

Englefield Green sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
52	Dial House & Wisteria, Englefield Green	Deliverable	10
156	Blays House, Blays Lane	Developable	100
289	Webbs, The Green, Englefield Green	Deliverable	10
299	Barbara Clark House, St Jude's Road, Englefield Green	Deliverable	26
319	9-11 Victoria Street, Englefield Green	Deliverable	7
367	Haleworth House, Egham Hill, Englefield Green	Deliverable	14
369	Land at 97 and 98 Harvest Road, Englefield Green	Student accommodation (166 units, equivalent to 54 residential units)	54
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Deliverable	161
404	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green	Student accommodation (-352 units, equal to 114 residential units)	-114
420	Holly Close garages, Englefield Green	Deliverable	9
177	RHUL campus, Egham Hill, Egham	Employment site	Employment site
406	Bishopsgate School, Bishopsgate Road, Englefield Green	Employment site	Employment site
22	Land South of St Davids Drive & Roberts Way, Englefield Green	Undeliverable	0
36	Sandylands Home East, Blays Lane, Englefield Green	Undeliverable	0
50	Brunel University site, Coopers Hill Lane	Undeliverable	0
208	Land adj Ulverscroft, Bakeham Lane	Undeliverable	0
233	6 Northcroft Road, Englefield Green	Windfall site	0
293	Land north of Kings Lane, Englefield Green	Undeliverable	0
390	Parkwood, Wick Lane, Englefield Green	Windfall site	Windfall site
399	Land at Ridgewood, Ridgemead Road, Englefield Green	Windfall site	Windfall site

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
429	East Lodge, Bishopsgate Road, Englefield Green	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	22
Site Name	Land South of St Davids Drive & Roberts Way
Address	Land South of St Davids Drive & Roberts Way Englefield Green
Postcode	
Grid references	X: 499259 Y: 169886
Site area (ha)	15
How site was identified	Submitted through the 2014 SHLAA
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site is an established residential area within St. David's Drive, Simons Walk and Roberts Way (which are all within the Urban Area). To the west of the site is Windsor Great Park which is a Grade I listed historic park. To the south of the site is the ACS Egham International School. To the east is a mix of residential properties, open land and the CABI Biosciences centre.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (318, adjacent)
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 covered by the Possible Roman building and medieval farmstead, Bakeham House Area of High Archaeological Potential. Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest Within the Windsor Great Park 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.
TPO	The potential impact of any development on the adjacent TPO (318) would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Windsor Great Park 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.
Park and Garden of Special Historic Interest	The potential impact of any development on the Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park 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.)	RU.11/0589 Application for the formation of a pedestrian access serving the ACS International School following the reconfiguration of the existing access off London Road. The application was submitted by the ACS Egham International School and the application site included a large part of the site within the boundaries of this SLAA site.

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.	✓	290	Based on 2014 SHLAA numbers.
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 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 confirmed in the site submission. 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.
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Site availability

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

Site achievability

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

Site deliverability

Can identified constraints be overcome (Y/N)?	No 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 the site is within the Green Belt which forms part of a strategic gap between Englefield Green and Virginia Water, it is not deemed suitable for development and thus inclusion in the trajectory.

Residential units provided to the assessment of supply: 0

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

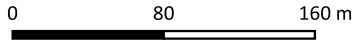


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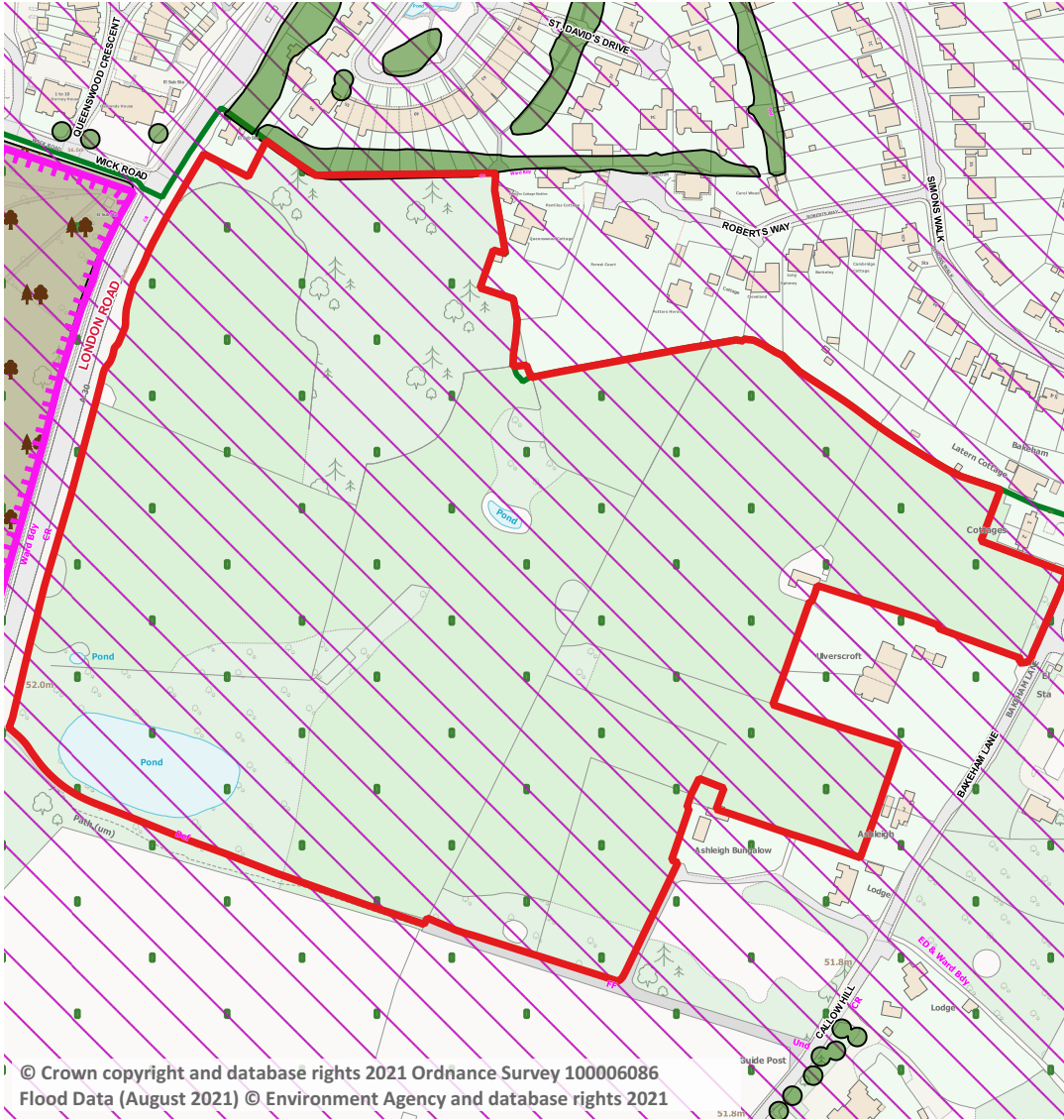
SLAA ID: 22



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Land South of St Davids Drive & Roberts Way, situated between London Road & Bakeham Lane



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



SLAA 2021 officer site assessments

Site information

Site ID	36
Site Name	Sandylands Home Farm East, Blays Lane, Englefield Green
Address	Sandylands Home Farm East
	Blays Lane
	Englefield Green
Postcode	TW20 0HJ
Grid references	X: 498749 Y: 170300
Site area (ha)	9.7
How site was identified	Submitted as part of the 2013 SHLAA
Ownership type	Private
Existing use(s)	Agriculture / equestrian
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	A single residential dwelling and its curtilage is located to the south of the site with the (urban) residential area of Englefield Green adjacent to the north. The site is bounded to the east by Blays Lane beyond which lies the offices at Blays House (also within the urban area) comprising a cluster of 7 office buildings forming SLAA site 156. To the west is another part of Sandylands Home Farm and to the south of the site lies Windsor Great Park.

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)	Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest. Within the Windsor Great Park Biodiversity Opportunity Area. Opposite the Blays House, Blays Lane 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
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.
SNCI	The potential impact of any development on the Windsor Great Park SNCI would need to be taken into account as part of any development proposals.
Park and Garden of Special Historic Interest	The potential impact of any development on the Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the 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)	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.	✓	400	61 x 1 bed (16%), 148 x 2 bed (37%), 124 x 3 bed (31%) and 64 x 4 bed (16%).
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment			

(B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		Open space and sports pitch provision.
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 the site does not appear 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>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 the site is available.

Site achievability

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

Site deliverability

Can identified constraints be overcome (Y/N)?	No
	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A
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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 residential development would represent inappropriate development that would be unacceptable unless Very Special Circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified. As such, 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.

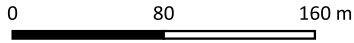
Residential units provided to the assessment of supply: 0

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.



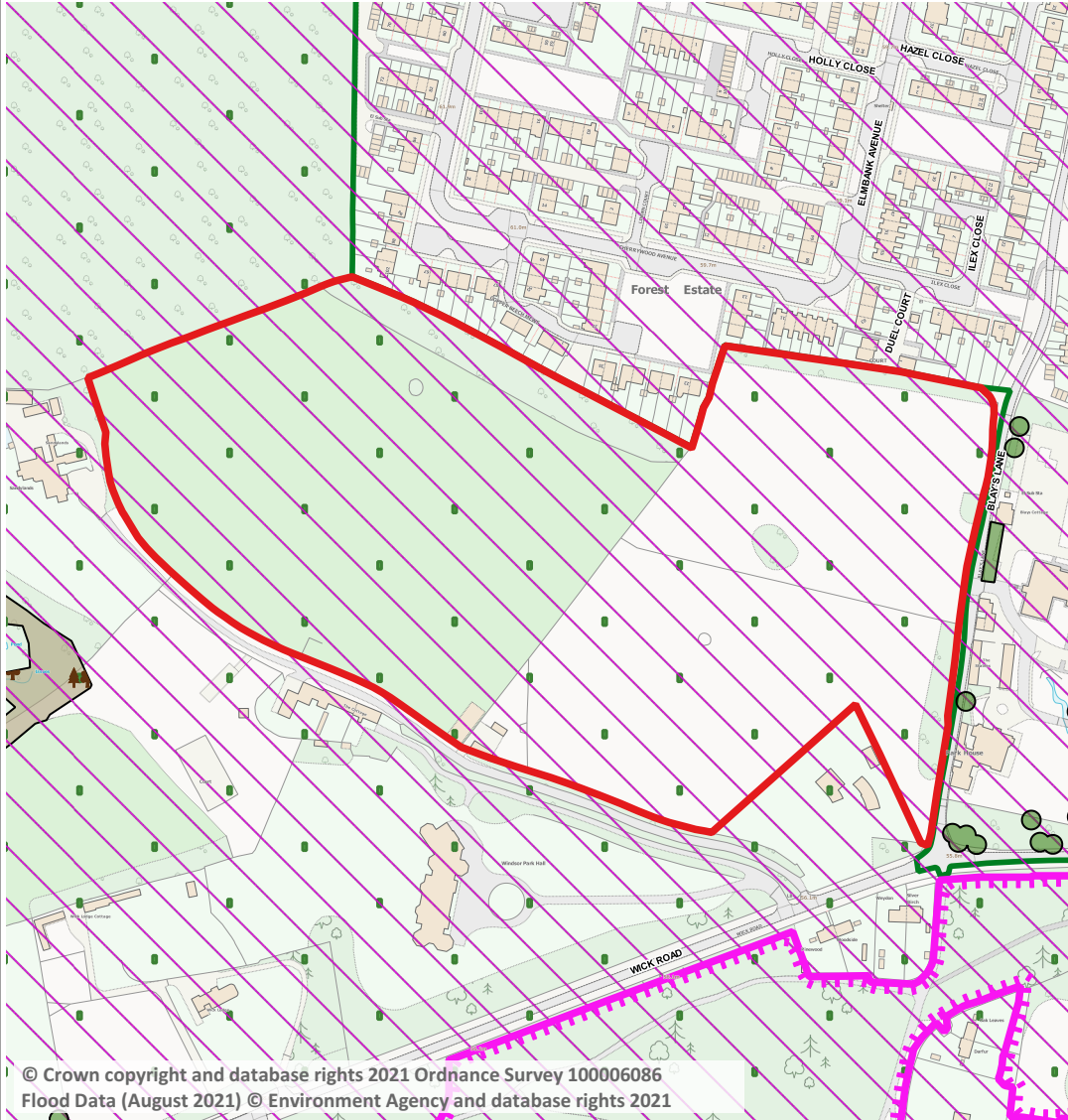
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SLAA ID: 36

Sandylands Home Farm East, Blays Lane, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	50
Site Name	Brunel University site, Coopers Hill Lane
Address	Brunel University site
	Coopers Hill Lane
	Egham
Postcode	TW20 0HF
Grid references	X: 499678 Y: 171950
Site area (ha)	1.68
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Sports pitch as part of wider university campus.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north there is dense woodland with the extant university buildings to the west. To the south is the Coopers Hill Recreational Club and to the east are a small number of dwellings and the Sir Forces Memorial.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (nearby)
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	✓ (nearby)
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical Access	
Nationally listed buildings	✓ (adjacent)		
Other (please specify)	Ancient woodland nearby (to the north). The Runnymede Meadows and Slope Biodiversity Opportunity Area lies to the north of the site. Adjacent to the Kingswood Cottage 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
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the adjacent / nearby Nationally Listed Buildings (The Mews, Air Forces Memorial and North Lodge, Ridgemead Road) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the nearby Englefield Green Conservation Area would need to be taken into account as part of any development proposals.
SSSI	The potential impact of any development on the nearby Langham Pond SSSI would need to be taken into account as part of any development proposals.
Ancient Woodland	This significant area of trees lies to the north of the site and would need to be taken account of part of any proposed development.
Biodiversity Opportunity Area	The potential impact of any development on the nearby Runnymede Meadows and Slope BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the adjacent Kingswood Cottage Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/0728 Construction of a 4-storey detached building (including accommodation in the roof) to provide 9 residential dwellings and associated parking and landscaping following the demolition of the existing chapel (amended plans received 18.11.20 to include revisions to the design of the building and the submission of additional supporting information) (grant).</p> <p>RU.17/1703 Screening opinion request for the development of the site for 109 residential units (59 private C3 residential units & 50 care units (C2) and conversion of the lodge from residential unit to a concierge), in a mix of 2,3 &4 storey buildings, with associated access, parking and landscaping (proposal submitted under planning application ref RU.17/1649). Application made pursuant to Reg 6(1) of the 2017 Regulations (Not EIA development).</p> <p>RU.17/1649 Construction of 59 residential units (3no. 5bed houses, 24no. 4bed houses, 2no. 3 bed houses, 4no. 2 bed houses, 6no. 3 bed apartments, 16no. 2 bed apartments, 4no. 1 bed apartments in Use Class C3); construction of an additional 50 units of C2 accommodation as an extension to the care community permitted within President's, Pillar and College Halls (under application</p>

	<p>RU.16/1812); conversion of Lodge from dwelling to concierge; in a mix of 2, 3 & 4 storey buildings and conversion of the chapel; with associated access, parking and landscaping (This application is an alternative to the 63 residential units approved under planning permission RU.14/1640) (grant). Discharge of conditions under RU.19/0074, RU.18/1458, RU.18/1797, RU.19/0300, RU.18/1739, RU.19/1376, RU.20/0427, RU.20/0391, RU.20/1089, RU.19/1022, RU.20/0328, RU.21/0073, RU.20/1609, RU.21/0535.</p> <p>RU.17/0929 Construction of a two-storey extension, a first-floor extension, refurbishment, and alterations to Clubhouse (for uses ancillary to student residences) (grant). Discharge of conditions under applications RU.18/0066 and RU.18/0470.</p> <p>RU.16/1812 Part demolition / part retention of the Presidents / College / Pillar Hall buildings and erection of enlarged / extended replacement buildings for extra care use (containing 78no. 2 bed apartments together with communal facilities) with surface and basement car parking and associated hard and soft landscaping (grant). Discharge of conditions and minor amendments applications under RU.17/1245, RU.17/1721, RU.17/1758, RU.18/1041, RU.18/1455, RU.18/1606, RU.18/1459, RU.18/1299, RU.18/1457, RU.18/1805, RU.18/1740, RU.18/1922, RU.18/1738, RU.19/0399, RU.19/0800, RU.19/1222, RU.19/1377, RU.19/1429, RU.19/1538, RU.20/1207, RU.20/1331, RU.20/0579.</p> <p>RU.15/1483 Minor material amendment to RU.11/0207 to reduce student bedspaces from 528 to 488 (grant). Further discharge of conditions applications under RU.17/0941, RU.17/1173, RU.17/0218, RU.17/1275, RU.17/1520, RU.17/1198, RU.17/1938, RU.17/1757, RU.18/0426, RU.17/0217, RU.18/0471, RU.18/0585, RU.18/0988, RU.18/1040.</p> <p>RU.14/1640 63 dwellings – (excludes College / Presidents Hall, Students Union, Tennis Courts) (grant).</p> <p>RU.11/0207 Hybrid application for 528 student bedspaces, 59 units of extra care, 48 dwellings and outline for 56 dwellings (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.	✓	142	84.5dph. Mix of 1 / 2 bed apartments or 2 / 3 bed housing.

