

## Ottershaw sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
14	Land at Brox End Nursery and 183 Brox Road, Ottershaw	Deliverable	45
263	Ottershaw East	Deliverable	200
418	Plot 2000, Hillswood Business Campus, Ottershaw	Employment site	Employment site
46	Land at Great Grove Farm (Ottershaw Place), Ottershaw	Undeliverable	0
77	Land to the rear of 232 Brox Road, Ottershaw	Undeliverable	0
273	Land south of Great Grove Farm, Ottershaw	Undeliverable	0
284	Christmas Tree Farm, Ottershaw	Undeliverable	0
288	Brockhurst, Brox Road, Ottershaw	Windfall site	0
323	Cacti Nursery, Bousley Rise, Ottershaw	Undeliverable	0
355	Land west of Guildford Road, Ottershaw	Undeliverable	0
363	Lakeview, 1000 Hillswood Drive, Ottershaw	Undeliverable	0

# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	14
<b>Site Name</b>	Land at Brox End Nursery and 183 Brox Road, Ottershaw
<b>Address</b>	Land at Brox End Nursery and 183 Brox Road
	Brox End
	Ottershaw
<b>Postcode</b>	KT16 0LJ
<b>Grid references</b>	X: 502391, Y: 163050
<b>Site area (ha)</b>	1.4
<b>How site was identified</b>	Submitted as part of the 2011 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Horticulture (disused)
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	Surrounded by residential development on all sides, but beyond the residential development to the eastern boundary there is dense woodland.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>		<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (384)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>		<b>Physical</b>	
<b>Nationally listed buildings</b>		<b>Access</b>	
<b>Other (please specify)</b>	Adjacent to the Locally Listed Anningsley Cottage.		

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 the TPO that covers the whole site (384) would need to be taken into account as part of any development proposals.

Locally Listed Building	The potential impact of any development on the adjacent Locally Listed Building (Anningsley Cottage) would need to be taken into account as part of any development proposals.
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### Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/0675 Demolition of 183 Brox Road and the development of land for the development of 46 residential dwellings with associated vehicular access, drainage works and landscaping, including provision of open space (grant). Discharge of conditions RU.21/0747 (pending).</p> <p>RU.17/1940 Outline application for the erection of up to 40 residential dwellings and associated vehicular and pedestrian access, drainage works and landscaping, including provision of public open space (all matters reserved for future consideration except access) (grant).</p> <p>RU.16/0652 Erection of 12 dwellings and associated vehicular and pedestrian access, resurfacing of Brox Lane, car parking, drainage works and landscaping, including the provision of public open space (refuse).</p> <p>RU.15/1285 Outline application for the erection of up to 40 residential dwellings and associated vehicular and pedestrian access, drainage works and landscaping, including provision of public open space (all matters reserved for future consideration except access) (withdrawn).</p> <p>RU.15/1159 Screening request for proposed development of 40 residential dwellings with access from Brox Lane (not EIA development).</p> <p>RU.07/0895 Outline application for residential development (maximum 48 dwellings) and new access to Brox Lane with all matters except access reserved (refuse).</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g.	✓	45 (net)	46 gross, 45 net as per RU.20/0675.

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. The agent for the site has confirmed that construction commenced in Autumn 2021 with a 24 month build out timeframe, with <a href="#">12 homes built in 2022 and the remaining 34 in 2023.</a>
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### Site suitability

Suitability information:	The site is suitable for residential development as it has been allocated for a minimum of 40 additional residential units under Policy SL2 of the Runnymede 2030 Local Plan. It has also been granted planning permission for 46 gross, 45 net additional units under RU.20/0675 and is now under construction.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available as per RU.20/0675 and the associated discharge of conditions application. It is currently under construction.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been through whole Plan viability testing as part of the examination of the Runnymede 2030 Local Plan, it is deemed viable, Additionally, the granting of permission under RU.20/0675 and its implementation indicates that a developer also views the site as viable.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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### Recommendation

The site is suitable for residential development as it has been allocated for a minimum of 40 additional residential units under Policy SL2 of the Runnymede 2030 Local Plan. It has also been granted planning permission for 46 gross, 45 net additional units under RU.20/0675 and is now under construction with dwelling completions expected in 2022 and 2023. Therefore, these 45 additional units should be added into the trajectory.

**Residential units provided to the assessment of supply:** 45 (net).

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

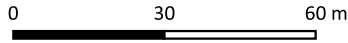


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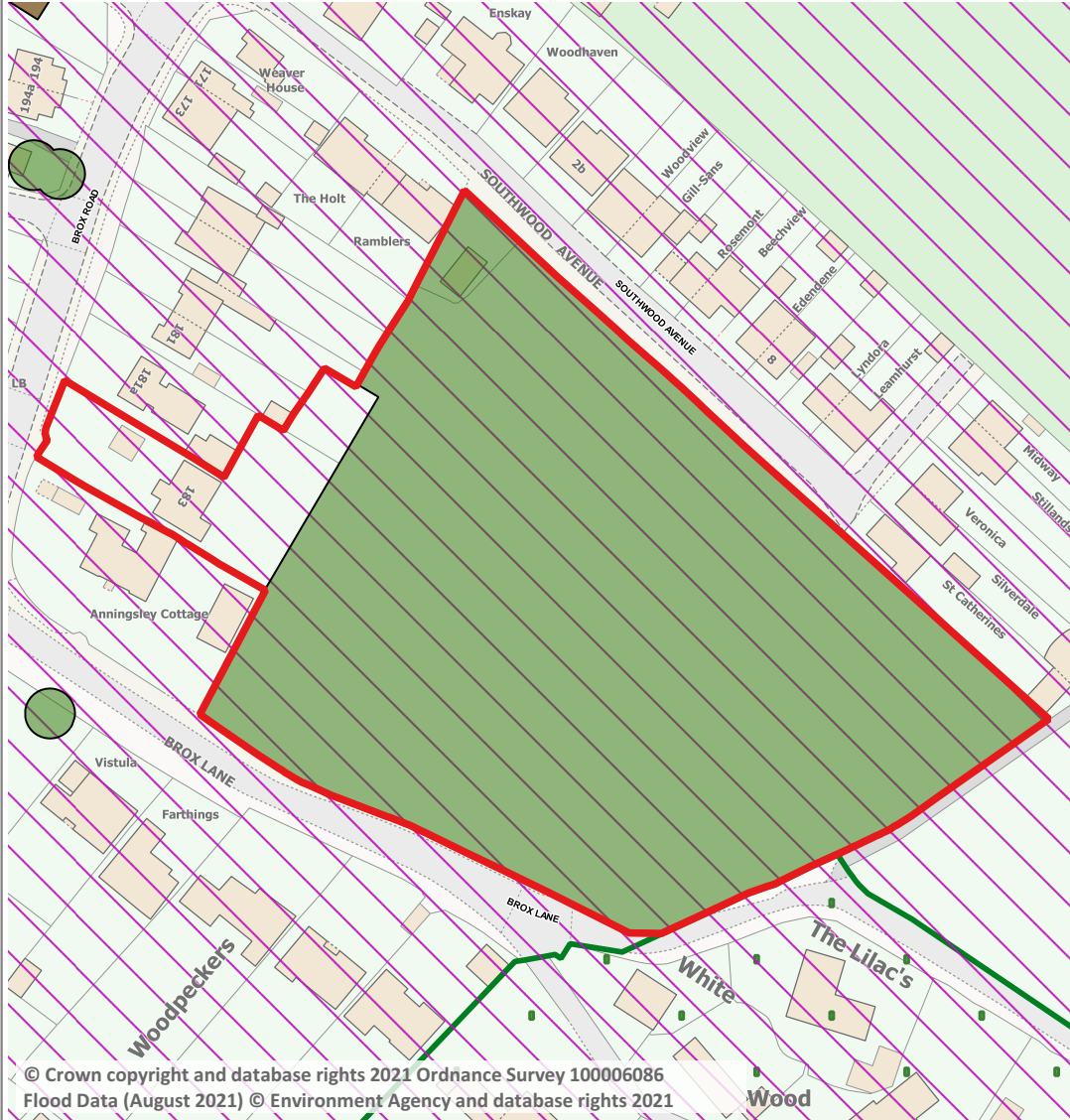
# SLAA ID: 14



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## Land at Brox End Nursery and 183 Brox Road



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	46
<b>Site Name</b>	Land at Great Grove Farm (Ottershaw Place)
<b>Address</b>	Land at Great Grove Farm (Ottershaw Place)
	Murray Road
	Chertsey
<b>Postcode</b>	KT16 0HT
<b>Grid references</b>	X: 503178 Y:164432
<b>Site area (ha)</b>	94 (approx.)
<b>How site was identified</b>	Submitted through the 2013 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agriculture and woodland
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site abuts the A320 to the north and west, with the urban area of Chertsey south beyond this northern boundary. The M25 lies to the east and the built-up areas of Ottershaw and of Addlestone are to the south.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	✓
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (97)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	✓
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>		<b>Physical</b>	
<b>Nationally listed buildings</b>	✓	<b>Access</b>	
<b>Other (please specify)</b>	Is surrounded by the Geesemere, Barn at Church Farm, Church Farm House, Workhouse Chapel and 2 and 4 Murray Road Locally Listed Buildings. Adjacent to the M25 AQMA.		

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

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

TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the surrounding Nationally Listed Buildings (Murray House, 2 Chobham Road, Wheelers Green) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 97 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Spinney Wood SNCI would need to be taken into account as part of any development proposals.
Ancient Woodland	This triangular area which matches that of the Spinney Wood SNCI would need to be retained and taken account of part of any proposed development.
Locally Listed Building	The potential impact of any development on the Locally Listed Buildings would need to be taken into account as part of any development proposals.
AQMA	Development adjacent to the AQMA will need to consider the impact of this designation as part of the design of any proposals.

### Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.07/0919 Retrospective application for the continued use of the land for a mixed use of horticultural nursery with a garden centre (refuse).</p> <p>RU.96/0891 Erection of one shade tunnel and one plastic tunnel for the purpose of plant protection (grant).</p> <p>RU.96/0041 Retention of existing use of land as riding school and livery purposes including office and hay store (grant).</p> <p>RU.95/0931 Erection of glasshouse for horticultural use (grant).</p> <p>RU.94/0836 Application for planning consent for 3 no. polytunnels for use by nursery following determination under part 6 schedule 2 General Development Order 1988 that planning consent required (grant).</p> <p>RU.87/1497 Detailed app. for erection of 3 poly tunnels total cover 1,080sqm approx. not exceeding 3m in height, extension of existing concrete farm track between growing beds for purpose of wholesale nursery unit in conjunction with horticultural business (grant).</p>



	<p>RU.87/1259 Erection of barn building of approximately 3,972sq.ft requisite for the use of land for agriculture; revised plans to consent RU.87/0061 showing repositioning of building (grant).</p> <p>RU.87/0061 Erection of barn building of approx. 3,972 sq.ft. (369sqm), access track and hardstanding (grant).</p> <p>RU.85/0792 Formation of new vehicular access off Murray Road, together with field gate and hardstanding for vehicle turning free of highway, following closure of existing access to Guildford Road, to be used in connection with horticultural purposes at Bousley Farm and Rodwell Farm (grant).</p> <p>CHE.11654 Residential Development (refuse).</p> <p>CHE.10924 Residential Development (refuse).</p>
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#### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	850	35-40dph (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	✓		465sqm (5,000sq.ft).
Hotel			
Parking			

### Suggested phasing

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

Suitability information:	The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The definition of previously developed land in the NPPF excludes land that is or has been occupied by agricultural buildings. As such, whilst the site contains the Otter Nursery, as the primary activity of a nursery is the propagation and nurture of plants (which falls within an agricultural use) this part of site is not considered to fall within the definition of previously developed land.
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### Site availability

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

At the current time, given that the site is located in the designated Green Belt (and is also not considered to be previously developed), the use of this site for residential development would represent inappropriate development which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the residential

redevelopment of the site would cause to the Green Belt. As such, at this time, and for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

**Residential units provided to the assessment of supply: 0**

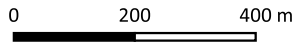
**Other uses provided to the assessment of supply:** given that the land is a Green Belt site that is not considered to be previously developed, it is not considered that other uses identified through the SLAA site submission would be suitable on the land.





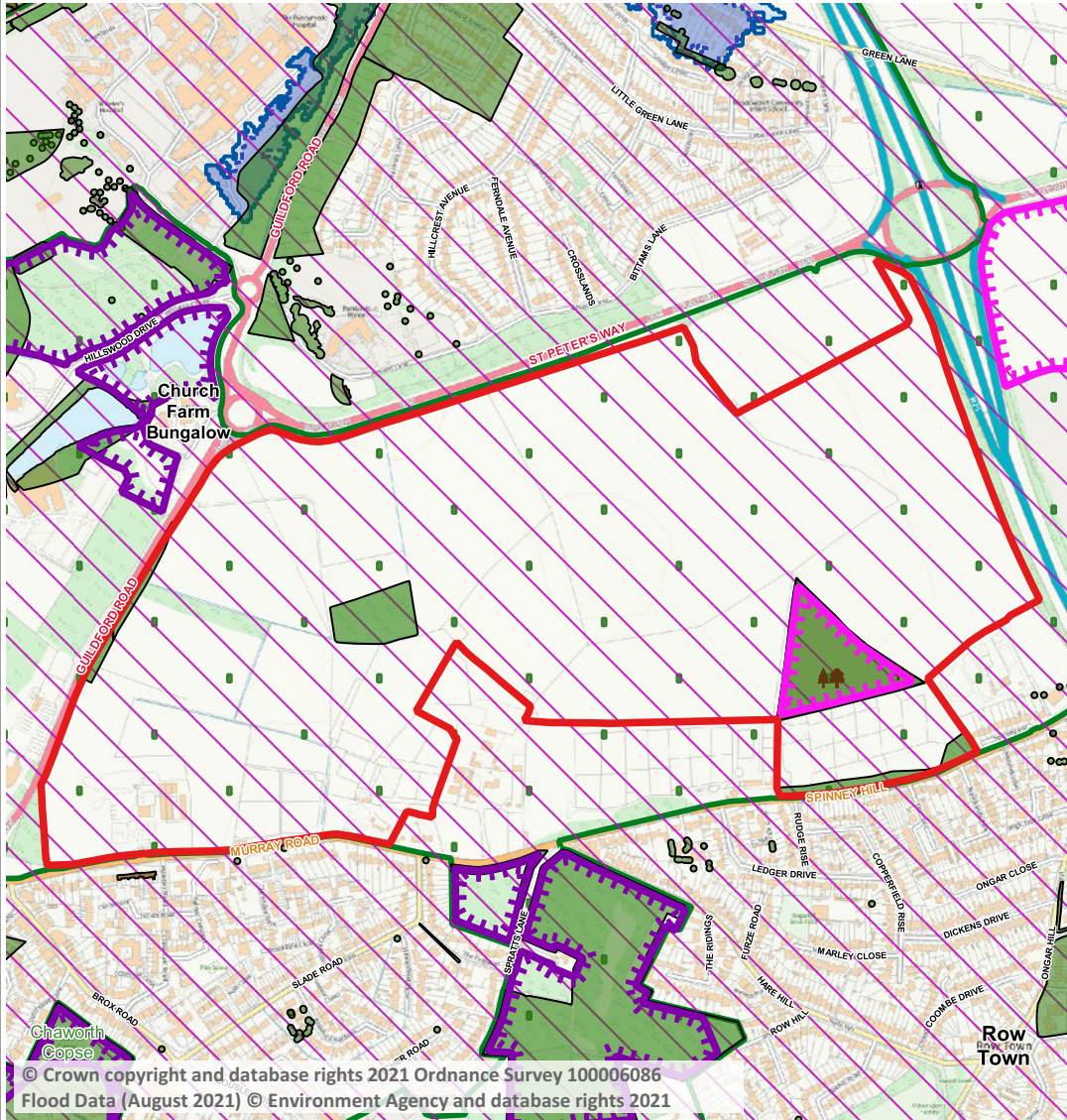
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




# SLAA ID: 46

## Land at Great Grove Farm (Charter Park), Ottershaw



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

-  Nationally Listed Buildings
-  Flood Zone 2
-  Tree Preservation Orders
-  Flood Zone 3





# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	77
<b>Site Name</b>	Land to the rear of 232 Brox Road, Ottershaw
<b>Address</b>	Land to the rear of 232 Brox Road
	Ottershaw
<b>Postcode</b>	KT16 0RA
<b>Grid references</b>	X: 502108, Y: 163090
<b>Site area (ha)</b>	0.77
<b>How site was identified</b>	Submitted as part of the 2011 SHLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Open / wooded land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site is bounded by Guildford Road (A320) to the west and by tree/vegetation coverage to the north, west and south. There is a caravan park to the north of the site, with the urban area of Ottershaw abutting the eastern boundary.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (115)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>		<b>Physical</b>	
<b>Nationally listed buildings</b>		<b>Access</b>	
<b>Other (please specify)</b>			

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 115 (which covers the whole site) 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)	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 <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓		No numbers have been specified by the 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
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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 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 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:** given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.





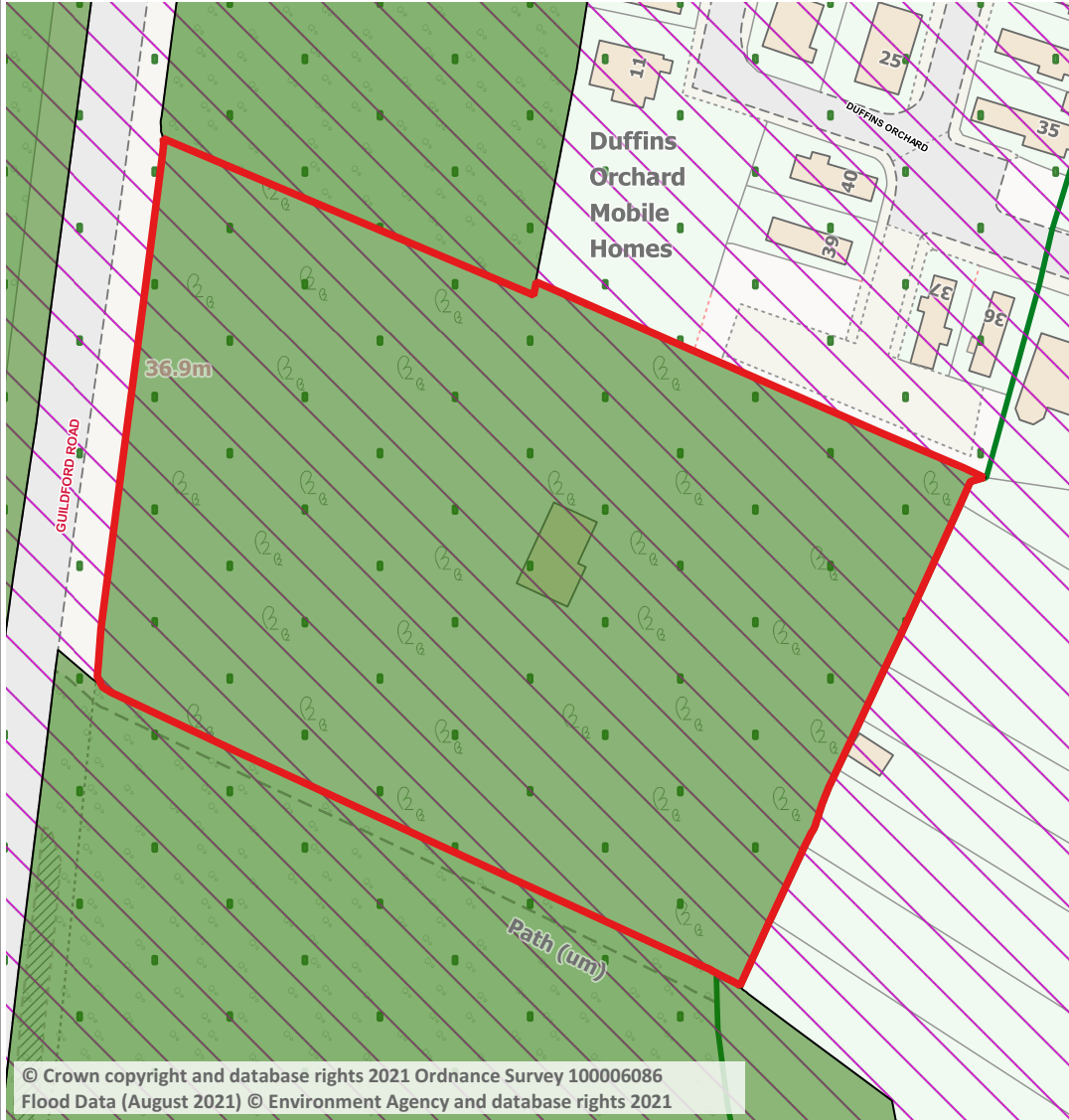
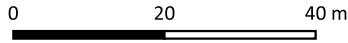
Date: 22/09/2021

SLAA ID: 77

232 Brox Road, Ottershaw



Scale: 1:1,000



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	235
<b>Site Name</b>	Willow Farm
<b>Address</b>	Willow Farm
	Chobham Road
	Ottershaw
<b>Postcode</b>	KT16 0QE
<b>Grid references</b>	X: 501253, Y: 163471
<b>Site area (ha)</b>	0.45
<b>How site was identified</b>	Submitted through the 2014 Traveller Call for Sites
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Residential
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No - previous use agricultural and permission for traveller accommodation is temporary.
<b>Surrounding uses</b>	The site is adjoined to the north, south (on the opposite side of Chobham Road) and east by dense woodland. To the west of site is a residential property.

