

Woodham and New Haw sites

| SLAA ref. | Site name | SLAA classification (Deliverable / Undeliverable) | Net no. of residential units added into the SLAA supply |
|-----------|---|---|---|
| 336 | 302 Woodham Lane, New Haw | Deliverable | 14 |
| 359 | Parkside and Braeside, New Haw | Developable | 127 |
| 416 | 38-40 Woodham Lane, New Haw | Deliverable | 7 |
| 51 | Byfleet Road, New Haw | Employment site | Employment site |
| 345 | Land adjacent to Byfleet Road BBU | Employment site | Employment site |
| 29 | Charnwood Nurseries, New Haw | Undeliverable | 0 |
| 122 | 79 Woodham Park Road, Woodham | Undeliverable | 0 |
| 129 | Wey Manor Farm, Wey Manor, New Haw | Undeliverable | 0 |
| 213 | Holme Farm, Woodham Park Road, Woodham | Undeliverable | 0 |
| 268 | 81-87 Woodham Park Road, Woodham | Undeliverable | 0 |
| 360 | Land to the south of Moated Farm Drive, New Haw | Undeliverable | 0 |
| 389 | Victoria Inn, 427 Woodham Lane, Woodham | Windfall site | Windfall site |

From: [Julian Bohling](#)
To: [Georgina Pacey](#)
Cc: info@smb.ltd.uk
Subject: RE: SLAA ID 29 Charnwood Nurseries, New Haw
Date: 25 March 2021 17:17:04
Attachments: [image001.png](#)

Good afternoon Georgina,

The site is promptly available as the commercial tenants are all on short term leases which could all be made vacant in the normal course of a planning application. In short, immediately available.

Kind regards

Julian Bohling
Partner

Farnham: 01252 267878

Farnham 01252 267878 | Bristol 0117 332 6753 | Solent 01329 559400 osparchitecture.com

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From: Georgina Pacey <Georgina.Pacey@runnymede.gov.uk>
Sent: 25 March 2021 17:02
To: Julian Bohling <julian.bohling@osparchitecture.com>
Cc: info@smb.ltd.uk
Subject: RE: SLAA ID 29 Charnwood Nurseries, New Haw

Thank you Mr Bohling

I can confirm that the site will be assessed for the 2021 SLAA. Officers will contact you in due course if we require any further information from you. The one thing that springs to mind at the moment though is when the site would be available. Would that be immediately if considered to be suitable? If you could confirm the relevant timeframe I would be grateful.

Kind regards

Georgina

Georgina Pacey | Local Plans Manager | Runnymede Borough Council

georgina.pacey@runnymede.gov.uk | 01932 425248 | www.runnymede.gov.uk

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From: Julian Bohling <julian.bohling@osparchitecture.com>

Sent: 24 March 2021 11:19

To: Georgina Pacey <Georgina.Pacey@runnymede.gov.uk>

Cc: info@smb.ltd.uk

Subject: RE: SLAA ID 29 Charnwood Nurseries, New Haw

Good morning Georgina,

Many thanks for your note and I can confirm that we are still acting for our client with regards to the promotion of this site.

Our client would like the site to be assessed and retained within the 2021 SLAA as we feel it has many benefits in comparison to many other similar sites in the vicinity.

Please confirm this site will be included and we are on hand to provide any further information you require for your assessment.

Kind regards

Julian Bohling
Partner

Farnham: 01252 267878

Farnham 01252 267878 | Bristol 0117 332 6753 | Solent 01329 559400 osparchitecture.com

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From: Georgina Pacey <Georgina.Pacey@runnymede.gov.uk>

Sent: 11 March 2021 13:50

To: Info <Info@osparchitecture.com>

Subject: FW: SLAA ID 29 Charnwood Nurseries, New Haw

Dear Sirs

I wondered if you are able to assist with my enquiry below

Kind regards

Georgina

Georgina Pacey | Local Plans Manager | Runnymede Borough Council

georgina.pacey@runnymede.gov.uk | 01932 425248 | www.runnymede.gov.uk

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From: Georgina Pacey

Sent: 11 March 2021 13:48

To: 'david.cranmer@osparchitecture.com' <david.cranmer@osparchitecture.com>

Subject: SLAA ID 29 Charnwood Nurseries, New Haw

Dear Mr Cramner

The Council has recently commenced the update of its Strategic Land Availability Assessment (SLAA). When the updated SLAA is published in August 2021, it will replace the 2018 version which includes the Charnwood Nurseries site (SLAA ID 29). This site was not promoted through the Council's Call for Sites which took place at the end of 2020. However, before the site is formally removed from the next iteration of the SLAA, I wanted to double check if you were still promoting the site on behalf of your client?

Please could you let me know by the end of March whether you would like the site assessed and retained in the 2021 SLAA? If I do not hear from you by the end of the month, the site will not be included in the 2021 SLAA.

Kind regards

Georgina

Georgina Pacey | Local Plans Manager | Runnymede Borough Council

georgina.pacey@runnymede.gov.uk | 01932 425248 | www.runnymede.gov.uk

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SLAA 2021 officer site assessments

Site information

| | |
|---|---|
| Site ID | 51 |
| Site Name | Byfleet Road, New Haw |
| Address | Byfleet Road |
| | |
| | New Haw |
| Postcode | |
| Grid references | X: 505594 Y: 162349 |
| Site area (ha) | 7.9 |
| How site was identified | Allocated as part of the Runnymede Local Plan 2030 |
| Ownership type | Private |
| Existing use(s) | Open land |
| Is it Previously Developed Land (PDL) (Y/N)? | No |
| Surrounding uses | Residential development lies to the north and the east of the site. The railway line lies to the south of the site (along with the Rive Ditch) with a raised section of the M25 to the south west corner. The western boundary is demarcated by the River Wey Navigation beyond which lies further residential development. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|---|--------------------------|--------------|
| Green Belt | | Conservation Area | ✓ (adjacent) |
| Flood zone 2 | ✓ (partial) | Ancient woodland | |
| Flood zone 3a | ✓ (partial) | TPO | ✓ (422) |
| Flood zone 3b | ✓ (partial) | SSSI | |
| Within 5 km of TBH SPA | ✓ | SNCI | ✓ (adjacent) |
| Within 5-7 km of TBH SPA | | LNR | |
| SANGS | | Physical | |
| Nationally listed buildings | | Access | |
| Other (please specify) | Partially within the River Wey (plus tributaries) Biodiversity Opportunity Area. South Western corner within the M25 AQMA. | | |

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

| Constraint type | Action to be taken |
|-------------------------------|--|
| Flood Zones | A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk. |
| TBH SPA zones | Identification and delivery of appropriate mitigation measures for new residential development |
| Conservation Area | Impact of any potential development would have to take account of the Wey Navigation Conservation Area and respond appropriately. This would be considered as part of the determination of any planning application. |
| TPO | Impact of any potential development would have to take account of TPO 422 and would need to respond appropriately. This would be considered as part of the determination of any planning application. |
| SNCI | Impact of any potential development would have to take account of the Wey Navigation SNCI and would need to respond appropriately. This would be considered as part of the determination of any planning application. |
| Biodiversity Opportunity Area | Impact of any potential development would have to take account of the River Wey (plus tributaries) Biodiversity Opportunity Area and would need to respond appropriately. This would be considered as part of the determination of any planning application. |
| 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.21/0207 Redevelopment of the site to provide industrial, storage and distribution (Class E(g)/B2/B8) floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works (pending).</p> <p>RU.20/1116 EIA Screening Opinion (not EIA development).</p> <p>RU.19/0373 EIA Screening Opinion (withdrawn).</p> <p>RU.19/0378 Redevelopment of the site to provide Class B1c/B2/B8 floorspace, with ancillary office accommodation, associated parking, landscaping and infrastructure works (withdrawn).</p> |

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|--|--------------------------------|--|---|
| Housing, e.g. Market, affordable, self and custom build etc. | | | |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | | | |
| Employment (E(g), B2 and B8 use classes) | ✓ | 17,491sqm | As set out under application number RU.21/0207. |
| 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. |
|--|------------|

Site suitability

| | |
|--------------------------|---|
| Suitability information: | This site has been allocated for employment development under Policy IE1 of the Runnymede Local Plan 2030 which aims for the site to 'Provide in the region of 20,000 net additional sqm of B1c/B8 floorspace' with 'a limited (up to a maximum 10%) amount of B2 floorspace'. Therefore, the site has been assessed through the Local Plan process as being suitable for this type and quantum of development. |
|--------------------------|---|

Site availability

| | |
|------------------------------|--|
| Is the site available (Y/N)? | Yes |
| Availability information: | The current planning application shows that the site is available for development. |

Site achievability

| | |
|-------------------------------|--|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | During the preparation of the Runnymede 2030 Local Plan, the type and quantum of development that the site is allocated for was assessed to be achievable. |

Site deliverability

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

Site SLAA Category

| | |
|--|--------------|
| Deliverable/ developable / undeliverable | Deliverable. |
|--|--------------|

Recommendation

The site will be included in the SLAA for 17,491sqm as proposed under planning application RU.21/0207. This proposal is considered to be broadly in line with the relevant policy (IE1) of the Runnymede 2030 Local Plan and therefore it is suitable.

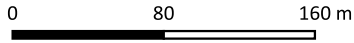
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 17,491sqm of Class E(g)/B2/B8 floorspace.