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

Suggested phasing

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

Suitability information:	Site is located within the Green Belt where there is a presumption against inappropriate development. The site does not have the appearance of being previously developed (the site submission identifies the land as a sports pitch), however even if as part of the wider Brunel campus the land was considered to be PDL, the land is open in nature and contains no buildings. Any redevelopment of the site for residential would therefore be highly likely to cause greater harm to the openness of the Green Belt than the existing use. 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.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The promotion of the site demonstrates 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
Is the site deliverable (0-5 years) or viably developable (6-15 years)	As this site is in the Green Belt it would need to be removed from the Green Belt / have Very Special Circumstances proved to justify its development.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

This site is undeveloped land (a sports pitch) within the Green Belt and thus residential development here would be inappropriate. Therefore, the site will not be added into the trajectory.

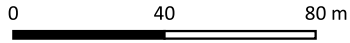
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site is unsuitable for development due to its non-PDL Green Belt status (and has only been submitted for residential development), other uses have not been considered.



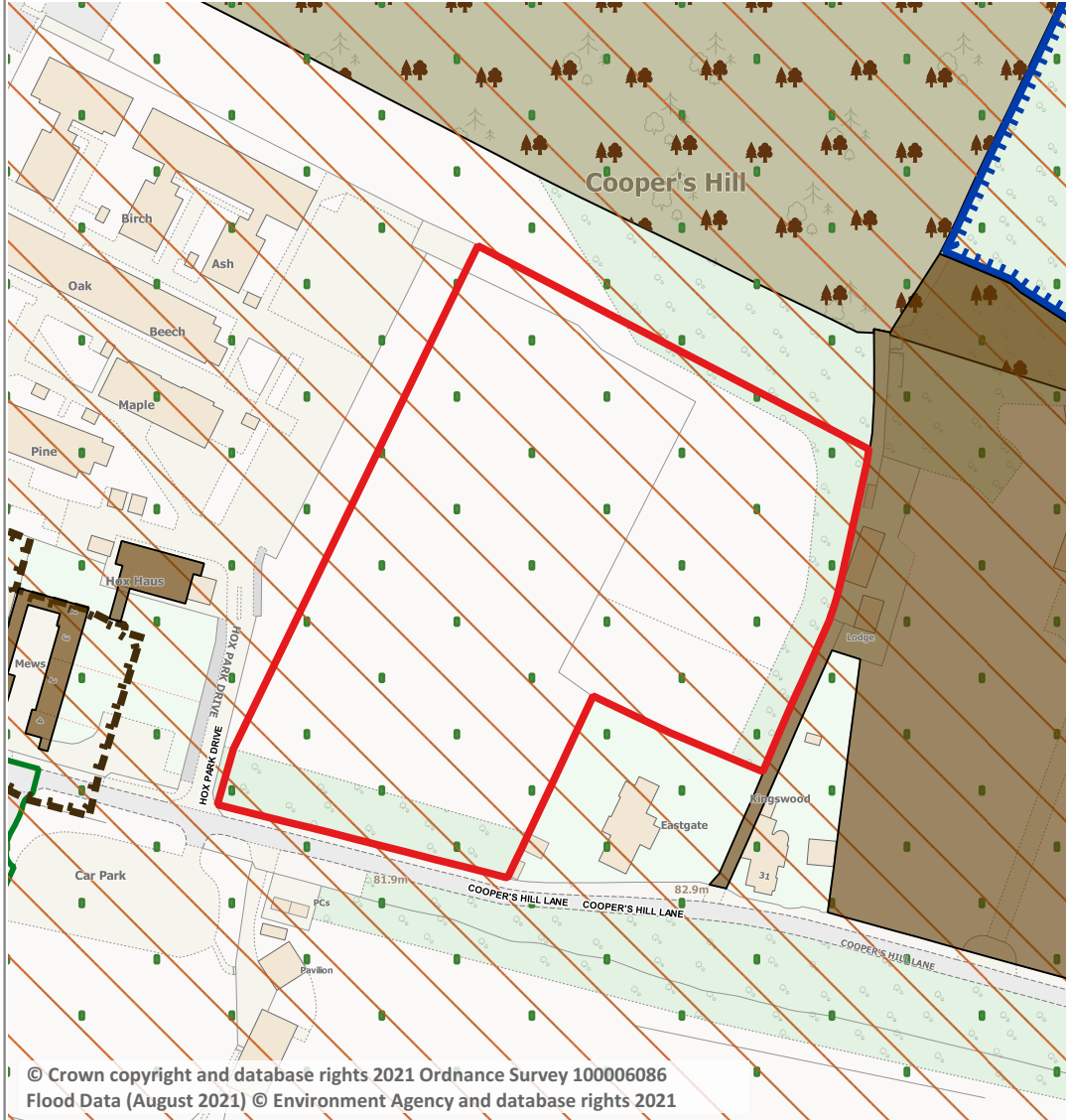
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SLAA ID: 50


Brunel University Site, Coopers Hill Lane



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

 Conservation Areas



SLAA 2021 officer site assessments

Site information

Site ID	52
Site Name	Dial House & Wisteria, Englefield Green
Address	Dial House & Wisteria
	16 and 14 Northcroft Road
	Englefield Green
Postcode	TW20 0DU
Grid references	X: 498859 Y: 171351
Site area (ha)	1.81
How site was identified	Submitted through the 2009 SHLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.34ha – 19% PDL)
Surrounding uses	The two dwellings are located within the urban area of Englefield Green, with the majority of the land to the west of the dwellings falling within the Green Belt. The land to the north also lies within the Green Belt, with residential areas to the east and south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓ (partially)	Conservation Area	✓ (nearby)
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
Green Belt	Site would need to be either entirely removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development of the whole site.

Conservation Area	The potential impact of any development on the nearby Englefield Green Conservation Area (30m to the northeast) 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.18/1649 Demolition of Two Dwellings and Erection of Twelve Dwellings (grant). Variation of conditions application RU.20/1082 granted.</p> <p>RU.17/1828 Demolition of one residential dwelling and associated outbuildings and erection of 2no. three storey buildings containing thirteen residential apartments with basement car parking (refused).</p> <p>RU.17/1829 Demolition of one residential dwelling and associated outbuildings and erection of a replacement 3 storey dwelling (including basement) with detached 2 storey garage with staff accommodation above (refused).</p> <p>RU.14/1875 Erection of 8no. 3/4 storey dwellings (including basements) with integral garages following demolition of existing buildings on the site (revised plans received reducing the red-line site application area along the northern boundary of the site).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	12 gross, 10 net.	12 gross, 10 net.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

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

Suggested phasing

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

Suitability information:	Part of the site is in the urban area and is considered suitable for development in principle. This area of the site has been given permission for redevelopment for 12 dwellings.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The Non-Material Amendment application shows that the development of the site is progressing and thus the site is considered to be available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has an extant planning permission 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)	0-5 years

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The part of the site that is in the urban area should be considered suitable for development as it is PDL and has an extant permission to be developed into 12 homes (12 gross, 10 net).

The remainder of the site is included in the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, that part of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this part of 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.

The only other way in which the Green Belt element of 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.

Residential units provided to the assessment of supply: 12 gross, 10 net.

Other uses provided to the assessment of supply: the site has not been put forward for any other form of development other than residential and therefore other uses have not been considered.

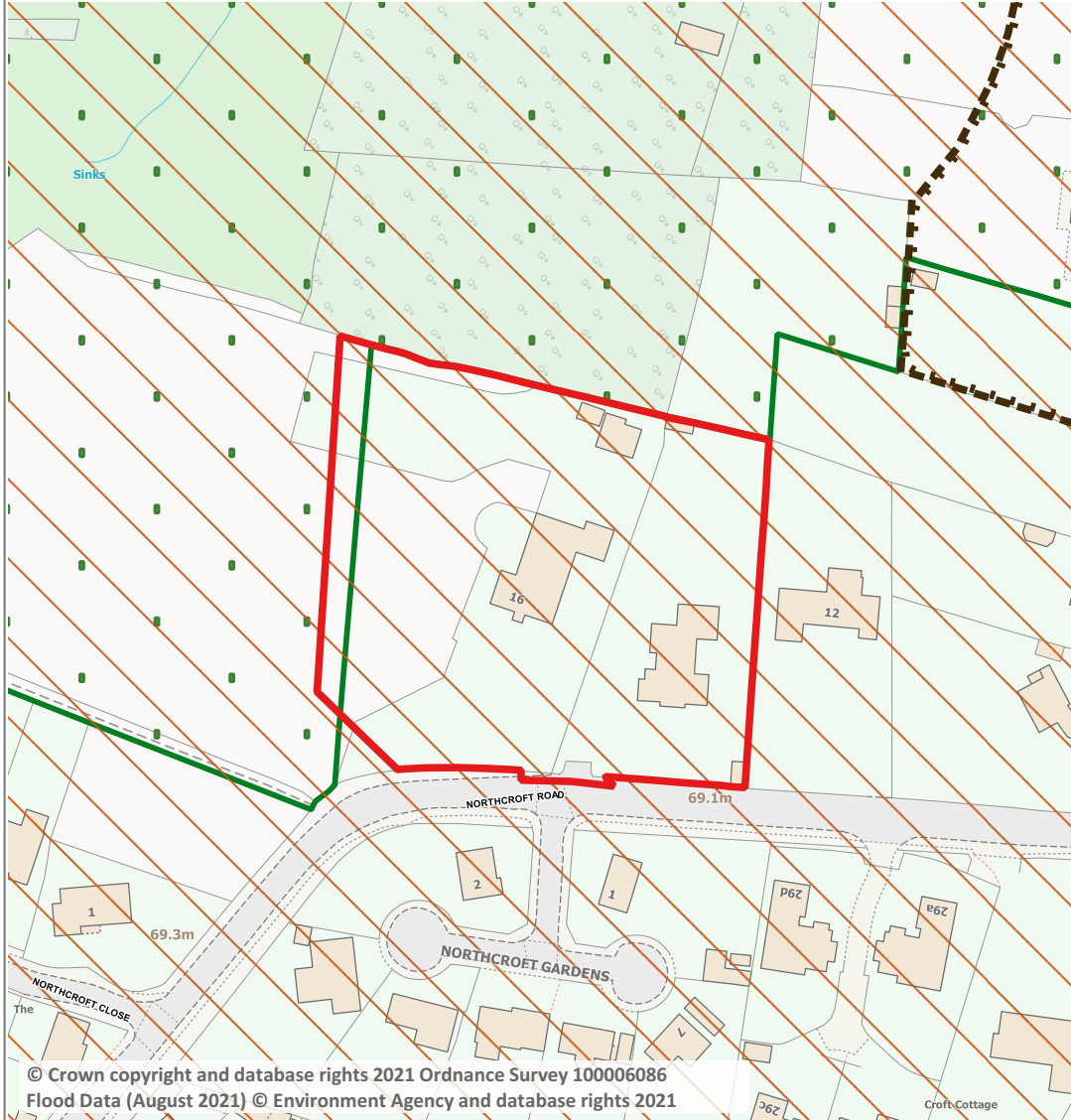
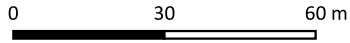


Date: 29/09/2021

SLAA ID: 52

Dial House, Englefield Green

Scale: 1:1,500



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



SLAA 2021 officer site assessments

Site information

Site ID	156
Site Name	Blays House, Blays Lane
Address	Blays House
	Blays Lane
	Englefield Green
Postcode	TW20 0HJ
Grid references	X: 498941 Y: 170280
Site area (ha)	1.34
How site was identified	Allocated in the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Offices and residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Immediately to the west of the site is SLAA site 36: Sandylands Home Farm East and to the east of the site is Queenswood Crescent. To the south of the site is Windsor Great Park. To the north is a residential area, characterised by semi-detached and terraced dwellings also in the urban area. Blays Lane runs along the western edge of the site and contains a vehicular access point into the site. Wick Road lies to the south of the site, and also provides access into the site.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (419)
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)	Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest. Contains the Park House 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.
TPO	The potential impact of any development on TPO 419 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Windsor Great Park SNCI would need to be taken into account as part of any development proposals.
Park and Garden of Special Historic Interest	The potential impact of any development on the Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Park House Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1309 Application to determine if prior approval is required for the proposed change of use from offices (Class B1(A)) to 28 No. dwelling houses (Class C3) - under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O (refuse).</p> <p>RU.20/0045 Change of use of building from office (B1 Use Class) and two storey extension to provide 14 dwellings comprising 6no.x 1 bed, 7no.x 2 bed and 1 no.x3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage (withdrawn).</p> <p>RU.17/1750 Change of use of building from office (B1 Use Class) and two storey extension to provide 8 dwellings comprising 4no. 2 bed and 4 no. 3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage (grant).</p> <p>RU.14/1118 Prior approval for change of use from office to single dwelling house (grant).</p> <p>RU.13/1040 Prior approval application for the change of offices to 25 apartments (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.	✓	100	As set out under Policy SL5 of the Runnymede 2030 Local Plan.
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 years
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Site suitability

Suitability information:	The site has been allocated in the adopted Runnymede 2030 Local Plan for a net gain of 100 residential units and thus it is suitable for this form of development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	Following recent discussions with the agent for this site, the site is not expected to come forward until years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
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Achievability information:	As the site has been through whole plan viability test as part of the examination of the Runnymede Local Plan 2030, the site is considered to be viable.
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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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site is suitable for development as it has been allocated for a net gain of 100 units in the adopted Runnymede 2030 Local Plan. In terms of delivery of residential units across the site, the agent acting on behalf of the landowner has confirmed that following the refusal of the recent prior approval application at the site, there are currently no set timescales for the delivery of the site. Based on this, the Council is taking a cautious approach in its assumptions regarding the delivery of this site and will put the units in years 6-10 of the trajectory.

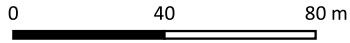
Residential units provided to the assessment of supply: 100 (net) in years 6-10 of the trajectory.