## Policy, environmental and heritage constraints

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

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 7 which runs along the front of the site 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.16/1747 Temporary change of use of land to create 4 pitches for an extended traveller family (grant).</p> <p>RU.16/1746 Permanent change of use of land to create 4 pitches for an extended traveller family (refused).</p> <p>RU.13/0416 Temporary use of land for 4 no Traveller pitches (grant). A number of discharge of conditions applications pursuant to this permission subsequently granted.</p> <p>RU.13/0011 Change of use to a residential caravan site for three Gypsy Traveller families. Site to contain 3 static caravans with associated hardstanding and parking for six associated vehicles (withdrawn).</p> <p>RU.08/1220 Change of use to include the stationing of caravans for 4 no gypsy pitches with utility/day room building and ancillary hardstanding for touring caravans (refused).</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls			
Traveller accommodation	✓		No numbers specified.
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 located within the Green Belt where there is a presumption against inappropriate development and the site is not considered to be previously developed. As such, at the current time, residential development at the site in the form of Gypsy/Traveller pitches is considered to represent inappropriate development in the Green Belt unless very special circumstances can be proven which would clearly outweigh the harm caused to the Green Belt. Another way that the site could become suitable for development is if the site was removed from the Green Belt through the Runnymede 2040 Local Plan.
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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**

As the site is located in the Green Belt and thus residential development (in the form of Traveller pitches) is considered unsuitable unless justified by very special circumstances. Therefore, this site will not be counted towards the potential supply of new dwellings in the trajectory.

**Residential units provided to the assessment of supply: 0**

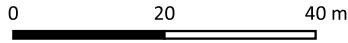
**Other uses provided to the assessment of supply:** the site's Green Belt location and the fact that it was only submitted for traveller accommodation means it has not been considered for other uses.





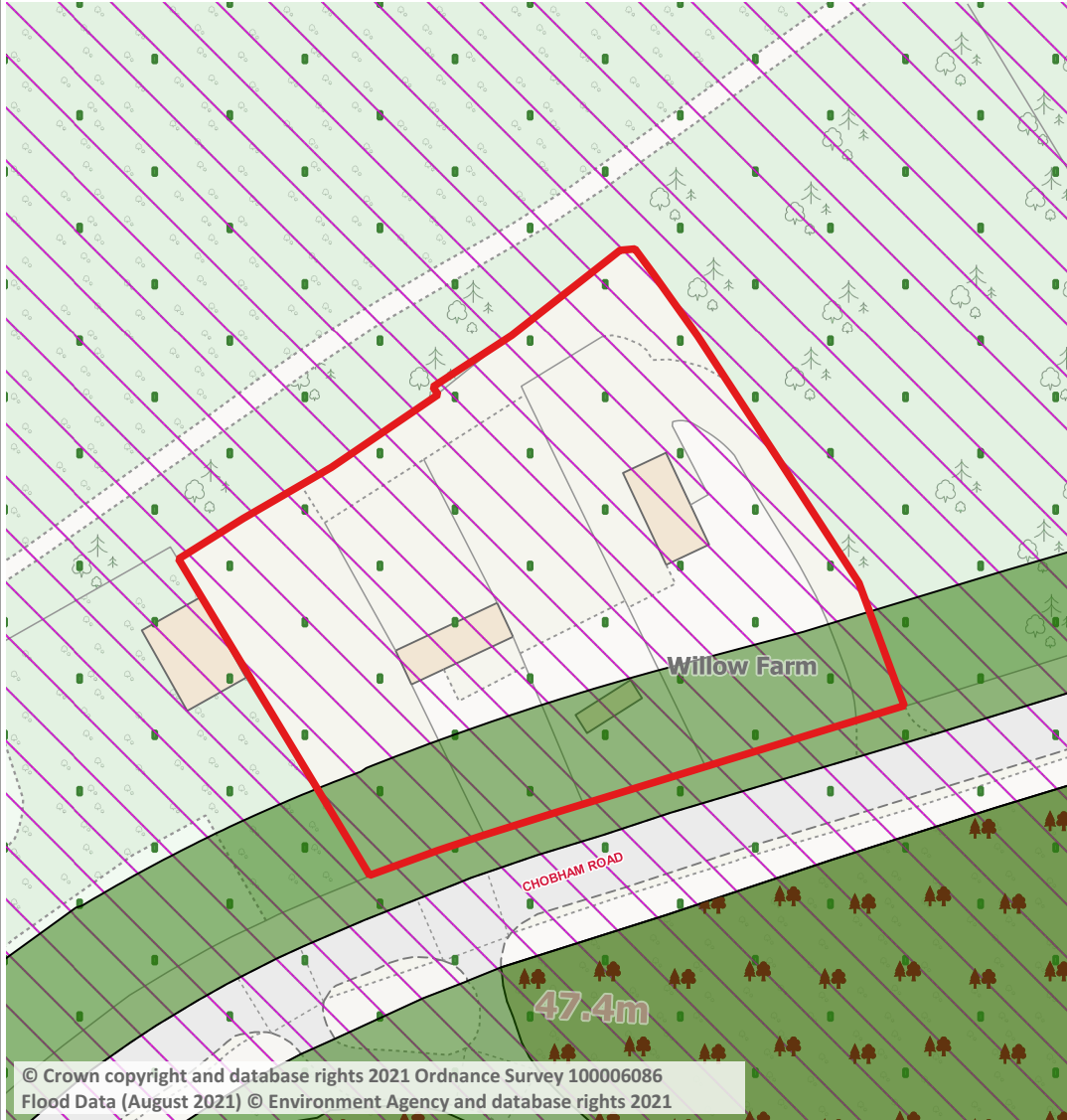
Date: 22/09/2021

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# SLAA ID: 235

## Willow Farm, Ottershaw



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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

<b>Site ID</b>	263
<b>Site Name</b>	Ottershaw East allocation
<b>Address</b>	
<b>Postcode</b>	KT16 0LQ
<b>Grid references</b>	X: 502658, Y: 163189
<b>Site area (ha)</b>	6.6
<b>How site was identified</b>	Allocated in the Runnymede 2030 Local Plan
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agricultural for the majority of the site. Part of the site (the barn and area surrounding it on the eastern side of the site) is used for industrial purposes. Residential property associated with the Field Nursery.
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partial (circa 0.21ha – 3.2% PDL)
<b>Surrounding uses</b>	To the north are residential properties on Bousley Rise, characterised by detached and semi-detached properties and open fields. Meath School, a specialist speech and language school for primary aged children is also located to the north. To the east of the site is Ash Farm. The southern boundary is largely formed by open fields. To the south west are residential properties at Southwood Avenue characterised by detached and semi-detached properties. The western site boundary abuts detached and semi-detached properties on Brox Road.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>		<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (50)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>		<b>Physical</b>	
<b>Nationally listed buildings</b>		<b>Access</b>	
<b>Other (please specify)</b>			

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 50 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.21/0672 Outline planning application for residential development (Use Class C3); serviced gypsy/traveller pitches (Sui Generis); GP Surgery (Use Class E); associated landscaping, utilities and drainage infrastructure; and associated infrastructure and enabling works including the demolition of all existing nursery buildings and glasshouses. All matters are reserved for future consideration except for access to the site, to be taken from Brox Road (withdrawn).</p> <p>RU.21/0633 EIA Screening Opinion in respect of the proposed development of the site for new residential development, a GP Surgery, Gypsy Traveller Pitches and the provision of a SANG (Suitable Alternative Natural Green Space) (not EIA development).</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	200	200 is the minimum according to policy SL12 of the Runnymede 2030 Local Plan.
Elderly people's housing, student halls			
Traveller accommodation	✓	2	2 net additional traveller pitches as per Policy SL12 of the Runnymede 2030 Local Plan.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			



Food and drink			
Leisure			
Community uses	✓	800sqm	Up to 800sqm on 0.1ha of land for a new health facility (GP surgery) as per Policy SL12 of the Runnymede 2030 Local Plan.
Hotel			
Parking			

### Suggested phasing

Estimated delivery timescale (0-5, 6-10, 11-15 or 15+ years)	Years 4-8 based on feedback with developers and Case officer. (Local Plan suggests development between 2023 and 2027 subject to delivery of necessary mitigation on the A320).
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### Site suitability

Suitability information:	This site is in the urban area and has been allocated in the Local Plan for residential, traveller and healthcare development. Therefore, it is considered suitable for the development outlined above.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	Landowners within the site have confirmed that the site is available, and the recently submitted outline planning application confirms this.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been through whole plan viability testing as part of the Local Plan examination process, it is considered achievable.

### Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	Year 4-8.

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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## **Recommendation**

As this has been removed from the Green Belt and has been allocated for development the site is considered suitable, available and achievable. Although an application has recently been withdrawn, a revised application is expected in 2022. The site will be expected to deliver 200 dwellings, 2 traveller pitches and a GP surgery in line with Policy SL12 of the Local Plan. These figures should therefore be added into the trajectory.

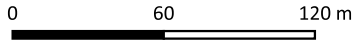
**Residential units provided to the assessment of supply:** 200 dwellings and 2 traveller pitches.