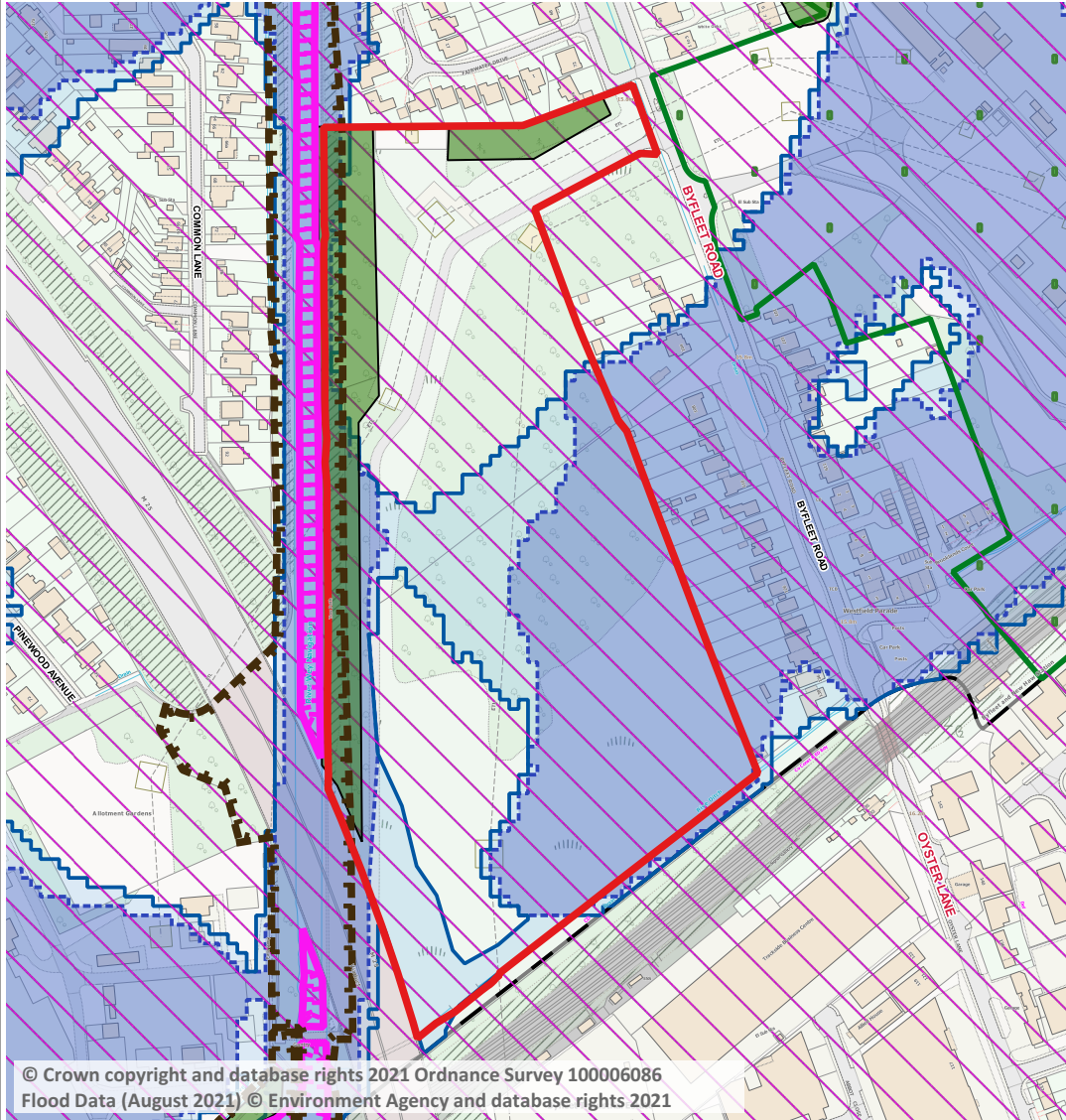
Date: 22/09/2021

Scale: 1:4,000



SLAA ID: 51

Byfleet Road, New Haw



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Site Boundary

SNCI

Conservation Areas

Flood Zone 2

Flood Zone 3

Green Belt

TBH Special Protection Area 5km

Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

| | |
|---|---|
| Site ID | 122 |
| Site Name | 79 Woodham Park Road, Woodham |
| Address | 79 Woodham Park Road |
| | Woodham |
| Postcode | KT15 3TJ |
| Grid references | X: 503576 Y: 162299 |
| Site area (ha) | 0.42 |
| How site was identified | Submitted though the 2012 SHLAA |
| Ownership type | Private |
| Existing use(s) | Residential |
| Is it Previously Developed Land (PDL) (Y/N)? | Partial (circa 0.1h – 24% PDL) |
| Surrounding uses | Open land to the north and south of the site with residential development lying within the urban area to the east. Some residential and commercial development to the west but open land beyond this. |

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) | <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.19/1135 Outline application for the erection of 1no. single storey dwelling up to 2.7m in height and detached garage (all matters reserved for future consideration except scale) (refuse).</p> <p>RU.18/1570 Outline application with reserved matters for the removal of existing development and erection of 1no. single storey dwelling (grant).</p> <p>RU.16/1501 Outline application for the erection of 5 no. residential dwellings (all matters reserved for future consideration except scale) (refuse).</p> <p>RU.16/0438 Proposed lawful development certificate to establish whether planning permission is required for the erection of four detached outbuildings (split decision).</p> <p>RU.08/0633 Certificate of Existing Lawful Use for use of attached building as separate dwelling house (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. | ✓ | 3-4 | 3 to 4 units suggested though the submission form. This form also suggests that the site could have capacity for up to 11 units. |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | | | |
| Employment (Class E (g), 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. |
|--|------------|

Site suitability

| | |
|--------------------------|--|
| Suitability information: | <p>The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is in use as a residential property and as such the site is considered to be previously developed in accordance with policy contained within the NPPF.</p> <p>Paragraph 149 of the NPPF considers that the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt is not inappropriate provided it has no greater impact than the existing development on the openness of the Green Belt or the purposes of including land in it. Therefore, the site could be considered suitable for development, dependent on the proposal's impacts on the openness and purposes of the Green Belt, when compared to the existing development on site.</p> |
|--------------------------|--|

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 site could be redeveloped given its previously developed status but its impact on the Green Belt would need to be carefully assessed. |

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. |
|--|--------------|

Recommendation

Site is considered to be deliverable, however the impact to the Green Belt will need to be considered in comparison to the existing development.

The owner states that up to 50% of the current curtilage of the dwelling could be developed with outbuildings under permitted development and this could give a footprint, when combined with the existing buildings on site of around 1,000sqm. Paragraph 89, bullet 6 of the NPPF requires a comparison with the site as it exists now, not as it may exist in the future. As such, a comparison can only be made with the existing level of development on the site as it stands at this moment in time.

Planning application RU.16/1501 considered an outline application for 5no dwellings on the site. The application was refused on the grounds that 5 dwellings would have greater harm on the openness of the Green Belt than the existing outbuildings on site given that they would spread development and encroach into undeveloped areas of the site and lead to further intensification. The other reason for refusal related to concerns about the access arrangements to the site and potential impacts on residential amenity.

The floor area of outbuildings on site is considered to be around 237sqm and are described as relatively low key buildings or not significantly robust structures including a polycarbonate structure, small timber shed and open sided store. As such given the existing level of development on site, it is considered that there may be scope to provide 1 net additional dwelling; however this is still dependent on whether the additional dwelling would have greater harm to the Green Belt than the existing development on site or the purposes of including land in it, taking account of siting, floorspace, bulk and massing.

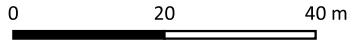
Residential units provided to the assessment of supply: the site does not meet SLAA site requirements for 5 net dwellings. However, site may be able to accommodate 1 net additional dwelling in years 1-5, which would be accounted for through windfall.

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



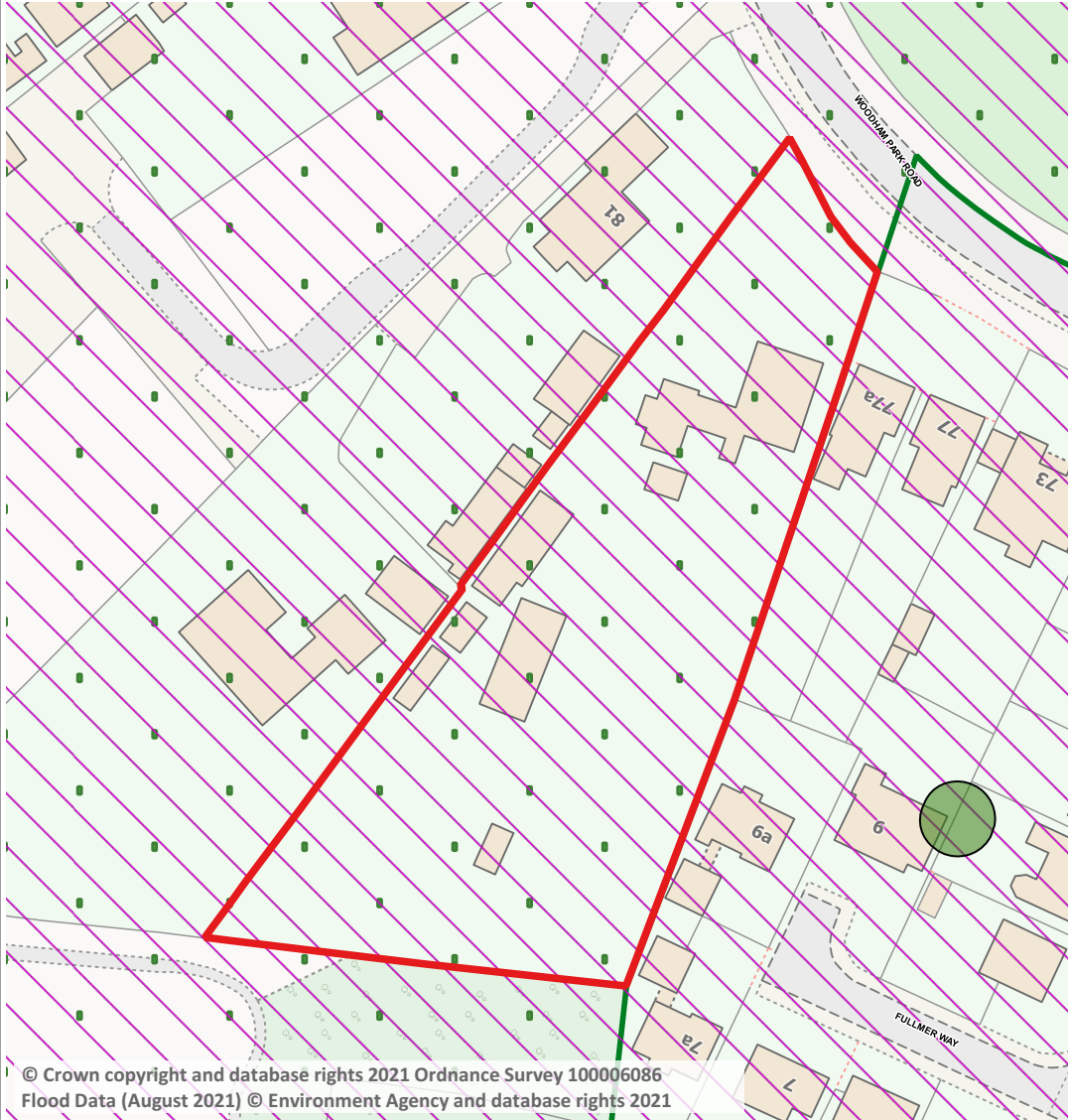
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 122