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



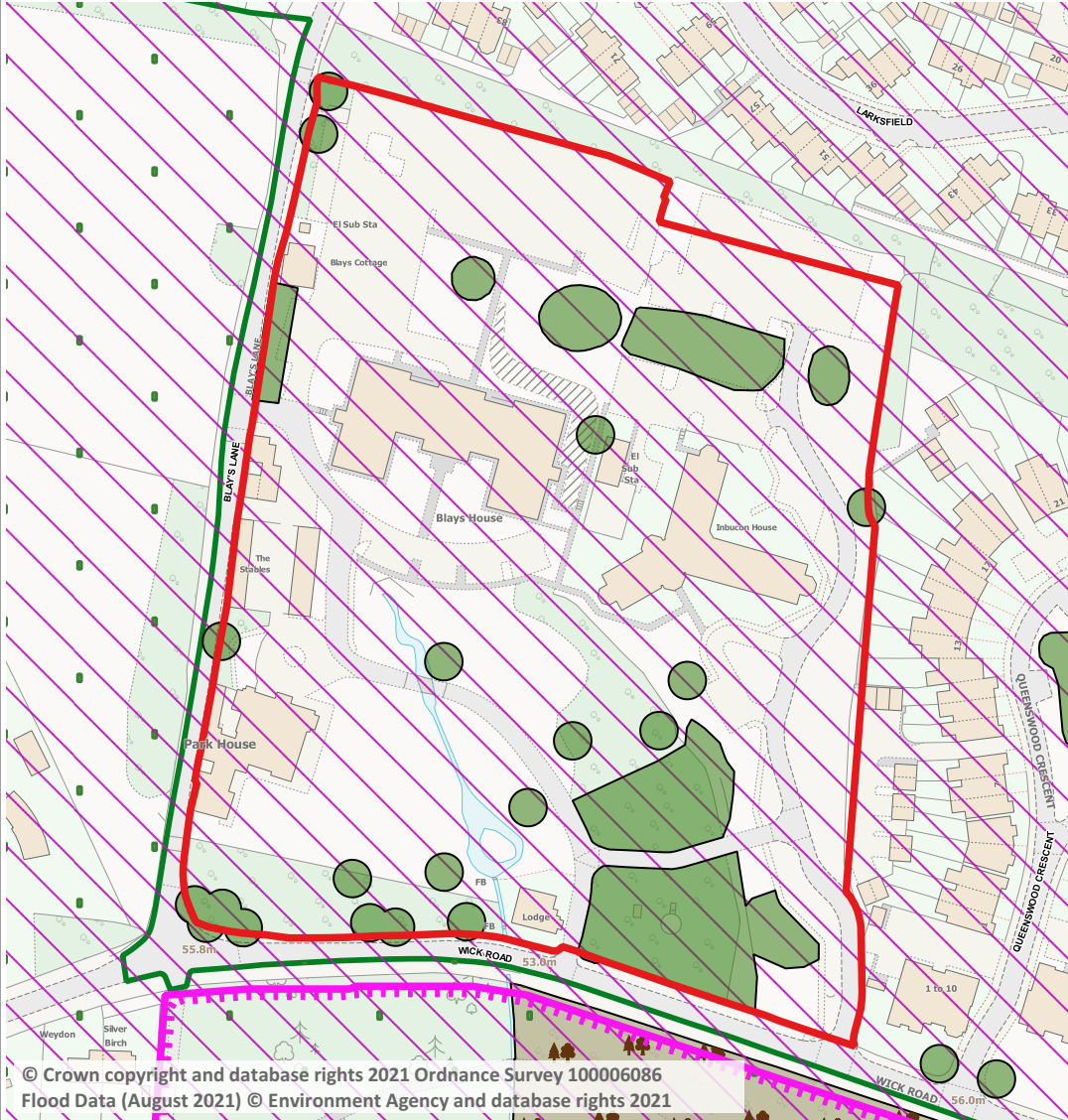
Date: 22/09/2021

Scale: 1:2,000



SLAA ID: 156

Blays House, Blays Lane, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	177
Site Name	RHUL campus, Egham Hill, Egham
Address	RHUL campus
	Egham Hill
	Englefield Green
Postcode	
Grid references	X: 499947 Y: 170604
Site area (ha)	54.9
How site was identified	Identified as part of the Masterplan granted under RU.14/0099.
Ownership type	Private
Existing use(s)	Higher education
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Residential parts of Egham and Englefield Green wrap around the western, northern and eastern boundaries of the site. To the south lies open countryside separated from the campus by a minor road (Prune Hill). To the south east lies a site containing a number of large office and laboratory buildings.

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)	Contains the Pond Bay and Medieval causeway and possible route of London - Silchester Roman Road 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
Green Belt	Dependent on the scale of development proposed. For the site to be developed in full, it would need to be either removed from the

	Green Belt, or be able to demonstrate Very Special Circumstances to justify development. As large parts of the site are PDL, it may also be possible for some proposed developments to be possible under existing Green Belt policy providing they would not have a greater impact upon the openness of the Green Belt than the current development.
Flood risk	The area of flood risk only covers a relatively small portion of the site where a series of sports facilities are located. Provided any future development here did not involve a more vulnerable use / increase flood risk elsewhere then this should not be a significant issue.
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 (Royal Holloway Collage, Entrance gates and Lodge, statue in north quadrangle, statue in south quadrangle and swimming pool) would need to be taken into account as part of any development proposals.
Ancient Woodland	Significant area of trees runs through the middle and south eastern parts of the site and would need to be retained and taken account of part of any proposed development.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/0590 Erection of academic building including extension to internal access road, external plant, retaining walls and associated hard and soft landscaping (grant).</p> <p>RU.19/0563 Reserved matters application for the layout, scale, appearance and landscaping for a new Enterprise Centre building following approval of outline planning permission RU.14/0099 (for the university's masterplan for development up to 2031) (grant).</p> <p>RU.15/2015 Reserve matters application for the approval of the appearance, landscaping, layout and scale of a proposed Electronic Engineering and Science Building following approval of outline planning permission RU.14/0099 for the university's masterplan for development up to 2031 (Amended plans received 15.07.16 to revise design of building) (grant).</p>

	<p>RU.15/0686 Reserve matters application to outline approval RU.14/0099, in respect of details of the layout, landscaping, appearance and scale of proposed Biosciences glasshouses, polytunnel and associated plant rooms, together with new internal service road (grant).</p> <p>RU.15/0187 Demolition of 'Crossland's bungalow', college shop, laundry and bank buildings and the construction of a new Library building, including reinstatement/ alterations to the landscaped area between the new building and Founder's, including the removal of two L shaped stone steps (grant).</p> <p>RU.14/0099 Outline planning application for the university's masterplan for development up to 2031. Demolition of selected existing buildings and construction of an additional 55,000sqm (net) academic and operational buildings, an additional 71,128sqm (net) student accommodation (c.2,650 bedspaces), alterations to Egham Hill to provide a new vehicular access, alterations to Highfield Road/Harvest Road/Egham Hill junctions to provide amended vehicular access, new car parks, sports facilities and associated hard and soft landscaping. (Revision to Masterplan illustrative layout plan) (amended proposal increasing car parking provision) (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.			
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	✓	40,000sqm remaining	It should be noted that 14,174sqm has been granted reserved matters permission and has been

		out of original 55,000sqm approved	completed by RHUL (under references RU.15/2015, RU.15/0686 and RU.15/0187), with circa 500sqm granted but not implemented (under references RU.20/0590 and RU.19/0563) based on the most recent information provided by the university. This would leave circa 40,000sqm additional floorspace to potentially come forward in the future.
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	As the university have advised that the projects under RU.19/0563 and RU.20/0590 have been cancelled, it is assumed that any future development on this site would come forward in years 6-10 as this would align with the years of the masterplan up to 2031.
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Site suitability

Suitability information:	The masterplan for the RHUL site has granted permission for 2,650 new student bed spaces and as such suitability reflects the permission granted, or a reduced capacity as per subsequent applications. The masterplan permission has been implemented and thus remains extant; however, it should be noted that the student accommodation that was previously recorded against this site is now largely recorded against SLAA site 218- Rusham Park, Whitehall Lane, Egham as this has an outline planning application (under reference RU.20/0098) for the demolition of existing buildings and erection of purpose-built student accommodation (up to 1,400 units). This reallocation follows discussions with the university regarding their future intentions.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The outline site masterplan remains extant. There have been a number of completed elements since this time, and a number of reserved matters applications remain extant. However the University has advised that a number of projects which were proposed to be brought forward under the outline masterplan have now been cancelled.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implementation of a number of projects on site facilitated by the granting of the outline masterplan shows that the site is theoretically achievable and demonstrate its viability. However, the university has stated that some of the projects which were proposed to be facilitated by the more recent reserved matters permissions that have been granted have since been cancelled so it is unlikely any are going to come forward in the short term.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As this site has an extant outline permission as well as several reserved matters applications that have been implemented and other that still have the potential to be, this site should be added into the trajectory. As nearly 15,000sqm has already been granted permission, approximately 40,000sqm of floorspace has the potential to come forward through additional permission in the future up to 2031.

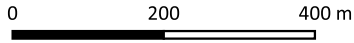
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: up to circa 40,000sqm of non-residential floorspace, encompassing a variety of uses associated with the university.



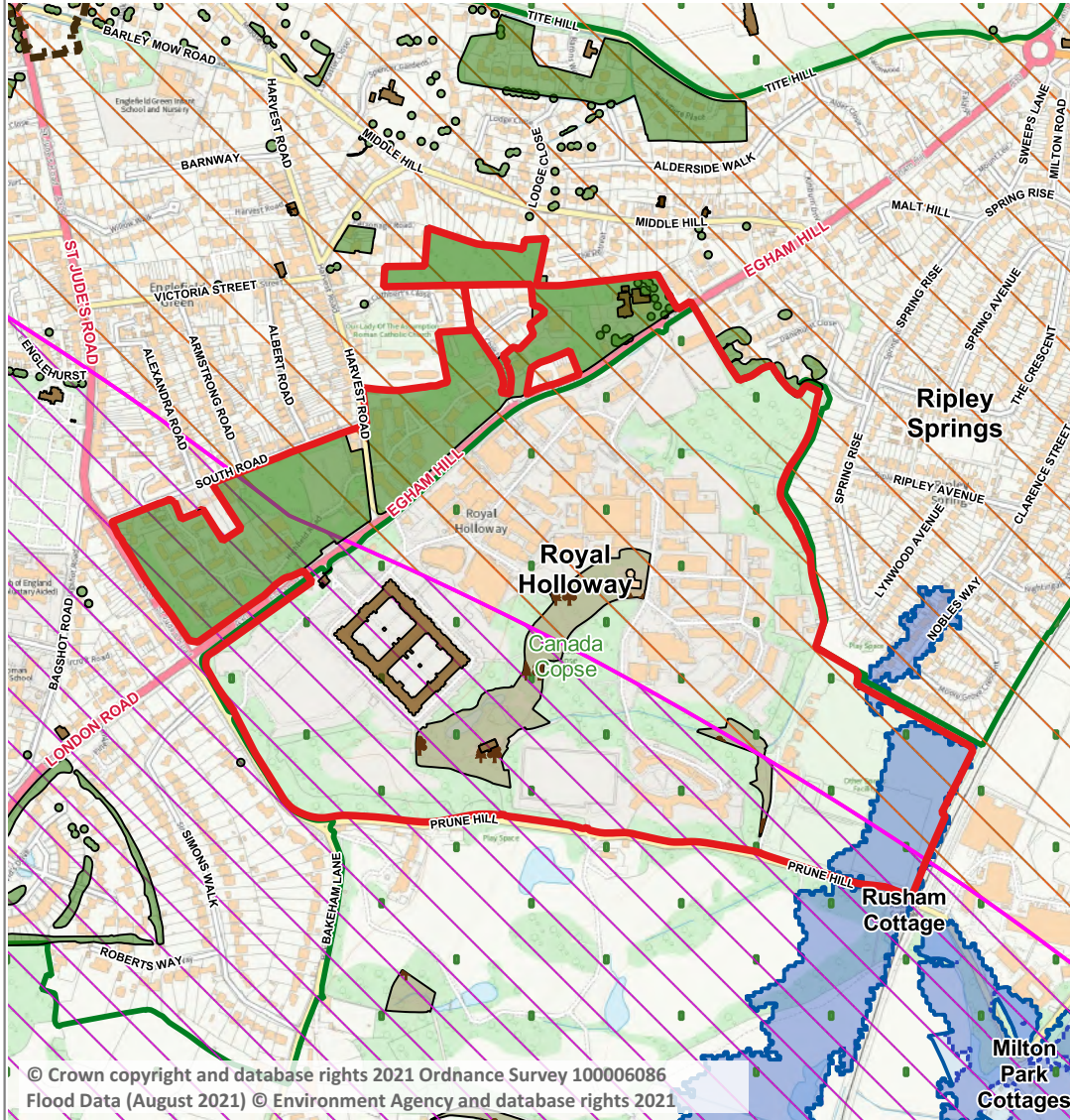
Date: 29/09/2021

Scale: 1:10,000



SLAA ID: 177

Royal Holloway University of London campus, Egham Hill, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	208
Site Name	Land adj Ulverscroft, Bakeham Lane
Address	Land adj Ulverscroft, Bakeham Lane
	Egham
Postcode	TW20 9TT
Grid references	X: 499516 Y: 169829
Site area (ha)	0.37
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Residential amenity space
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.07ha – 19% PDL)
Surrounding uses	The site is land in front of small row of 3 terrace two storey dwellings. Bakeham Lane forms the eastern boundary of the site beyond which lies the CABI Biosciences research centre. The urban area of Englefield Green is 80m to the north, with open land and a small number of residential dwellings to the south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Flood zone 3b	<input type="checkbox"/>	SSSI	<input type="checkbox"/>
Within 5 km of TBH SPA	<input checked="" 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 Possible Roman building and medieval farmstead, Bakeham House Area of High Archaeological Potential Adjacent to the Windsor Great Park 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 Windsor Great Park 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 / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5	
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:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, it appears that most of the site does not meet the definition of previously developed land as contained in the NPPF. Even if, at a later date the site was considered to be PDL, the land is largely open in nature and contains a very limited number of buildings. Any redevelopment of the site for residential development at the scale proposed would therefore be highly likely to cause greater harm to the openness of the Green Belt than the existing use. 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 promoter has indicated 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.
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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

As the site is located within the Green Belt it is not considered to be suitable for development and therefore should not be taken forward as part of the trajectory for the SLAA.

Residential units provided to the assessment of supply: 0

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

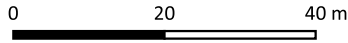


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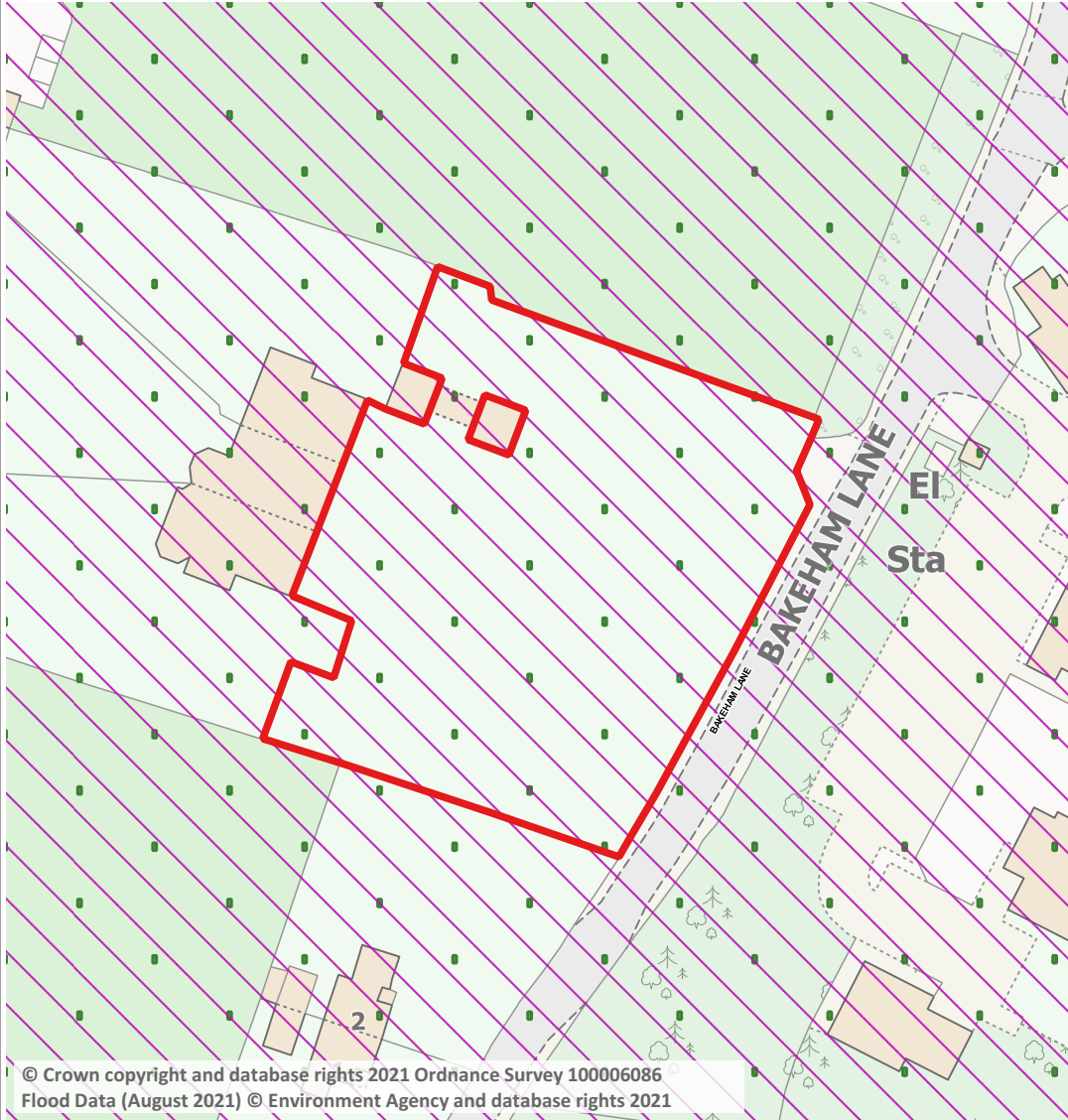
SLAA ID: 208



Scale: 1:1,000



Land adjacent Ulverscroft, Bakeham Lane, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	233
Site Name	6 Northcroft Road, Englefield Green
Address	6 Northcroft Road
	Englefield Green
Postcode	TW20 0DU
Grid references	X: 498963 Y: 171383
Site area (ha)	0.33
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bound by residential dwellings in the urban area to the east and south, with part of its northern boundary also adjoining a residential property in the urban area to the north. The remainder of its northern and the western boundaries are surrounded by open and wooded land in the Green Belt.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓ (partially)	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)	A large area 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 entirely removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development of the whole site.

