

Longcross sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
99	Longcross Garden Village	Deliverable	1,700
99	Longcross Garden Village	Residential institution (60 units)	32
368	Christ Church Longcross Road, Longcross	Deliverable	5
99	Longcross Garden Village	Employment site	Employment site

SLAA 2021 officer site assessments

Site information

Site ID	99
Site Name	Longross Garden Village
Address	Longross Garden Village
	Longcross
Postcode	
Grid references	X: 498579, Y: 165723
Site area (ha)	145
How site was identified	Allocated in the Runnymede 2030 Local Plan
Ownership type	Private
Existing use(s)	Upper Longcross: Film studio and associated uses with residential element of RU.13/0856 under construction. Lower Longcross: Mixed use - test track, golf course and use in connection with film studio use. Longcross Barracks: Former military barracks
Is it Previously Developed Land (PDL) (Y/N)?	Upper Longcross: Yes Lower Longcross: Parts of the site are considered to fall under the definition of PDL. Longcross Barracks: Yes
Surrounding uses	Wentworth Golf Course lies to the north of the garden village. To the west, beyond Burma Road is Chobham Common which is a National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI), part of the Thames Basin Heaths Special Protection Area (TBHSPA) and part of the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) under the Habitats Directive. To the south and east the land is largely open with scattered residential dwellings and farms.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (6, 451, 453)
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 Bronze Age barrows, Barrowhills, Longcross (associated with CSAI RU007) and Bowl barrow 200m west of Barrowhills, Longcross Area of		

	<p>High Archaeological Potential and County site of Archaeological Importance.</p> <p>Contains the Bowl barrow 200m west of Barrowhills Scheduled Monument.</p> <p>Contains the Longcross Park Enterprise Zone Strategic Employment Area. Partially covered by the Thames Basin Heath SPA 400m Buffer Zone.</p> <p>Covered by the Chobham South Heaths Biodiversity Opportunity Area.</p>
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If any constraints have been identified above, please indicate what (if any) action needs to be taken to mitigate against this e.g. if TPOs are on a site, that they will need to be taken account of as part of any designed proposal.

Constraint type	Action to be taken
TBH SPA zones	Mitigation through adequate SANG provision being available / required, as well as appropriate SAMM payments. Within the 400m zone no net new residential development will be permitted.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (Lychgate with attached Churchyard Wall, Longcross Church, Barrowhills and Terrace at Barrowhills) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 451, 6, and 453 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Longcross Churchyard SNCI would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential / County Site of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Scheduled Monument	The potential impact of any development on the Scheduled Monument (Bowl barrow 200m west of Barrowhills Scheduled Monument) would need to be taken into account as part of any development proposals.
Longcross Park Enterprise Zone Strategic Employment Area	Change of use of land and/or buildings from employment to non-employment use would in principle, be resisted unless a suitable justification / evidence for this can be provided.
Biodiversity Opportunity Area	The potential impact of any development on the Chobham South Heaths 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	Upper Longcross – key applications

description, approved / refused etc.)

RU.05/0538

Outline application at Upper Longcross for development comprising up to 113,434sqm of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use), and decked vehicle parking.

Development also to include demolition of buildings, removal of hardstanding; creation of ecological habitat areas; creation of general amenity areas; creation of landscaped areas; new and improved site access for vehicles, pedestrians and cyclists; new and improved links between the site and existing public highways network; vehicle parking (up to 3,079 spaces); cycle parking; drainage works including a pumping station for foul drainage and storage ponds for surface water drainage; bin stores; electricity substation; and associated engineering operations. GRANT subject to conditions.

RU.13/0856

Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. GRANT subject to conditions.

RU.13/0857

Hybrid planning application for the change of use from agriculture to Publicly accessible open space (PAOS) (Sui Generis use), together with associated development, car park, footpaths and landscaping, including a detailed first phase of development comprising road access to an onsite car park with 12 spaces, an 800m hoggin path, dog proof fencing, gates, benches, signs and landscape planting, including trees and scrub and a wildflower grassland within a 5.1 ha

area at Trumps Farm (part of), Kitsmead Lane, Longcross. GRANT subject to conditions.

RU.17/1191

Reserved Matters application for the development of a 3-storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). GRANT subject to conditions.