**Other uses provided to the assessment of supply:** 800sqm of Use Class E floorspace.



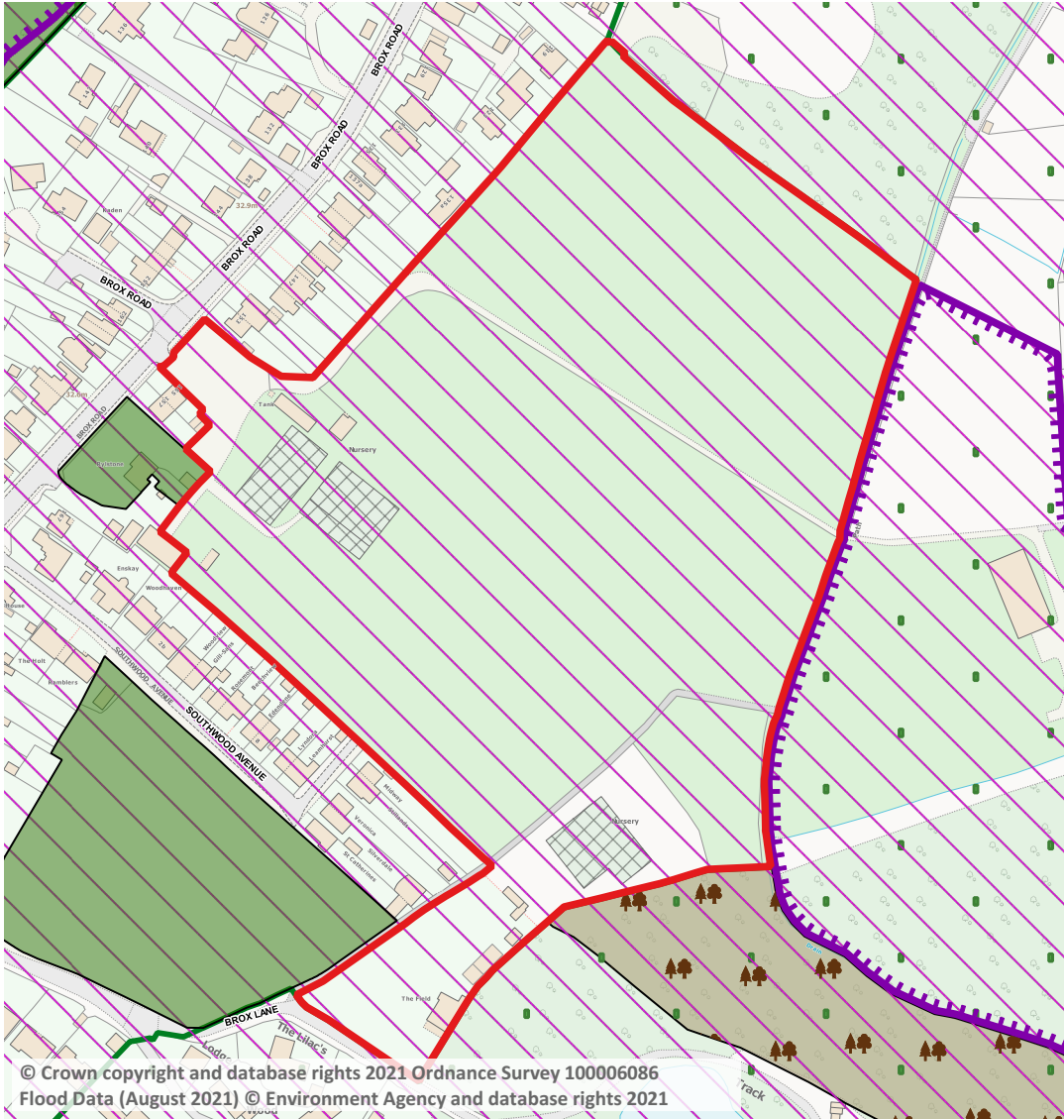
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# SLAA ID: 263

## Ottershaw East



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	273
<b>Site Name</b>	Land south of Great Grove Farm, Ottershaw
<b>Address</b>	Land south of Great Grove Farm
	Ottershaw
<b>Postcode</b>	
<b>Grid references</b>	X: 503333 Y: 164133
<b>Site area (ha)</b>	1.5
<b>How site was identified</b>	Submitted through the 2016 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Agricultural and equestrian
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north and east the site adjoins open land, and to the west it adjoins Great Grove Farm. To the south (on the other side of Spinney Hill (B3121) lies the urban area of Row Town and some open land that separates Row Town and Ottershaw.

## Policy, environmental and heritage constraints

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

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.

## 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.21/0580 Certificate of proposed lawfulness for the provision of a mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by a family member as part of one household (not a material change of use) (grant).</p> <p>RU.11/0397 Change of use of land from agricultural to mixed agricultural / equestrian use and erection of 6 stables and tack room (grant).</p> <p>RU.11/0486 Retention and completion of vehicular access (grant).</p>

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓		No numbers or mix given.
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, 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 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 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.

### 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**

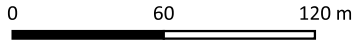
**Other uses provided to the assessment of supply:** given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.





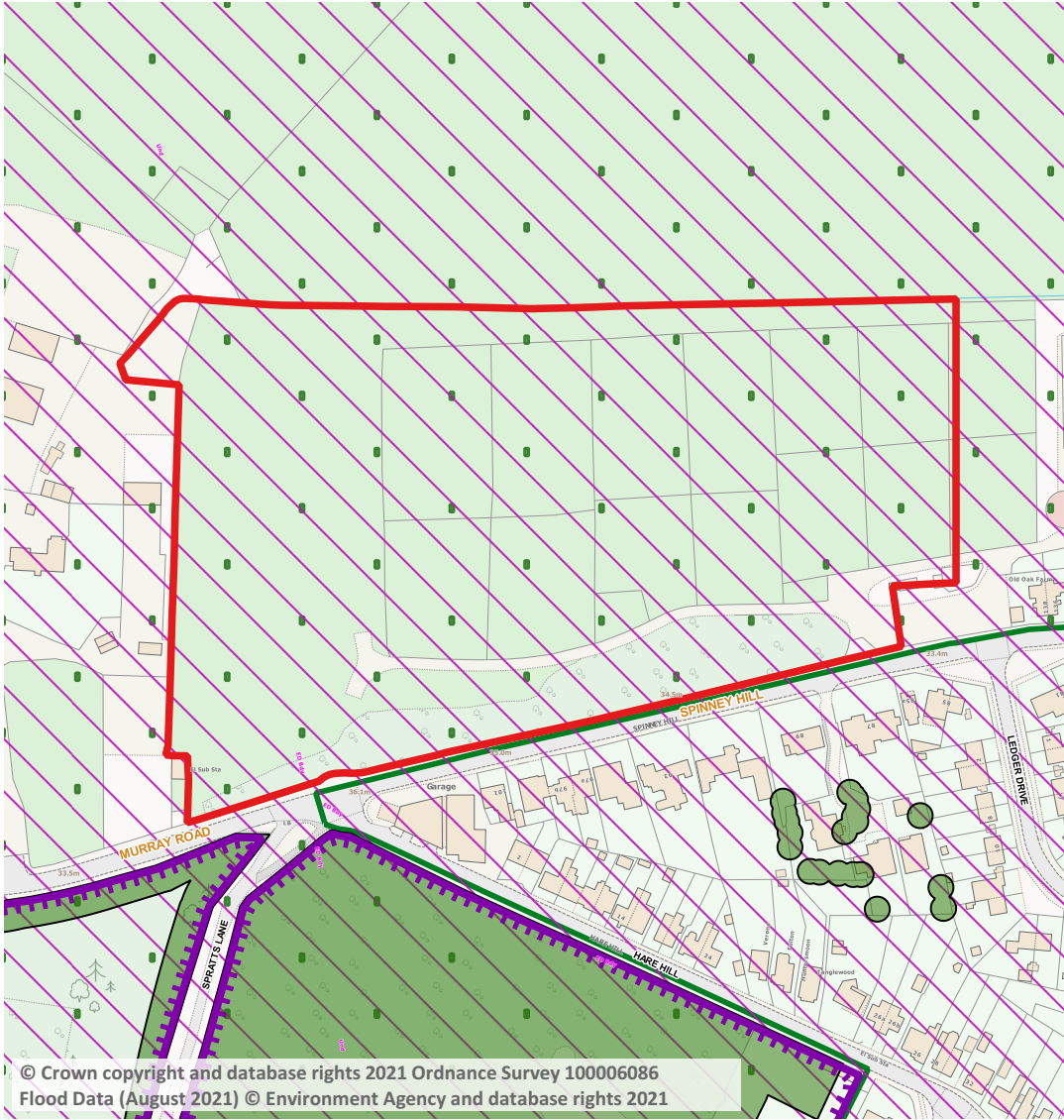
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# SLAA ID: 273

## Land South of Great Grove Farm



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





# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	284
<b>Site Name</b>	Christmas Tree Farm, Ottershaw
<b>Address</b>	Christmas Tree Farm
	Guildford Road
	Ottershaw
<b>Postcode</b>	KT16 0ES
<b>Grid references</b>	X: 501986 Y: 164425
<b>Site area (ha)</b>	52
<b>How site was identified</b>	Submitted as part of the 2016 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Horticulture / forestry
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The site adjoins residential development in the Ottershaw Urban Area (in part) along the south western site boundary with the remainder of this boundary adjoining Fox Hills Road. The site is bounded by Stonehill Road to the north west, Guildford Road to the south east and the Hillswood Business Park to the north east (office development in a parkland setting). Most of the surrounding uses are of an agriculture / undeveloped / open nature.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (38, 138, 284)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	✓ (adjacent)
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>	✓ (adjacent)	<b>Physical</b>	
<b>Nationally listed buildings</b>	✓ (adjacent)	<b>Access</b>	
<b>Other (please specify)</b>	Adjacent to the Hillswood Business Park Strategic Employment Area Adjacent to the Cobham South Heaths Biodiversity Opportunity Area Surrounded by a number of 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.

<b>Constraint type</b>	<b>Action to be taken</b>
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.
SANG	The potential impact of any development on the adjacent SANGs (Homewood Park and Ether Hill) would need to be taken into account as part of any development proposals.
Nationally Listed Buildings	The potential impact of any development on the surrounding Nationally Listed Buildings (Botleys Park Hospital, Lodge of Botleys Park and No.2 Chobham Road, Ottershaw) would need to be taken into account as part of any development proposals.
TPOs	The potential impact of any development on the TPOs (38, 138 and 284) would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the adjacent Queenwood Golf Course SNCI would need to be taken into account as part of any development proposals.
Strategic Employment Area	The potential impact of any development on the adjacent Hillswood Business Park Strategic Employment Area would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the adjacent Chobham South Heaths Biodiversity Opportunity Area would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Buildings (2 & 4 Murray Road, Ottershaw, Workhouse Chapel, Murray Road, Ottershaw, Geesemere, Ottershaw, Barn at Church Farm, Guildford Road, Ottershaw and Church Farm House, Guildford Road, Ottershaw) would need to be taken into account as part of any development proposals

### Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.21/0629 County Matter EIA Screening Opinion for the proposed A320 HIF Scheme which would affect the A320 corridor between Ottershaw and Chertsey (not EIA development).

## Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	300-400	30dph. Suggested by agent.
Elderly people's housing, student halls	✓		Ancillary to the housing development.
Traveller accommodation			
Commercial (E use classes)	✓		Ancillary to the housing development.
Employment (B2 and B8 use classes)	✓		Ancillary to the housing development.
Retail	✓		Ancillary to the housing development.
Food and drink	✓		Ancillary to the housing development.
Leisure	✓		Ancillary to the housing development.
Community uses	✓		Ancillary to the housing development.
Hotel			
Parking			

## Suggested phasing

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

Suitability information:	<p>The site is located within the Green Belt where the construction of new buildings is regarded as inappropriate unless a proposal would accord with one of the listed exceptions in paragraph 149 of the NPPF. Furthermore, the site is not considered to meet the definition of previously developed land as contained in the NPPF.</p> <p>Overall, it is considered that the development proposed on this site would represent inappropriate development in the Green Belt which could only be granted planning permission if very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.</p>
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	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.
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### Site availability

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

### Site achievability

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

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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### Recommendation

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

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

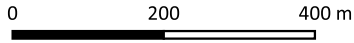
**Other uses provided to the assessment of supply:** given the Green Belt greenfield nature of the site, the suitability of the site for other uses has not been considered.





