

Virginia Water sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
30	CABI, Bakeham Lane, Virginia Water	Deliverable	28
59	Hurst Lane, Virginia Water	Deliverable	100
258	Virginia Water North	Deliverable	120
261	Virginia Water South	Deliverable	140
312	Home Farm, Stroude Road, Virginia Water	Deliverable	7
409	American Community School, London Road, Virginia Water	Employment site	Employment site
13	Stroude Farm, Stroude Road, Virginia Water	Undeliverable	0
19	Oak Tree Nurseries, Stroude Road, Virginia Water	Undeliverable	0
103	Land at Stroude Road, Virginia Water	Undeliverable	0
163	Land at Wellington Avenue, Wentworth, Virginia Water	Undeliverable	0
204	Bellbourne Nursery, Hurst Lane, Virginia Water	Undeliverable	0
229	Virginia Heights and The Dene, Sandhills Lane, Virginia Water	Undeliverable	0
277	The Chalet, Callow Hill, Virginia Water	Undeliverable	0
291	Land R.O 436 Stroude Road, Virginia Water	Undeliverable	0
322	Padd Farm, Hurst Lane, Virginia Water	Undeliverable	0
346	Clockhouse Nursery, Virginia Water	Undeliverable	0
351	Black Lake Farm, Stroude Road	Undeliverable	0
354	Highmoor Farm, 305 Stroude Road, Virginia Water	Undeliverable	0
400	St Anthony's Cottage & Wentworth Grange Portnall Drive, Virginia Water	Windfall site	Windfall site
401	Still Waters, Wellington Avenue, Virginia Water	Windfall site	Windfall site
402	Fernbank Farm, Bridge Lane, Virginia Water	Windfall site	Windfall site
403	Land between 32 & 36 Abbots Drive, Virginia Water	Windfall site	Windfall site

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
419	Land adjoining Chesters Luddington Avenue, Virginia Water	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	13
Site Name	Stroude Farm, Stroude Road, Virginia Water
Address	Stroude Farm
	Stroude Road
	Virginia Water
Postcode	GU25 4BY
Grid references	X: 500285 Y: 168856
Site area (ha)	7.28
How site was identified	Submitted through the 2011 SLAA
Ownership type	Private
Existing use(s)	Agricultural, commercial, and residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	The railway line forms the western boundary beyond which lies open land. Stroude Road forms the eastern boundary after which there are residential properties (outside of the urban area). To the north lies open land and to the south are residential properties which from the start of the urban area of Virginia Water.

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	✓ (adjacent)	Access	
Other (please specify)	Partially within the Stroude Green Historic Core Area of High Archaeological Potential. Partially within the Windsor Great Park Biodiversity Opportunity Area. 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.
Nationally Listed Buildings	The potential impact of any development on 388-390 Stroude Road would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
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.14/0039 Retrospective planning permission for the change of use of an agricultural building to a commercial use for the storage and sorting of clothes donated to charity (grant).</p> <p>RU.82/0562 (in relation to the south part of the site) Outline application for residential development of 97 dwellings of various bedroom types and parking facilities. Several earlier outline applications refused for residential redevelopment of the land (refuse).</p>

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.	✓	150	150 is approximate, with 1 loss, circa 30dph. Suggested by site promoter.
Elderly people's housing, student halls	✓		

Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, and information submitted, the site appears to be in agricultural use with only very limited exceptions and is therefore the great majority of the site is not considered to meet the definition of Previously Developed Land as contained in the NPPF. Therefore, the use of this site for residential development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.
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Site availability

