

Other (Lyne) sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
202	Pantiles Nurseries and 198 Almnors Road, Lyne	Deliverable	59
206	Trys Hill Farm, Lyne Lane, Lyne	Windfall site	0
158	Land at Squires Garden Centre, Lyne	Undeliverable	0
168	Land adjacent to Almnors Farm House, Almnors Road, Lyne	Undeliverable	0
199	Land to the north west of Almnors Road, Lyne	Undeliverable	0
235	Willow Farm Ottershaw	Undeliverable	0
265	Lyne Hill Nursery, Lyne	Undeliverable	0
344	Angel Farm, Longcross Road, Lyne	Undeliverable	0
347	New Oak Farm, Hardwick Lane, Lyne	Undeliverable	0
425	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	158
Site Name	Land at Squires Garden Centre, Holloway Hill, Lyne
Address	Land at Squires Garden Centre
	Holloway Hill
	Lyne
Postcode	KT16 OAE
Grid references	X: 502538 Y:165535
Site area (ha)	15.9
How site was identified	Submitted through the 2018 SHLAA
Ownership type	Private
Existing use(s)	Garden centre and horticulture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site has open spaces to the north, west and east. The southern boundary of the site is formed by Holloway Hill, north of St Peter's Hospital. To the west of the site is Silverlands Farm and a heavily wooded area, to the north lies Westbrook Farm, and to the east lies Green Acres Farm.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	✓ (adjacent)
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	Adjacent to the Mesolithic and Neolithic flint scatter, Hardwick Park Area of High Archaeological Potential. 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	The site appears to be partially PDL in the Green Belt. Therefore as long as the proposed development does not have a greater impact on the openness of the development than the existing retail

	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 Buildings	The potential impact of any development on the adjacent Nationally Listed Silverlands would need to be taken into account as part of any development proposals.
Ancient Woodland	There is a large area of trees to the west of the site that would need to be taken account of part of any proposed development.
Area of High Archaeological Potential / County Sites of Archaeological Importance	As this designated area is adjacent to this site there is the potential for archaeological remains which may require investigation.
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.18/0558 Installation of a kitchen modular building pod to replace 3no timber storage sheds (grant).</p> <p>RU.11/0985 Demolition of existing glass house, canopies and polytunnel, retention and refurbishment of the octagon building for use as an ancillary café and erection of new retail glasshouse (grant).</p> <p>RU.11/0449 Erection of a building for use as retail sales and coffee shop in connection with garden centre following demolition of existing glasshouse and polytunnel (refuse)</p> <p>RU.88/0329 Change of use of part of existing nursery to retail sales area and small garden centre, including retention of old lodge house and erection of glass house (grant).</p> <p>RU.87/1020 Change of use of part of existing nursery to retail sales area and small garden centre, including retention of old Lodge House and erection of glasshouse (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.	✓	423	66 on land considered by the promoter to be PDL and 357 on undeveloped land.
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:	Following a review of the planning history, it appears that part of the site would meet the definition of previously developed land. The officer's report for RU.11/0985 refers to the site having a retail floor area of 450sqm. It is considered that this part of the site could be considered for redevelopment, although if a comprehensive development across a greater part of the site was proposed, this would either require the justification of Very Special Circumstances or for the site to be removed from the Green Belt through the Runnymede 2040 Local Plan and allocated for development.
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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:	The site promoter is suggesting a much larger number of units for this site (including on just the PDL portion) that the Council is recommending for this high level assessment. As such, it is not clear at this time whether the modest number of units that is recommended below could be viably developed, once the value of the existing business at the site has been taken into account.

Site deliverability

Can identified constraints be overcome (Y/N)?	No
Is the site deliverable (0-5 years) or viably developable (6-15 years)	At the current time, there is not sufficient evidence to conclude that this site could be viably developed for the number of units recommended.

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Based on the amount of retail floorspace which exists on the site (approx. 450sqm) it is considered that a modest windfall redevelopment scheme could potentially be delivered on the PDL element of the site providing that it could be demonstrated that such a scheme would cause no greater harm to the openness of the Green Belt than the existing development. It is not clear however whether this scale of development could be viably delivered.

At the time of writing, there is insufficient evidence to conclude that a larger element of this site meets the definition of PDL and as such, the remainder of the site is considered to be horticultural in nature; the redevelopment of which (into residential units) would represent inappropriate development which would need to be justified by Very Special Circumstances in order to be considered acceptable.

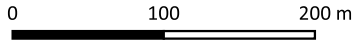
Residential units provided to the assessment of supply: 0. Up to 4 net additional units could potentially be accommodated on this site if proven to be viable. Any such scheme of this scale if brought forward in the future would be accounted for as part of the windfall calculation for the SLAA.

Other uses provided to the assessment of supply: given the Green Belt and largely horticultural use of this site, other uses have not been considered.