Conservation Area	The potential impact of any development on the adjacent Englefield Green Conservation Area would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/0668 Certificate of Proposed Lawful Development for the erection of a detached outbuilding (grant).</p> <p>RU.20/0800 Proposed replacement dwelling (resubmission of Planning Permission RU.17/0783) (grant).</p> <p>RU.18/1809 Proposed lawful development Certificate to establish whether planning permission is required for an outbuilding (summer house and double garage) (grant).</p> <p>RU.17/0783 Erection of two storey dwelling with integral garage following demolition of existing dwelling (resubmission of plans approved under ref RU.03/0687) (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.	✓	<5	4 gross, 3 net maximum on that basis.
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:	<p>Part of the site is in the urban area and is considered suitable for development in principle.</p> <p>The remainder of the site is included in the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the Green Belt element of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the development proposed on this part of the 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 Green Belt portion of the site could become suitable for the level of development proposed is if it was 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 the site is available

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	There have been a number of recently approved applications at the site (for outbuildings and a replacement dwelling) which show that the redevelopment of the site is possible.

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 the potential to be redeveloped for a small number of additional dwellings which could be accommodated within the non-Green Belt portion of the site. The potential of the remainder of the site is limited by the Green Belt designation. It is considered that the site would be unlikely to deliver above the windfall threshold unless the Green Belt element of the site was returned to the Urban Area.

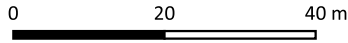
Residential units provided to the assessment of supply: 0. Any additional units delivered on this site (expected to be less than 5) would be included in the windfall estimate within the trajectory.

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



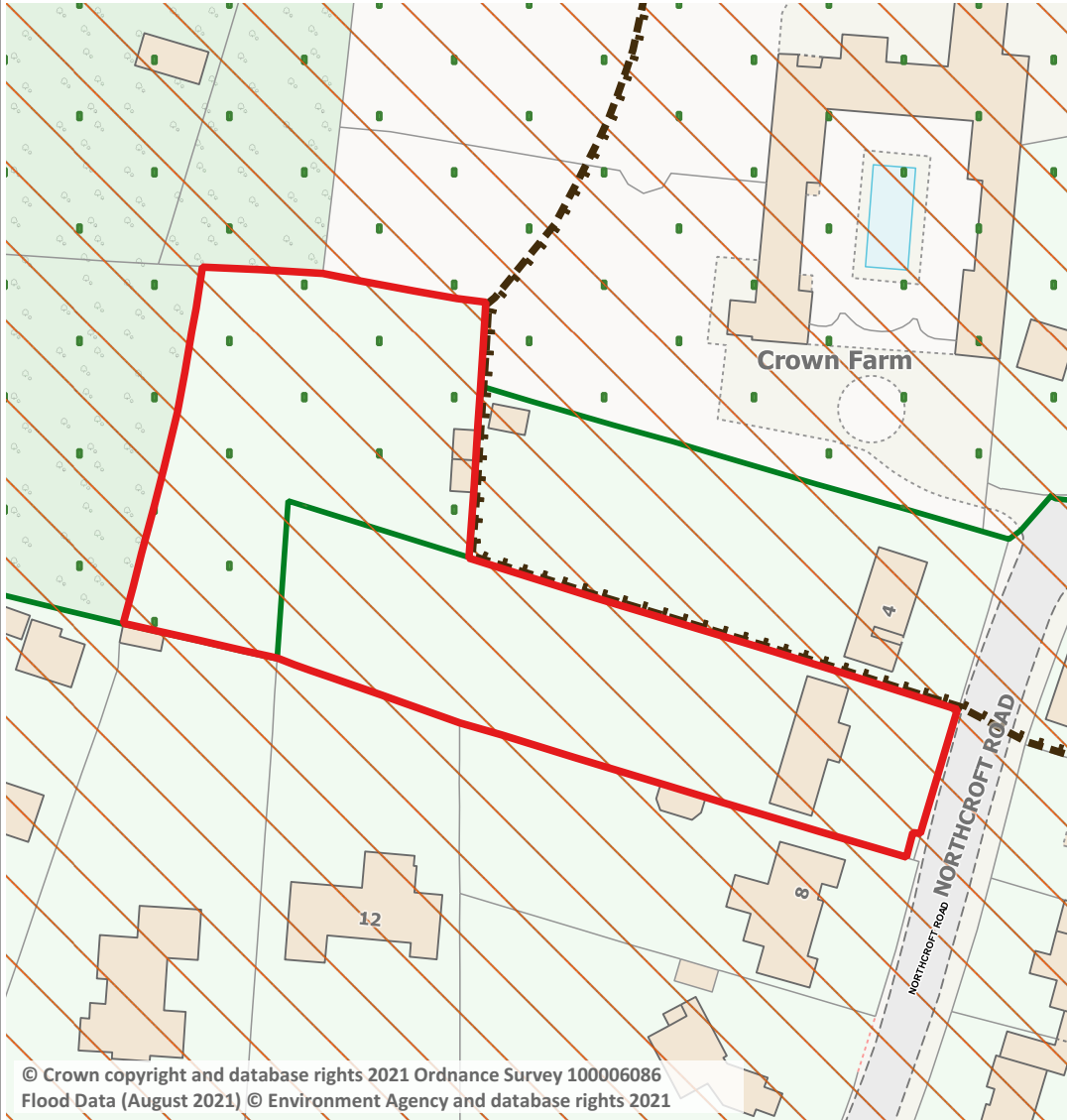
Date: 22/09/2021

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SLAA ID: 233

6 Northcroft Road, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	289
Site Name	Webbs, The Green, Englefield Green
Address	Webbs
	The Green
	Englefield Green
Postcode	TW20 0YX
Grid references	X: 498950 Y: 171509
Site area (ha)	2.05
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.31ha – 15% PDL)
Surrounding uses	The site sits north west of Northcroft Road. To the south lies large residential dwellings set in large plots (which are located within the urban area) and Crown Farm. To the north and west the land is open with limited development. To the east lies The Green and beyond this the urban area of Englefield Green.

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	✓ (168)
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)	Near to The Crown House, Locally Listed Building. The majority of the site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development across the whole site. However part of the site is PDL

	which could be redeveloped if it complied with para 149g of the NPPF and policies EE15 and EE17 of the Runnymede 2030 Local Plan..
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 Castle Hill Farm Dairy would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Englefield Green Conservation Area (which partially covers the site) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 168 would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Crown House needs to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.07/0918 Conversion of 5 bed dwelling to 1no. 2 bed & 1 no 3-bed dwelling (grant).</p> <p>RU.97/0340 Conversion & extension to stable block to form ancillary living accommodation (grant).</p> <p>RU.94/0278 Conversion of existing cowsheds to 1no. 3 bed dwelling (grant).</p> <p>RU.92/0508 Conversion & alterations to stable buildings to form 2no 2 bed dwellings (grant).</p> <p>RU.91/0657 Conversion of outbuilding to 1 no 4-bed dwelling (grant).</p> <p>RU.90/1045 1no. two storey dwelling & garage (grant).</p> <p>RU.90/0337 Demolition of part of existing buildings and erection of 1 no dwelling (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.	✓	14-24	14-24 dwellings depending on density and whether existing dwellings and ancillary buildings are retained. PDL areas in the north east part of the site could be converted and infilled for around 14 dwellings. Additional land to the south and west could be released from the GB and would provide potentially an additional 10 dwellings assuming larger houses at low density to reflect the character of the area and tree constraints.
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:	<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 residential use which falls within the definition of PDL along with its residential curtilage. However, not all land is considered to be curtilage and as such some areas of the site are not PDL.</p> <p>In terms of the non-PDL areas, development would represent inappropriate development within the Green Belt, which would be unacceptable unless very</p>
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	special circumstances were found to exist that would outweigh the significant harm development of this part of the site would cause to the Green Belt. The only other way in which non-PDL areas could become suitable for the level of development proposed is if this element of the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.
--	--

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)?	Yes
Achievability information:	There is no indication that the site is not viable, and the promoter's view that it could accommodate 14-24 units suggests that it is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

This site lies within the Green Belt but has an area in the north east section that is PDL. Therefore, this part of the site has the potential for redevelopment to provide additional residential units, but the rest of the site would not be suitable and thus its potential provision of an additional 10 units is not taken into account as part of the trajectory of sites.

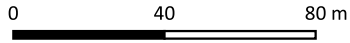
Residential units provided to the assessment of supply: 14 gross, 10 net, based on the redevelopment of the PDL area of the site.

Other uses provided to the assessment of supply: as this site is within the Green Belt and it has only been promoted for residential, other uses have not been considered.



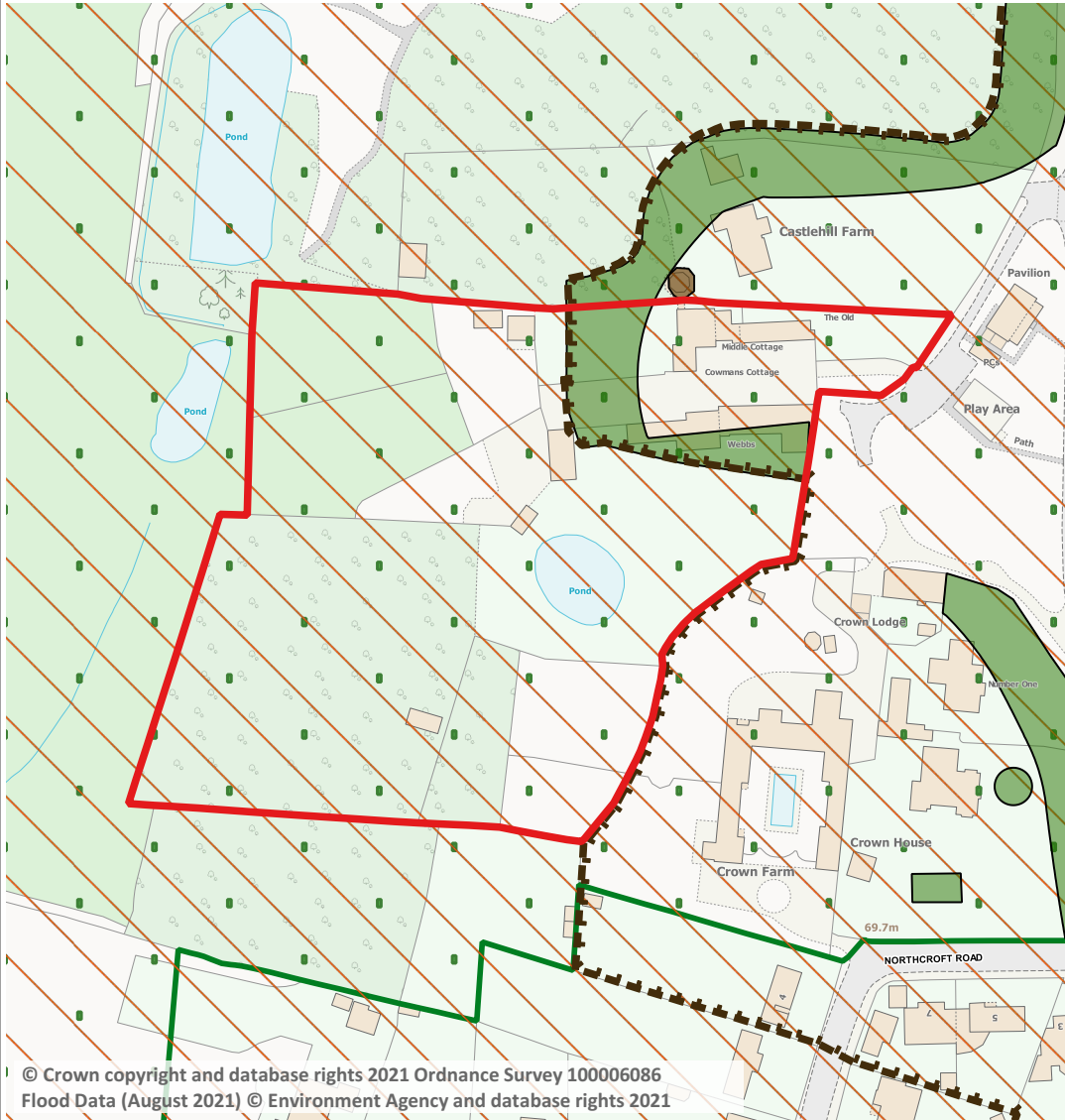
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SLAA ID: 289

Webbs, The Green



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



SLAA 2021 officer site assessments

Site information

Site ID	293
Site Name	Land north of Kings Lane, Englefield Green
Address	Land north of Kings Lane
	Englefield Green
Postcode	
Grid references	X: 498543 Y: 171101
Site area (ha)	8.88
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	To the north, west and south, land characterised by its open nature. To the east (in the urban area) are residential properties of a relatively high density, leading off Bond Street and Northcroft Road. The site slopes downwards, both from north to south and from east to 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	✓ (284)
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 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.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

TPO	The potential impact of any development on TPO 284 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
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.	✓		Number of units subject to the design according to the submission sheet from site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

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

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

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: the site's location in the Green Belt, along with it only being submitted for residential development means other uses have not been considered.