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

Site achievability

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

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

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

Residential units provided to the assessment of supply: 0

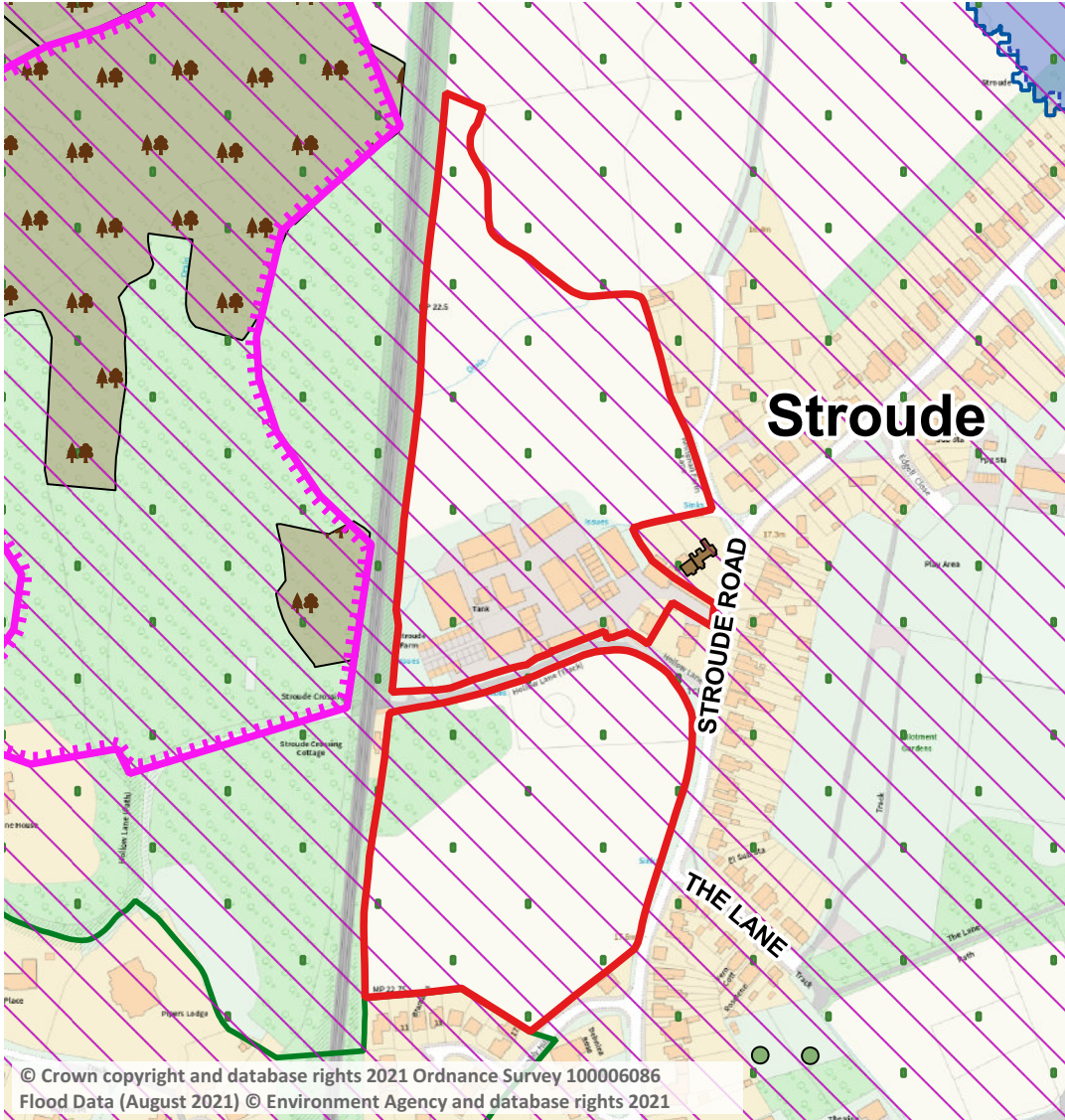
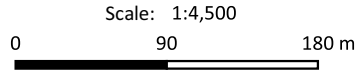
Other uses provided to the assessment of supply: given the Green Belt nature of the site, and because it was only submitted for residential development, other uses have not been considered.












Date: 29/09/2021

SLAA ID: 13

Stroude Farm, Stroude Road, Virginia Water



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

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



SLAA 2021 officer site assessments

Site information

Site ID	19
Site Name	Oak Tree Nurseries, Stroude Road, Virginia Water
Address	Oak Tree Nurseries
	Stroude Road
	Virginia Water
Postcode	GU25 4DB
Grid references	X: 500617 Y: 168788
Site area (ha)	4.21
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Horticulture
Is it Previously Developed Land (PDL) (Y/N)?	Partial (only circa 0.11ha – 2.6%)

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓ (partial)	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)	The site is located in a Minerals Safeguarding Area		

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

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

Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.17/0668 Redevelopment of nursery to continuing care retirement up to 50 beds and extra care development up to 130 units within Class C2 (refused).</p> <p>RU.85/0039 1 no dwelling (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	65	Site is now being promoted for 65 residential units.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, only a small parcel appears to be in residential use which falls within the definition of previously developed land along with its residential curtilage. However, most of the site is considered to not be PDL.</p> <p>In terms of the non-PDL areas, development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	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 development on non-PDL areas 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. For the area considered to be PDL only a replacement dwelling or 1 net additional unit is likely to be acceptable.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: As this site has only been promoted for residential uses, and given the largely greenfield and Green Belt nature of this site, other uses have not been considered.