79 Woodham Park Road, Addlestone



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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 | 129 |
| Site Name | Wey Manor Farm, Wey Manor, New Haw |
| Address | Wey Manor Farm |
| | Wey Manor Road |
| | New Haw |
| Postcode | KT15 3JR |
| Grid references | X: 505705 Y: 163175 |
| Site area (ha) | 12.8 |
| How site was identified | Submitted as part of the 2011 SHLAA |
| Ownership type | Private |
| Existing use(s) | Open land |
| Is it Previously Developed Land (PDL) (Y/N)? | No |
| Surrounding uses | Both parts of this site are located adjacent to the urban area of New Haw, to the west and south, along with the Canal Bridge Estate (which contains commercial uses) which is located to the west of the northern part of the site. To the north and east lies open land within Wey Manor Farm and a transformer station is located to the south. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|--|--------------------------|--|
| Green Belt | ✓ | Conservation Area | |
| Flood zone 2 | ✓ (partial) | Ancient woodland | |
| Flood zone 3a | ✓ (partial) | TPO | |
| Flood zone 3b | | SSSI | |
| Within 5 km of TBH SPA | ✓ | SNCI | |
| Within 5-7 km of TBH SPA | | LNR | |
| SANGS | | Physical | |
| Nationally listed buildings | | Access | |
| Other (please specify) | Southern section of the southern parcel is within the River Wey (plus tributaries) Biodiversity Opportunity Area. The site is also 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. |
| Biodiversity Opportunity Area | Impact of any potential development would have to take account of the River Wey (plus tributaries) Biodiversity Opportunity Area and respond appropriately. This would be considered as part of the determination of any planning application. |
| 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.20/1096 Development of land for golf driving range, practice/training golf course with ancillary building and car parking (refuse). |

Potential site use

| Potential Use | Owner willing to consider use? | No units / m² / car parking spaces | Supporting comments |
|--|---------------------------------------|--|--------------------------------------|
| Housing, e.g. Market, affordable, self and custom build etc. | ✓ | 220 | 220 is the minimum number suggested. |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | | | |
| Employment (E(g), 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. |
|--|------------|

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 next iteration of the Local Plan and allocated for development.</p> |
|--------------------------|--|

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. |
|--|----------------|

Recommendation

The site promoter has provided information that the northern part of the site could deliver 220 dwellings at a density of 25 DPH. In addition, the SLAA submission form states that a range of other uses could be provided on site including; employment, retail and leisure-uses, alongside complementary residential and non-residential institutions (i.e. Care Homes, Doctor’s Surgeries and Nurseries).

It is worth noting that parts of the site are located in flood zone 3a (approximately 1.95 ha). In such areas, and in line with the NPPF and PPG, both the sequential and exception tests would need to be passed for residential development to be considered acceptable in flood risk areas.

Though parts of the site adjoin the urban area, this is a greenfield site and a piece of open greenbelt land which prevents the spread of the New Haw urban area into open countryside. The use of this site for residential development would represent inappropriate development in the Green Belt which would be unacceptable unless very special circumstances were found to exist which would outweigh the significant harm that the development of the site would cause to the Green Belt. Therefore, for the purposes of the SLAA, the estimated number of units that the site could accommodate is zero.

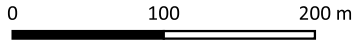
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Greenfield nature of the Green Belt site, the other uses suggested by the site would be considered inappropriate development in the Green Belt. Therefore 0sqm is recorded.



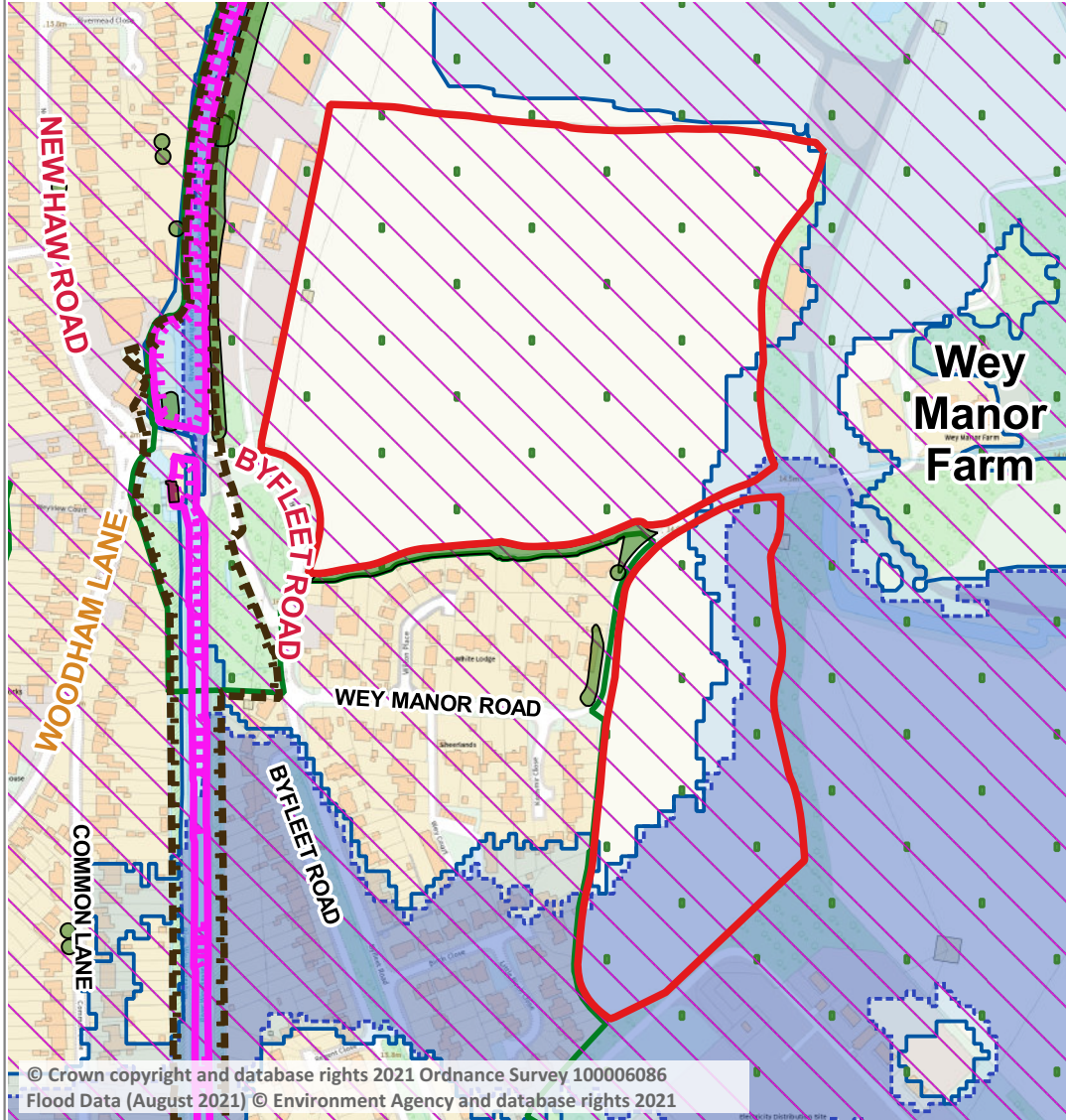
Date: 29/09/2021

Scale: 1:5,000



SLAA ID: 129

Wey Manor Farm, Wey Manor, New Haw, Addlestone



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



SLAA 2021 officer site assessments

Site information

| | |
|---|--|
| Site ID | 213 |
| Site Name | Holme Farm, Woodham Park Road, Addlestone |
| Address | Holme Farm |
| | Woodham Park Road |
| | Woodham |
| Postcode | KT13 3TG |
| Grid references | X: 503279, Y: 162568 |
| Site area (ha) | 5.7 |
| How site was identified | 2020 Call for sites |
| Ownership type | Public (DEFRA) |
| Existing use(s) | The Holme Farm site is a surplus Animal and Plant Health Agency Health (APHA) facility which was previously used in connection with the research activities on the wider APHA site. The agent representing the landowner states that the secure site and associated landholdings are used for scientific purposes, falling under use class E(g)(ii). The buildings on Holme Farm are currently used for storage. |
| Is it Previously Developed Land (PDL) (Y/N)? | Partial |
| Surrounding uses | The northern boundary abuts a static caravan park known as Rose Park. To the east is Capitol House which is a safeguarded waste site in the Surrey Waste Plan. The southern boundary is adjacent to a footpath, with properties fronting Woodham Park Road beyond. To the west of the site are open fields. |