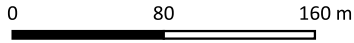


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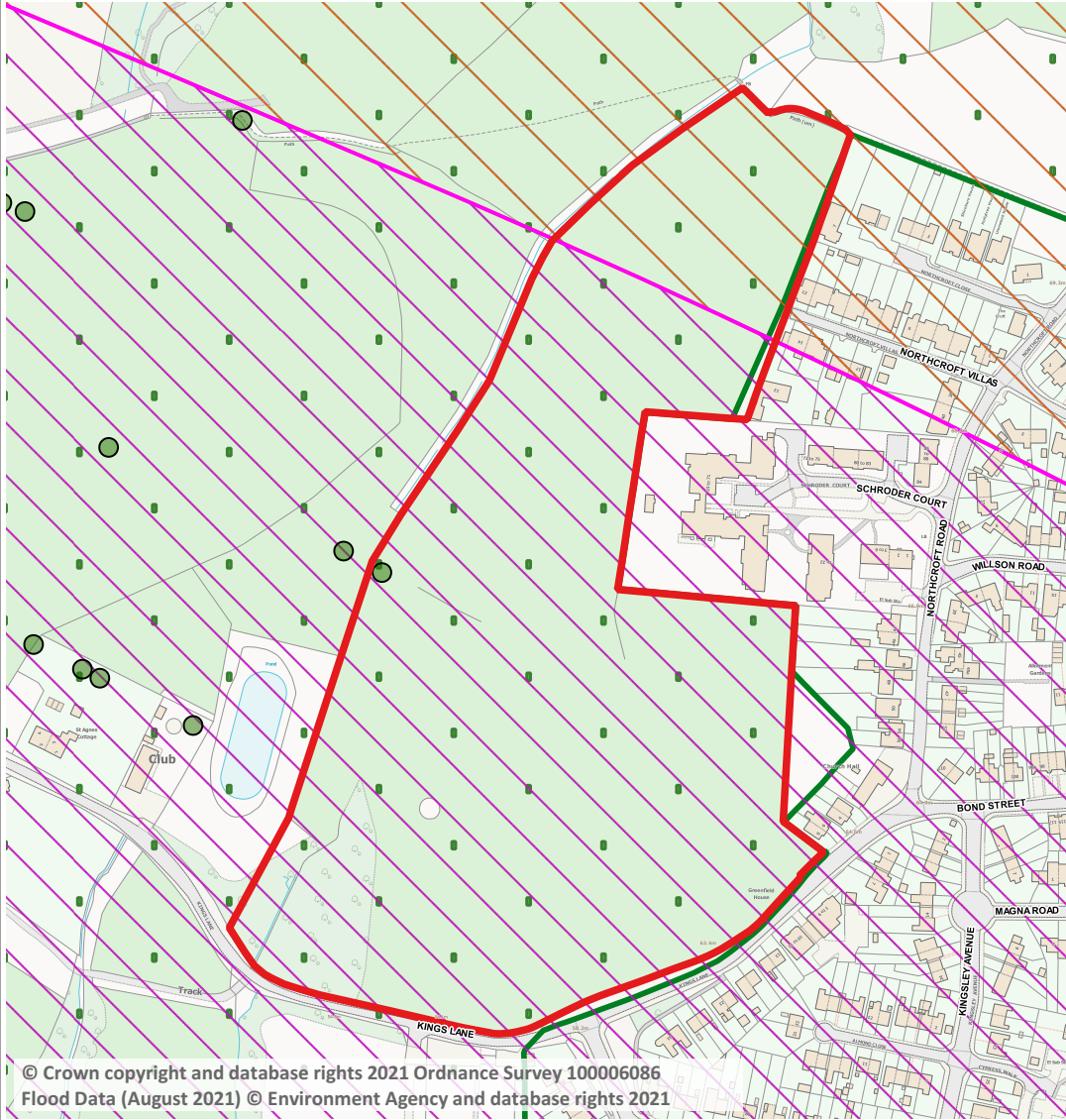
SLAA ID: 293



Scale: 1:4,000





Land north of Kings Lane, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	299
Site Name	Barbara Clark House, St Jude's Road, Englefield Green
Address	Barbara Clark House
	St Jude's Road
	Englefield Green
Postcode	TW20 0DD
Grid references	X: 499348 Y: 170736
Site area (ha)	0.13
How site was identified	Submitted through the 2016 SLAA
Ownership type	Public (RBC)
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is bordered to the north by residential, commercial and retail units, as the site sits close to the Englefield Green Local Centre. The south and east of the site is bordered by residential units which comprise two-three storey semi-detached, detached and terraced dwellings. The site is surrounded to the east by St Jude's Road and Englefield Green cemetery.

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	Mitigation through adequate SANG provision being available / required, as well as appropriate SAMM payments.

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.18/1908 Proposed demolition of the existing building and the redevelopment of the site to provide a five-storey building comprising 26 residential units (including 4 x 2 bed (4 person) affordable rented housing units) with associated access, parking and new landscaping (grant). Non-Material Amendment and discharge of conditions applications under RU.19/1608, RU.19/1806, RU.19/1704, RU.19/1703, RU.19/1749 and RU.20/0325.</p> <p>RU.17/1870 Demolition of existing building and redevelopment of the site to provide a five-storey building comprising 29 units for use as student accommodation (sui-generis), together with associated facilities, access arrangements, parking and landscaping (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.	✓	26	As per application RU.18/1908.
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 in the urban area and is considered suitable as it is currently under construction.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The implementation of the planning permission (alongside the numerous granted discharge of conditions applications) shows that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implementation of planning permission RU.18/1908 and the discharge of multiple conditions applications 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

This site has an extant planning permission for 26 units and is in the process of being built out as it has been implemented. Therefore the net 26 additional units should be added into the trajectory.

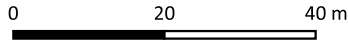
Residential units provided to the assessment of supply: 26 net.

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



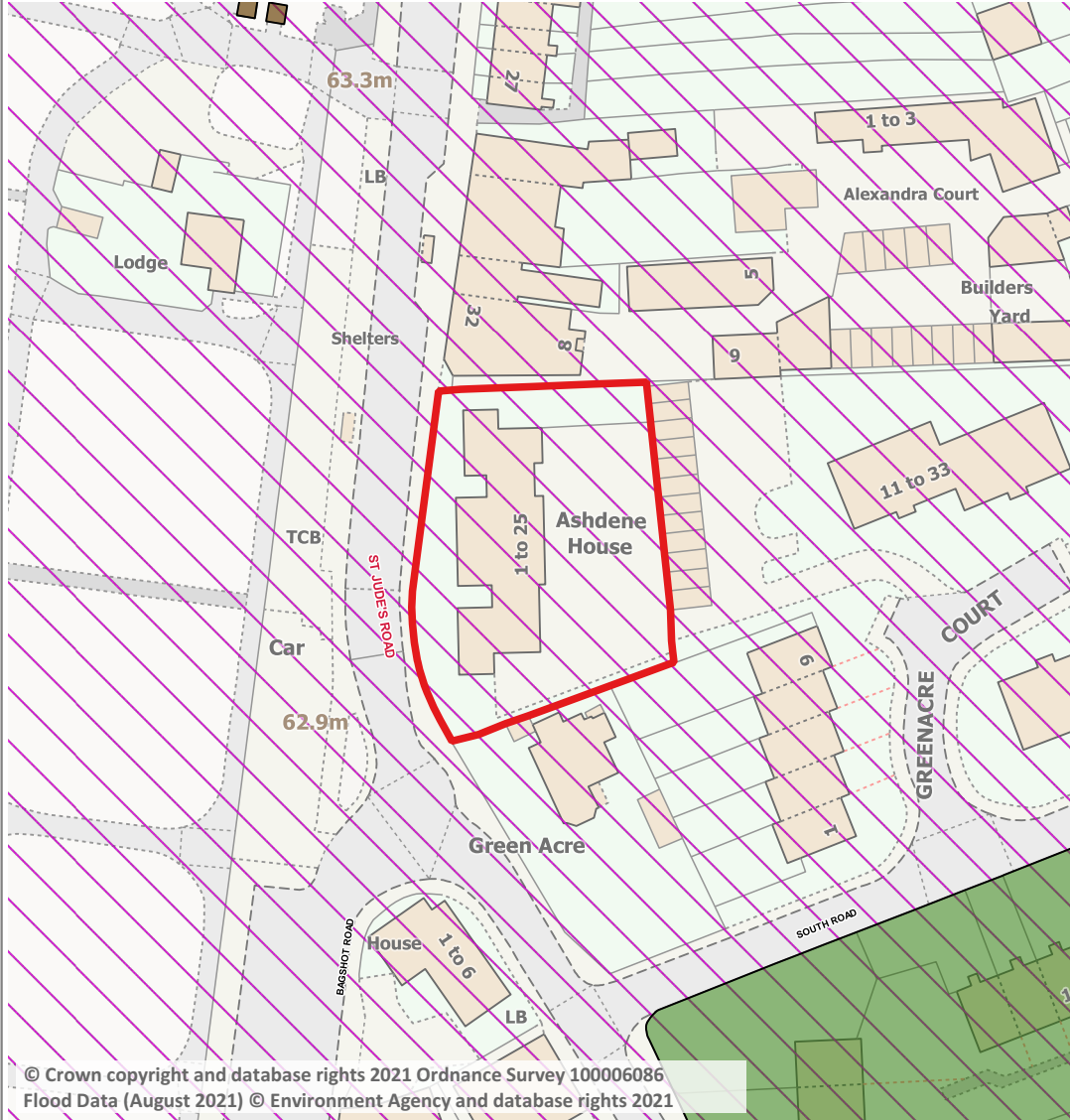
Date: 22/09/2021

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SLAA ID: 299

Barbara Clark House, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	319
Site Name	9-11 Victoria Street, Englefield Green
Address	9-11 Victoria Street
	Englefield Green
Postcode	TW20 0QX
Grid references	X: 499540 Y: 170960
Site area (ha)	0.1
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Vacant site
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north on the opposite side of Victoria Street are residential dwellings. To the west, south and east there is a mix of residential, retail and commercial uses.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓ (nearby)	Access	
Other (please specify)	Within the Englefield Green Local Centre. Within the Englefield Green Primary Shopping Area. Adjacent to the 12-15 Victoria Street 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
Nationally Listed Building	The potential impact of any development on the nearby Nationally Listed Methodist Church would need to be taken into account as part of any development proposals.

Locally Listed Buildings	The potential impact of any development on the adjacent Locally Listed 12-15 Victoria Street buildings 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.)	RU.20/0107 Erection of a residential development comprising two terraces of eight houses with roof accommodation, a detached building comprising 4 garages; provision of amenity space, car parking and modifications to existing access off Albert Road following the demolition of the existing buildings (grant). Subsequent discharge of conditions and amendment applications under RU.20/1261, RU.20/1588, RU.21/0195 and RU.21/0737.

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 gross, 7 net	7 net units as per RU.20/0107.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	This site is suitable for the development of 8 residential units as per RU.20/0107.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for the development of 7 (net) residential units as per RU.20/0107.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is available for the development of 7 (net) residential units as per RU.20/0107.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable for the development of 7 (net) residential units as per RU.20/0107. There are numerous discharge of conditions applications associated which shows that the site is being progressed. Therefore these 7 net units should be added into the trajectory.

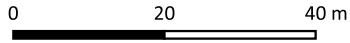
Residential units provided to the assessment of supply: 7 (net).

Other uses provided to the assessment of supply: as the site only has planning permission for residential units (and associated garages) no other uses have been considered.



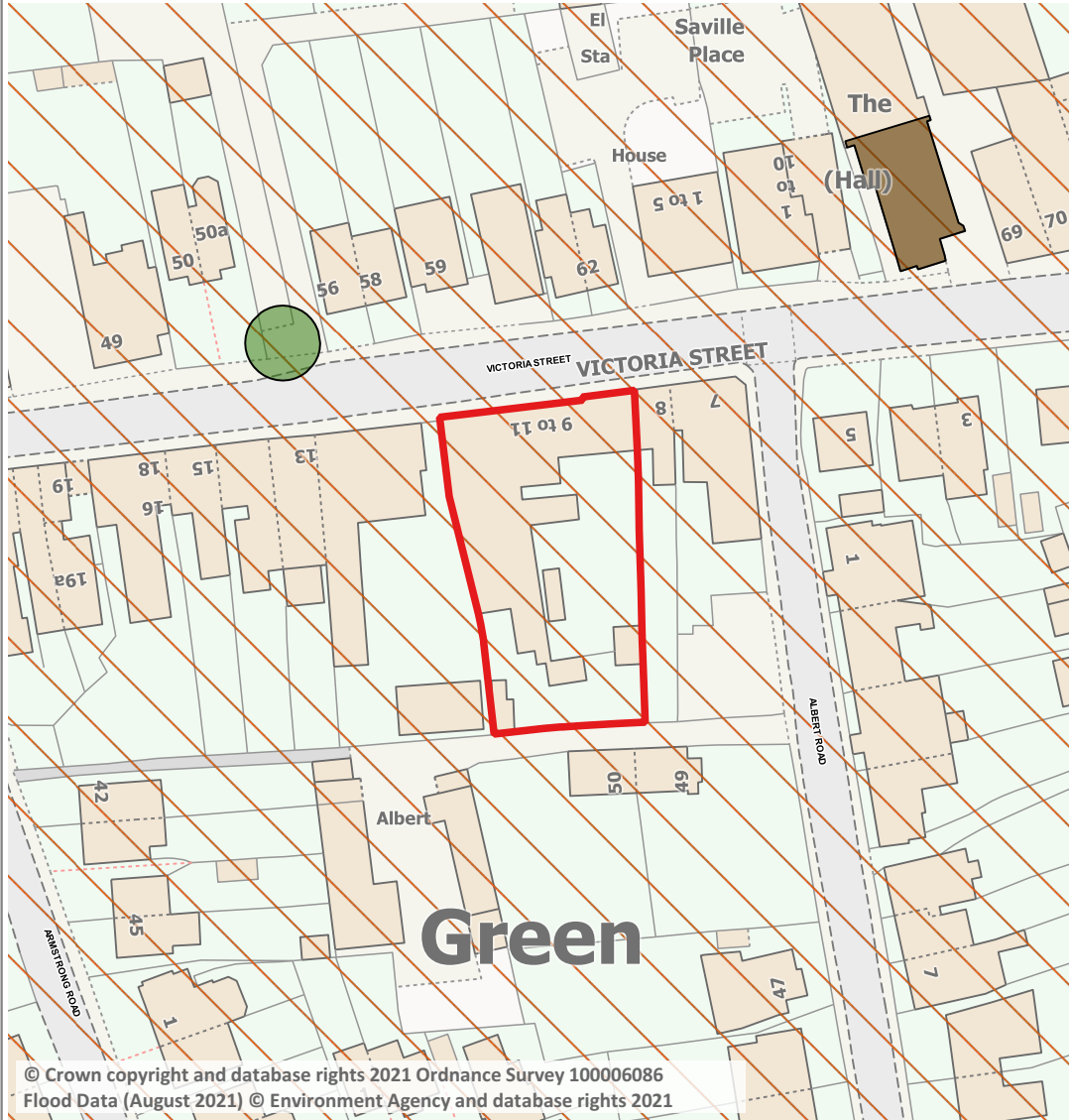
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SLAA ID: 319

9-11 Victoria Street, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	367
Site Name	Haleworth House, Egham Hill, Englefield Green
Address	Haleworth House
	Egham Hill
	Englefield Green
Postcode	TW20 0LR
Grid references	X: 500533 Y: 171259
Site area (ha)	0.08
How site was identified	Through application RU.18/1573
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded on all sides by residential uses except for the south east which (on the other side of Egham Hill) lies a petrol station.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		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
None relevant	N/A

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
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If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/1573 Notification for Prior Approval for a proposed change of use from office (Class B1) to residential (Class C3) (grant).</p> <p>RU.16/0854 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 14 x studio/1-bed flats (grant).</p> <p>RU.15/1073 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 6no. 2 bedrooomed flats (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.	✓	14	As per application reference number RU.18/1573.
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 permission RU.18/1573.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for residential development as per permission RU.18/1573.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per permission RU.18/1573.

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 permission RU.18/1573 and therefore the 14 units should be added into 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 conversion from office to residential other uses have not been considered.