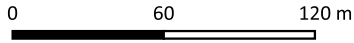


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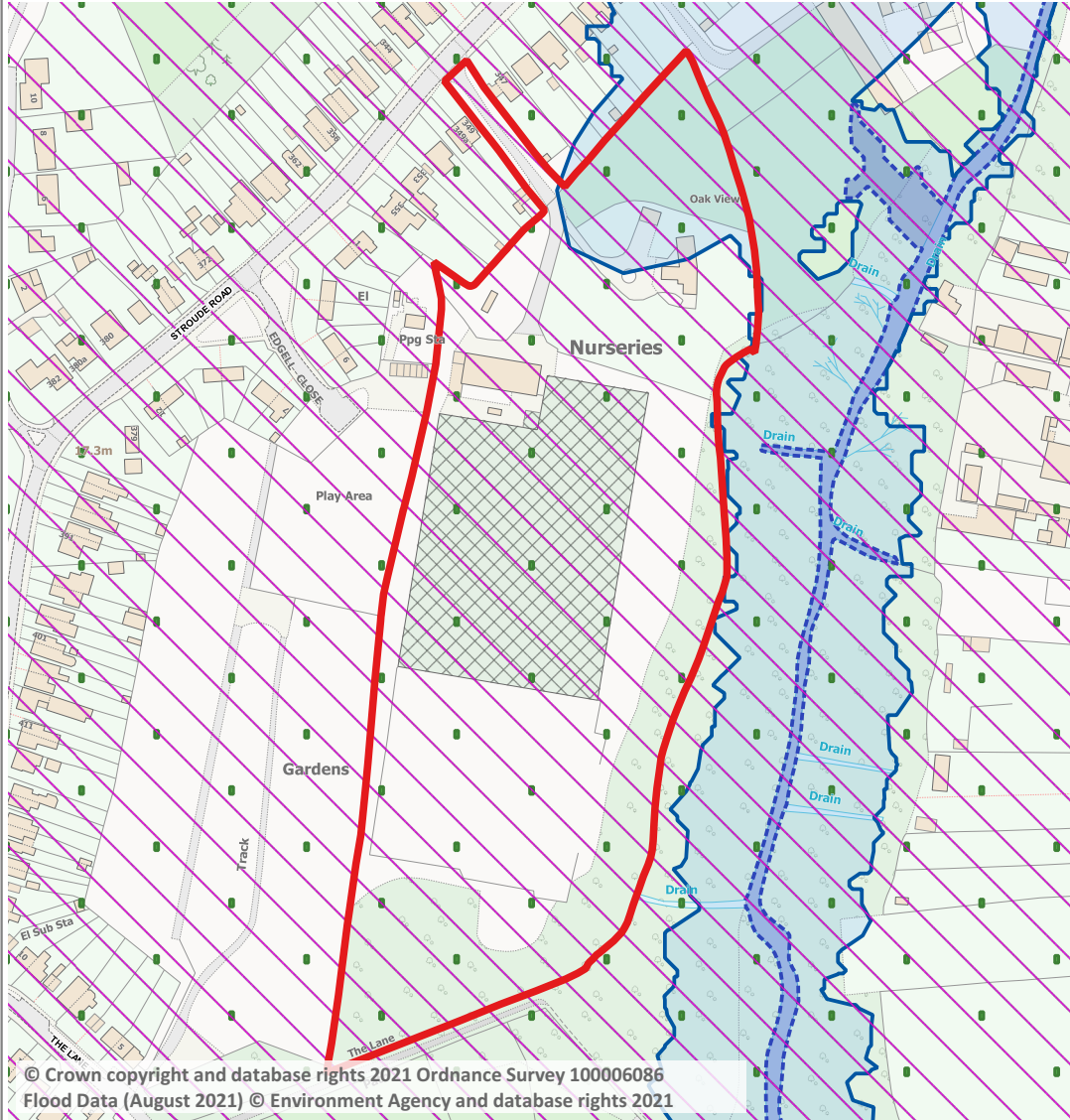
SLAA ID: 19



Scale: 1:3,000



Oak Tree Nursery, Stroud Road, Virginia Water



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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	30
Site Name	CABI, Bakeham Lane, Virginia Water
Address	CABI
	Bakeham Lane
	Virginia Water
Postcode	TW20 9TY
Grid references	X: 499628 Y: 169823
Site area (ha)	1.64
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Research and Development
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The area surrounding the site is a mixture of residential properties to the north and large areas of open, undeveloped land to the west, east and south. The urban area of Englefield Green is approximately 35m to the north of the site.

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)	Partially within an Area of High Archaeological Potential (Possible Roman building and medieval farmstead, Bakeham House).		

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 a large part of this site is considered to be PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the extant buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to

	demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.20/0405 Demolition of existing buildings and redevelopment to provide 28 new homes together with associated open space, access and parking and landscaping (amended description to reflect reduce no. of dwellings and amended plans received 11/02/2021) GRANTED at 2 nd June Planning Committee 2021 subject o the completion of the Section 106 agreement.

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.	✓	28	As per application RU.20/0405.
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			
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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 an existing employment site for office, research, and development. It is considered that the site does have the potential for alternative uses subject to proposals complying with paragraph 149 of the NPPF (and other relevant policies) which relates to the limited infilling or the partial/complete redevelopment of a previously developed site in the Green Belt. 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.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The granting of RU.20/0405 (subject to the completion of the S106 legal agreement which is currently taking place) indicates that the site is available for 28 units.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The granting of RU.20/0405 (subject to the completion of the S106 legal agreement which is currently taking place) indicates that the site is available for 28 units.