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) | Article 4 direction restricting some permitted development rights on the land. In a mineral 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) | No |
| If yes, please provide details (application number(s), development description, approved / refused etc.) | None relevant. |

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|--|--------------------------------|--|---|
| Housing, e.g. Market, affordable, self and custom build etc. | ✓ | 16 | The agent for the site has stated residential development is likely to be the most viable and deliverable land use, including self and custom build. |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | ✓ | | Although agent for the site states residential development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. |
| Employment (E(g), B2 and B8 use classes) | ✓ | | Although agent for the site states residential development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. |
| Retail | ✓ | | Although agent for the site states residential |

| | | | |
|----------------|---|--|---|
| | | | development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. |
| Food and drink | | | |
| Leisure | ✓ | | Although agent for the site states residential development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. |
| Community uses | ✓ | | Although agent for the site states residential development is likely to be the most viable and deliverable land use, the owner would be willing to discuss with the Council alternative uses. |
| Hotel | | | |
| Parking | | | |

Suggested phasing

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

Site suitability

| | |
|--------------------------|--|
| Suitability information: | 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, most of the site is not considered to meet the definition of previously developed land as contained in the NPPF. A small area (circa 0.55ha) shown on the red-line plan submitted as part of the site information would be deemed PDL in the Green Belt so may have some potential for redevelopment. |
|--------------------------|--|

Site availability

| | |
|------------------------------|--|
| Is the site available (Y/N)? | Yes |
| Availability information: | Land promoter suggests the site is available in years 1-5. |

Site achievability

| | |
|-------------------------------|---|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | Part of the site could be redeveloped given its previously developed status but its impact on the Green Belt would need to be carefully assessed. |

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 |
|--|-------------|

Recommendation

Part of the site is considered to meet the definition of previously developed land contained in the NPPF. This part of the site contains 2 surplus buildings used for storage purposes. These buildings are single storey in nature and have a combined floor area of approximately 400sqm.

Paragraph 149 of the NPPF states that local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are (amongst other things):

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

It is considered that through the conversion or redevelopment of the PDL part of the site, up to 3 residential units could potentially be accommodated.

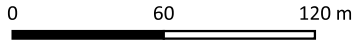
Residential units provided to the assessment of supply: the site does not meet SLAA site requirements for 5 net dwellings. However, site may be able to accommodate 3 net additional dwellings in years 1-5, which would be accounted for through windfall.

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



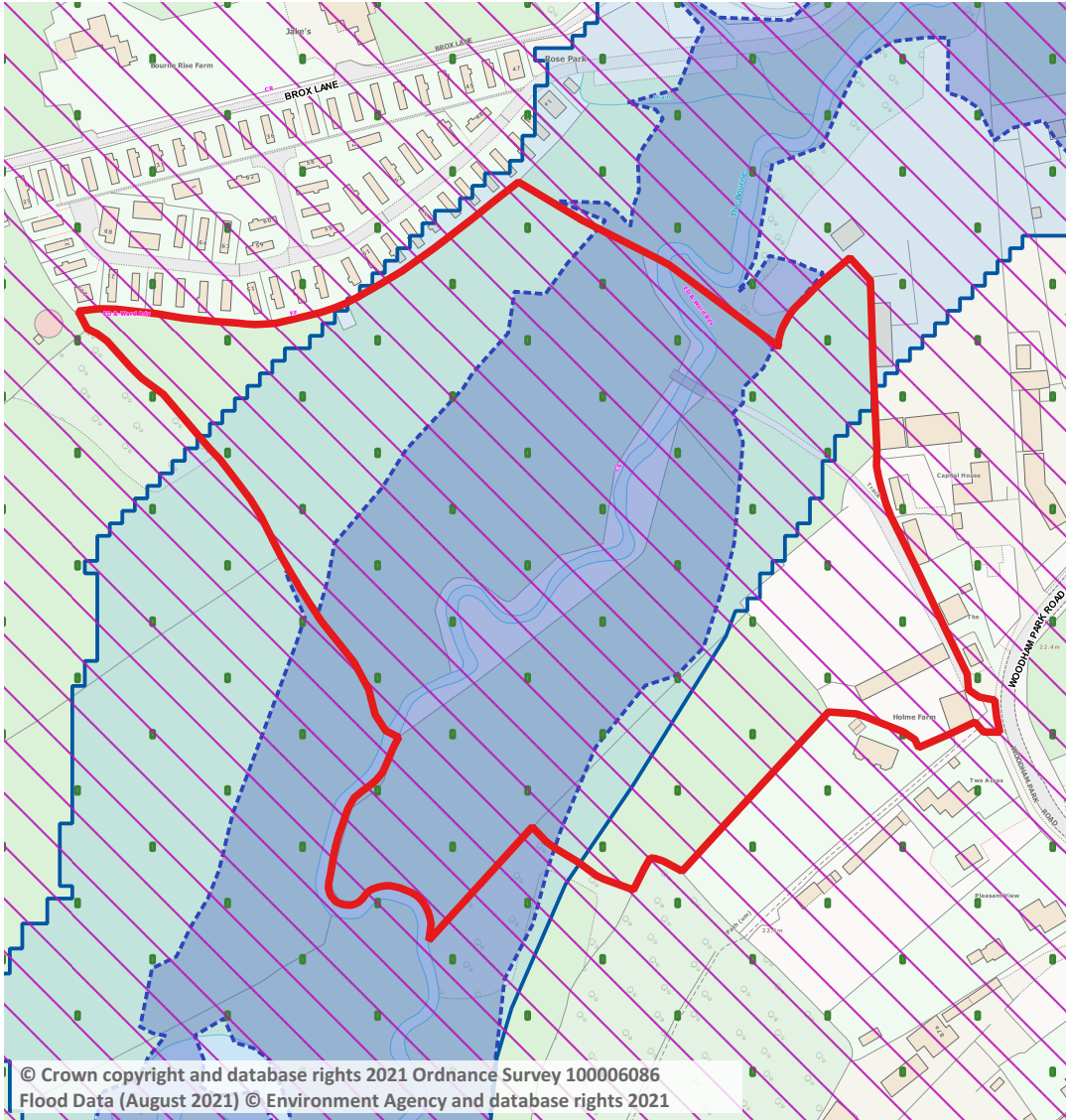
Date: 22/09/2021

Scale: 1:3,000






SLAA ID: 213

Holme Farm, Woodham Park Road, Addlestone



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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 | 268 |
| Site Name | 81-87 Woodham Park Road, Woodham |
| Address | 81-87 Woodham Park Road |
| | Woodham |
| | Addlestone |
| Postcode | KT15 3TQ |
| Grid references | X: 503482 Y: 162305 |
| Site area (ha) | 2.3 |
| How site was identified | Submitted through the 2016 SLAA |
| Ownership type | Private |
| Existing use(s) | Residential, authorised and unauthorised commercial and storage |
| Is it Previously Developed Land (PDL) (Y/N)? | Yes |
| Surrounding uses | Residential properties adjoin the east and west boundaries and to the west, north and south are wooded areas 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 majority of the site is located in a Minerals Safeguarding Area. | | |

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

| Constraint type | Action to be taken |
|-----------------|---|
| Green Belt | Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development. |
| 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.92/0892 & RU.93/0341. 83 Woodham Park Road. Erection of 4-bedroom bungalow with grannie annexe (grant).</p> <p>RU.81/0568 Land adjacent 83 Woodham Park Road. Certificate of existing lawfulness for use of property for general workshop use – Planning Permission required</p> <p>RU.02/1095 85 Woodham Park Road. Certificate of existing lawfulness for use of buildings B-J for storage purposes and car park (grant).</p> <p>RU.03/0834 Land at Mycot Woodham Park Road. Certificate of existing lawfulness for use of land for parking and storage of private and commercial vehicles (grant).RU.03/0855</p> <p>85 Woodham Park Road. Certificate of existing lawfulness for use of area of land for external storage and car parking purposes (grant).</p> <p>RU.14/0144 85 Woodham Park Road. Certificate of existing lawfulness for the existing access road and access gates to the parking area the rear of the site (refuse).</p> <p>RU.15/1195 85 Woodham Park Road. Certificate of existing lawfulness for a toilet block, storage building, sales offices, shed, lean-to and hardstanding (grant).</p> |

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|---------------|--------------------------------|--|-----------------------------|
| Housing, e.g. | ✓ | | Unit numbers not specified. |

| | | | |
|--|---|--|-----------------------------------|
| 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 | ✓ | | Floorspace numbers not specified. |
| Hotel | | | |
| Parking | | | |

Suggested phasing

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

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 in use for residential purposes and some commercial and storage uses. The agent for the site confirms there are a variety of non-conforming uses without authorised status, but states the majority is lawful. As such it appears that at least part of the site is previously developed in accordance with policy contained within the NPPF although the exact extent is not clear. It should be noted that Annex 2 of the NPPF further defines 'Previously developed land', advising that it should not be assumed that a whole curtilage should be developed.</p> <p>In accordance with paragraph 149 of the NPPF, limited infilling may be possible on at least part of the site (the PDL element) as long as it would not have a greater impact on the openness of the Green Belt than the existing development. However, officers think it would be highly unlikely that the site could accommodate the level of development suggested by the agent for the site (suggested development at 30-50 dph which could yield up to 155 dwellings).</p> <p>Given the uncertainty on the extent and/or size of the buildings/curtilage that is lawful, it has not been possible to ascertain the amount of land that should be considered previously developed and therefore the number of residential units that may be appropriate. Further information from the site promoter would be</p> |
|--------------------------|--|

| | |
|--|---|
| | required in this regard before a high level estimation for the purpose of the SLAA can be given. Until such a time, the capacity of the site has been recorded as a 0 for the current time. |
|--|---|

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: | The site is potentially suitable for some additional residential/commercial development but the quantity of development and therefore its achievability is not clear. Therefore at the current time, the site is not considered deliverable or developable. |

Site deliverability

| | |
|--|--|
| Can identified constraints be overcome (Y/N)? | See comments above. Unclear at the current time. |
| Is the site deliverable (0-5 years) or viably developable (6-15 years) | N/A |

Site SLAA Category

| | |
|--|----------------|
| Deliverable/ developable / undeliverable | Undeliverable. |
|--|----------------|

Recommendation

Given the uncertainty of the extent/size of the buildings that are lawful, it has not been possible to ascertain the amount of land that should be considered previously developed. Therefore, until further information is received, 0 is recorded.