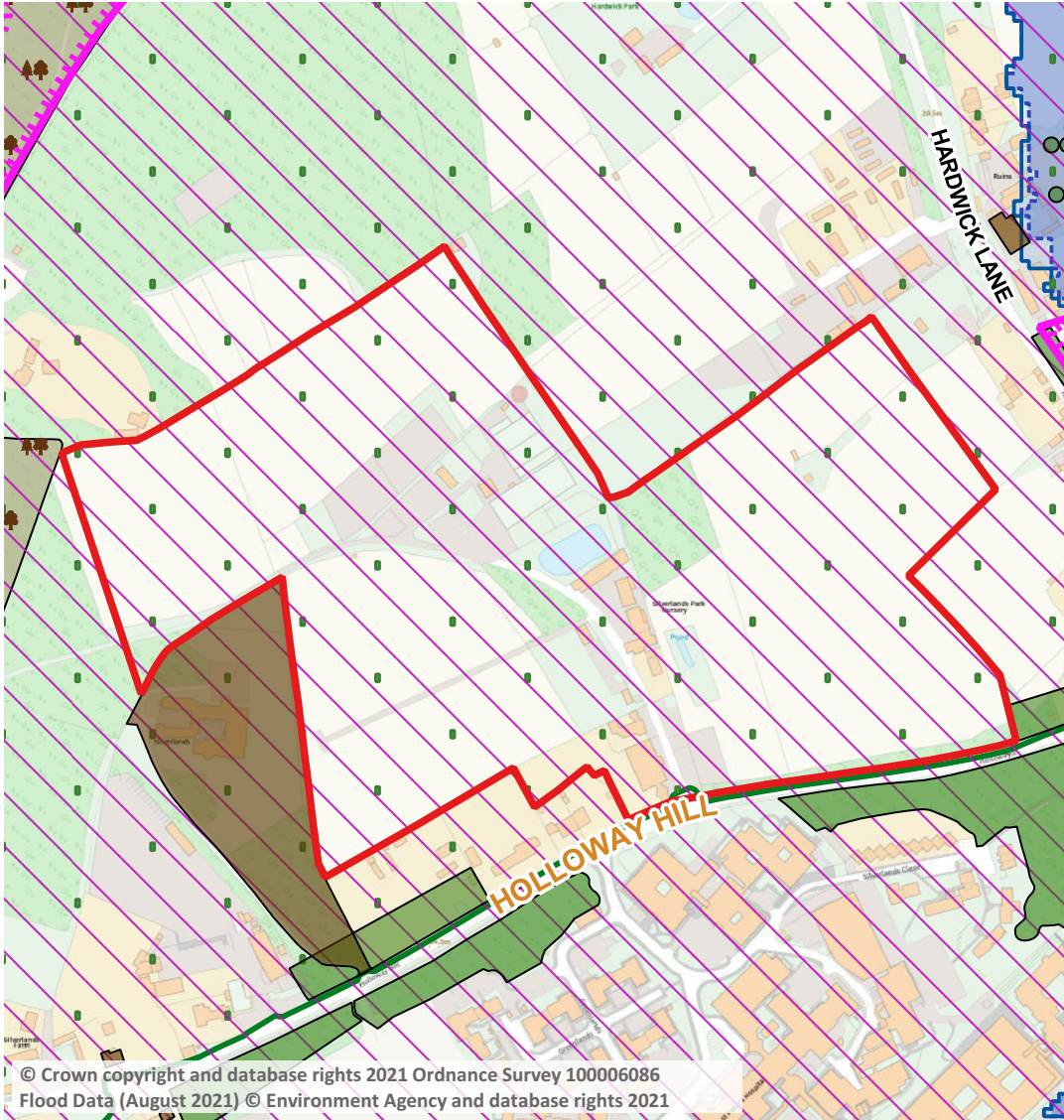
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SLAA ID: 158




Land at Squires Garden Centre, Holloway Hill, Chertsey



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

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



SLAA 2021 officer site assessments

Site information

Site ID	168
Site Name	Land adj Almnerns Farmhouse Farmhouse, Almnerns Road
Address	Land adj Almnerns Farmhouse
	Almnerns Road
	Chertsey
Postcode	KT16 0BH
Grid references	X: 502228 Y: 166573
Site area (ha)	0.05
How site was identified	Submitted through the 2015 SLAA
Ownership type	Private
Existing use(s)	Agricultural land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the west of the site is open land, with Almnerns Farmhouse to the northeast, and a Travellers site to the north. To the south there are detached residential properties on the other side of Almnerns Road set in large plots.

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)	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.

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.
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Site planning history

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

Potential site use

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

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, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that a redevelopment proposal for most uses 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 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 most types of 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

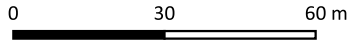
Other uses provided to the assessment of supply: the promoter is willing to consider the site for a range of different uses. Given the Green Belt greenfield nature of the site, the suitability of the site for the majority of uses is likely to conflict with Green Belt policy. Exceptions listed in the NPPF para 149 which may be acceptable on this site are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.



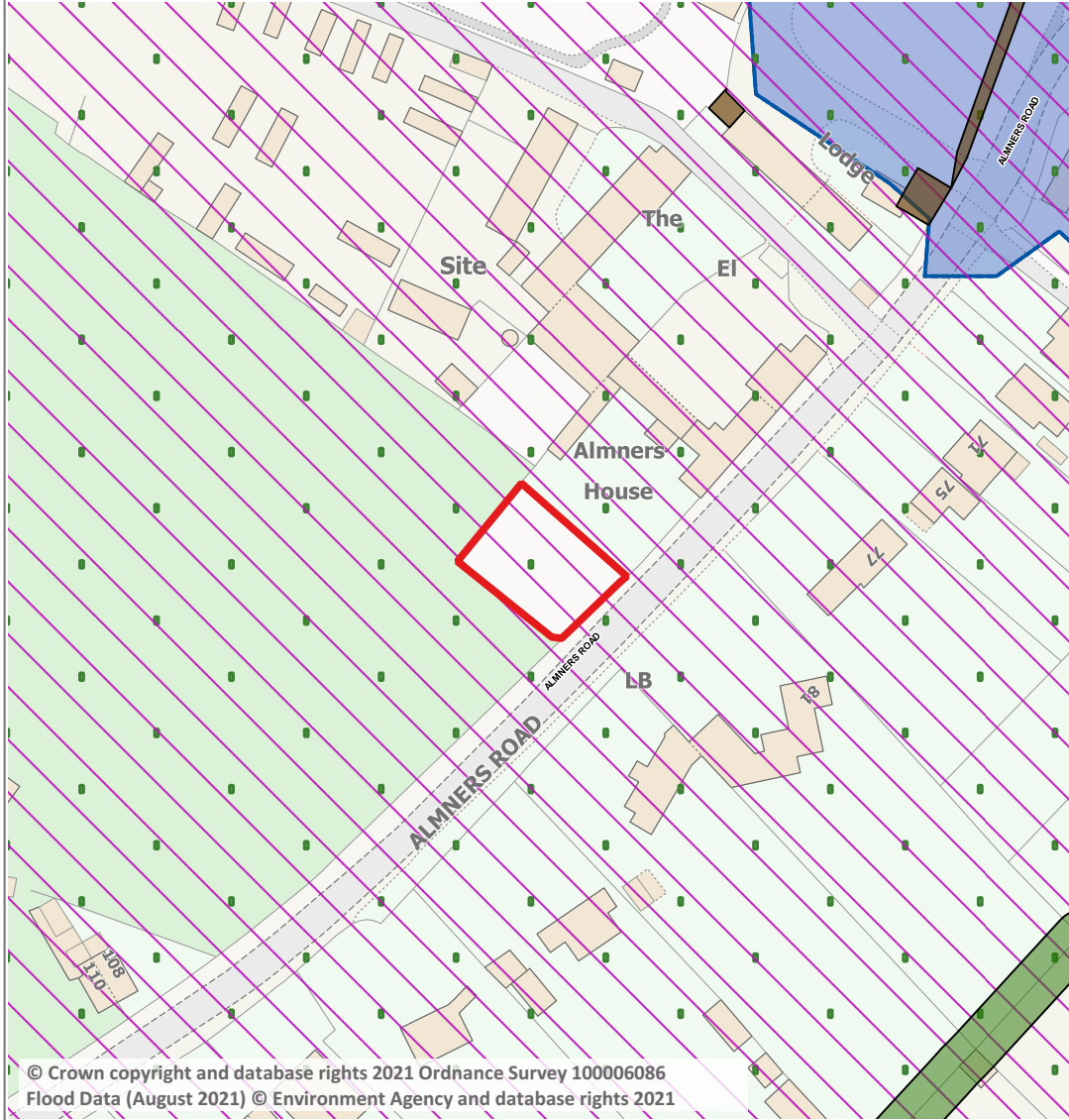
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SLAA ID: 168