RU.17/1295

Phase 2 reserved matters application for the development of two part 4 / part 5 storey residential buildings comprising 90 dwellings (comprising 18 x one bed apartments, 72 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure, and utility works). GRANT subject to conditions.

RU.17/1307

Phase 2 reserved matters application for the development of two 4 storey office buildings to create 16,765 sqm (GEA) of B1 office floorspace; erection of decked car park with 5 split levels; extension of existing access to Chobham Lane; vehicle parking; cycle parking, associated planting and structural landscaping, fencing and walling, pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS); M&E plant and plant rooms/enclosures; and demolition of existing buildings. The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). GRANT subject to conditions.

RU.18/0921

Phase 2A reserved matters application for the development of 10 x three bed dwellings; vehicle parking; visitor vehicle parking bays (on Fox Road); associated planting and structural landscaping; fencing and walling; pavements and footpaths; external lighting; drainage and associated infrastructure works (including SuDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). GRANT subject to conditions.

RU.18/1657

Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas (including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations. (approve).

RU.19/0597

Phase 2 reserved matters application for the development of one part 4 / part 5 storey residential building, one 5 storey residential building and one 4 storey residential building comprising 78 dwellings (comprising 18 x one bed apartments, 60 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). (approved).

RU.20/1206

Hybrid planning application: full planning application for a re-configured discovery building car park (to that approved under RU.17/1191); retention of the stage 2 building and associated hardstanding; Outline planning permission sought for proposed sports provision, public open space and associated landscaping; vehicular access, drop-off and car parking to the railway station; and associated engineering works (all matters reserved) and proposed security fence (all matters reserved except layout).
GRANT subject to conditions

RU.21/0780

Phase 3 Reserved Matters application for the development of a data centre campus comprising:

- a) A building(s) for data storage and processing, associated cooling infrastructure, ancillary office and technical space and roof mounted PV cells;
- b) Energy Centre Building;
- c) Stand-By Generators and fuel storage; d) HV Sub-Station;
- e) visitor reception centre;
- f) hard and soft landscaping and
- g) new roads, paths and yards and the provision of parking for cycles, cars and commercial vehicles, and requiring:
- h) site preparation and earthworks,
- i) drainage and associated infrastructure works (including SUDS),
- j) the erection of walls (including retaining walls) and fences,
- k) the installation of external lighting and necessary physical security systems, and
- l) other enabling works required during the construction and operation of the data centre campus

The application forms part of phase 3 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the Longcross North site)
GRANT subject to conditions.

Lower Longcross (excluding Barracks site) - key applications

RU.02/1414-Certificate of existing lawfulness for Use of the site for B1 (Business) use with minor ancillary uses including B8 (storage/distribution), A3 (Food & Drink), D1 (non -institutional uses), D2 (assembly & leisure) and sui generis hostel use (Longcross Barracks deleted from application) (grant).

(RU.04/1297)

Certificate of lawfulness for:

- (1) the testing & evaluation of tracked and wheeled military vehicles;
- (2) driver training courses using military and or civilian vehicles;
- (3) film & media events including the staging of television shows, the setting up of temporary sets, camera installations and lighting

	<p>fixtures, and vehicle manoeuvring exercises associated with such events;</p> <p>(4) between the hours of 08.00 to 18.00 Monday to Friday:</p> <p>(a) civilian commercial automotive vehicle testing and other specialist tasks including the testing of new & used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles;</p> <p>(b) automotive club events including static exhibitions and shows and trial events of all makes and models of vehicles;</p> <p>(c) corporate driving events including recreation, entertainment and corporate hospitality events associated with vehicles,</p> <p>and</p> <p>(5) between the hours of 08.00 to 18.00 for a maximum of ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no longer than two days, subject at all times to:</p> <p>(a) the noise emissions from any vehicle not exceeding 100dB(A) measured at 0.5m from the source of the noise, and</p> <p>(b) save for the testing and evaluation of wheeled and tracked military vehicles, any use of motor vehicles between the hours of 18.00 and 08.00 not to amount to a common law or statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicle to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours.</p> <p>CERTIFICATE GRANTED</p> <p>RU.17/0793</p> <p>EIA scoping opinion for proposed development for up to 1,400 dwellings, a primary school, 3,210 sqm of commercial space (restaurants, retail, public house), 930sqm of community space, publicly accessible open space, landscaping, ecological habitats, and access. Suitable Alternative Natural Greenspace (SANG) will be provided on site, which will link to Trumps Farm. (Scoping agreed).</p> <p>Longcross Barracks - key applications</p> <p>RU.05/1167</p> <p>Certificate of lawful existing development for use of the land for the provision of secure residential accommodation (use Class C2A) including use as a military barracks. grant certificate of existing lawfulness.</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments (this is in line with the requirements of Policy SD9 of the Runnymede 2030 Local Plan)
Housing, e.g. Market, affordable, self	✓	1,700	A minimum of 1,700 net additional dwellings and specialist accommodation in total in line with Policy SD9 of the Runnymede 2030 Local Plan. Although