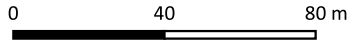
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: although the site has been promoted for partially commercial development, a quantum has not been suggested, and due to the Green Belt issues outlined above it will be recorded as zero.



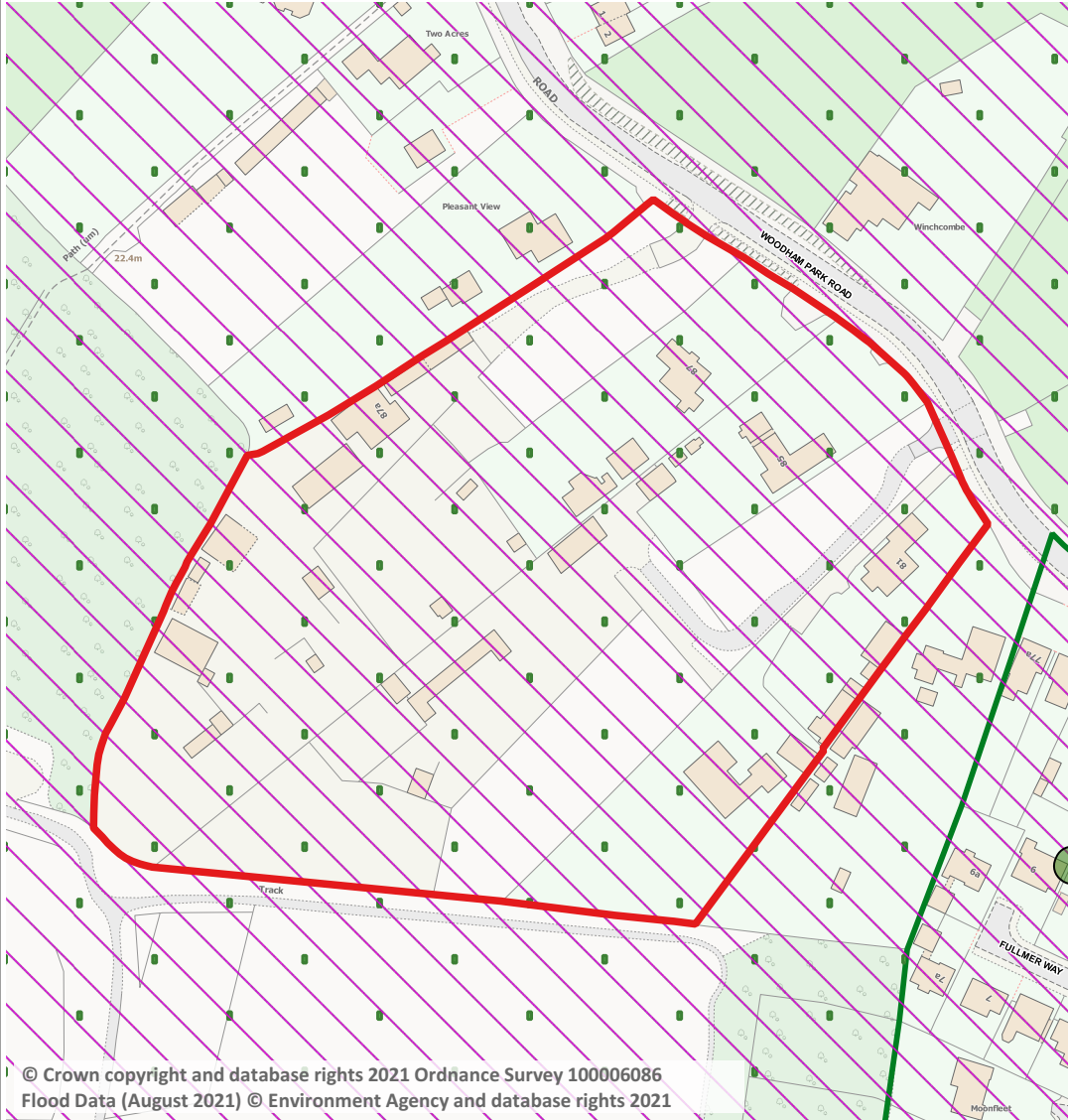
Date: 22/09/2021

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SLAA ID: 268

81-87 Woodham Park 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 | 336 |
| Site Name | 302 Woodham Lane, New Haw |
| Address | 302 Woodham Lane |
| | New Haw |
| Postcode | KT15 3NZ |
| Grid references | X: 504321 Y: 162031 |
| Site area (ha) | 0.14 |
| How site was identified | Submitted through the 2018 SLAA |
| Ownership type | Private |
| Existing use(s) | Sui Generis– car sales and testing |
| Is it Previously Developed Land (PDL) (Y/N)? | Yes |
| Surrounding uses | The site is located within the urban area on the central crossroads in the New Haw local centre. The site is adjoined by two storey 1930s buildings to the north west containing shops on the ground floor with residential above. To the south west is a private access driveway that provides rear servicing to The Broadway and links to Amis Avenue to the north. There are residential dwellings beyond the access to the west. There are 2 storey buildings on the opposite side of Woodham Lane in mixed commercial and residential use; and The Black Prince Public House on the opposite side of The Broadway. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|---|--------------------------|--|
| Green Belt | | Conservation Area | |
| Flood zone 2 | | Ancient woodland | |
| Flood zone 3a | | TPO | |
| Flood zone 3b | | SSSI | |
| Within 5 km of TBH SPA | ✓ | SNCI | |
| Within 5-7 km of TBH SPA | | LNR | |
| SANGS | | Physical | |
| Nationally listed buildings | | Access | |
| Other (please specify) | Within the New Haw and Woodham Primary Shopping Area. Within the New Haw and Woodham Local Centre. | | |

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

| Constraint type | Action to be taken |
|-----------------|--|
| 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.20/1309 Reserved Matters for appearance, layout and scale of buildings, access and landscaping for planning application RU.17/1120 (Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one- and two-bedroom apartments and two retail units with associated access and parking) (grant).</p> <p>RU.20/0906 Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one- and two-bedroom apartments and two retail units with associated access and parking (withdrawn).</p> <p>RU.17/1120 Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one- and two-bedroom apartments and two retail units with associated access and parking (grant). Non-material amendments under RU.21/0064 and RU.21/2187, variation of conditions under RU.21/1031 and approval of details under RU.21/2182, RU.21/2156 and RU.21/2155.</p> <p>RU.16/1950 Demolition of existing garage and forecourt sales area and erection of a three-storey apartment block consisting of 14no. one- and two-bedroom apartments and two retail units with associated access and parking (withdrawn).</p> <p>RU.14/0083 Erection of a single front and side; new shop front and change of use from car showroom (sui generis) to retail (Class A1), with associated car parking and cycle storage (garage to remain at rear of site) (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. | ✓ | 14 (net). | As per RU.20/1309. |
| 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 |
|--|-----------|

Site suitability

| | |
|--------------------------|---|
| Suitability information: | This site is suitable as it has Reserved Matters planning permission for residential development granted under application reference number RU.20/1309. |
|--------------------------|---|

Site availability

| | |
|------------------------------|---|
| Is the site available (Y/N)? | Yes |
| Availability information: | This site is considered available as it has Reserved Matters planning permission for residential development granted under application reference number RU.20/1309. |

Site achievability

| | |
|-------------------------------|---|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | This site is achievable as it has Reserved Matters planning permission for residential development granted under application reference number RU.20/1309. |

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. |
|--|--------------|

Recommendation

This site is suitable for inclusion in the trajectory as it has Reserved Matters planning permission for residential development granted under application reference number RU.20/1309.

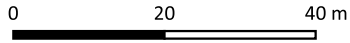
Residential units provided to the assessment of supply: 14 (net).

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



Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 336

302 Woodham Lane, Addlestone



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Site Boundary

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

| | |
|---|--|
| Site ID | 345 |
| Site Name | Land at Byfleet Road BBU |
| Address | Land adjacent to Byfleet Road BBU |
| | Byfleet Road |
| | New Haw |
| Postcode | KT15 3LE |
| Grid references | X: 505674 Y: 162508 |
| Site area (ha) | 0.4 |
| How site was identified | Promoted through the 2020 call for sites |
| Ownership type | Private |
| Existing use(s) | Open / wooded land |
| Is it Previously Developed Land (PDL) (Y/N)? | No |
| Surrounding uses | There are residential dwellings to the south of the site, and a site allocated for employment use (under Policy IE1 of the Runnymede Local Plan 2030) to the north and west, which is currently scrubland. On the opposite side of Byfleet Road (to the east) is an electricity distribution site. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|--|--------------------------|--|
| Green Belt | | Conservation Area | |
| Flood zone 2 | | Ancient woodland | |
| Flood zone 3a | | TPO | |
| 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 SLAA site 51 which is allocated under Policy IE1 of the Runnymede Local Plan 2030. | | |

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

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

Site planning history

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

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|--|--------------------------------|--|--------------------------|
| Housing, e.g. Market, affordable, self and custom build etc. | | | |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | ✓ | | Floorspace not specified |
| Employment (B2 and B8 use classes) | ✓ | | Floorspace not specified |
| 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 |
|--|-----------|

Site suitability

| | |
|--------------------------|---|
| Suitability information: | Given the urban area location of this site, the principle of development is acceptable. A key consideration for any development proposal would be its impacts on the residential amenities of the properties to the south. In addition the level of flood risk on the site would need to be determined through discussion with the Environment Agency. Whilst the flood map for planning shows that the site is located in flood zone 1, the holistic modelling for the Rive Ditch (made up of fluvial and pluvial sources) which was relied upon during the preparation and examination of the Runnymede 2030 Local Plan, shows that part of the site is located in the 1 in 100 year and 1 in 20 year flood outlines. Compatibility of any proposals with the allocated development under IE1 would also need to be considered, in particular in relation to the access arrangements. |
|--------------------------|---|

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: | On the basis of the information provided, the site is considered to be achievable. |

Site deliverability

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

Site SLAA Category

| | |
|--|--------------|
| Deliverable/ developable / undeliverable | Deliverable. |
|--|--------------|

Recommendation

This site is considered suitable for employment development as promoted. Based on SLAA site 51/Allocation IE1 estimating that the adjacent site has capacity for circa 20,000sqm of B1c/B8 floorspace with up to 10% being B2) over a site area of 7.7 hectares, on a pro-rata basis this equates to 2,600sqm / hectare. As this site is approximately 0.4ha this could potentially accommodate around 1,000sqm additional floorspace.