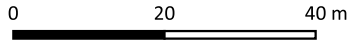


Date: 22/09/2021

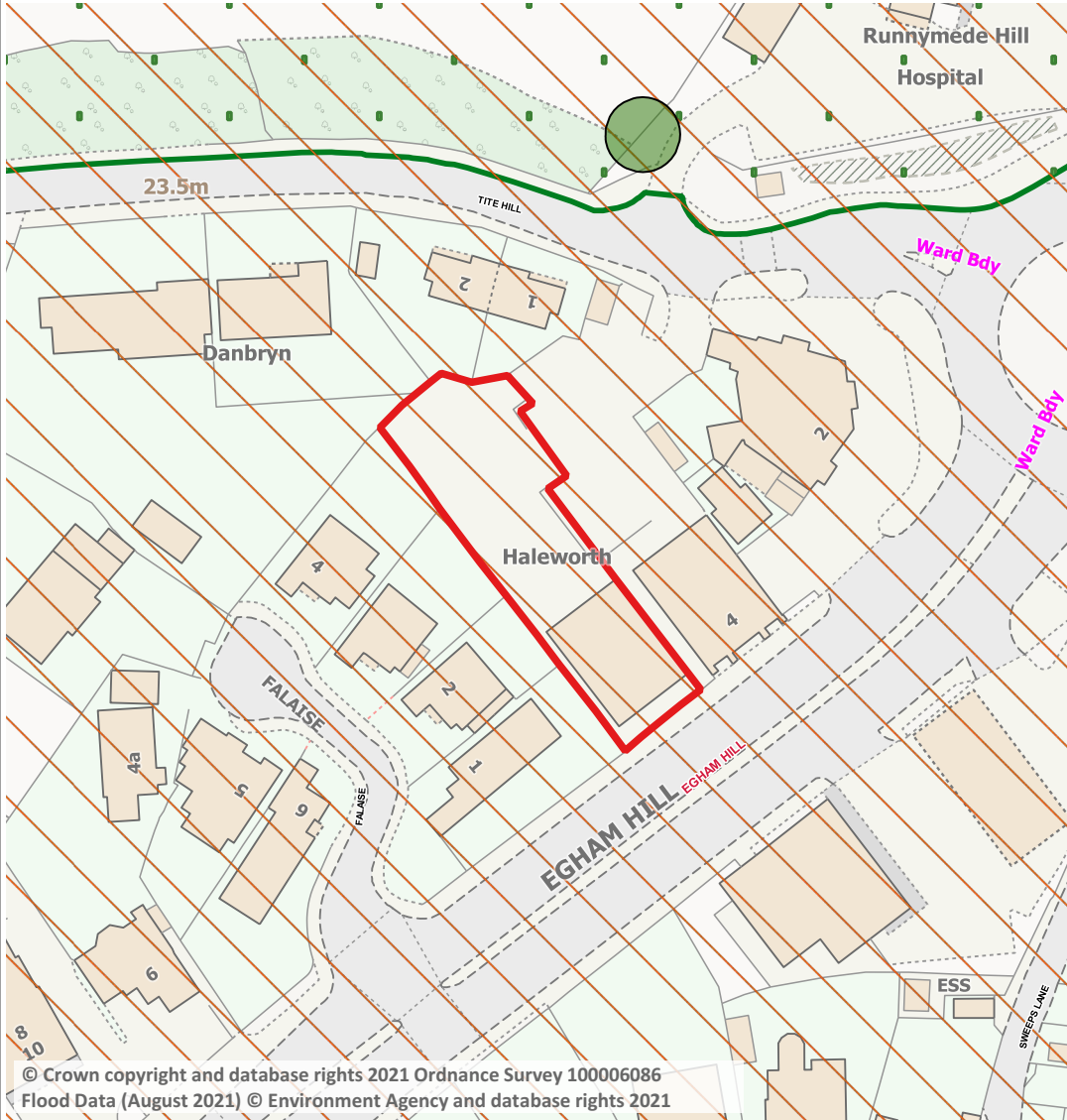
SLAA ID: 367



Scale: 1:1,000



Haleworth House, Egham Hill, Englefield Green



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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	369
Site Name	Land at 97 and 98 Harvest Road, Englefield Green
Address	Land at 97 and 98 Harvest Road
	Englefield Green
Postcode	TW20 0QR
Grid references	X: 499694 Y: 170887
Site area (ha)	0.6
How site was identified	Though application RU.18/1122
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the north lies the Church of Assumption, with open land and the halls itself (of George Elliot Hall) to the east and south. To the west there is predominantly residential development on the other side of Harvest Road.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Adjacent to the Church of Assumption 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.
Locally Listed Building	The potential impact of any development on the Church of Assumption 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.18/1122 Demolition of existing buildings and construction of five buildings providing purpose-built student accommodation in cluster flats and studios for 166 students with associated vehicular and pedestrian access, bin stores, car and cycle parking and proposed new landscaping (including mitigation measures for the proposed removal of existing trees within the application site) (grant). Discharge of conditions under RU.19/1449, RU.19/1539, RU.19/1748, RU.20/0333, RU.20/1450, RU.21/0522 and RU.21/0782. Minor amendments applications under RU.20/0409, RU.20/1288 and RU.21/0112.

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	✓	166	As per RU.18/1122 (equivalent to 54 net 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 development for student accommodation in line with RU.18/1122 and the numerous subsequent applications in relation to minor amendments and discharges of conditions.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for development for student accommodation in line with RU.18/1122 and the numerous subsequent applications in relation to minor amendments and discharges of conditions. The development is under construction.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable in line with RU.18/1122 and the numerous subsequent applications in relation to minor amendments and discharges of conditions. The development is under construction.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for development for student accommodation in line with RU.18/1122 and the numerous subsequent applications in relation to minor amendments and discharges of conditions. The development is also under construction. Therefore the 166 units of student accommodation should be added into the trajectory (equivalent to 54 net additional residential units).

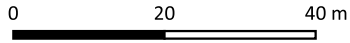
Residential units provided to the assessment of supply: 166 units of student accommodation (equivalent to 54 net additional residential units).

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

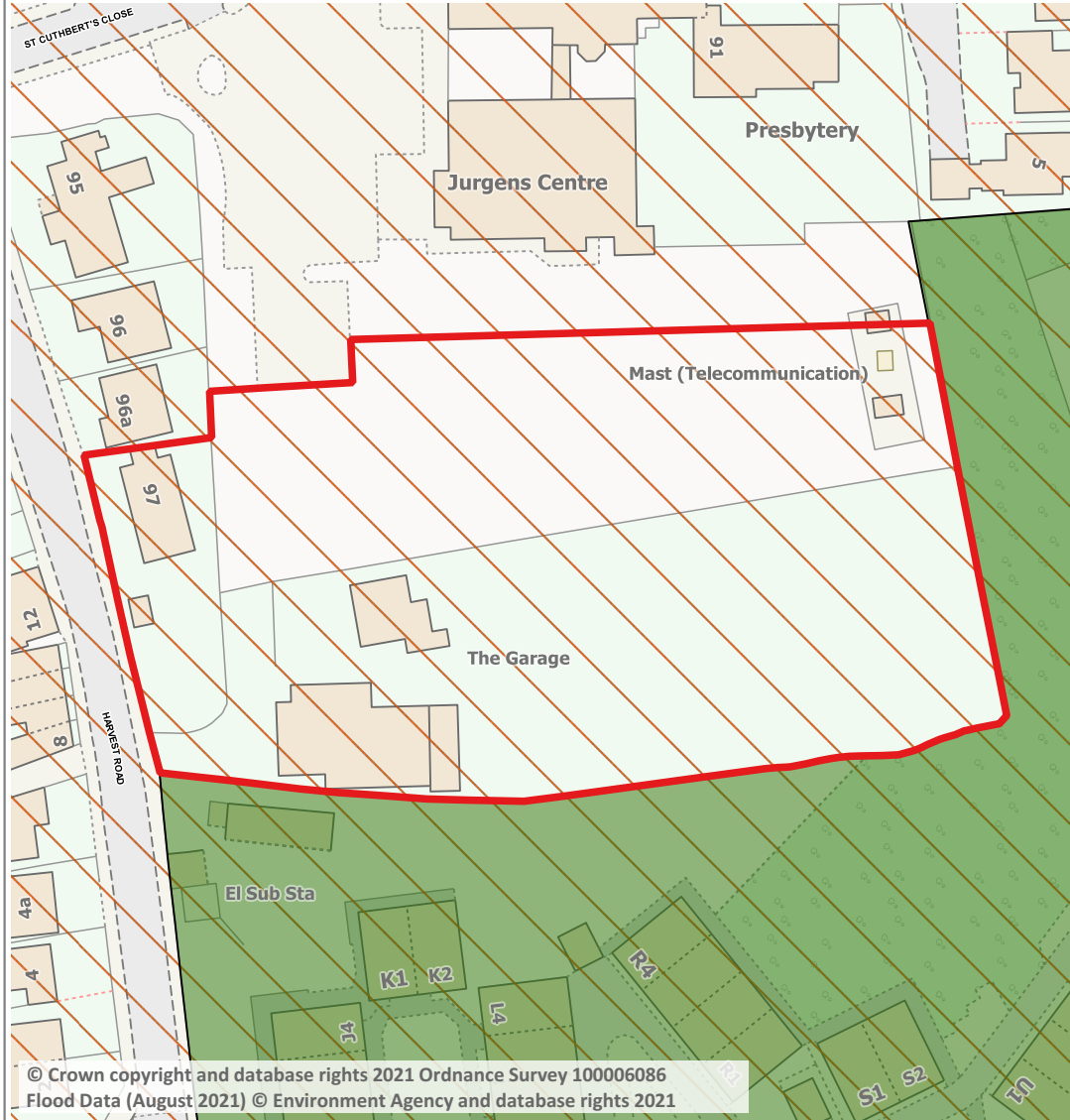
Date: 22/09/2021

SLAA ID: 369

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Land at 97 & 98 Harvest Road, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	390
Site Name	Parkwood, Wick Lane, Englefield Green
Address	Parkwood
	Wick Lane
	Englefield Green
Postcode	TW20 0UJ
Grid references	X: 497898 Y: 170562
Site area (ha)	4.69
How site was identified	Through RU.14/1599
Ownership type	Private
Existing use(s)	Residential and garden land
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.37ha – 8%)
Surrounding uses	To the east of the site lies the urban area of Englefield Green, whilst to the west and south lies Windsor Great Park. To the north there is more open agricultural land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	✓
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	✓
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (nearby)	Access	
Other (please specify)	Adjacent to the Windsor Great Park, Park and Garden of Special Historic Interest. Partially covered by the Windsor Great Park Biodiversity Opportunity Area.		

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

Constraint type	Action to be taken
Green Belt	As long as the proposed development would not have a greater impact on the openness of the Green Belt than the existing buildings then this, in principle is acceptable as the site is partially PDL in the Green Belt. 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.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Building (Cumberland Obelisk) would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Park Wood SNCI would need to be taken into account as part of any development proposals.
Ancient Woodland	This significant area of trees runs through the north and middle of the site and would need to be retained and taken account of part of any proposed development.
Park and Garden of Special Historic Interest	The potential impact of any development on the adjacent Windsor Great Park, Park and Garden of Special Historic Interest would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on Windsor Great Park 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.18/0440 Certificate of Existing Lawfulness to establish the lawful commencement of planning approval RU.14/1599 (demolition of existing dwelling, 3 estate cottages, pool building and ancillary estate buildings and erection of a new two storey dwelling with basement and garaging, 2 residential gate houses, new internal access road and bridge, associated landscaping and enabling works) (grant).</p> <p>RU.17/1720 Demolition of the existing dwelling known as Parkwood, 3 estate cottages fronting Wick Lane, pool building and ancillary estate buildings, to replace with new residential main estate house and two independently owned gate houses off Wick Lane, new internal access road and bridge, associated landscaping and all other necessary enabling works. (Identical planning application to that approved under RU.14/1599) (grant).</p> <p>RU.14/1599 Demolition of existing dwelling, 3 estate cottages, pool building and ancillary estate buildings and erection of a new two storey dwelling with basement and garaging, 2 residential gate houses, new internal access road and bridge, associated landscaping and enabling works (grant).</p>

	<p>Non-material amendment under RU.17/1403 and discharge of conditions under RU.17/1630.</p> <p>RU.11/0730 Demolition of the existing dwelling known as Parkwood, 3 estate cottages fronting Wick Lane, pool building and ancillary estate buildings, to replace with new residential main estate house and two independently owned gate houses off Wick Lane, new internal access road and bridge, associated landscaping and all other necessary enabling works (grant).</p> <p>RU.10/0283 Application for renewal of RU.07/0952 for the demolition of existing dwelling and pool house and erection of two storey residential dwelling with basement garaging and associated landscaping (grant).</p> <p>RU.07/0952 Demolition of existing dwelling and pool house and erection of two storey residential dwelling with basement garaging and associated landscaping (grant).</p> <p>RU.05/0926 Retrospective application for change of use from training establishment (Class C2) to dwelling (Class C3) (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.	✓	-1	As per application RU.14/1599.
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 set out under application RU.14/1599. However, although this application results in a net loss of residential units (of -1), this is a large site that has theoretical potential for additional residential development due to its size and PDL in the Green Belt status.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per application RU.14/1599.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has been confirmed that application RU.14/1599 has been implemented.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

This site is suitable for residential development as set out under application RU.14/1599. However, although this application results in a net loss of residential units (of -1), this is a large site (31.37ha) and has been included in the SLAA for completeness as it is above the threshold for inclusion (having a site size above 0.25ha). The site also has theoretical potential for additional residential units due to its site size, size of existing and approved buildings and PDL in the Green Belt status. This could be

achieved if a more comprehensive development was considered or a flatted scheme across the existing units within the site (especially the main house). However there appears no intention to pursue this avenue by the applicant. A comprehensive development across the whole site would need to be supported by Very Special Circumstances or would require the site to be removed from the Green Belt.

Based on the above, this site will not be added into the trajectory of future deliverable sites as it does not result in a net gain of 5 more residential units but will be recorded as a SLAA site going forward given its site size.

Residential units provided to the assessment of supply: 0 (as the implemented development results in a net loss of one unit).

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

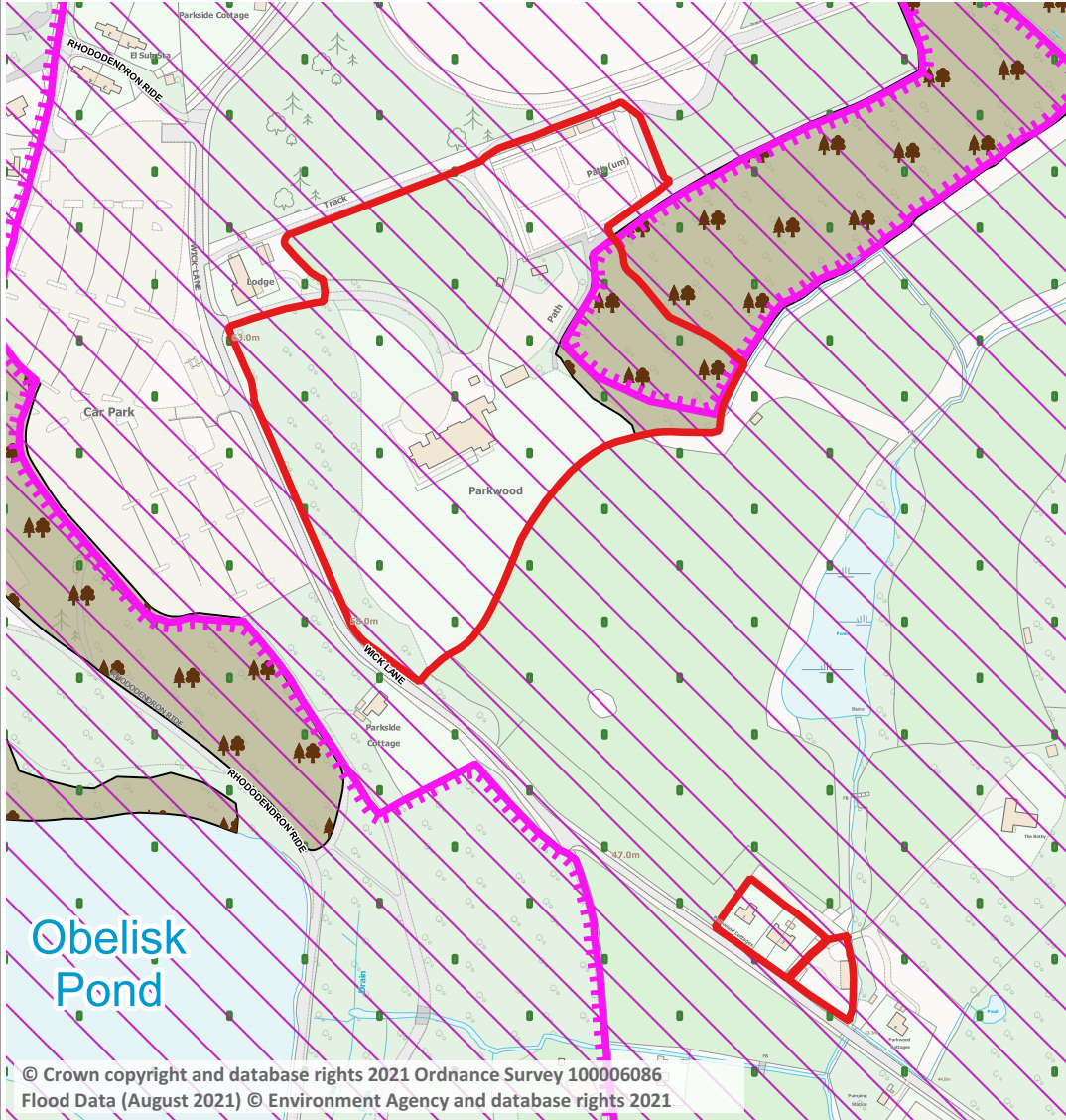
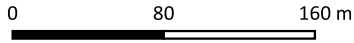


Date: 22/09/2021

SLAA ID: 390






Parkwood, Wick Lane, Englefield Green

Scale: 1:4,000



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-  Site Boundary
-  Ancient Woodland
-  Green Belt
-  SNCI
-  TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	399
Site Name	Land at Ridgewood, Ridgemean Road, Englefield Green
Address	Land at Ridgewood
	Ridgemean Road
	Englefield Green
Postcode	TW20 0YD
Grid references	X: 498985 Y: 172288
Site area (ha)	0.47
How site was identified	Through RU.18/0537
Ownership type	Private
Existing use(s)	Residential outbuildings
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.015ha – 3% PDL)
Surrounding uses	The site is surrounded on all sides by low density residential development, except to the south where there is a covered reservoir.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (nearby)
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (285)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓ (nearby)	Access	
Other (please specify)			

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

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

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Conservation Area	The potential impact of any development on the nearby Englefield Green Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on the area TPO (285) would need to be taken into account as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on Nationally Listed Buildings (including Ridgemean (including garden features) and North, West and East Lodges) 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.18/1897 Redevelopment of the existing residential outbuildings to form a new residential dwelling associated parking, vehicle ramp, basement and landscaping (grant).</p> <p>RU.18/0537 Proposed redevelopment of the existing residential outbuildings to form a new residential dwelling associated parking and landscaping (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	1	As per application RU.18/1897.
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 one additional dwelling as per RU.18/1897.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for one additional dwelling as per RU.18/1897.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.18/1897.