and custom build etc.			108 units have been completed thus far with a further 78 currently under construction, the site developer has advised that these will be in addition to the 1,700 units allocated.
Elderly people's housing, student halls	✓	60	In line with Policy SD9 of the Runnymede 2030 Local Plan.
Traveller accommodation	✓	10	In line with Policy SD9 of the Runnymede 2030 Local Plan.
Commercial (E use classes)	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Employment (B2 and B8 use classes)	✓	115,025 sqm gross, 43,350 sqm net	In line with Policy SD9 of the Runnymede 2030 Local Plan (includes 36,000sqm for a Sui Generis data centre)
Retail	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Food and drink	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Leisure	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Community uses	✓	2FE primary school	In line with Policy SD9 of the Runnymede 2030 Local Plan.
Hotel	✓		In line with Policy SD9 of the Runnymede 2030 Local Plan.
Parking			

Suggested phasing

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

Suitability information:	As this site has been allocated in the Runnymede Local Plan 2030 (under Policy SD9) for a wide variety of uses, this site is suitable for the types of development set out above.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site's allocation and progress being made on multiple applications shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
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Achievability information:	The site's allocation and progress being made on multiple applications shows that the site is available for development.
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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)	0-15

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Policy SD9 of the adopted Runnymede 2030 Local Plan considers that the Longcross Garden Village is capable of accommodating: a minimum of 1,700 residential units, 10 plots for Travelling Showmen and a 60-bedspace care home. It is also anticipated that the site will accommodate a 79,025sqm gross, 7,350sqm net office park and 36,000sqm Sui Generis data centre (in line with planning approval RU.13/0856), along with a range of open space uses (including SANGS) and a mix of E and F class uses to support the development of a new settlement.

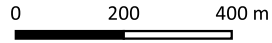
Residential units provided to the assessment of supply: 1,700 (net).

Other uses provided to the assessment of supply: 79,025sqm gross, 7,350sqm net office park and 36,000sqm data centre (Sui Generis) as per planning permission RU.13/0856.