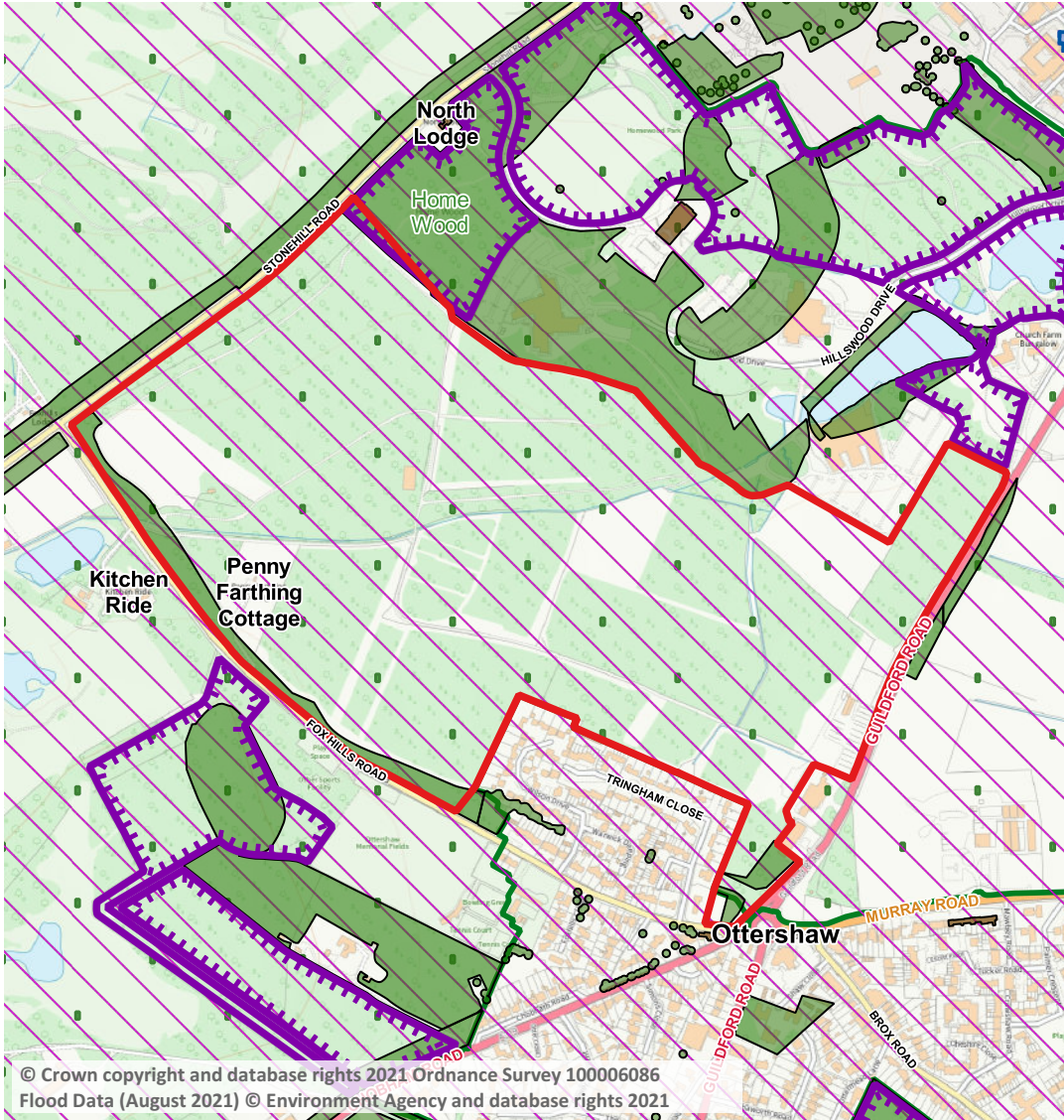
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
# SLAA ID: 284

## Christmas Tree Farm



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	288
<b>Site Name</b>	Brockhurst, Brox Road, Ottershaw
<b>Address</b>	Brockhurst
	Brox Road
	Ottershaw
<b>Postcode</b>	KT16 0HQ
<b>Grid references</b>	X: 502611 Y: 163706
<b>Site area (ha)</b>	0.56
<b>How site was identified</b>	Submitted as part of the 2016 SLAA
<b>Ownership type</b>	Public (SCC)
<b>Existing use(s)</b>	Vacant care home
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Yes
<b>Surrounding uses</b>	The area surrounding the site is residential with a mix of two storey semi-detached and detached properties. The only exception to this is the depot to the south on Brox Road.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>		<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>		<b>Physical</b>	
<b>Nationally listed buildings</b>		<b>Access</b>	
<b>Other (please specify)</b>	Opposite the Toad Hall Children's Nursery 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 Toad Hall Children's Nursery Locally Listed Building would need to be taken into account as part of any development proposals.



### Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.21/0041 Consultation for Prior approval for demolition (grant).

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.			
Elderly people's housing, student halls	✓	52	44 x 1bed & 8 x 2 bed elderly social care. 46-bed facility that is in the process of being demolished has been vacant since 2015.
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 agent, acting on behalf of the landowner has stated that the infrastructure at Brockhurst (a 1970's purpose-built care home with 46-single-room accommodation with no en-suite facilities over the ground and first floors and has been vacant since December 2015) was not designed to meet the current and future needs of the elderly who continue to present with complex needs requiring more specialist modern facilities. Brockhurst suffers from several problems associated with accessibility, internal layout and outdated facilities. Following a public consultation undertaken in late 2014 and early 2015 a decision was taken to close residential care provided by Surrey County Council at Brockhurst. This was because it was no longer considered fit for purpose and refurbishment was not a viable option.</p> <p>The agent states that he believes that the site at Brockhurst offers the opportunity to provide continued care facilities to meet modern requirements as the demolition and redevelopment of the existing building would allow a new purpose built and fit for purpose modern care facility to be constructed.</p> <p>It is agreed that the redevelopment of this site, which is in the urban area and which has no notable constraints is acceptable in principle subject to detailed design considerations.</p>
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### Site availability

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

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The Council is not aware of any reason that the redevelopment of the site would not be achievable. The Section 80 Notice of Demolition was issued on 6 <sup>th</sup> August 2021. The Demolition Contractor has been on site since 23 August and is scheduled to complete by December 2021.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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## **Recommendation**

The site is in the urban area and is in the process of being demolished with a view to being redeveloped into a modern care facility. SCC advise that as more design and planning works still need to be undertaken, the possible target completion for redevelopment is Q4 of 2024/2025. Therefore, this site would in theory be taken forward for inclusion in housing land supply trajectory in years 1-5 for a 52-bedroom C2 care home, however, due to it only providing 6 net additional bedspaces, which equals 3 net additional residential units, this site would count as a windfall and thus would not individually be included in the supply.

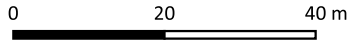
**Residential units provided to the assessment of supply:** 0 (net) as the site will only provide 6 additional bedrooms, and thus would only provide 3 net additional units (C3 equivalent). It therefore counts as a windfall site.

**Other uses provided to the assessment of supply:** as the landowner is only promoting this site for a C2 care home, the suitability of the site for other uses has not been considered at this time.



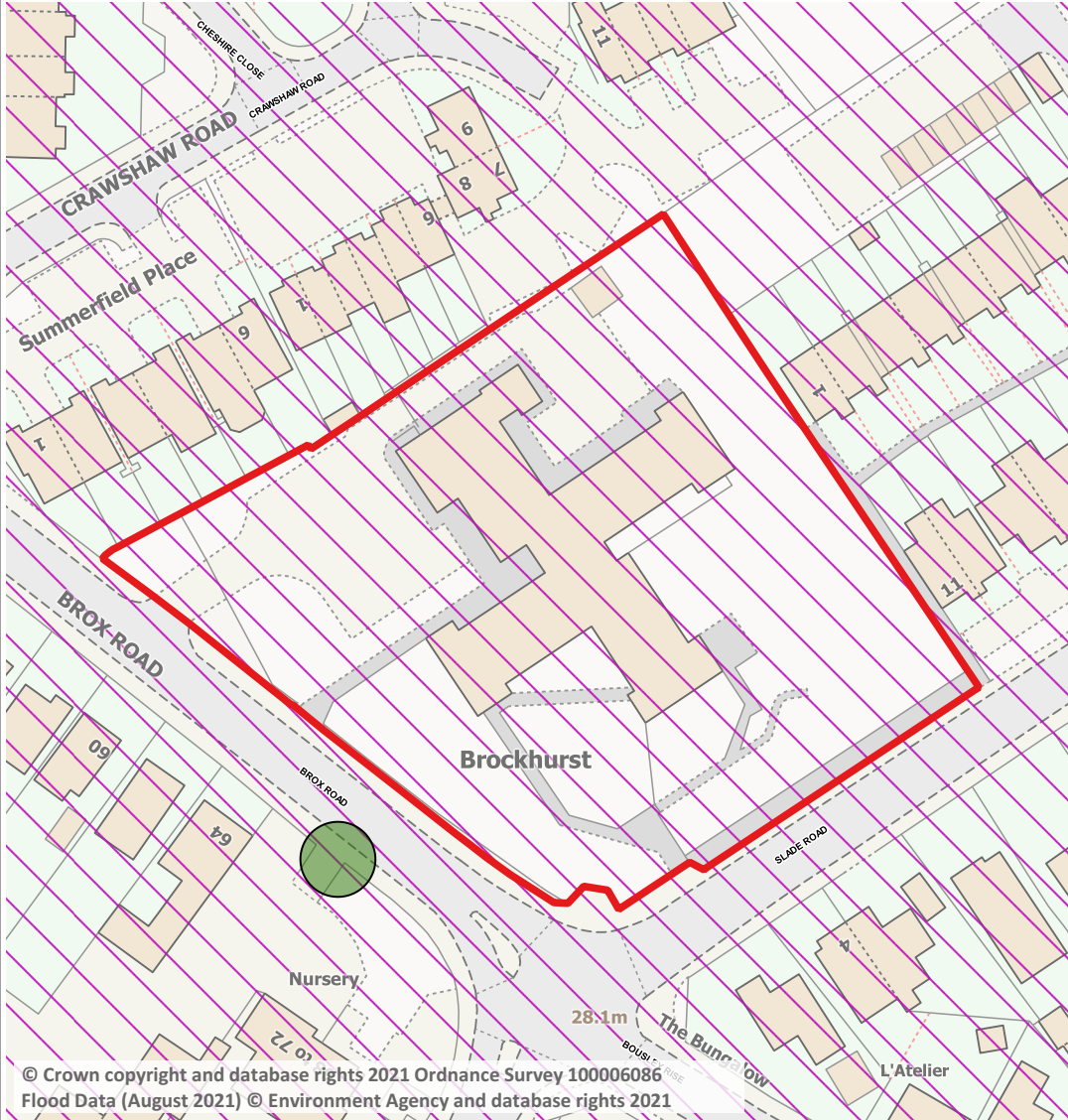
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Scale: 1:1,000



# SLAA ID: 288

## Brockhurst, Brox Road



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	323
<b>Site Name</b>	Cacti nursery Bousley Rise Ottershaw
<b>Address</b>	Cacti nursery
	Bousley Rise
	Ottershaw
<b>Postcode</b>	KT16 0LB
<b>Grid references</b>	X: 502827 Y:163302
<b>Site area (ha)</b>	1.48 / 0.93 / 0.66
<b>How site was identified</b>	Submitted through the 2018 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Plant nursery
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	Partial (circa 0.23ha – 15.5% PDL)
<b>Surrounding uses</b>	To the east, south and north of the site lies residential properties along Bousley Rise that are located within the Green Belt. To the west there is some open land associated with the Meath School.