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

RU.20/0405 has granted planning permission for the demolition of the existing buildings and redevelopment to provide 28 new residential units (subject to the completion of the legal agreement). Therefore, these units should be added into the trajectory.

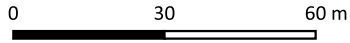
Residential units provided to the assessment of supply: 28

Other uses provided to the assessment of supply: the submitted planning application is for residential re-development of the site and thus other uses have not been considered. However, due to the site's current research / development use it does have theoretical potential to enhance this use, provided it does not conflict with Green Belt (and other relevant) policy requirements.



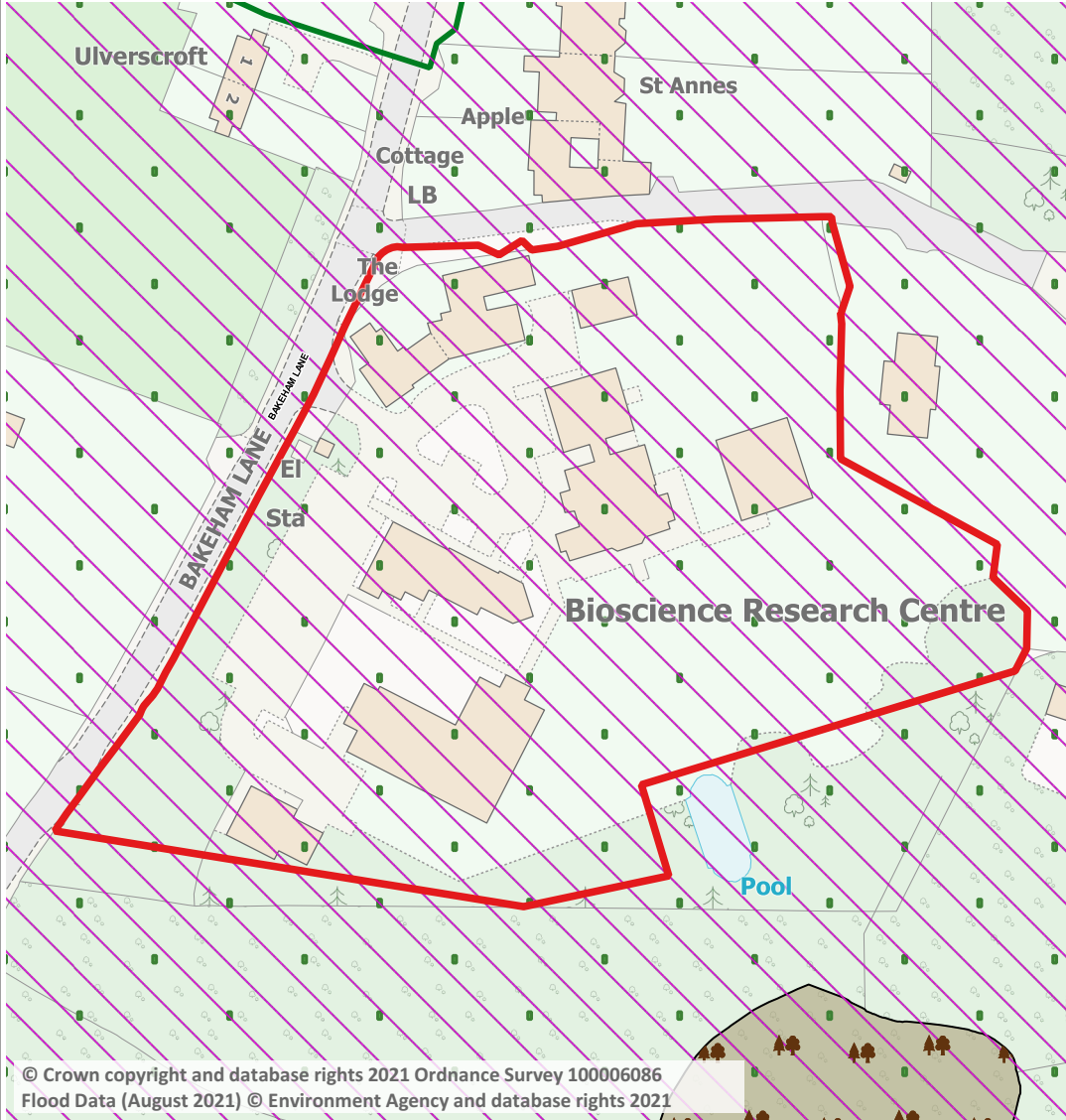
Date: 22/09/2021

Scale: 1:1,500



SLAA ID: 30

CABI, Bakeham Lane, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	59
Site Name	Hurst Lane
Address	Hurst Lane
	Virginia Water
Postcode	
Grid references	X: 501158 Y: 168884
Site area (ha)	68 (20)
How site was identified	Submitted through the 2013 SHLAA.
Ownership type	Private
Existing use(s)	Agriculture/horticulture, equestrian, residential
Is it Previously Developed Land (PDL) (Y/N)?	Partially
Surrounding uses	The site is located approximately 400m from the north-eastern edge of Virginia Water. Junction 12 of the M25 is located approximately 600m to the south-east. Longside Lake is located on the eastern side of the site and is largely separated from residential properties to the west by Padd Farm. The eastern boundary of the site at Longside Lake abuts the M25 motorway and the northern boundary by a public footpath. The small village of Thorpe is located immediately east of the site on the other side of the M25. The western boundary of the site abuts a wooded area, and the southern site boundary abuts open land at Thorpe Green.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing lawful 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.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>There is a significant amount of planning history relating to the various different properties along the lane. A large number of the applications are either certificates of lawfulness or householder applications, but applications for a range of other matters have also been considered by the Council including historic applications for comprehensive residential redevelopments which are listed as follows:</p> <p>EGH.71/14721 Erection of 10 dwellings on land at Woodlands (refused).</p> <p>EGH.72/15859 Demolition of properties from Grey Roofs to Rose Cottage and erection of 218 dwellings (refused).</p> <p>RU.86/0900 – Erection of 4no. dwellings on land at Olivedene (refused).</p>

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.		100 (net)	This is based on a desk top assessment calculation of extant residential and commercial floorspace measured using GIS, although it has not been possible to determine the lawfulness of all this floorspace so this figure should be considered as a high level estimate.

			<p>This estimate of existing floorspace has been used to estimate the number of units the site could support using the upper and lower ends of the property sizes in the national space standards and the dwelling size requirement mix set out in the 2018 SHMA to obtain a range. As these standards relate to internal floor area only, a factor has been applied to allow for non-counted space as well as for outbuildings such as garages and sheds.</p> <p>The midpoint of this has been taken and from this, the existing number of dwellings along the lane has been removed to get the net figure that may be able to be delivered on the western part of the promoted site that includes areas of PDL.</p>
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)	11-15 due to the potentially long lead-in time to assemble the site due to a large number of different (private) ownerships within the SLAA site area.
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Site suitability