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 this site is suitable for one additional dwelling as per RU.18/1897 and it is located on a site above the required threshold (the site being 0.47ha and the threshold for inclusion in the SLAA being 0.25ha) it is (under its current extant permission) unable to provide the required 5 net additional units needed to be included in the trajectory.

As the site is 0.47ha, it does have the theoretical capacity to accommodate additional dwellings beyond the 1 net additional unit permitted, especially if a more comprehensive development was considered or a flatted scheme/creation of smaller units within the 2 units across the site. However there appears no intention to pursue this avenue by the applicant. A comprehensive development across the whole site would need to be supported by Very Special Circumstances or would require the site to be removed from the Green Belt.

Residential units provided to the assessment of supply: 0. Additional 1 unit granted on this site would be contained in the windfall calculation.

Other uses provided to the assessment of supply: as this site only has permission for one additional dwelling and is located in a residential location, other uses have not been considered.

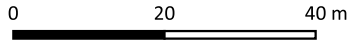


Date: 22/09/2021

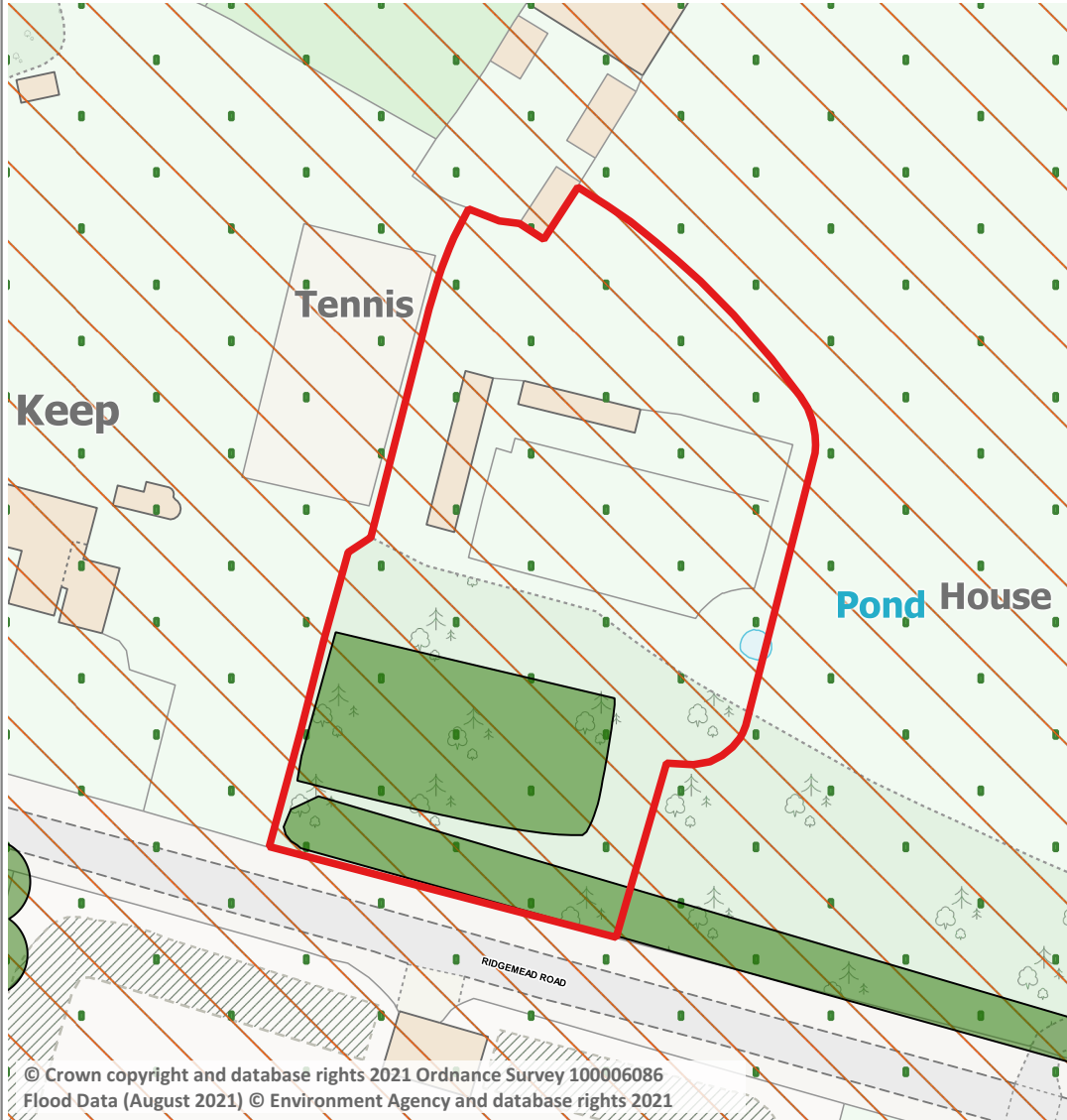
SLAA ID: 399



Scale: 1:1,000







Land at Ridgewood, Ridgemean Road, Englefield Green



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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	404
Site Name	Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green
Address	Kingswood Hall, RHUL
	Cooper's Hill Lane
	Englefield Green
Postcode	TW20 0LG
Grid references	X: 500011 Y: 171833
Site area (ha)	6.7
How site was identified	Submitted through the 2021 SHLAA process.
Ownership type	Private
Existing use(s)	Student accommodation, sports facilities and woodland.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.42ha – 21% PDL)
Surrounding uses	Directly to the west lies the Air Forces Memorial, beyond which lies the Brunel University Coopers Hill site. To the north there is dense woodland, and to the east there is a mixture of sparse woodland and open land, with a small number of dwellings located within. To the south there is an equestrian facility before the urban area of Englefield Green.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (168)
Flood zone 3b		SSSI	✓ (adjacent)
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 Runnymede Meadows and Slope Biodiversity Opportunity Area. Contains the Kingswood Hall and Stables Locally Listed Buildings.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the extant buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Air Forces Memorial) would need to be taken into account as part of any development proposals.
SSSI	The potential impact of any development on the adjacent Langham Pond 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 Runnymede Meadows and Slope BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on Kingswood Hall and Stables 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)	No
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.	✓	300-500	120dph.
Elderly people's housing, student halls	✓	-352	The proposed redevelopment of this site would result in the loss of 352 student bedspaces, equivalent to 114 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)	6-10 years
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Site suitability

Suitability information:	<p>The site is located within the Green Belt where there is a presumption against inappropriate development. However, a notable area of the site is considered to be previously developed. 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.</p> <p>Other areas of the site which are undeveloped are within the Green Belt and open in character. Therefore, development which would have a greater impact on the openness of the Green Belt is unlikely to be supported and is therefore not considered suitable.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter states that the availability of the site is determined by the university's estates strategy and the delivery of new student accommodation at Rusham Park expected 2024. Therefore, this site would only come forward over a longer timeframe.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for residential developed by an agent acting for RHUL, it is assumed that they consider the site to be viable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

The site could be redeveloped over the longer term, however this would only be able to potentially occupy the existing PDL area of the site which accounts for a relatively small proportion (circa 1.5ha if the car parking is included) of the whole area suggested (6.7ha), as the site is within the Green Belt. Based on the 120dph suggested by the promoter, this would mean that the site could yield approximately 180 dwellings, with the loss of 352 units of student accommodation which is at a density of 175dph according to the site promoter (equivalent to the loss of 114 residential units). Overall, this would result in a net gain of 66 residential units.

Another calculation, based on the footprint of the extant buildings having a floor area of approximately 3,672sqm, which is then multiplied by 3 to account for the varied nature of the building heights across the site (which is between 1-4 storeys in line with the site promoter's submitted information), this would indicate that there may be approximately 11,000sqm of extant floorspace. Based on Policy SL19 (Housing Mix and Size requirements) and Policy SL20 (Affordable Housing) in the Local Plan for the unit sizes to meet the requirements set out in the 2018 SHMA and for 35% of the units to be affordable housing, the 11,000sqm of floorspace would result in the site being able to accommodate approximately 119-166 units depending on whether the low or high end of each unit size was used in accordance with Policy SL19 and the National Space Standards. The midpoint of this would be 142 units, which would mean the redevelopment of the site on this basis would represent a net gain of accommodation of 28 net units (based on the conversion of the extant 352 units of student accommodation currently on site to a C3 equivalent). This is because units of student accommodation tend to be significantly smaller than C3 residential accommodation and thus a lower C3 unit yield would be expected compared to student accommodation.

The above analysis should be considered as indicative only. The quantum of units which the site could accommodate through a redevelopment proposal can only be properly considered once further details of the mass, bulk and floor area of the buildings proposed are provided and contrasted with the development which exists on the site at the current time. In this regard, due to nature of this site, further refinement of its development potential will only be possible following detailed pre-application discussions with the Council's Development Management Team. This may result in a lower quantum than that indicated and will be influenced by the type of dwelling units proposed.

For the time being, the mid-point between the 120dph based on the density proposed by the site promoter (resulting in 180 units) and the number of units potentially possible based on the estimated size of the extant building (142 units) will be used as a high-level range for the purpose of the SLAA. This would be 161 units gross as a midpoint, and when the extant student units (352,

equivalent to 114 C3 residential units) are removed, this would be the equivalent of 47 net additional C3 units.

Residential units provided to the assessment of supply: 161 gross, 47 net units after the loss of student accommodation is taken into account. However, this site could only come forward over the medium to long term.

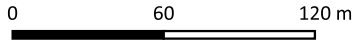
Other uses provided to the assessment of supply: this site has only been promoted for residential redevelopment and thus other uses have not been considered.



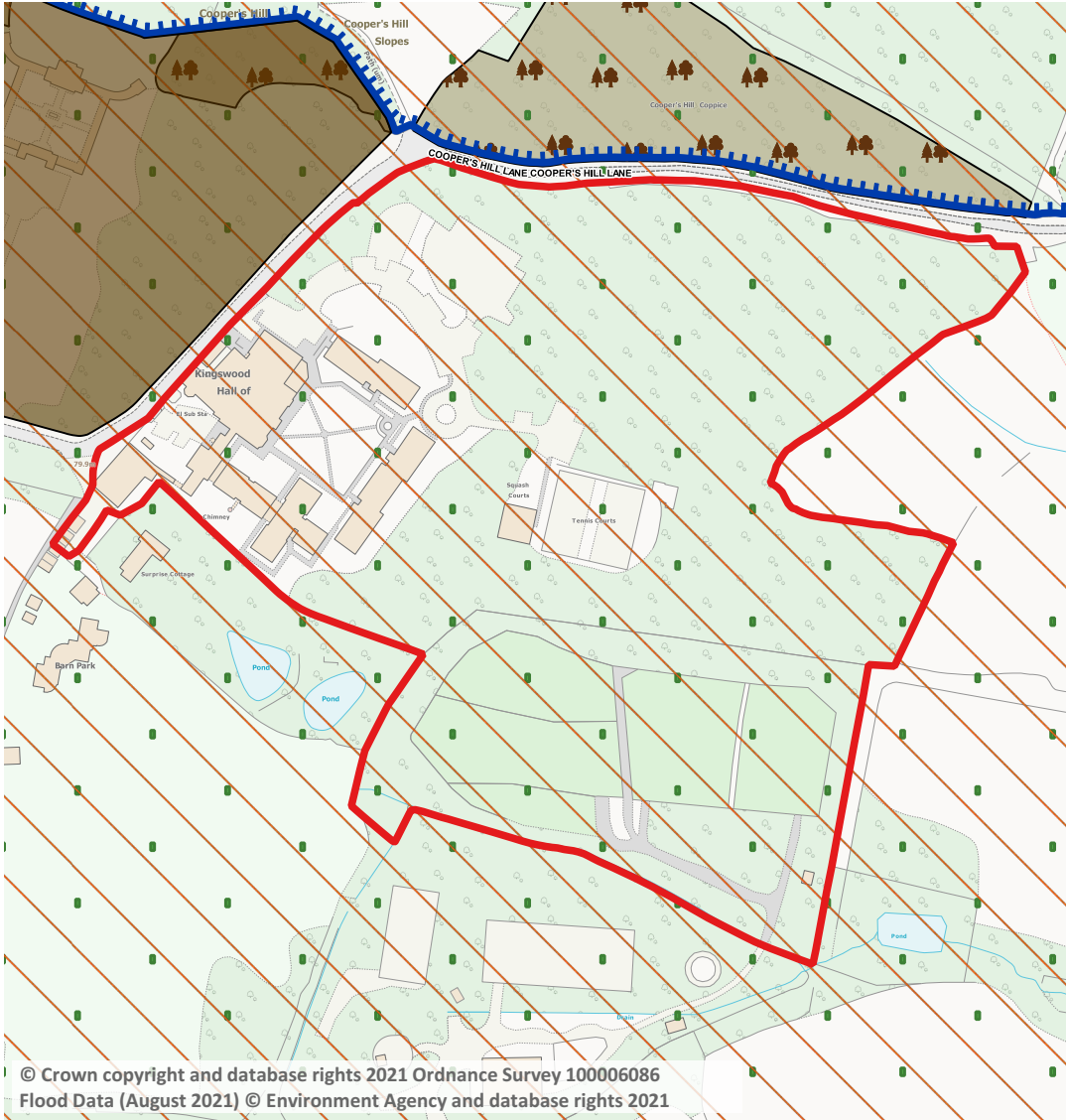
Date: 22/09/2021

SLAA ID: 404

Scale: 1:3,000



Kingswood Hall, RHUL, Cooper's Hill Lane, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	406
Site Name	Bishopsgate School, Bishopsgate Road, Englefield Green
Address	Bishopsgate School
	Bishopsgate Road
	Englefield Green
Postcode	TW20 0YJ
Grid references	X: 498439 Y: 172205
Site area (ha)	0.6
How site was identified	Submitted through the 2021 SLAA process.
Ownership type	Private
Existing use(s)	Playing fields
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is loosely surrounded on all sides by residential development, with the Park Place Estate 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)	Adjacent to the Bishopsgate School 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
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.

Locally Listed Building	The potential impact of any development on Bishopsgate School Locally Listed Building would need to be taken into account as part of any development proposals.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.18/0104 Construction of a new indoor Sports Hall, comprising a 4-badminton court hall and equipment stores, boys, girls and staff changing facilities and WCs, boot rooms, gym and multi-purpose teaching space; 3G playing surface; associated landscaping and related works (grant). Discharge of conditions under RU.19/0483, RU.19/0752, RU.19/1068, RU.19/1148, RU.19/1425, RU.19/1723, RU.20/0249, RU.20/0461, RU.20/0984 and RU.21/0084, variation of condition under RU.20/0553 and minor amendment under RU.20/0040.

