential impact of any development on the trees covered by TPO 5E 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.21/0605 Erection of two storey side and rear extensions with accommodation in the roof and erection of part single storey part two storey rear extension and change of use of existing HMO into seven flats (refuse).</p> <p>RU.19/1384 Part three, part two, part single storey side and rear extension, Conversion and change of use of existing dwelling house and into five flats and the erection of two one-bedroom single storey houses within the rear garden area. Conversion and change of use of existing dwelling house into five flats and the erection of two one-bedroom single storey houses within the rear garden area (refuse).</p> <p>RU.18/1818 Change of use from six-person HMO (Class C4) to an eight-person HMO (Sui-Generis). No external alterations are required (refuse).</p> <p>RU.18/1226 Conversion and change of use of existing dwelling house into five flats, including part single and part two storey rear and side extensions, and the erection of three two storey houses at ground and basement level within the rear garden (refuse).</p> <p>RU.17/0478 Change of use application, C3 Class to Sui Generis - Comprised of a change of use from single dwelling house into an eleven person House of Multiple Occupation, with conversion of an existing garage into a habitable room. No external alterations are required (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.	✓	7 gross 6 net	As per application RU.21/0605.
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 currently unsuitable for additional residential development as the five most recent applications have all been refused.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as the promoter has repeatedly applied for planning permission for various forms of development over a number of years.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site does not appear to be achievable due to the five most recent applications have all been refused.

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 five most recent applications for various forms of additional / intensified residential development have been refused, at this time the site cannot be considered suitable for inclusion in the SLAA trajectory, and thus the number of units it could potentially deliver is set at 0.

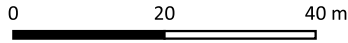
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site only has applications for the conversion of the site from an HMO into residential units, other uses have not been considered.



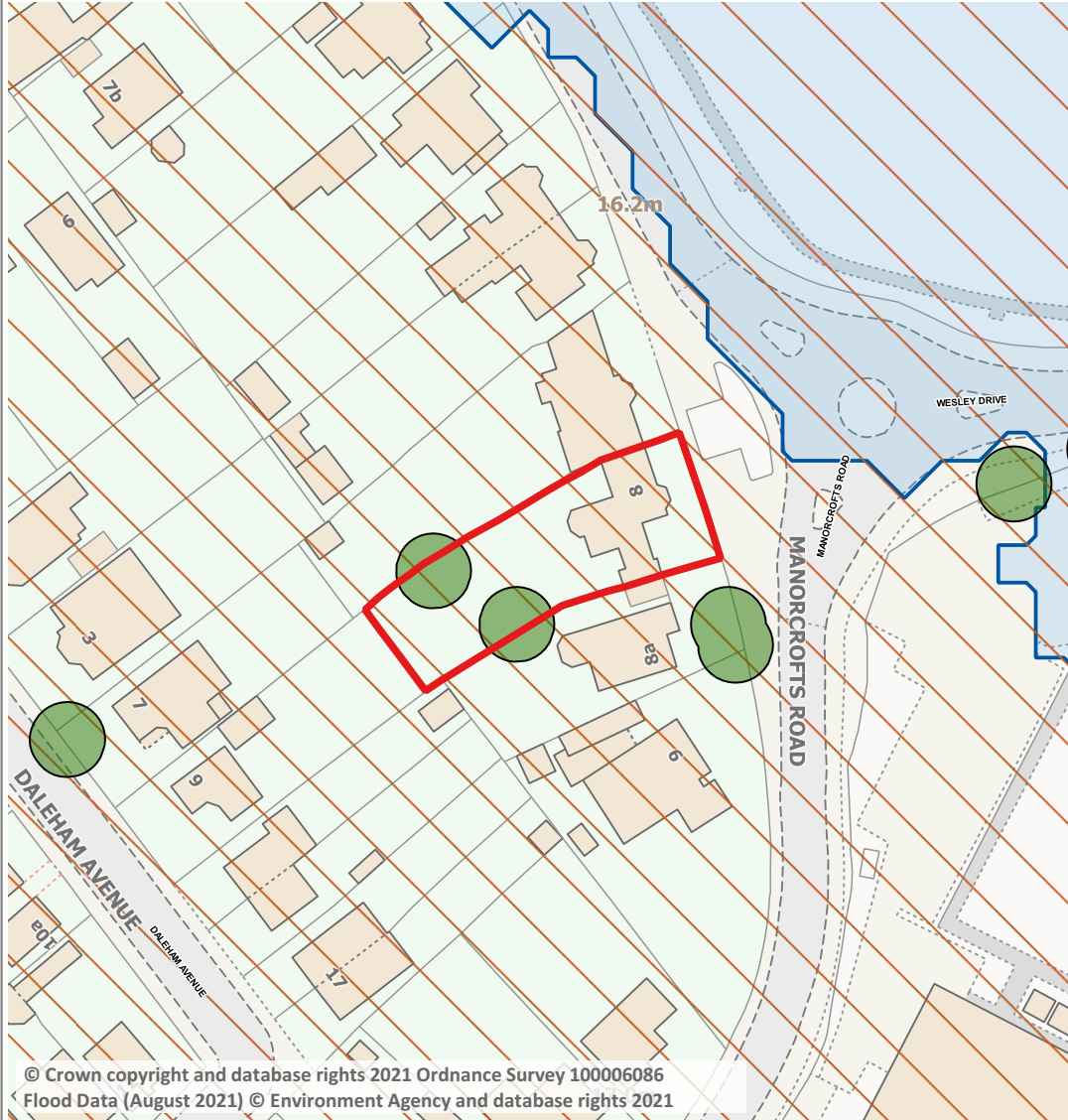
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 427

8 Manorcrofts Road, Egham



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