Suitability information:	<p>It should initially be noted that although the area shown on the accompanying map covers an area of 68ha, the suggested site is in two parcels. The one to the east is 48 hectares and lies outside of the control of those promoting the site and the other residents / occupiers of the properties to the west of Hurst Lane. This area of land is also nearly entirely undeveloped.</p> <p>Therefore, the site area that is considered to have potential for redevelopment is approx. 20ha, and is that shown to the west of Hurst Lane.</p>
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	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development.</p> <p>A large part of the proposed site is in agricultural/horticultural use (Land to East of Bellbourne & Green Landscape nurseries), and as such these parts of the site are not considered to meet the definition of previously developed land as set out in the NPPF and as such paragraph 149 of the NPPF does not apply. Development would therefore represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>Part of the site (the residential area predominantly to the west of Hurst Lane) is potentially suitable as there is a relatively significant quantum of extant floorspace (circa 48 dwellings and a range of other buildings) across the area which would count as PDL. Therefore, depending on how a redevelopment of the site is configured, it has the potential to have a lesser impact upon the Green Belt than the current dispersed form of development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site has been indicated as available through multiple iterations of the SLAA.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has the potential for redevelopment into a more carefully planned residential layout.

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 entire promoted site for large scale 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. The wider site includes large sections of agricultural or horticultural land.

The western part of the promoted site contains some PDL with circa 55 properties (of which 48 are residential) and associated outbuildings on it. It is possible that this volume could be reconfigured into more carefully planned residential layout with an increased number of units on it, this could potentially have an equal or even lesser impact upon the Green Belt than the extant pattern of development if spread or volume were reduced, and it was sensitively laid out.

This approach would require careful consideration and planning, as would the need to assemble a large site in many ownerships. This has the potential to be problematic as this assembly would be dependent on the various landowners being satisfied with the values they were offered. Given that the site is considered unlikely to be able to support the 450 dwellings indicated in the submission form, it is also unknown at the current time whether a reduced scheme for in the region of 100 net additional units would be viable. Viability and land assembly issues could make the redevelopment of the site undeliverable.

A desktop assessment of development currently on Hurst Lane indicates that up to 150 dwellings (around 100 net) might be achievable. However, this must be caveated by the fact this calculation has involved indicative figures obtained via GIS mapping, and the lawfulness of all the floorspace has not been able to be verified. Therefore, the extant quantum of lawful floorspace may be different to that used in the calculation. This would have a knock-on effect in terms of the number of dwellings that the site may theoretically be able to accommodate. Furthermore, the number of units that the site could deliver would be dependent on mix, and other built form (such as garages, sheds, other facilities etc) that may come with any redevelopment proposal. Finally, it should be noted that in generating the high-level estimate of development capacity for the SLAA, it has been assumed that all existing built form on the site would be demolished as part of any redevelopment proposal.