Land adjacent to Almners Farm House, Almners Road, Lyne, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	199
Site Name	Land to North West of Almnors Road
Address	Land to North West of Almnors Road
	Lyne
Postcode	
Grid references	X: 502150 Y: 166828
Site area (ha)	3.5
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	There is an existing traveller site immediately to the south of the site with an open area to the west and M25 to the north and east, as well as a small caravan 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	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (nearby)	Access	
Other (please specify)	Partially within the M25 AQMA The site is located in a Minerals Safeguarding Area		

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

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

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the nearby Nationally Listed Almoner's Priory would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.07/0761 Use of land for children's animal petting and gardening areas (grant).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			The site promoter has not suggested any specific use for the site.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	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, much of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that residential development 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>Much of the site is also located in flood zone 3a which is considered to further limit the development potential of the site.</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 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. There are also concerns that the flood risk constraints on this site could impact on the achievability of 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. It has also not been demonstrated to date that the flooding constraints which exist on this site could be overcome.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

In addition to the Green Belt constraint, approximately 1.3ha of the site is located in Flood Zone 3a, where in addition to passing the sequential test, the exception test would also need to be applied and passed before development could be considered acceptable. In the absence of such an assessment being produced by the applicant and assessed by the relevant bodies, it has been assumed for the purpose of this high level assessment that no additional development will occur in the part of the site located in flood zone 3A.

Residential units provided to the assessment of supply: 0

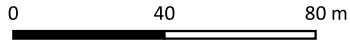
Other uses provided to the assessment of supply: the promoter has not specified the uses they would consider at this site. Given the Green Belt greenfield nature of the site, the suitability of the site for the majority of uses is likely to conflict with Green Belt policy. Exceptions listed in the NPPF para 149 which may be acceptable on this site are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.



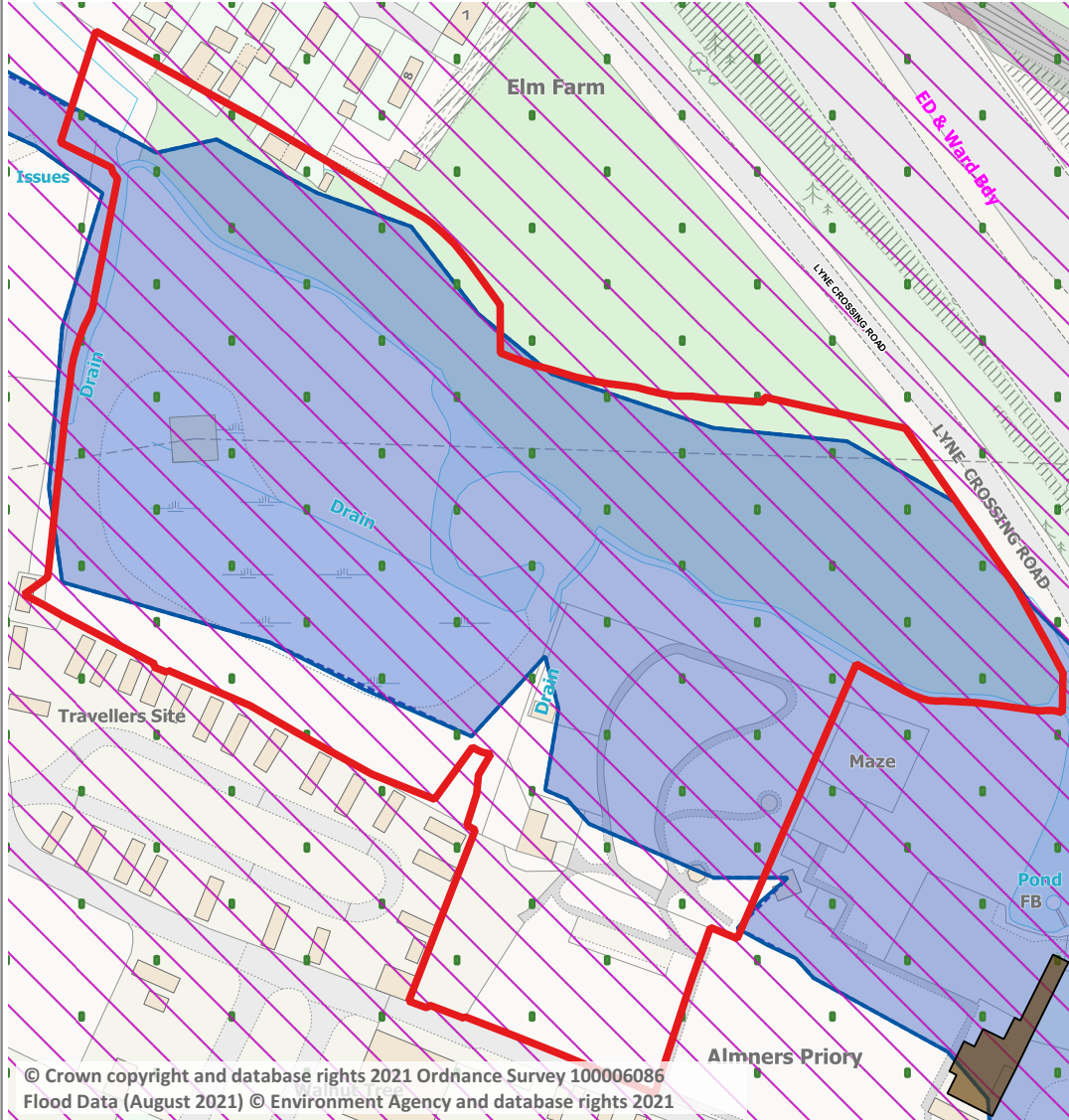
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SLAA ID: 199