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	✓	1,895sqm	As per RU.18/0104 and the associated subsequent applications.
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is suitable for the development of a sports hall and associated facilities in line with planning permission RU.18/0104 and the associated subsequent applications.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per application RU.18/0104 and the associated subsequent applications. This development has commenced.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as demonstrated by the fact that it is under construction.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for the development of a sports hall and associated facilities in line with planning permission RU.18/0104 and the associated subsequent applications. It has also commenced development showing that it should be completed in a short-term timeframe.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 1,895sqm of sport hall facilities associated with the Bishopsgate School as per application RU.18/0104.

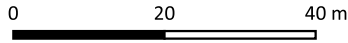


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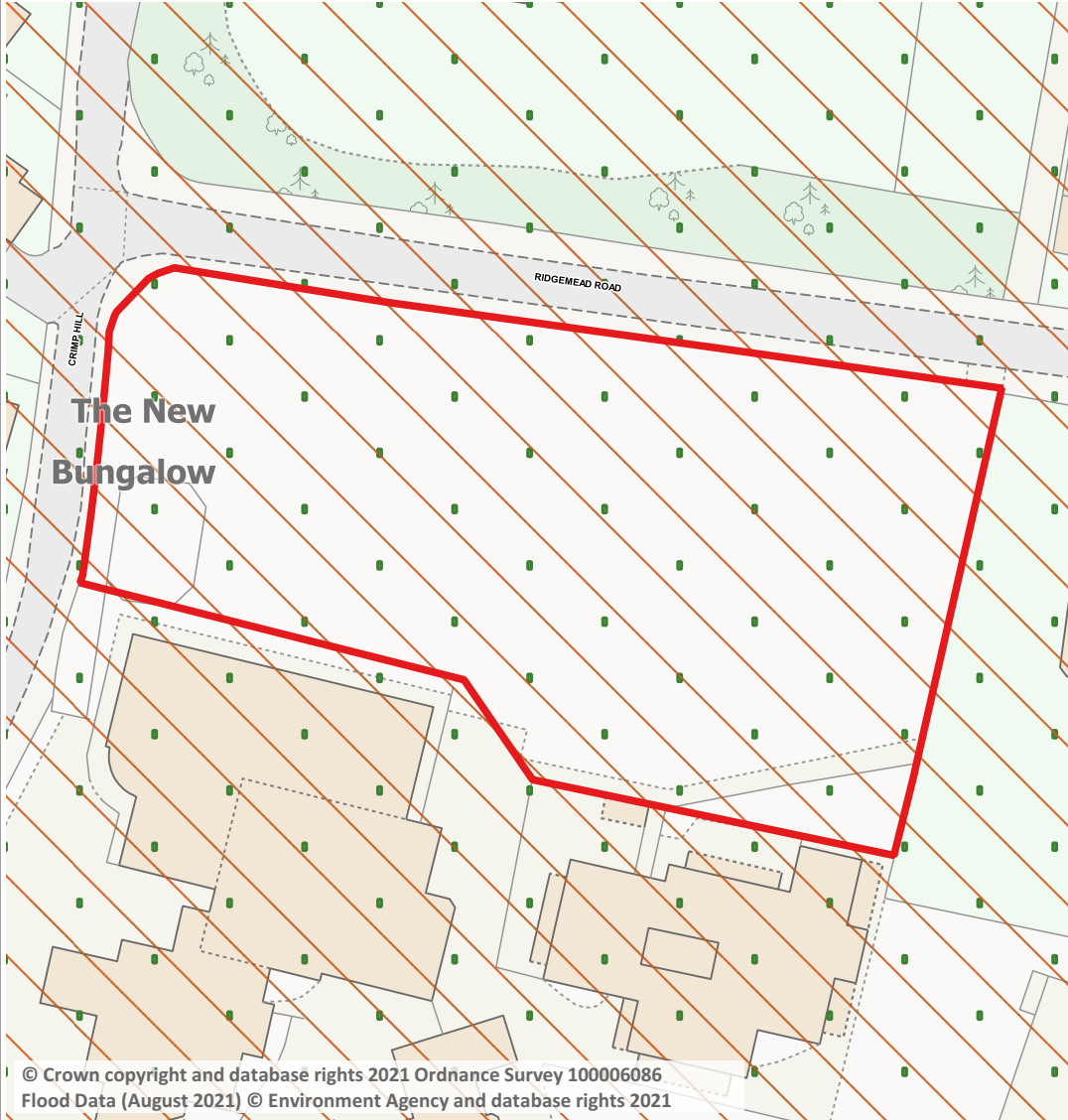
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Bishopsgate School, Bishopsgate Road, Englefield Green



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



SLAA 2021 officer site assessments

Site information

Site ID	420
Site Name	Holly Close garages, Englefield Green
Address	Holly Close garages
	Englefield Green
Postcode	
Grid references	X: 498736 Y: 170644
Site area (ha)	0.04
How site was identified	Promoted by RBC Housing
Ownership type	Public
Existing use(s)	Residential garages
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	These garages are split over 3 separate blocks in Maple Court, Holly Close and Ashwood Road. Each of the blocks are surrounded on all sides by a mixture of flats and houses, which vary between two and three stories in height.

Policy, environmental and heritage constraints

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

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

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

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	No
If yes, please provide details (application number(s), development description, approved / refused etc.)	None relevant.

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9	RBC Housing is looking at converting a number of garages into residential accommodation.
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 in a residential area within the urban area of Englefield Green and thus is suitable for residential development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site has been promoted as a site in the SLAA by the RBC Housing Team.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has been promoted as a site in the SLAA by the RBC Housing Team who have said they expect their proposals to come forward within the next five years.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is in a residential area within the urban area of Englefield Green and thus is suitable for residential development. The fact that RBC's Housing Team expects it to come forward within the next five years supports its inclusion for 9 additional dwellings within the trajectory.

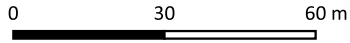
Residential units provided to the assessment of supply: 9 (net).

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



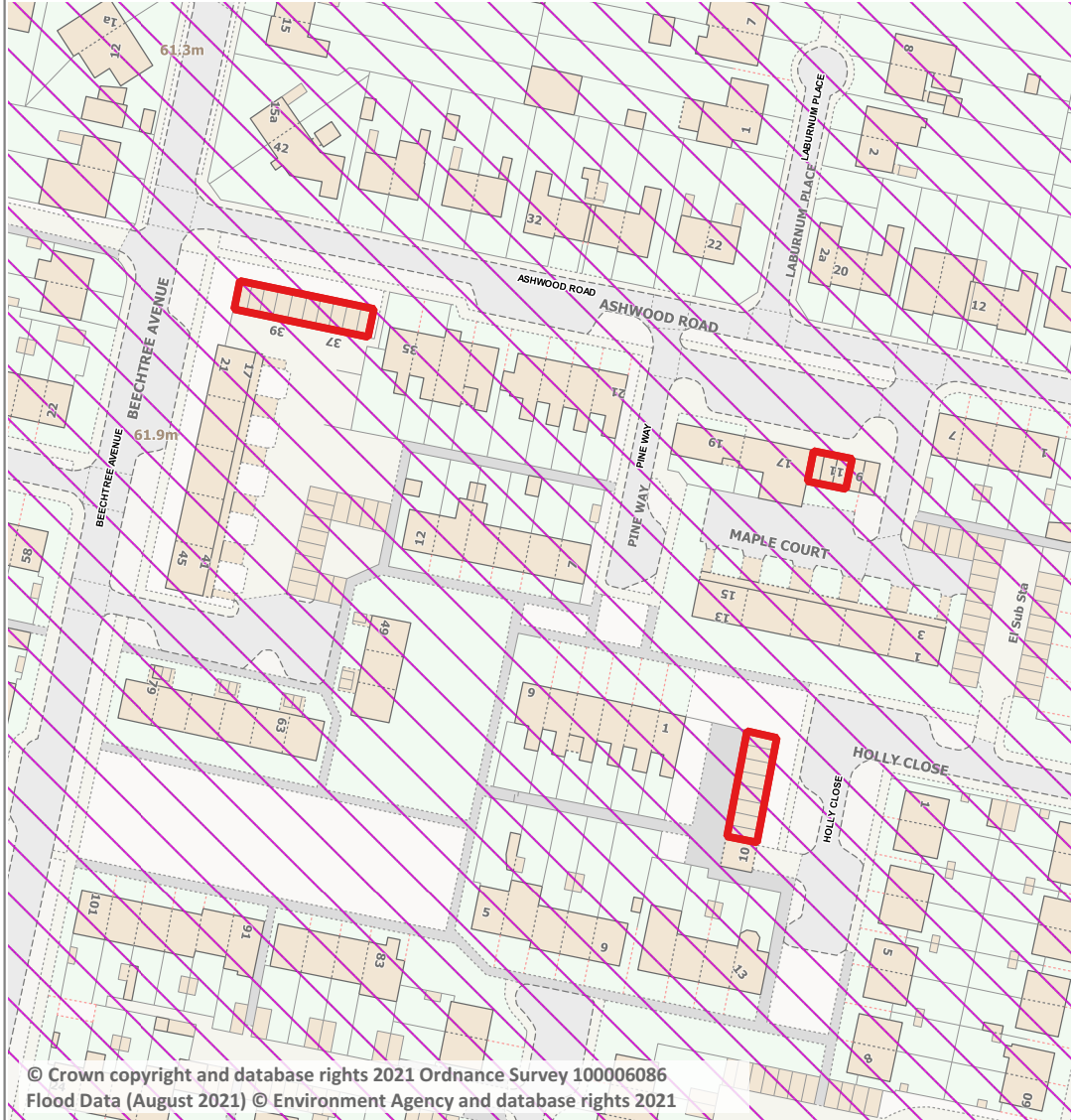
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SLAA ID: 420

Garages at Holly Close, Egham



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 Site Boundary  TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	429
Site Name	East Lodge, Bishopsgate Road, Englefield Green
Address	East Lodge
	Bishopsgate Road
	Englefield Green
Postcode	TW20 0YL
Grid references	X: 498299 Y: 172071
Site area (ha)	0.8
How site was identified	Through the 2021 Call for sites
Ownership type	Private
Existing use(s)	House, Stables and Paddock
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.01ha – 1.25% PDL)
Surrounding uses	The site is surrounded by open land (primarily to the north and south) with a loose scattering of residential properties surrounding it. To the north east of the site lies Bishopsgate School.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (442)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Green Belt	As the site appears to be partly PDL in the Green Belt (East Lodge, its residential curtilage and stables), 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 or development beyond the residential curtilage.
TPO	The potential impact of any development on TPO 442 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.01/0061-Erection of a detached building comprising of 2 stables, tack room, hay store and straw store in the north eastern corner of the site fronting Bishopsgate Road

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	3-5 (net)	Suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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 site submission information, some of the site appears to be in residential use which falls within the definition of PDL (along with residential curtilage) and there is also a stable yard which is also likely to meet this definition. However, the majority of the site appears to be laid to paddocks. This land does not appear to be in the residential curtilage and would not meet the definition of PDL. The area within the PDL element of the site does not appear to be sufficiently large to support 5 (net) additional dwellings although some modest increase in unit numbers may be possible if East Lodge was converted into smaller flatted units and the stable block replaced.</p> <p>In terms of the non-PDL areas of the site, 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 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>
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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:	Whilst the dwelling East Lodge, its residential curtilage and stables are considered to fall under the definition of PDL, these areas of the site are considered to only present very limited opportunities for redevelopment. Development across the remainder of the site would require it to be removed from the Green Belt / have Very Special Circumstances proved to justify it.

Site deliverability

Can identified constraints be overcome (Y/N)?	No As this site is in the Green Belt, and in the main does not meet the definition of PDL, 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 whole 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.

It is considered however that 1 additional unit could be created if the stable block was to be replaced. This figure will be recorded for the SLAA although it will be incorporated into the windfall calculation. If a modest redevelopment of East Lodge was proposed (although this does not appear to be the intention of the site promoter) any further increase in unit numbers is likely to fall under the windfall calculation for the SLAA.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: the site's location in the Green Belt, along with it only being submitted for residential development means other uses have not been considered.

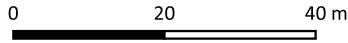


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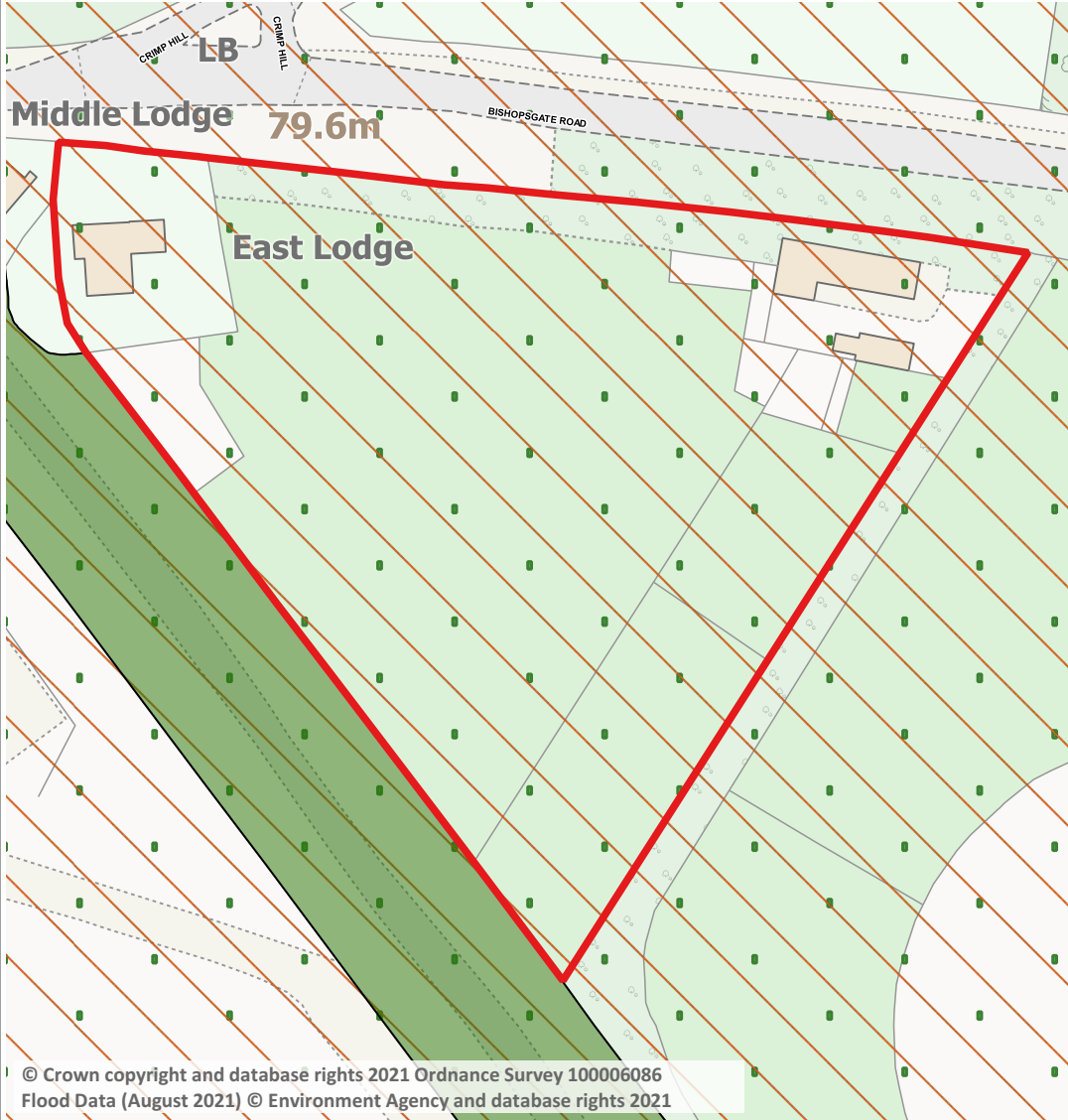
SLAA ID: 429



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East Lodge, Bishopsgate Road, Englefield Green



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