This desktop assessment is indicative and is not a definitive figure that the site may be able to deliver. In the absence of information to the contrary it is considered that the need to assemble a large number of owners, and reduced uplift in unit numbers may make the redevelopment scheme undeliverable and/or unviable.

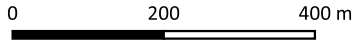
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: although the site currently has a mixture of commercial and residential uses within its boundaries, it has only been proposed for residential redevelopment to minimise any potential impact upon the Green Belt.



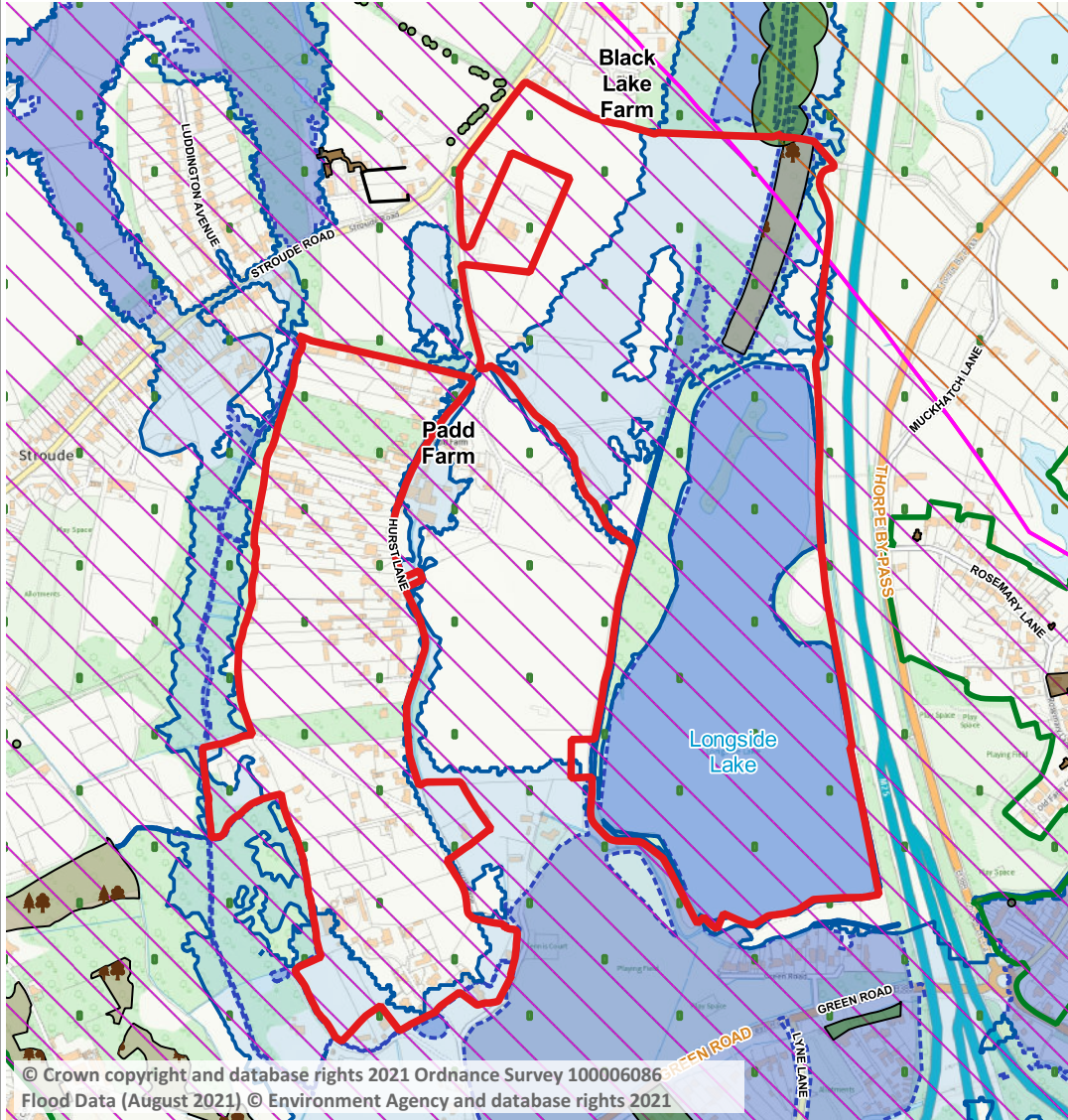
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

SLAA ID: 59

Land at Hurst Lane, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	103
Site Name	Stroude Road, Virginia Water
Address	
Postcode	
Grid references	X: 500947 Y: 169193
Site area (ha)	4.04
How site was identified	Identified as part of the 2011 SHLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is bounded by Stroude Road to the north and Hurst Lane to the east. Residential properties about the site to the north, south and west. To the east lies Bellbourne Nursery, residential dwellings and open land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓ (partial)	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	✓ (opposite)	Access	
Other (please specify)	Site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on Luddington House and Luddington House walled garden would need to be taken into account as part of any development proposals.

Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.
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Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.86/1209 Residential Development (refuse).

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.	✓	120	Owners consider site could be developed for 100-200 dwellings at 25-50dph, but more likely at lower end of the scale.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

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

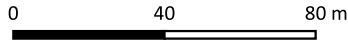
Residential units provided to the assessment of supply: 0

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



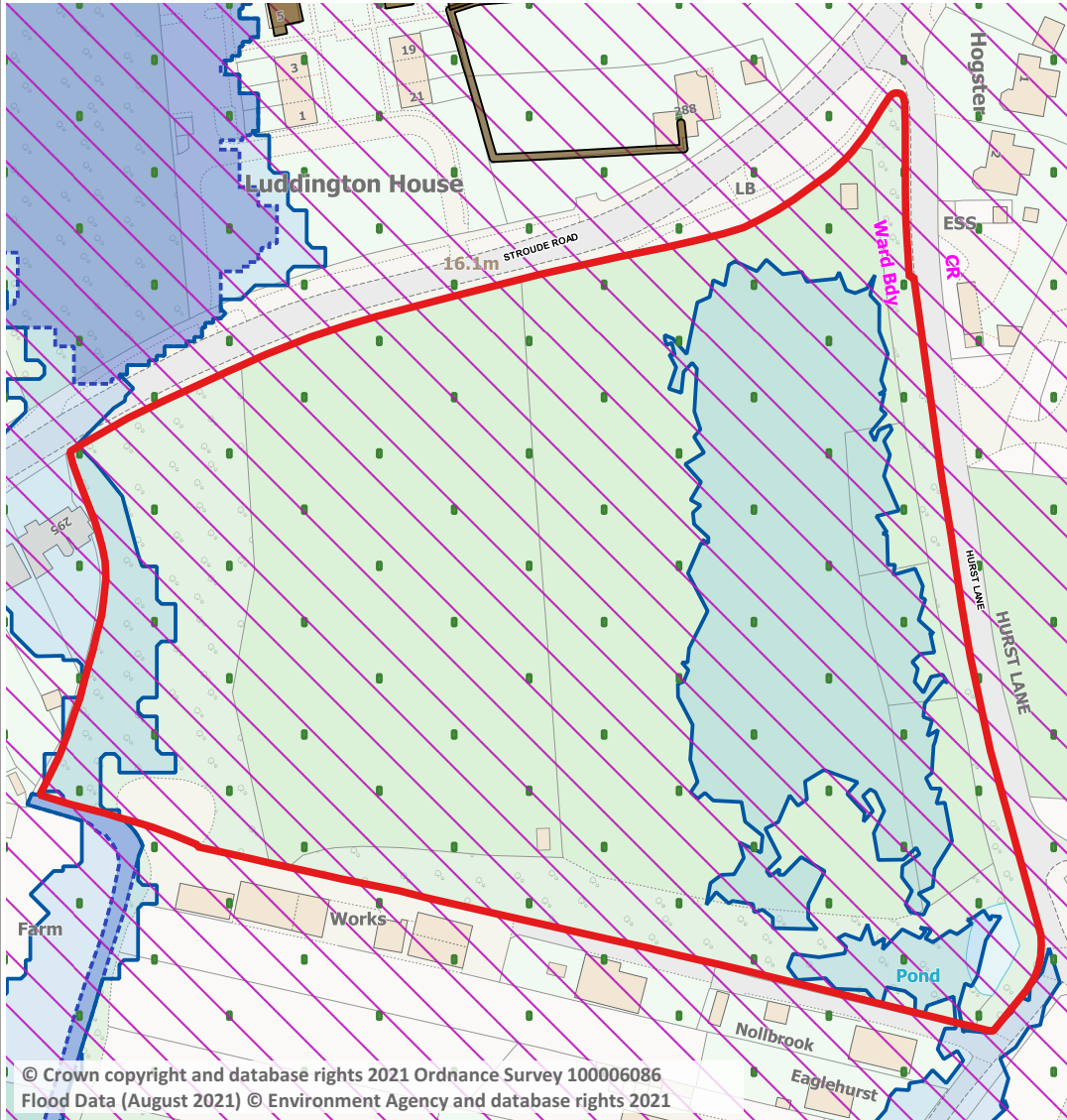
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SLAA ID: 103