Land to the north west of Almners Road, Lyne



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



SLAA 2021 officer site assessments

Site information

Site ID	202
Site Name	Pantiles Nurseries and 198 Almnors Road, Lyne
Address	Pantiles Nurseries and 198 Almnors Road
	Lyne
Postcode	KT16 0BH
Grid references	X: 501652 Y: 166415
Site area (ha)	3.88
How site was identified	Submitted through the 2015 SHLAA
Ownership type	Private
Existing use(s)	Garden centre
Is it Previously Developed Land (PDL) (Y/N)?	Yes. The certificate for existing lawful development for retail use covers the whole of the Pantiles Garden Centre site.
Surrounding uses	Site largely bounded by vegetation with a small wooded copse to the south east of the site. North, east and west of the site is predominantly open with dwellings to the south along Almnors 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)	Site located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	Any proposal would need to have no greater impact upon the openness of the Green Belt than the extant site. Alternatively, 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.
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.19/0843 Demolition of 198 Almnerns Road and former garden centre buildings and erection of 60 residential dwellings with parking, widening of existing access road from Almnerns Road, creation of new pedestrian and cycle connections to Lyne Village Green and creation of habitat corridor through the site (grant).</p> <p>RU.18/1296 Demolition of existing house at 198 Almnerns Road and the existing buildings on the southern part of site, erection of replacement house, widening of existing access and erection of 24 new houses, gardens and construction of new access road (withdrawn).</p> <p>RU.07/0803 Certificate of existing lawful development for use of Pantiles Nursery for retail use (Grant certificate of existing lawfulness).</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.	✓	59 (net)	60 gross, 59 net as RU.19/0843 includes 198 Almnerns Road.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			

Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	As the site has an extant planning permission for up to 60 dwellings (59 net) this shows that the site is suitable for this development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As the site has an extant planning permission for up to 60 dwellings (59 net) this shows that the site is available for this development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has an extant planning permission for up to 60 dwellings (59 net) this shows that the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As the site has an extant planning permission for up to 60 dwellings (59 net) this shows that the site is suitable, available and achievable for this development. The site should therefore be added into the trajectory.

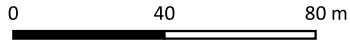
Residential units provided to the assessment of supply: 59 net.