## Policy, environmental and heritage constraints

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

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.

### 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.03/1226 Demolition of existing dwelling house and outbuildings and erection of a detached replacement dwelling (refused).  RU.90/0801 Erection of two glasshouses (grant).

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	25 (net) or 15 (net 13 (net) or	20dph or more. 20dph or less. 20dph or less.
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.</p> <p>The site is not considered to meet the definition of PDL. It is considered that the development proposed would therefore 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 Runnymede 2040 Local Plan and allocated for development.</p> <p>The site promoter has suggested three options for the site: one for the development of the whole site in one development, or for the development of the site into two separate parts. Regardless of which approach is taken, the above assessment of the site suitability would remain the same.</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 comprehensive redevelopment.

### 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 comprehensive redevelopment.
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 (either in one or multiple phases) 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 (overall and its two sub-divisions) 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**

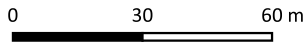
**Other uses provided to the assessment of supply:** given the constraints, the suitability of the site for other uses has not been considered.





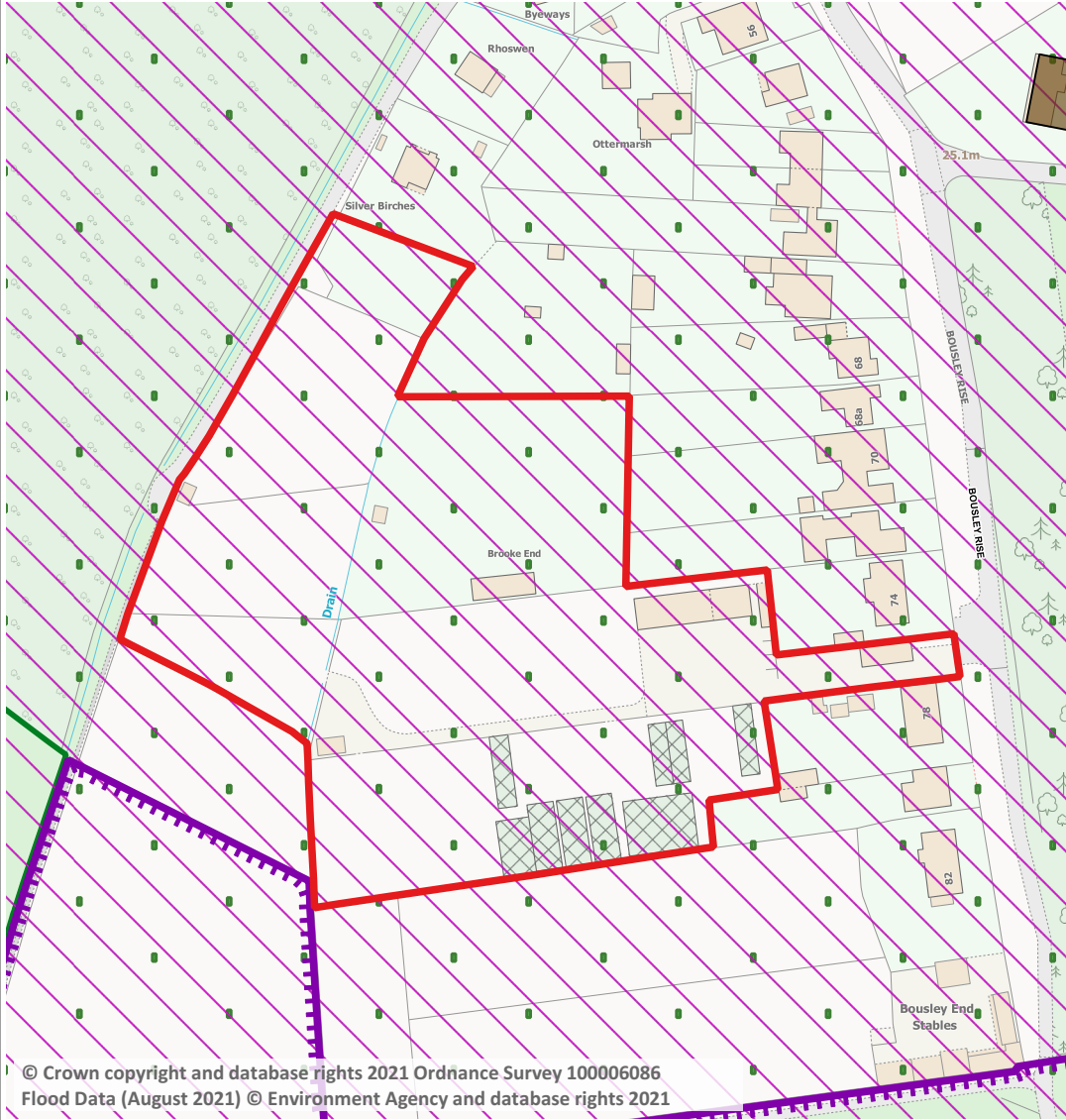
Date: 29/09/2021

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# SLAA ID: 323 (Option A)

## Cacti Nursery Bousley Rise Ottershaw Option A



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- Site Boundary
- Green Belt
- SANG
- TBH Special Protection Area 5km
- Nationally Listed Buildings

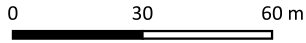






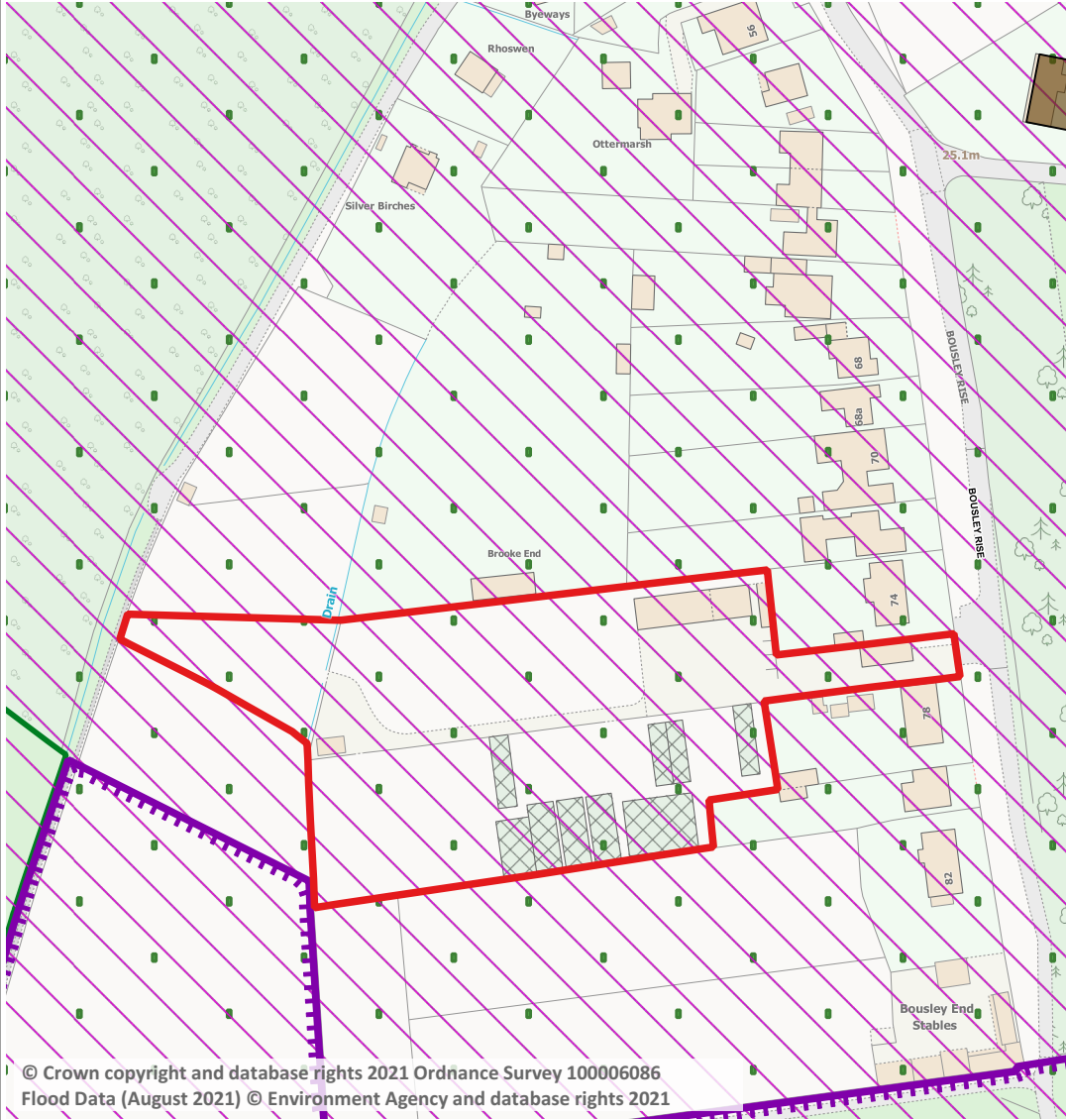
Date: 29/09/2021

Scale: 1:1,750



# SLAA ID: 323 (Option B)

## Cacti Nursery Bousley Rise Ottershaw Option B



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-  Site Boundary
-  Green Belt
-  SANG
-  TBH Special Protection Area 5km
-  Nationally Listed Buildings