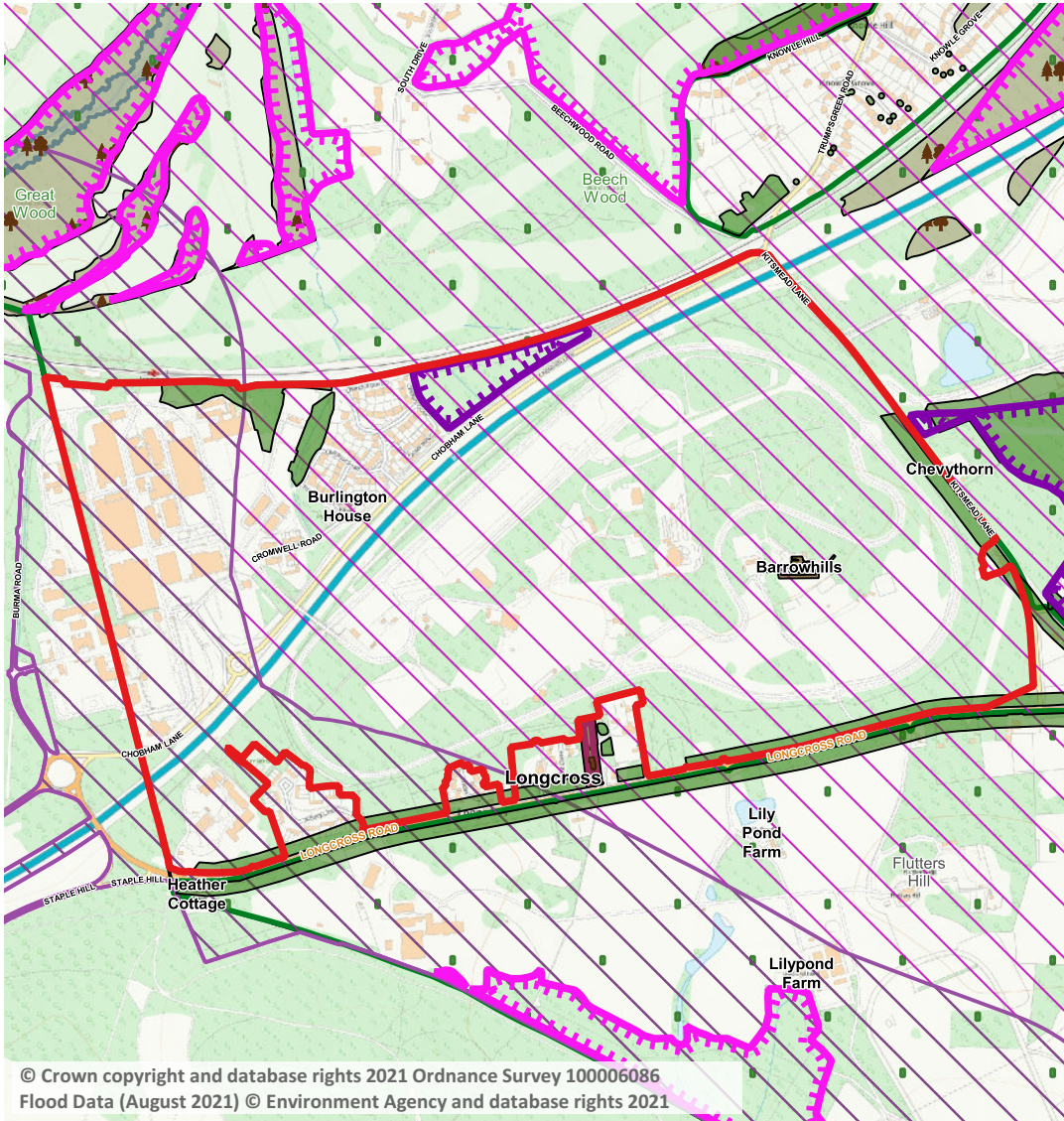
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SLAA ID: 99

Longcross Garden Village



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- Site Boundary
- Green Belt
- SANG
- Ancient Woodland
- SNCI
- TBH Special Protection Area 400m

- TBH Special Protection Area 5km
- Flood Zone 2
- Nationally Listed Buildings
- Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	368
Site Name	Christ Church Longcross Road, Longcross
Address	Christ Church
	Longcross Road
	Longcross
Postcode	KT16 0DU
Grid references	X: 498706 Y: 165344
Site area (ha)	0.1
How site was identified	Through application RU.19/0694
Ownership type	Private
Existing use(s)	Church
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is broadly surrounded (in a loose pattern) by other residential properties beyond which lies open land. The land to the south is more open (and in the Green Belt) whereas the land to the north is within the urban area of Longcross.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (453)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	✓
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	Within the Chobham South Heaths 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
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on Lychgate with attached Churchyard Wall, Longcross Church Nationally Listed Building would need to be taken into account as part of any development proposals.

TPO	The potential impact of any development on the TPO 453 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Longcross Churchyard SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Chobham South Heaths 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.19/0694 Conversion of building to provide 5 dwellings (comprising 2 x1 bed flats, 1 x1 bed and 2 x 2 bed maisonettes) with associated car parking and amenity space (grant).</p> <p>RU.18/0620 Conversion of building to provide 5 dwellings (comprising 2 x1 bed flats, 1 x1 bed and 2 x 2 bed maisonettes) with associated car parking (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.	✓	5	As per application RU.19/0694.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			

Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is suitable for development into 5 flats as per RU.19/0694.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for development into 5 flats as per RU.19/0694.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as it has been granted the required planning permission (RU.19/0694) and Listed Building Consent (RU.19/0695).

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

The site is suitable for inclusion in the trajectory as it has been granted the required planning permission and Listed Building Consent. Therefore the 5 additional units should be included in the supply.