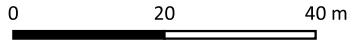
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: 1,000sqm of B1c / B8 floorspace.



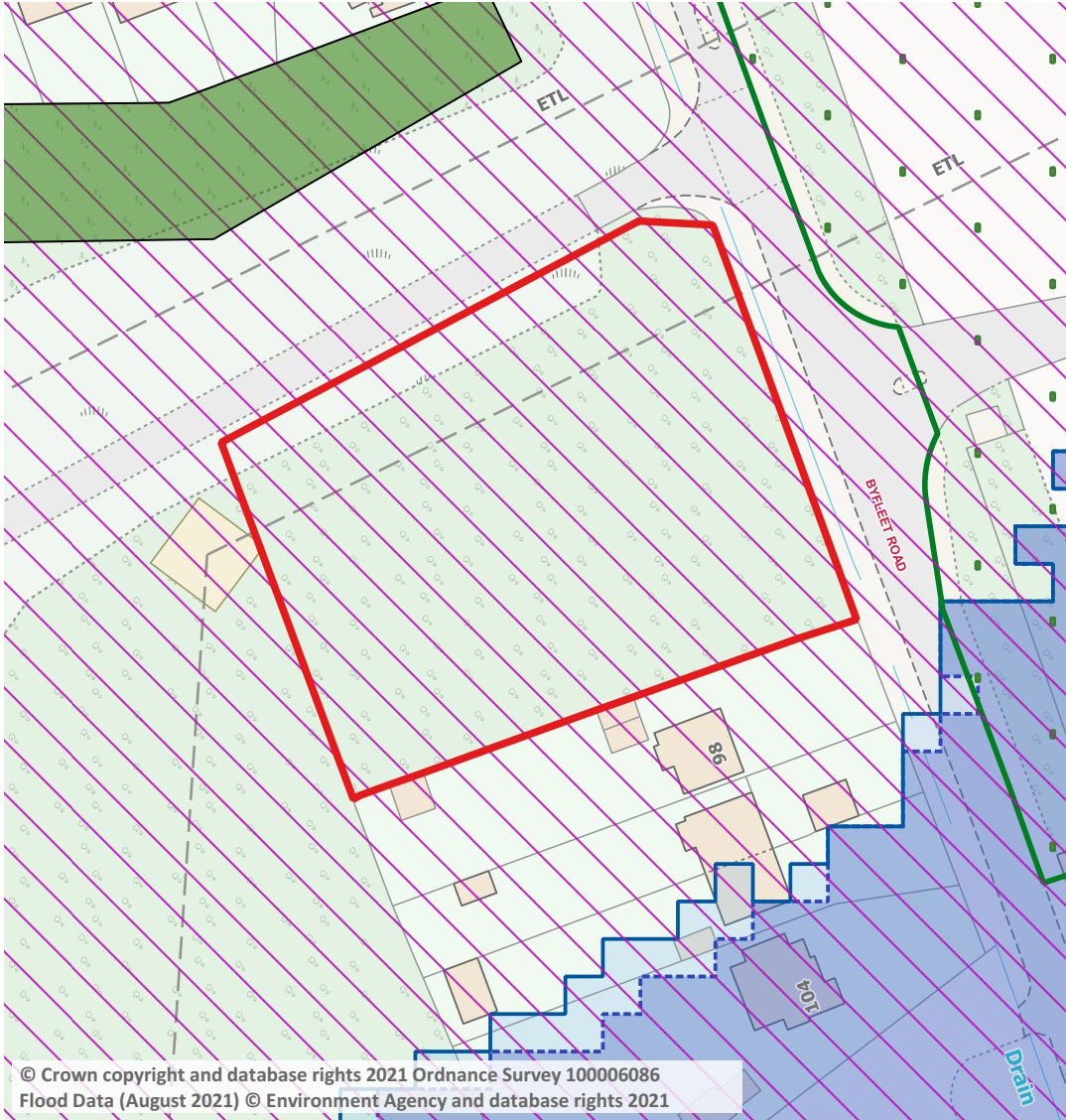
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 345

Land at Byfleet Road, New Haw



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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 | 359 |
| Site Name | Parkside and Braeside, New Haw |
| Address | Parkside and Braeside |
| | New Haw |
| | |
| Postcode | KT15 3AN |
| Grid references | X: 504854 Y: 161923 |
| Site area (ha) | 7.14 |
| How site was identified | RBC owned land |
| Ownership type | Public (RBC) |
| Existing use(s) | Residential |
| Is it Previously Developed Land (PDL) (Y/N)? | Yes |
| Surrounding uses | The Parkside area is surrounded by two storey housing on its western and northern sides. Abutting its eastern edge is a caravan site, and to the south lies Heathervale Recreation Ground. The Braeside area is surrounded by two-storey housing on all sides bar the southern edge which is adjacent to the Basingstoke Canal. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|---|--------------------------|------------------------|
| Green Belt | | Conservation Area | ✓ (adjacent) |
| Flood zone 2 | ✓ (partial) | Ancient woodland | |
| Flood zone 3a | ✓ (partial) | TPO | TPO (127, 224 and 308) |
| Flood zone 3b | | SSSI | ✓ (adjacent) |
| Within 5 km of TBH SPA | ✓ | SNCI | ✓ (adjacent) |
| Within 5-7 km of TBH SPA | | LNR | |
| SANGS | | Physical | |
| Nationally listed buildings | | Access | |
| Other (please specify) | Partially covered by the River Wey (plus tributaries) Biodiversity Opportunity Area | | |

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

| Constraint type | Action to be taken |
|--------------------|--|
| Flood Zones | A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: |

| | |
|--------------------------------------|---|
| | Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk. |
| TBH SPA zones | Identification and delivery of appropriate mitigation measures for new residential development. |
| Conservation Area | The Braeside area is adjacent to the Basingstoke Canal Conservation Area. The impact of any proposed development on this area would need to be taken into account as part of any development proposals. |
| TPO | The potential impact of any development on the TPOs in the area would need to be taken into account as part of any development proposals. |
| SSSI | The Braeside area is adjacent to the Basingstoke Canal SSSI. The impact of any proposed development on this area would need to be taken into account as part of any development proposals. |
| SNCI | The Braeside area is adjacent to the Basingstoke Canal SNCI. The impact of any proposed development on this 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 River Wey (plus tributaries) BOA would need to be taken into account as part of any development proposals. |

Site planning history

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

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|--|--------------------------------|--|---|
| Housing, e.g. Market, affordable, self and custom build etc. | ✓ | 185 (net) | 290 gross, 185 net as the area contains 105 existing dwellings. |
| 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) | 5-10 |
|--|------|

Site suitability

| | |
|-----------------------------|--|
| Suitability information: | The site is previously developed land within the urban area where the principle of development is acceptable subject to compliance with all other relevant policies in the Local Plan. |
|-----------------------------|--|

Site availability

| | |
|------------------------------|---|
| Is the site available (Y/N)? | Yes |
| Availability information: | RBC's Housing department has confirmed that the site is available for redevelopment and intensification to enable the provision of greater number of units. |

Site achievability

| | |
|----------------------------------|---|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | As RBC is the landowner then the site has the potential to be brought forward. This has been confirmed by the RBC Housing Team who has confirmed that it could start delivering units (suggested 40) in year 5 of the trajectory. |

Site deliverability

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

Site SLAA Category

| | |
|--|------------------------------|
| Deliverable/ developable / undeliverable | Deliverable and developable. |
|--|------------------------------|

Recommendation

RBC's Housing Department has confirmed that the site could be redeveloped and intensified. They expect that the site could start delivering units from year 5 onwards (starting with 40 dwellings being completed in year 5).

As noted above, this site is located in the Urban Area where the principle of residential development is acceptable. However part of the site area is included 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. The capacity figure for the site has therefore been reduced accordingly from that originally suggested by the applicant.

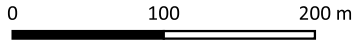
Residential units provided to the assessment of supply: 127 (net).

Other uses provided to the assessment of supply: none, as the current site is occupied by residential units and RBC Housing are only seeking a residential re-development of the area.