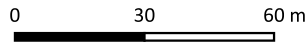






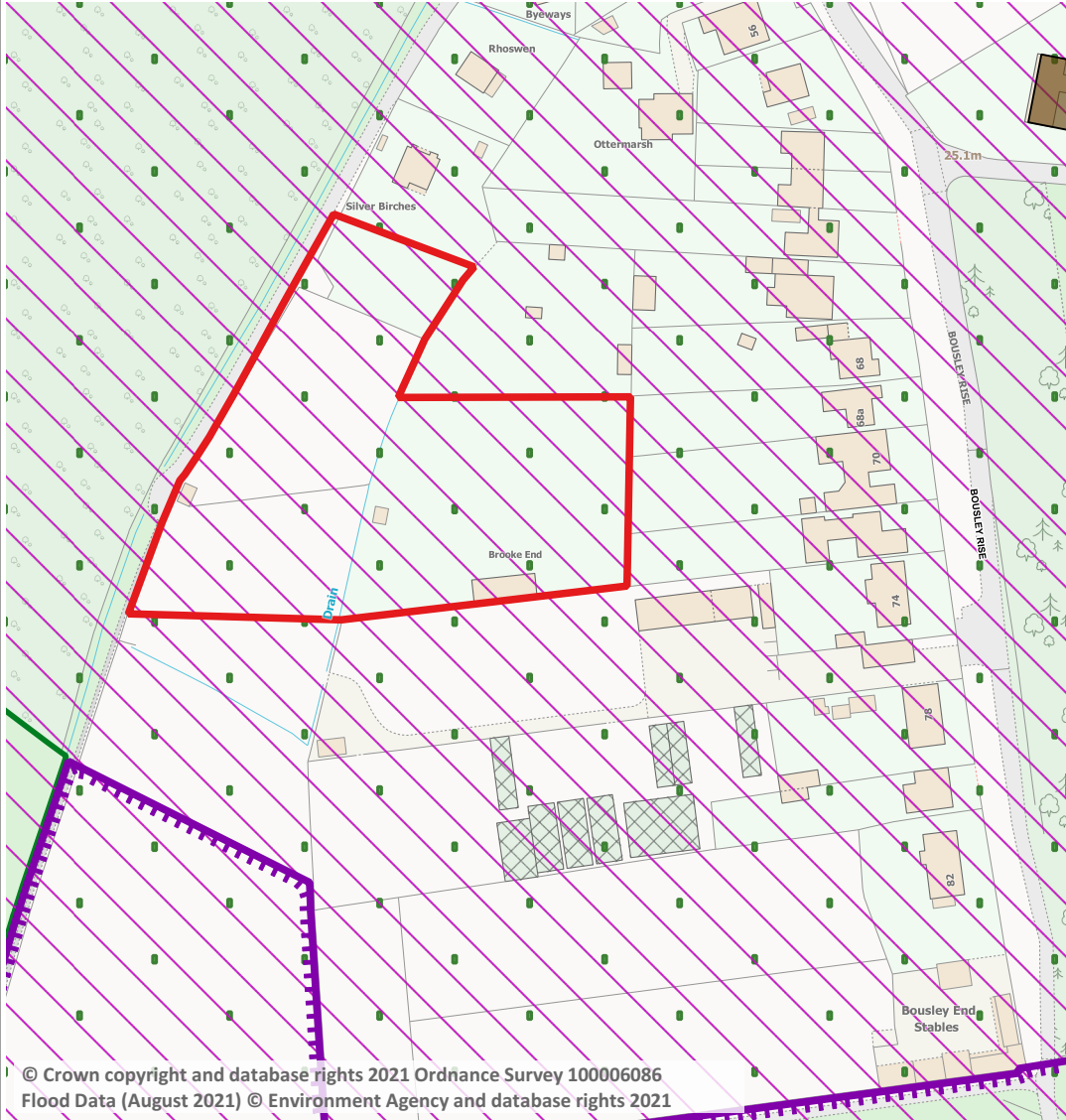
Date: 29/09/2021

Scale: 1:1,750



# SLAA ID: 323 (Option C)

## Cacti Nursery Bousley Rise Ottershaw Option C



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-  Site Boundary
-  Green Belt
-  SANG
-  TBH Special Protection Area 5km
-  Nationally Listed Buildings



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	355
<b>Site Name</b>	Land west of Guildford Road, Ottershaw
<b>Address</b>	Land west of Guildford Road, Ottershaw
<b>Postcode</b>	KT16 0QN
<b>Grid references</b>	X: 501900 Y: 163063
<b>Site area (ha)</b>	8.16
<b>How site was identified</b>	Submitted as part of the 2021 SLAA
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Open and wooded land
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	The eastern boundary is marked by the A320, beyond which lies a short gap of open space before reaching the urban edge of Ottershaw. To the north south and east lies wooded / open land interspersed with small quantities of residential / agricultural properties.

## Policy, environmental and heritage constraints

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

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 97 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)	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 <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	500	Range of 200-500 set out by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail	✓		Retail store depending on the size of the scheme.
Food and drink			
Leisure			
Community uses	✓		Doctor's surgery depending on the size of the scheme.
Hotel			
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:	<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, some 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 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 site could become suitable for the level 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:	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.

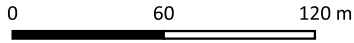
**Residential units provided to the assessment of supply: 0**

**Other uses provided to the assessment of supply:** given the constraints, the suitability of the site for other uses has not been considered.



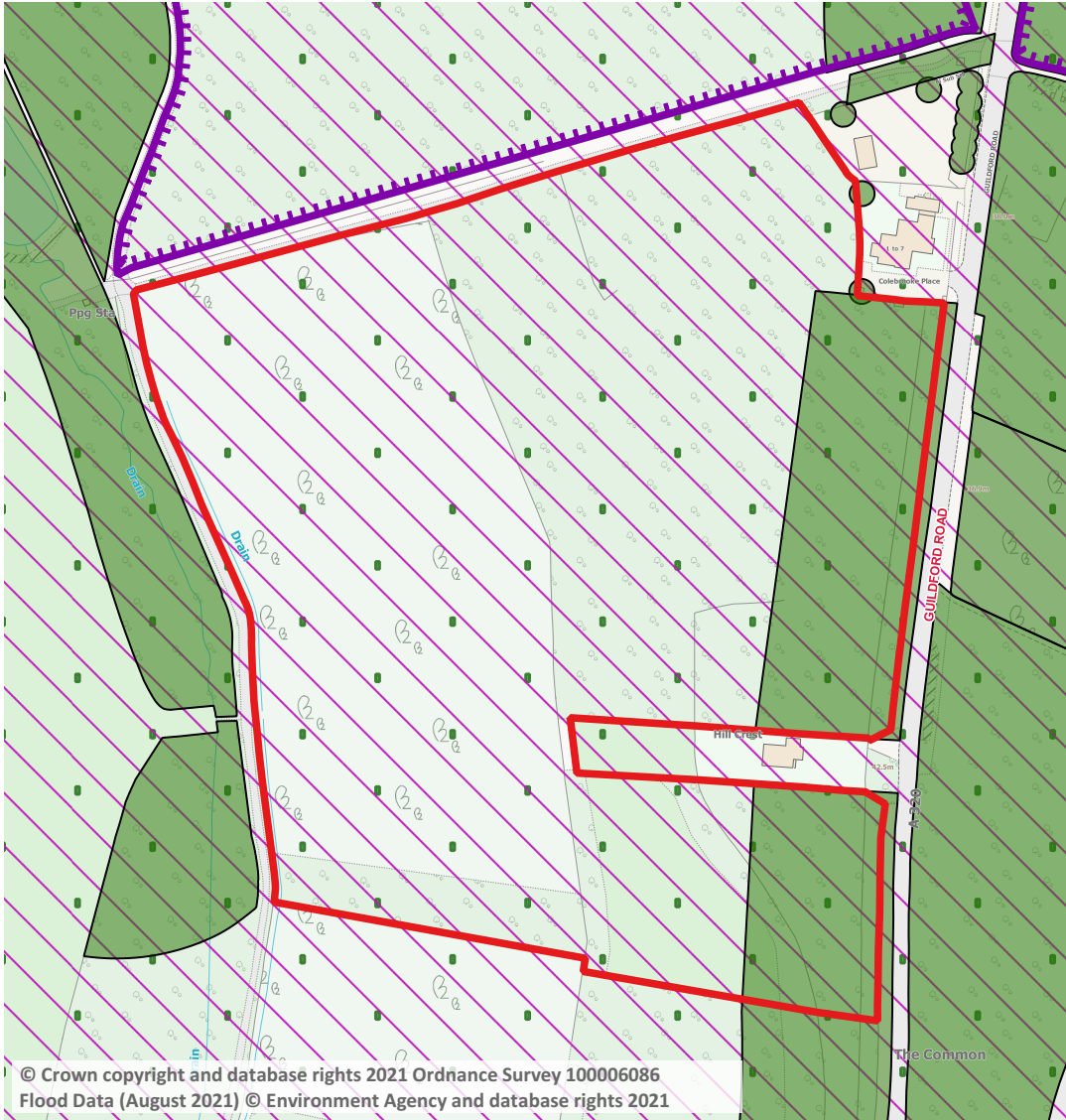
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Scale: 1:3,000



# SLAA ID: 355

## Land west of Guildford Road, Ottershaw



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



# SLAA 2021 officer site assessments

## Site information

Site ID	363
Site Name	Lakeview, 1000 Hillswood Drive, Ottershaw
Address	Lakeview
	1000 Hillswood Drive
	Ottershaw
Postcode	KT16 OPS
Grid references	X: 502262 Y: 164757
Site area (ha)	2.25
How site was identified	Through application RU.18/1831
Ownership type	Private
Existing use(s)	Offices
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded by wooded areas and other large-scale office buildings within the Hillswood Business 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	✓ (244)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings	✓ (adjacent)	Access	
Other (please specify)	Within the Hillswood Business Park Strategic Employment Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.

TPO	The potential impact of any development on trees covered by TPO 244 would need to be taken into account as part of any development proposals.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Botleys Park Hospital) 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.18/1831 Notification for a Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1a) to a Dwelling house (Class C3) to create 83 flats (grant).

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	83	As per application RU.18/1831.
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 redevelopment into 83 flats in line with the prior approval granted under RU.18/1831.
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### Site availability

Is the site available (Y/N)?	No
Availability information:	The site agent has confirmed that the permission under RU.18/1831 will not be implemented and as there is no indication that it will come forward it cannot be considered available for development.

### Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The site agent has confirmed that the permission under RU.18/1831 will not be implemented and as there is no other indication that it will come forward it cannot be considered 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.
--	----------------

### Recommendation

The site agent has confirmed that the permission under RU.18/1831 will not be implemented and as there is no other indication that it will come forward it cannot be considered suitable, available and achievable. Alternative forms of development have the potential to be acceptable provided they have no great impact upon the openness of the Green Belt (as well as meeting the requirements of the other policies in the Local Plan). Therefore, the site will be recorded for audit purposes but will not be added into the trajectory.

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

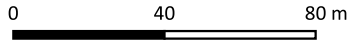
**Other uses provided to the assessment of supply:** there is no indication from the site agent, or any other applications which set out that it there is interest in developing it for alternative uses.