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

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

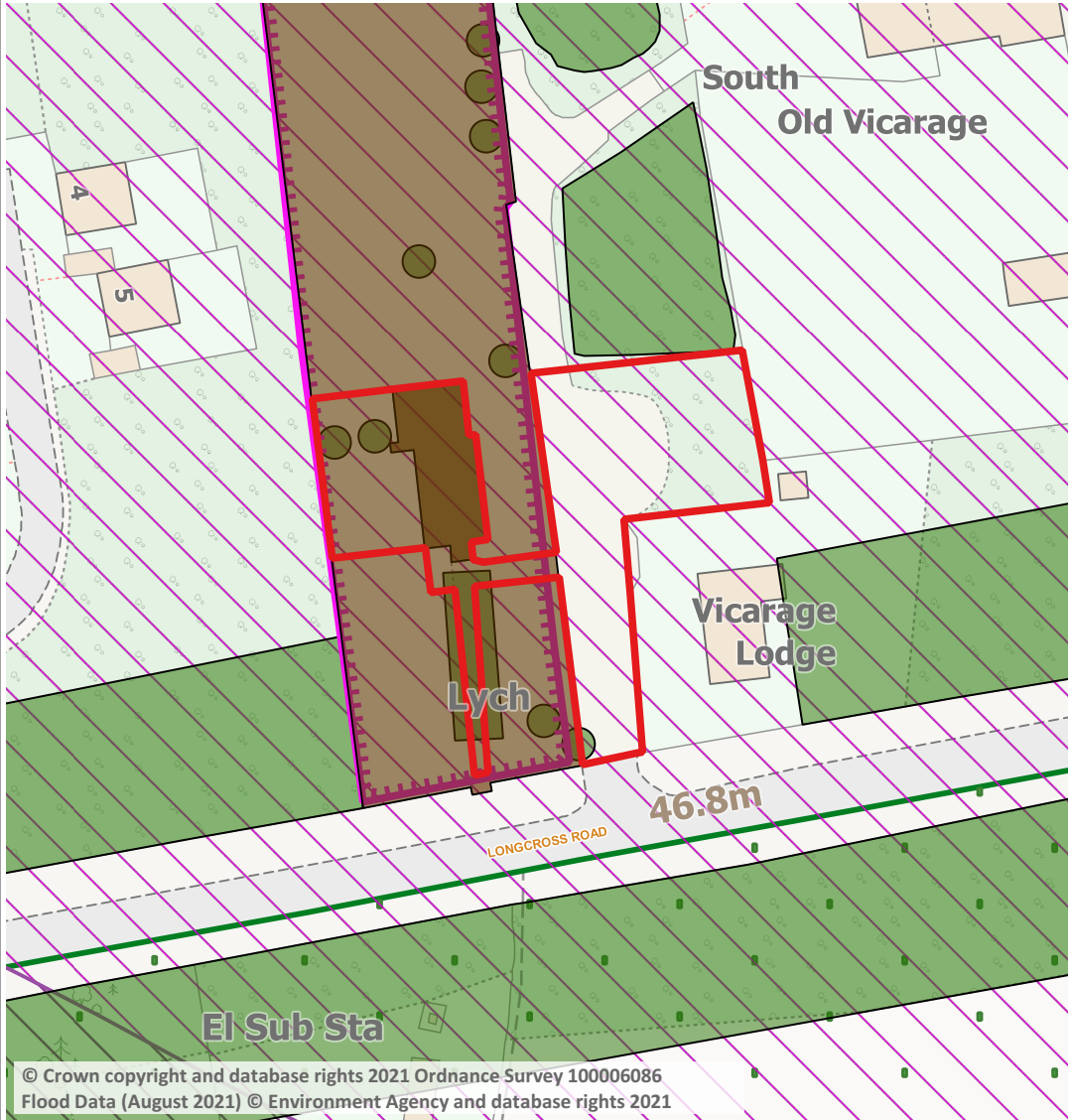
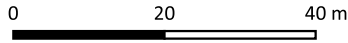


Date: 22/09/2021

SLAA ID: 368








Christ Church, Longcross Road

Scale: 1:1,000



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-  Site Boundary
-  SNCI
-  TBH Special Protection Area 5km
-  Nationally Listed Buildings
-  Tree Preservation Orders
-  Green Belt
-  TBH Special Protection Area 400m