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



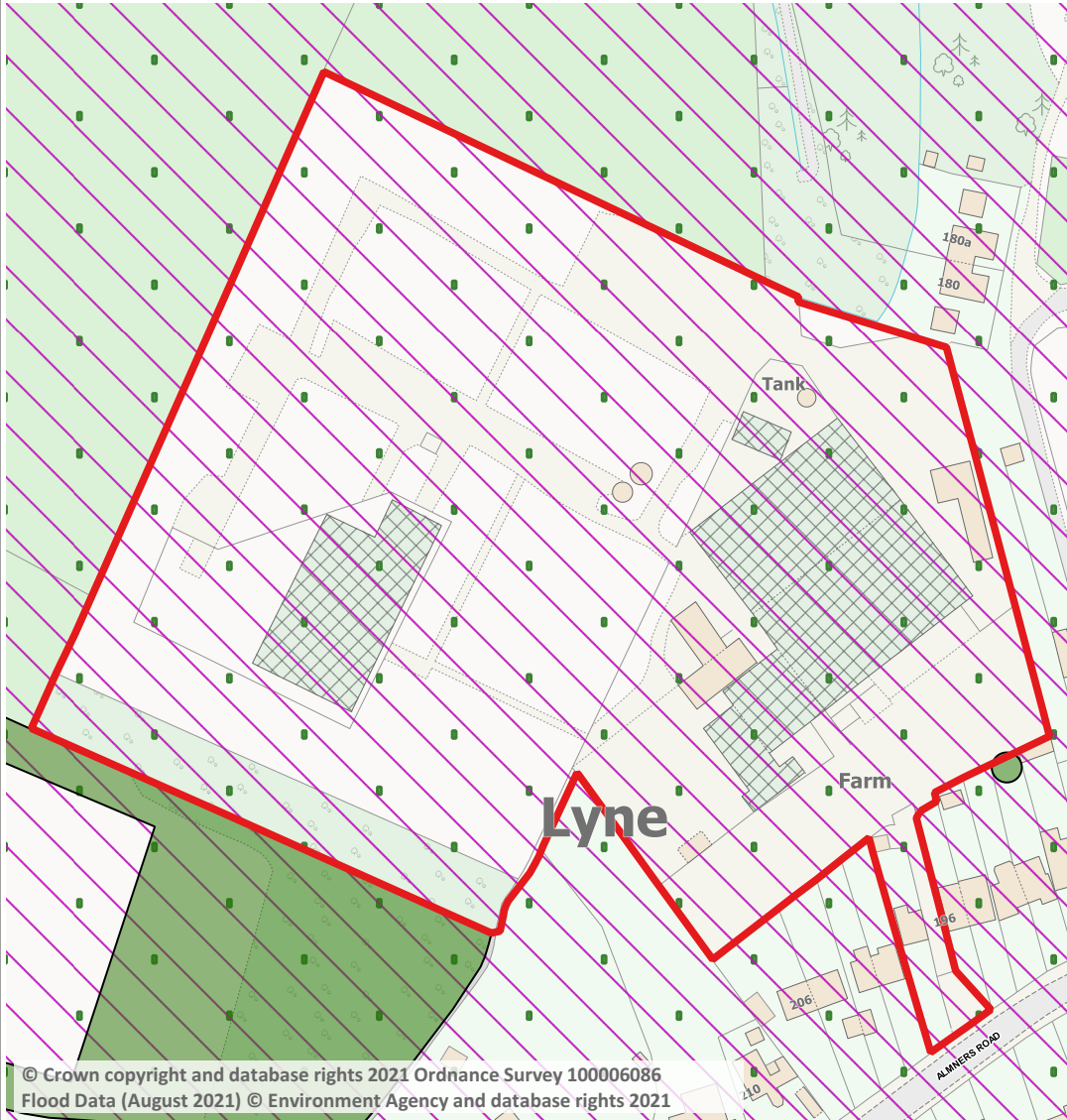
Date: 22/09/2021

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SLAA ID: 202

Former Pantiles Garden Centre and 198 Almners Road



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



SLAA 2021 officer site assessments

Site information

Site ID	206
Site Name	Trys Hill Farm, Lyne Lane, Lyne
Address	Trys Hill Farm
	Lyne Lane
	Lyne
Postcode	KT16 0AJ
Grid references	X: 501317 Y:165936
Site area (ha)	3.3
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential and equestrian
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.38ha – 11.5% PDL)
Surrounding uses	The northern / western boundary is largely bounded by vegetation, but the boundary is more open to the south. A wooded copse lies to the north of the site with open areas to the west and south with some dispersed development. There is a large, wooded area to the east which surrounds Fangrove Park caravan park on the other side of Lyne Lane.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (12)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	The site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the 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/a comprehensive development across the whole site.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 12 which runs along the front of the site 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.21/0730 Certificate of Lawfulness for existing use for the stationing of a mobile home on the land (pending).</p> <p>RU.19/0997 Lawful Development Certificate to confirm whether the construction of a single storey building and its use as a carriage storage area took place more than 4 years before the date of this application (grant).</p> <p>RU.05/0994 Retention of existing liveries, menages, stables, hay barns, tack room, feed store, workshop and stable yard and use in connection with a riding school (grant).</p> <p>RU.05/1076 Certificate of existing Lawfulness for the siting of a residential mobile home (grant)</p> <p>RU.03/0736 Cert of lawfulness for Riding School, Liveries, Stable Yard, Store rooms, Menages, Haybarns, Open Storage, Grazing Pastures, Farriers Parking, Blacksmiths Forge, Commercial Yard for Private Vehicle Sales, Maintenance, repair, refurbishing of plant & machinery , Builders Yard, General Dealers Yard, Workshops, Stablehands Flat, Commercial and Visitors Parking, Mixed permanent residential accommodation, residential parking, mobile home, mobile home parking, Security Dog Pen, Access Ways, Access to maintainable highway (grant)</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	12	12 gross, 6 net as per submission by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓		Suggested by site promoter.
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 Green Belt where there is a presumption against inappropriate development. The planning history confirms that at least part of the site meets the definition of previously developed land. Paragraph 149 of the NPPF sets out that the limited infilling, partial or complete redevelopment of a previously developed site is not inappropriate development provided no greater impact on the openness of the Green Belt or the purposes of including land within it.</p> <p>Although the site may meet the definition of PDL land, part of the site is considered to be open in nature, and the NPPF confirms it should not be assumed that the whole of the curtilage should be developed. Any development proposal should not have a greater impact on openness or the purposes of including land in the Green Belt.</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:	The promoter has suggested that the site is appropriate for in the region of 12 dwellings. 6 of the dwellings which exist on the site would be demolished to allow for a comprehensive development. The site promoter has stated that general viability appraisal indicates that redevelopment of the site for around 12 dwellings should 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)	1-5

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

The site agent suggests a capacity of 12 dwellings (6 net). Development proposals for this level of development might be acceptable, provided no greater impact on the openness of the Green Belt or the purposes of including land within it which would be assessed at the planning application stage. It should be noted however that the Council records 11 existing residential properties on this site (including 2 caravans). As such, whilst the site has some potential for additional dwellings, at the current time, and without further details, it is considered that the additional number of units that could be created is more likely to fall under the windfall threshold.

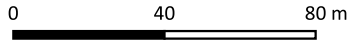
Residential units provided to the assessment of supply: up to 4 net additional units, which would be accounted for through the windfall calculation.

Other uses provided to the assessment of supply: the site promoter has suggested that an alternative to a residential scheme on the site would be a comprehensive redevelopment for commercial purposes. However as such a proposal would result in a net loss of residential units, there is a policy presumption against such a proposal due to conflict with policy SL21 of the Runnymede 2030 Local Plan.



Date: 22/09/2021

Scale: 1:2,000



SLAA ID: 206

Try Hill Farm, Lyne Lane, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	265
Site Name	Lyne Hill Nursery, Lyne
Address	Lyne Hill Nursery
	Lyne Crossing Road
	Lyne
Postcode	KT16 0AT
Grid references	X: 501599 Y: 167030
Site area (ha)	1.6
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Horticulture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north is a wooded area and then Lyne Crossing Road. To the east, south and west is a mixture of residential and open land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input 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)	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.
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>There have been a number of planning applications submitted at the site for glasshouses since the late 1940s/50s. The most recent of such applications are listed as follows:</p> <p>RU.04/0111 Demolition of three horticultural glasshouses and erection of three replacement horticultural glasshouses (grant)</p> <p>RU.06/1333 Erection of a commercial glasshouse following demolition of two glasshouses and shed (grant)</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	45-55	Mix of Apartments (1-2 bedroom) + Housing (2-4 bedroom), 25-35dph.
Elderly people's housing, student halls	✓		
Traveller accommodation	✓		
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓		Warehouse / storage
Retail			
Food and drink			
Leisure			
Community uses	✓		Medical.
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF. Overall, it is considered that the redevelopment of this site for residential purposes 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 such development is if the site is removed from the Green Belt through the 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 it is available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Although the site promoter has stated that viability work has been undertaken, the site is considered to not be achievable given its Green Belt status which limits the development potential of the site.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable
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Recommendation

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

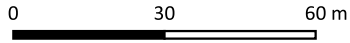
Residential units provided to the assessment of supply: 0