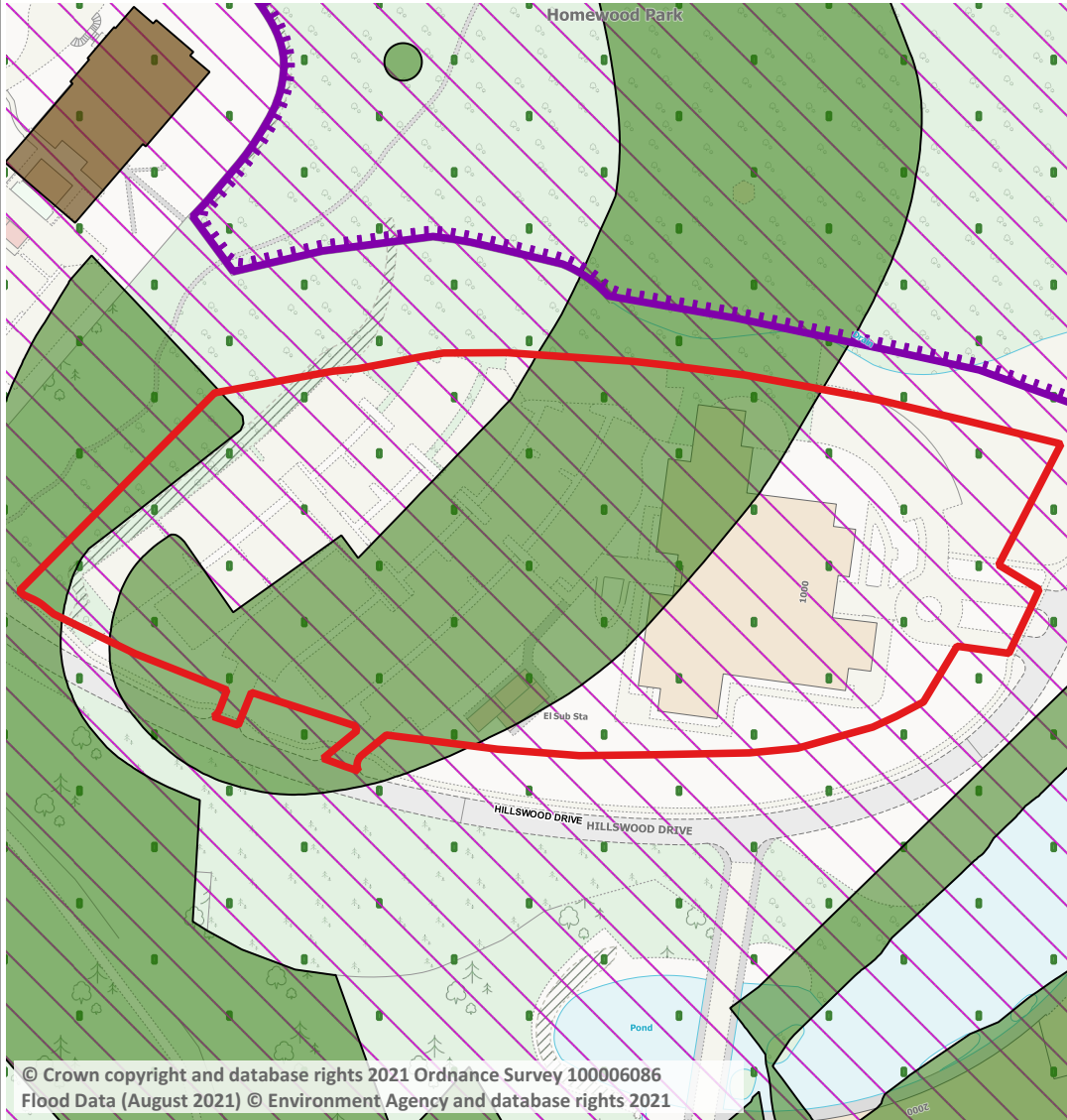
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Scale: 1:2,000



# SLAA ID: 363

## Lakeview, 1000 Hillswood Drive



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



# SLAA 2021 officer site assessments

## Site information

<b>Site ID</b>	418
<b>Site Name</b>	Plot 2000, Hillswood Business Campus, Ottershaw
<b>Address</b>	Plot 2000 Hillswood Business Campus, Ottershaw
<b>Postcode</b>	KT160RS
<b>Grid references</b>	X: 502143 Y: 164668
<b>Site area (ha)</b>	5.4
<b>How site was identified</b>	Though application RU.21/0713
<b>Ownership type</b>	Private
<b>Existing use(s)</b>	Offices
<b>Is it Previously Developed Land (PDL) (Y/N)?</b>	No
<b>Surrounding uses</b>	To the north east lies the Church Farm residential home, with the other offices in the Hillswood Business Park to the north and west. To the south lies a mixture of wooded and open land.

## Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
<b>Green Belt</b>	✓	<b>Conservation Area</b>	
<b>Flood zone 2</b>		<b>Ancient woodland</b>	
<b>Flood zone 3a</b>		<b>TPO</b>	✓ (244)
<b>Flood zone 3b</b>		<b>SSSI</b>	
<b>Within 5 km of TBH SPA</b>	✓	<b>SNCI</b>	
<b>Within 5-7 km of TBH SPA</b>		<b>LNR</b>	
<b>SANGS</b>	✓ (adjacent)	<b>Physical</b>	
<b>Nationally listed buildings</b>	✓ (nearby)	<b>Access</b>	
<b>Other (please specify)</b>	Within the Hillswood Business Park Strategic Employment Area. In proximity to the Geesemere, Barn at Church Farm and Church Farmhouse 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 has planning permission for the promoted development, this development is deemed to be acceptable in Green Belt terms.
TBH SPA Zones	Although this development lies with the 5km zone, as it is proposed additional employment generating development and not residential, there would be no need for mitigation to be provided.

SANG	The potential impact of any development on the Homewood Park SANG would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on trees covered by TPO 244 would need to be taken into account as part of any development proposals.
Nationally Listed Building	The potential impact of any development on the Nationally Listed Building (Botleys Park Hospital) 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.21/0713 Non-material amendment to RU.98/0341 to amend condition 1 to specify the approved plans which were subject to the application (grant).</p> <p>RU.98/0341 Two phase development of office accommodation providing 17,968sqm of gross floor area. (Approval of reserved matters RU.93/0782 and RU.97/0884) (grant). Discharge of conditions under RU.98/0757, RU.98/0591 and RU.98/0844.</p>

### Potential site use

Potential Use	Owner willing to consider use?	No units / m <sup>2</sup> / 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)	✓	8,400sqm (NIA)	As per application RU.21/0713.
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 commercial development outlined above as per RU.21/0713.
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### Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for the commercial development outlined above as per RU.21/0713.

### Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable for the commercial development outlined above as per RU.21/0713.

### Site deliverability

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

### Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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### Recommendation

As this site has an extant planning permission for the level of office development outlined (8,400sqm) this should be included in the SLAA. This is due to the recent interest shown in developing phase two of the original permission from 1998 through the 2021 NMA which was granted permission. Therefore, this floorspace should be added into the trajectory.

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

**Other uses provided to the assessment of supply: 8,400sqm office floorspace as per RU.21/0713.**

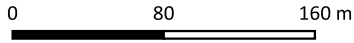


Date: 22/09/2021

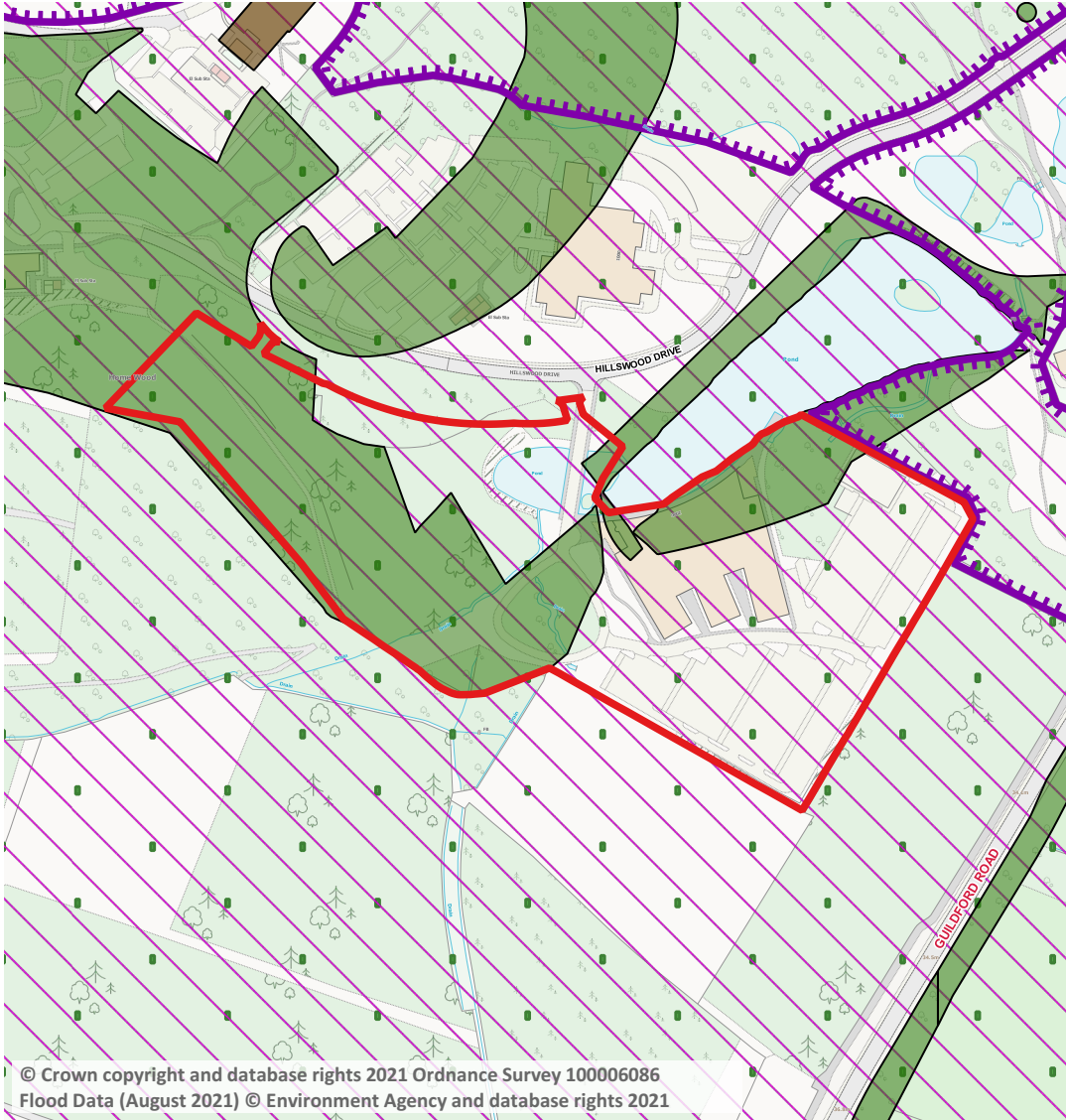
# SLAA ID: 418



Scale: 1:4,000









Plot 2000, Hillswood Business Campus, Chertsey



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