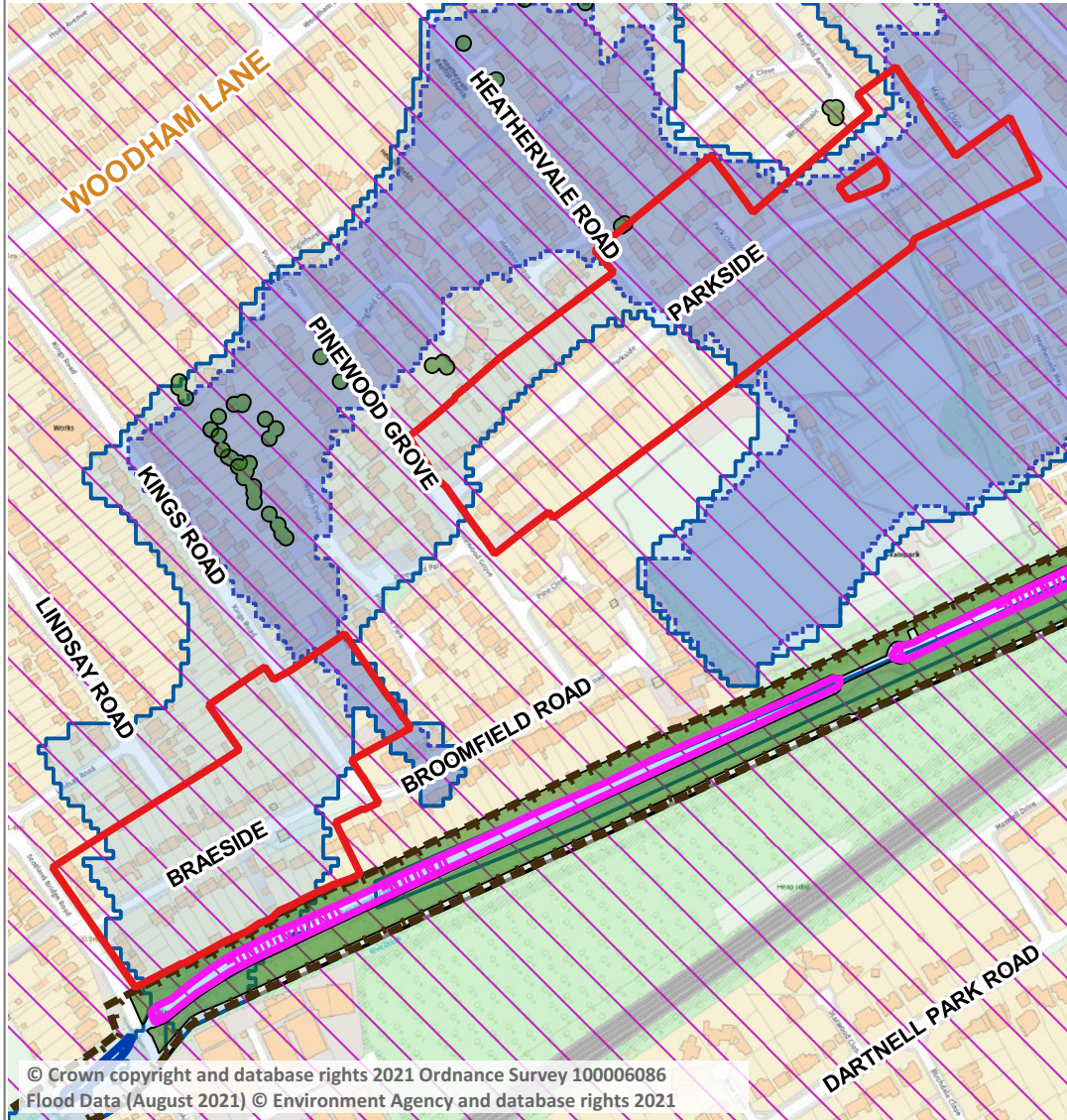
Date: 09/11/2021

Scale: 1:5,000



SLAA ID: 359/1 & 359/2

Parkside & Braeside



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-  Site Boundary
-  SSSI
-  Conservation Areas
-  Flood Zone 2
-  Flood Zone 3
-  SNCI
-  TBH Special Protection Area 5km
-  Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

| | |
|---|--|
| Site ID | 360 |
| Site Name | Land to the south of Moated Farm Drive |
| Address | Land to the south of Moated Farm Drive |
| | New Haw |
| | |
| Postcode | KT15 2DW |
| Grid references | X: 505227 Y: 163118 |
| Site area (ha) | 10.67 |
| How site was identified | Submitted as part of the 2021 SLAA |
| Ownership type | Private |
| Existing use(s) | Golf course. |
| Is it Previously Developed Land (PDL) (Y/N)? | No |
| Surrounding uses | To the east and south lies residential properties within the urban area. To the south west is the M25 beyond which is further residential development. To the north west is a golfing facility and to the north is woodland. |

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) | <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.19/0676 Erection of single storey side extension to enlarge the restaurant/bar and kitchen area, enlargement of external servicing and bin storage area, alterations to the surface finishes, additional windows in the north east and north west elevations in the existing ground floor room and creation of a new vehicular servicing layby to the front of the building (grant).</p> <p>RU.17/1184 To redevelop as existing golf training area into a 14-hole mini golf range. The proposed development will retain the existing ornamental pond, making it a feature of the new development, together with retention of the border line Conifer trees (grant).</p> <p>RU.16/0355 Retrospective permission to enlarge existing car park to provide an additional 56 car parking spaces (1500Sqm) by extending existing gravel parking facilities onto adjacent grass area, within the current boundary of our property (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. | ✓ | 300 | |
| Elderly people's housing, student halls | | | |
| Traveller accommodation | | | |
| Commercial (E use classes) | | | |
| Employment (B2 and B8 use classes) | | | |
| Retail | | | |
| Food and drink | | | |
| Leisure | | | |

| | | | |
|----------------|--|--|--|
| Community uses | | | |
| Hotel | | | |
| Parking | | | |

Suggested phasing

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

Site suitability

| | |
|--------------------------|---|
| Suitability information: | The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, and information submitted, the site is used for golf (but contains no buildings) and is therefore considered to be a suitable use in a Green Belt location (in line with paragraph 149 of the NPPF). Redevelopment into residential properties 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. |
|--------------------------|---|

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. |
|--|----------------|

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.

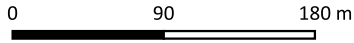
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it has only been submitted for residential development, the site being developed for other uses has not been considered.



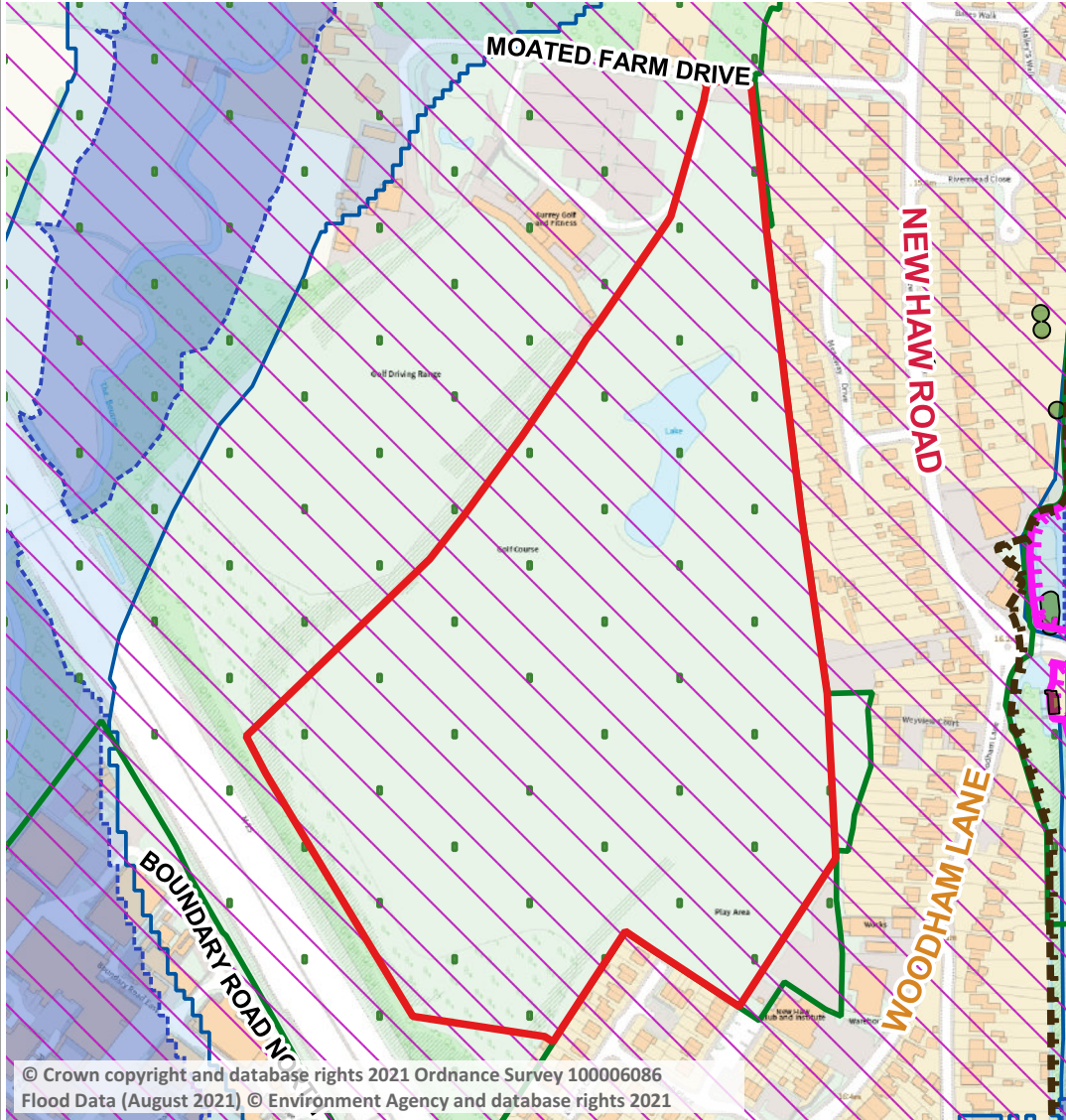
Date: 28/09/2021

Scale: 1:4,500



SLAA ID: 360

Land to the south of Moated Farm Drive, Addlestone



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



SLAA 2021 officer site assessments

Site information

| | |
|---|--|
| Site ID | 389 |
| Site Name | Victoria Inn, 427 Woodham Lane, Woodham |
| Address | Victoria Inn |
| | 427 Woodham Lane |
| | Woodham |
| Postcode | KT15 3QE |
| Grid references | X: 503706 Y: 161637 |
| Site area (ha) | 0.25 |
| How site was identified | Through RU.17/1515 |
| Ownership type | Private |
| Existing use(s) | Public House |
| Is it Previously Developed Land (PDL) (Y/N)? | Yes |
| Surrounding uses | The site is surrounded on all sides by residential properties. |