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



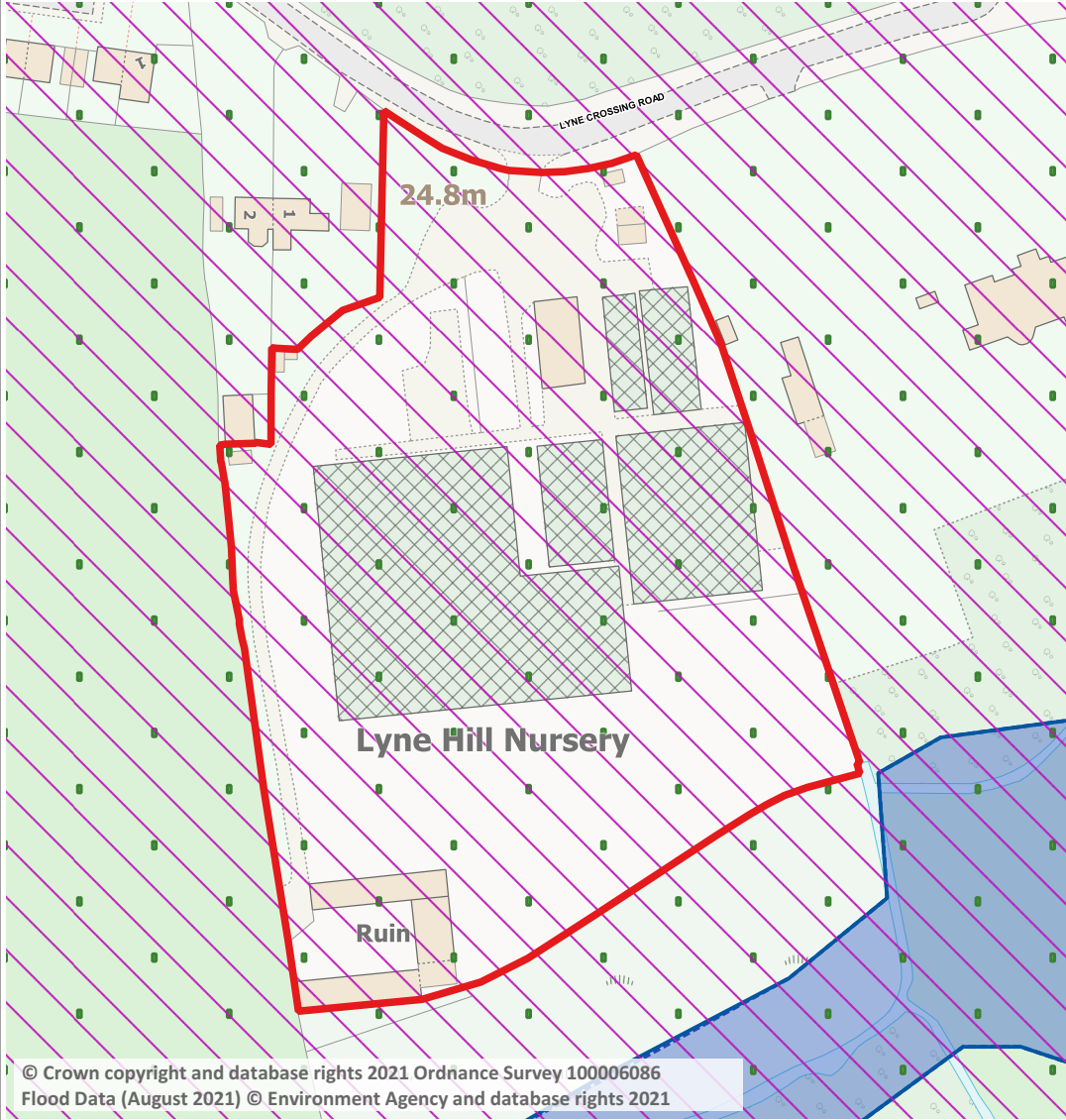
Date: 22/09/2021

Scale: 1:1,500



SLAA ID: 265

Lyne Hill Nursery



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Site Boundary

Green Belt

TBH Special Protection Area 5km

Flood Zone 2

Flood Zone 3



SLAA 2021 officer site assessments

Site information

Site ID	344
Site Name	Angel Farm, Longcross Road, Lyne
Address	Angel Farm, Longcross Road Lyne
Postcode	KT16 0DJ
Grid references	X: 500687 Y: 165895
Site area (ha)	12.5
How site was identified	Submitted after the 2018 SLAA call for sites
Ownership type	Private
Existing use(s)	Equestrian and grazing.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies a mixture of residential properties (primarily located at Fan Court) and open land. To the south lies a golf course (on the other side of Trys Hill (B386)) with the land to the west and north being agricultural.

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)
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 Parallel linear cropmarks, north of Fan Court Area of High Archaeological Potential. Surrounds the Locally Listed Linton Lodge building. The site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt (south eastern corner), as long as the proposed development does not have a greater impact on the openness of the development than the existing

	buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 6 would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Locally Listed Buildings	The potential impact of any development on the nearby Locally Listed Linton Lodge 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.21/0151 Conversion of 1xno.stable block brick building and the replacement of existing timber outbuilding (riding club/office) to deliver 1no. dwelling with mezzanine floor, integral garage, associated car parking, landscaping and new access (withdrawn).</p> <p>RU.20/0595 Proposed lawful development Certificate to establish whether planning permission is required for a greenhouse, outdoor swimming pool, existing building increase, single storey storage building and new storage building (refused).</p> <p>RU.08/1093 Erection new building comprising 8 stables, 1 storage room and 2 tack rooms following demolition of five stables (grant)</p> <p>RU.07/1124 Change of use of part of land to form training area for horses and erection of 1.5 metre high post and rail fencing to enclose the area.</p> <p>RU.05/0808 Application for a certificate of existing lawfulness for the use of land for the siting of a residential mobile home (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.	✓	50-60	4-5dph.
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 in the designated Green Belt where there continues to be a presumption against inappropriate development. From the planning history, some of the site appears to meet the definition of previously developed land (the stable yard in the south eastern corner). However, the remainder of the site appears to be laid to paddocks. This land 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 the yard area was to be redeveloped.</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>
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	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.
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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:	Although withdrawn, RU.21/0151 indicates that the redevelopment of part of the stable yard for 1 new residential unit would be viable. It is understood that the applicant intends to re submit a revised application shortly for this proposal.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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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 a modest number of additional units could be created if the stable block was to be replaced (within the windfall category of 1-4 net additional units).