Policy, environmental and heritage constraints

| Site constraints (please tick (✓) where relevant) | | | |
|---|---|--------------------------|--------|
| Green Belt | | Conservation Area | |
| Flood zone 2 | | Ancient woodland | |
| Flood zone 3a | | TPO | ✓ (17) |
| Flood zone 3b | | SSSI | |
| Within 5 km of TBH SPA | ✓ | SNCI | |
| Within 5-7 km of TBH SPA | | LNR | |
| SANGS | | Physical | |
| Nationally listed buildings | | Access | |
| Other (please specify) | | | |

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

| Constraint type | Action to be taken |
|-----------------|--|
| TBH SPA zones | Identification and delivery of appropriate mitigation measures for new residential development |
| TPO | The potential impact of any development on the TPO (17) that runs along the north eastern boundary of the site 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.20/1504 Single-storey rear extension (grant). RU.17/1515 Construction of two new dwellings on land adjacent to the Victoria Public House and external alterations (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. | ✓ | 2 | As per RU.17/1515. |
| 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. |
|--|------------|

Site suitability

| | |
|--------------------------|---|
| Suitability information: | The site is suitable for the development of two additional residential dwellings as per RU.17/1515. |
|--------------------------|---|

Site availability

| | |
|------------------------------|--|
| Is the site available (Y/N)? | Yes |
| Availability information: | The site is available for the development of two additional residential dwellings as per RU.17/1515. |

Site achievability

| | |
|-------------------------------|---|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | The site is achievable as per RU.17/1515. |

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 |
|--|-------------|

Recommendation

The site is suitable for the development of two additional residential dwellings as per RU.17/1515. However, as this falls below the minimum of 5 net additional dwellings required to be included in the trajectory, this site is considered a windfall location instead.

There may be the theoretical potential for further / comprehensive redevelopment (e.g. of the whole site) which could result in 5 or more additional units being provided, but until there is some indication of the landowner having an interest in a development of this kind, the site will not be included in the trajectory.

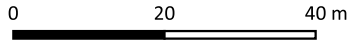
Residential units provided to the assessment of supply: 0 (due to only 2 net additional units).

Other uses provided to the assessment of supply: as this site only has permission for 2 net additional residential units and a minor extension (circa 30sqm) other uses have not been considered.



Date: 22/09/2021

Scale: 1:1,000





SLAA ID: 389

Victoria Inn, 427 Woodham Lane, Woodham



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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 | 416 |
| Site Name | 38-40 Woodham Lane, New Haw |
| Address | 38-40 Woodham Lane |
| | New Haw |
| Postcode | KT15 3NA |
| Grid references | X: 505391 Y: 162938 |
| Site area (ha) | 0.06 |
| How site was identified | Through application RU.20/0189 |
| Ownership type | Private |
| Existing use(s) | Office and factory workshop |
| Is it Previously Developed Land (PDL) (Y/N)? | Yes |
| Surrounding uses | To the north and east are residential properties, with a warehouse to the south. To the west is the car parking associated with New Haw Club and Institute beyond which lies a play area. |

Policy, environmental and heritage constraints

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

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

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

Site planning history

| | |
|--|-----|
| Does the site have / has had any relevant planning | Yes |
|--|-----|

| | |
|--|---|
| permissions / history? (Y/N) | |
| If yes, please provide details (application number(s), development description, approved / refused etc.) | <p>RU.20/0189 Demolition of existing buildings and the erection of one two storey building with accommodation in the roof and one single storey building with accommodation in the roof to create 7 flats (use class C3) with associated car parking provision (granted at appeal).</p> <p>RU.20/0033 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 1 dwelling (refuse).</p> <p>RU.20/0035 Notification for prior approval for proposed change of use of a building from light industrial (B1c) to a single dwelling house (C3) (refuse).</p> <p>RU.19/0463 Demolition of existing office and workshop and erection of two x two storey buildings with accommodation in the roof for 8 flats (use class C3) with associated parking provision (refuse).</p> |

Potential site use

| Potential Use | Owner willing to consider use? | No units / m ² / car parking spaces | Supporting comments |
|--|--------------------------------|--|--------------------------------|
| Housing, e.g. Market, affordable, self and custom build etc. | ✓ | 7 (net) | As per application RU.20/0189. |
| 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 |
|--|-----------|

Site suitability

| | |
|--------------------------|--|
| Suitability information: | This site is suitable for residential development as per application RU.20/0189. |
|--------------------------|--|

Site availability

| | |
|------------------------------|---|
| Is the site available (Y/N)? | Yes |
| Availability information: | This site is available for residential development as per application RU.20/0189. |

Site achievability

| | |
|-------------------------------|--|
| Is the site achievable (Y/N)? | Yes |
| Achievability information: | This site is achievable as per application RU.20/0189. |

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 |
|--|-------------|

Recommendation

This site is suitable for residential development as per application RU.20/0189 which would deliver 7 net additional dwellings. These should be added into the trajectory.

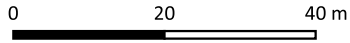
Residential units provided to the assessment of supply: 7 (net).

Other uses provided to the assessment of supply: as this site has been granted permission to be converted from an office and factory workshop to flats, other uses have not been considered.



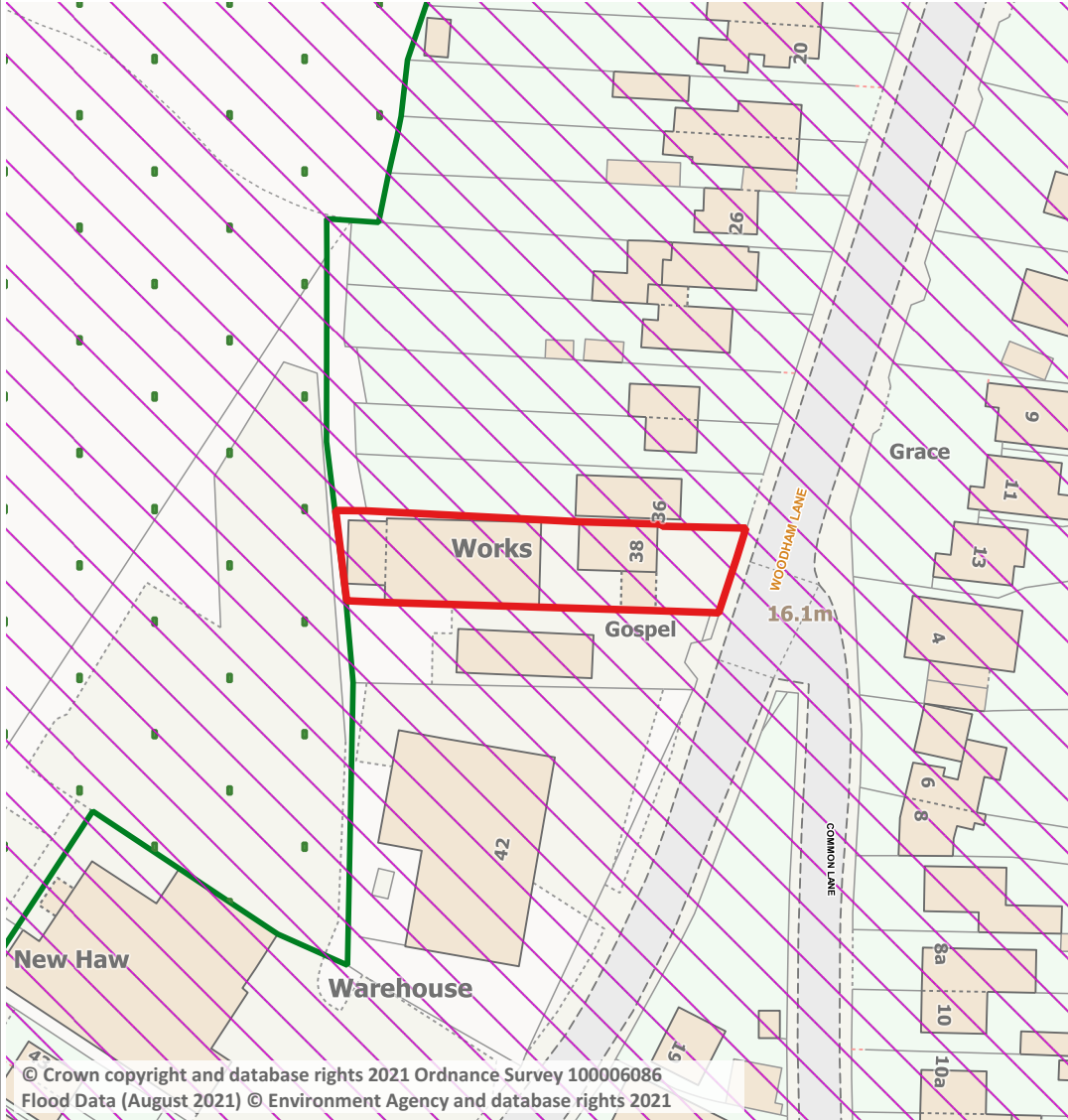
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 416

38-40 Woodham Lane, Addlestone



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