Residential units provided to the assessment of supply: Under 5 units which would be accounted for in the windfall calculation for the SLAA.

Other uses provided to the assessment of supply: given the Green Belt location of this site, and given that the site is not be promoted for any alternative uses, the acceptability of other uses has not been considered.



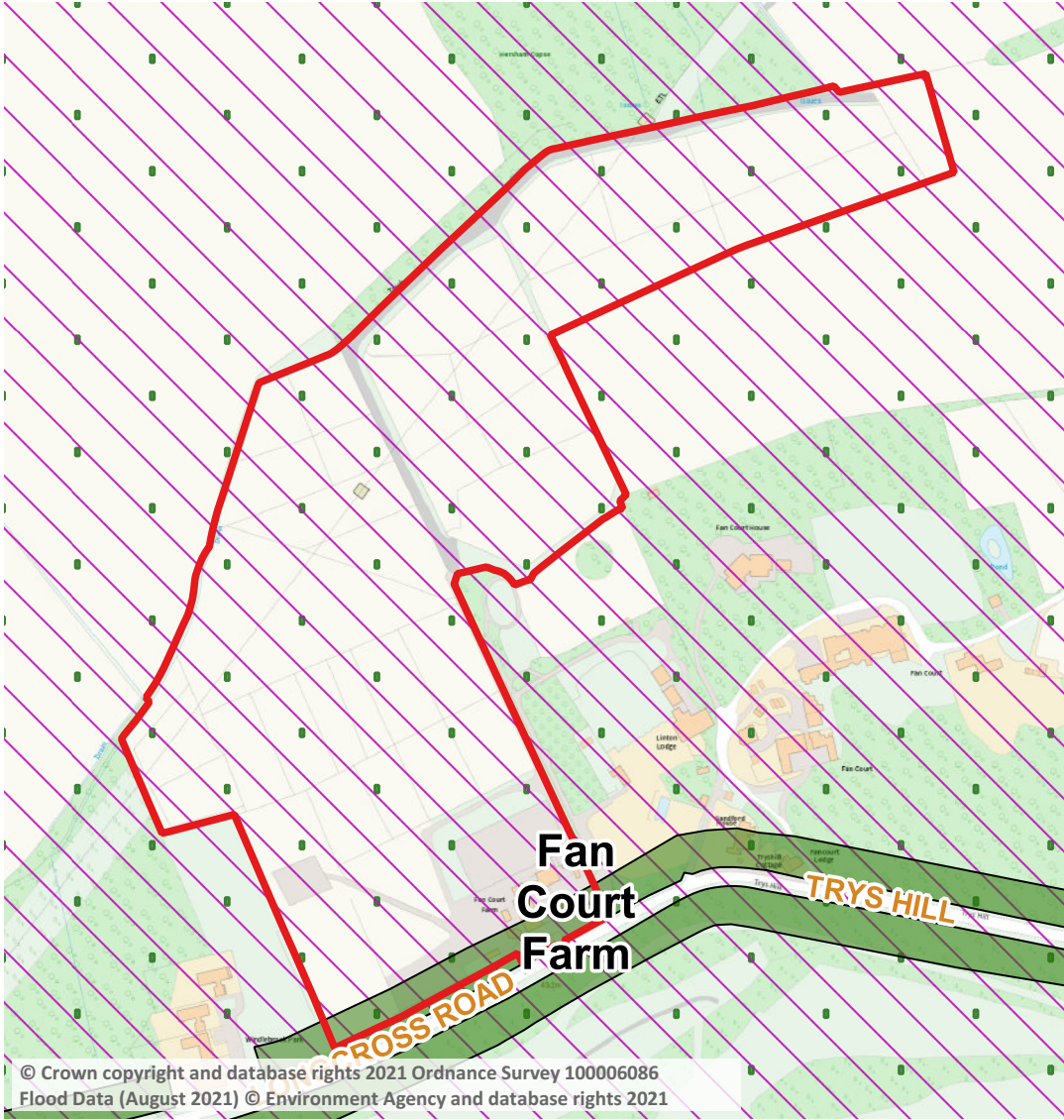
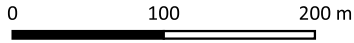
Date: 22/09/2021

SLAA ID: 344

Angel Farm, Longcross Road, Lyne



Scale: 1:5,000



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



SLAA 2021 officer site assessments

Site information

Site ID	347
Site Name	New Oak Farm, Hardwick Lane
Address	New Oak Farm
	Hardwick Lane
	Chertsey
Postcode	KT16 0AD
Grid references	X: 502671 Y: 166236
Site area (ha)	1.2
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Residential caravans
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.06ha – 5% PDL)
Surrounding uses	To the south lies the Great Cockrow Railway, with the land to the west, north and east comprising mainly agricultural uses (and associated farm buildings), with the M25 to the north east.

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)	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.

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.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1553 Retrospective change of use of land to provide an extension to an existing Gypsy/Traveller site comprising the siting of 1 Mobile Home, and 2 touring caravans, alongside the siting of a portable utility block (pending).</p> <p>RU.19/0670 Change of use of land to provide 9 no individual permanent caravan pitches, and construction of access from existing driveway on the northern 0.53ha section of the site (withdrawn).</p> <p>RU.17/0279 Application for a Certificate of Existing Lawful Use of the site for the use of land as a residential caravan site and continuous breach of conditions 1, 2 and 3 of planning permission RU.98/0122 and conditions 3 and 4 of planning permission RU.01/0248 (partially granted).</p> <p>RU.16/1330 Certificate of Existing Lawful Use for the use of the site as a residential caravan site and as a continuous breach of more than 10 years of conditions 1, 2 and 3 of planning permission RU.98/0122 (withdrawn).</p> <p>RU.16/1329 Certificate of Existing Lawful Use for the use of the land as a residential caravan site for a period of more than 10 years (withdrawn).</p> <p>RU.98/0122 Continued use of mobile home for residential purposes with a day room (gymnasium) (grant)</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g.	✓	20 / 50	20 houses or 50 residential caravans.

Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation	✓	20	This would be an alternative to the dwellings / residential caravans suggested above.
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 the construction of new buildings/siting of caravans is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, most 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 non-PDL areas 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 majority 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.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As the vast majority of the site is not PDL and as such, given the Green Belt status of the site, the development proposed would not be achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

Due to the majority of the site not meeting the definition of PDL, and given its Green Belt status, the site is not suitable or achievable for the development proposed unless very special circumstances are found to exist which would clearly outweigh the harm the proposal would cause to Green Belt openness and any other harm identified.

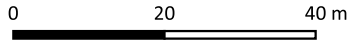
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site has only been promoted for residential dwellings, residential caravans or a gypsy and traveller site, other uses have not been considered.



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 347

New Oak Farm, Hardwick Lane, Chertsey



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



SLAA 2021 officer site assessments

Site information

Site ID	425
Site Name	Land adjacent to Lyne Lane Sewage Treatment Works, Lyne
Address	Land adjacent to Lyne Lane Sewage Treatment Works
	Lyne
Postcode	KT16 0AR
Grid references	X: 501223 Y: 167542
Site area (ha)	5.15
How site was identified	Submitted through 2021 Call for sites
Ownership type	Private
Existing use(s)	Open land (former landfill site).
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The Lyne Lane Sewage Treatment Works lies to the east, the railway line to the south (with agricultural land beyond this) and the M3 motorway to the north and west with residential development beyond.

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)			

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

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

TBH SPA zones	Although this area is within the TBH SPA zone of influence, as it is being promoted for employment development, mitigation payments would not be required.
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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.)	Previously allocated for waste use in Surrey Minerals and Waste Local Plan 2008 (advised by site agent).

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)	✓		Suggested in site submission
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>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 and therefore, the use of this site for the type of development proposed 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 type of development proposed is if the site is removed from the Green Belt through the 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:	This is mainly due to the Green Belt location of the site. Furthermore, the site promoter considers that there may need to be investigations into whether remediation works are required to make the site developable, but otherwise they see it as achievable.

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

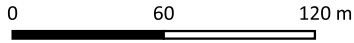
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: None as the site has only been promoted for employment use.



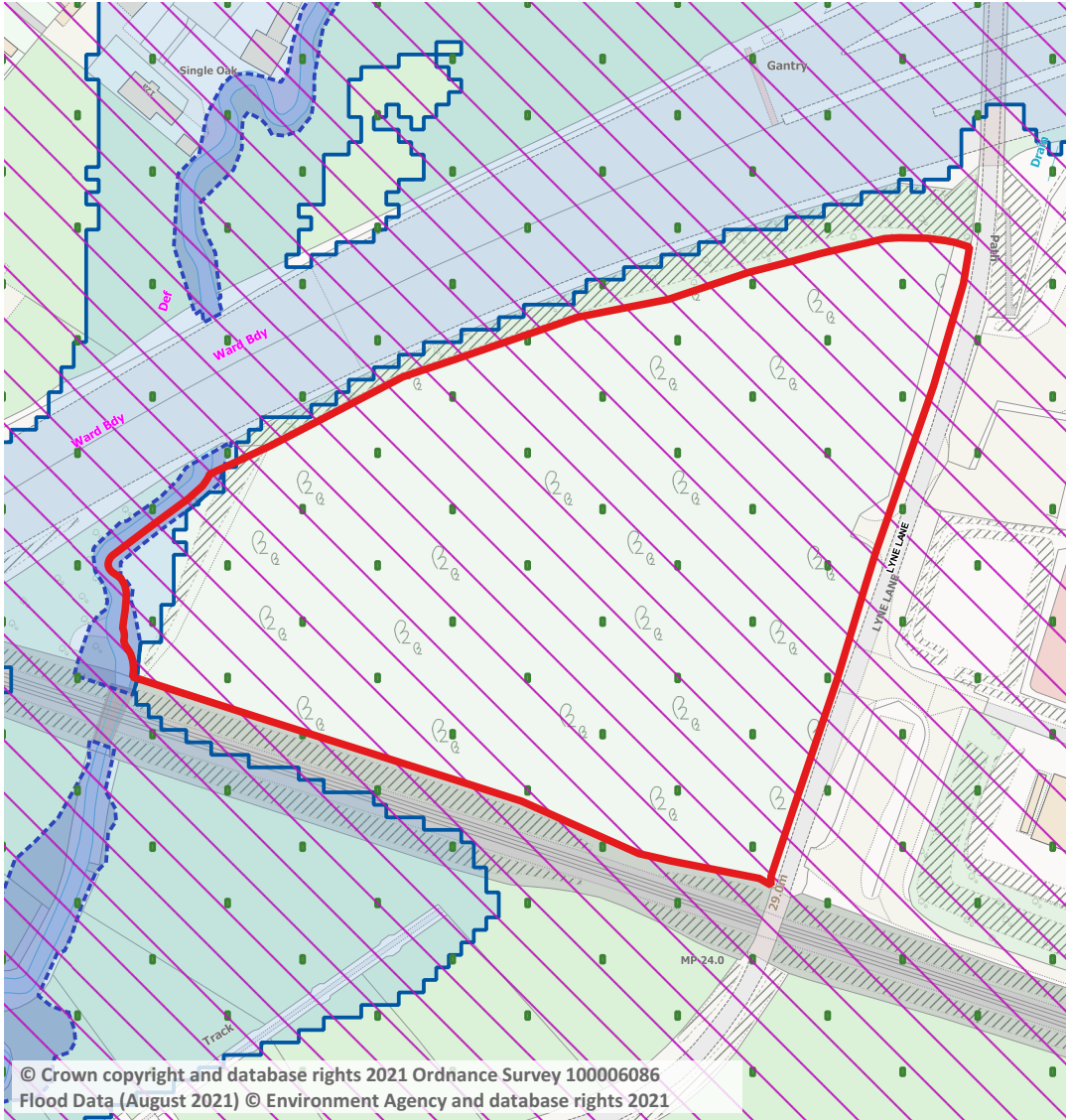
Date: 22/09/2021

Scale: 1:3,000



SLAA ID: 425

Land adjacent to Lyne Lane Sewage Treatment Works, Lyne



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