Stroude Road, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	163
Site Name	Land at Wellington Avenue, Wentworth
Address	Land at Wellington Avenue
	Wentworth
	Virginia Water
Postcode	
Grid references	X: 498920 Y: 167379
Site area (ha)	0.9
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded by the large detached properties (and their gardens) set along Wellington Avenue.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (77)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on the trees in TPO 77 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.	✓	?	Site promoter said this would be dependent upon the scheme.
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)	Site promoter said that it 'Could be available in the future'.
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Site suitability

Suitability information:	As this site is located in the Green Belt it is not deemed to be suitable for additional residential development.
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	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

Due to the site's location within the Green Belt it is not considered to be suitable for additional residential development. Additionally, with no indication as to how many units, or when they may come forward, the site is not appropriate for inclusion in the trajectory.

Residential units provided to the assessment of supply: 0

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

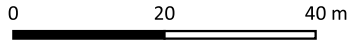


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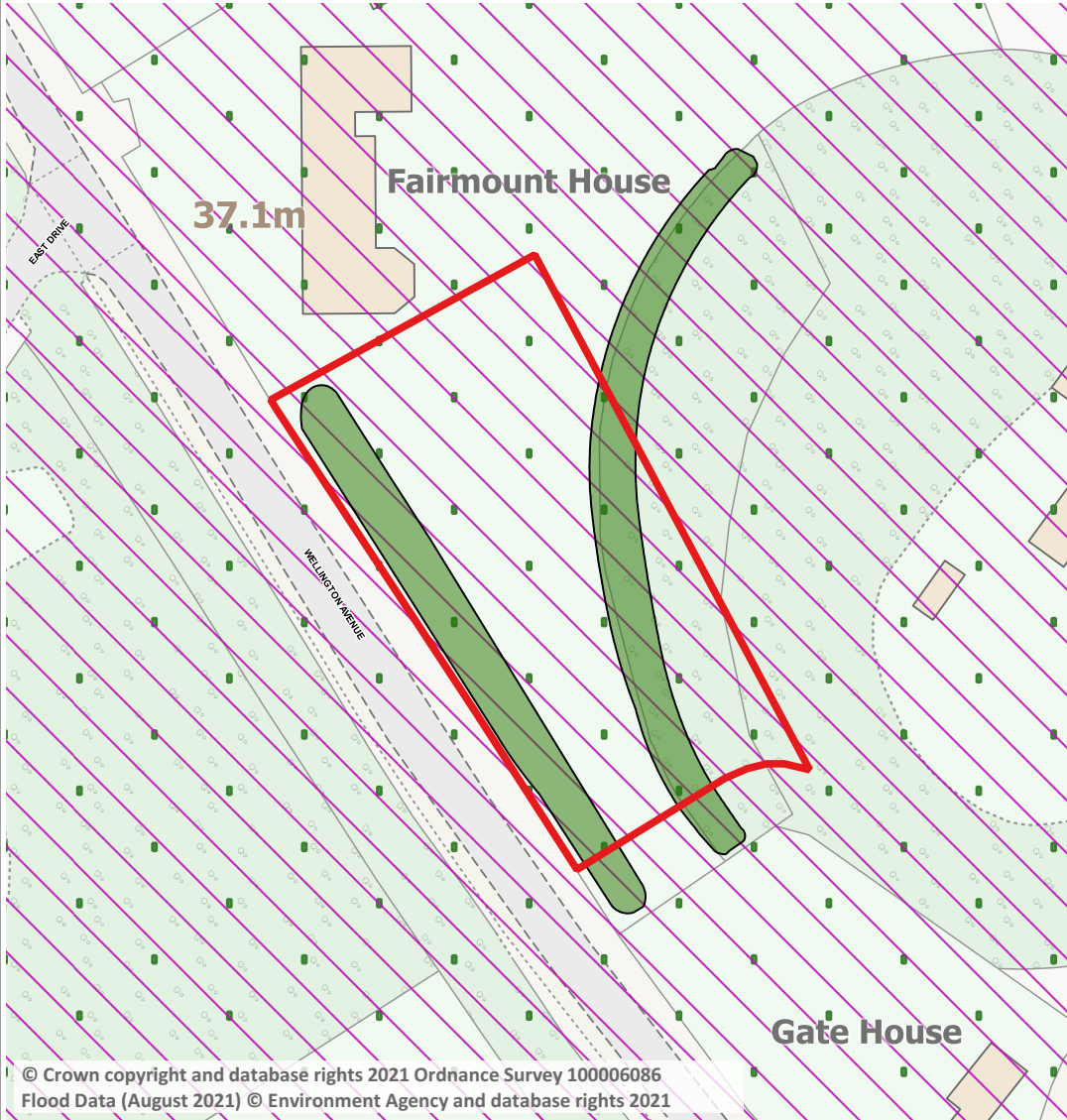
SLAA ID: 163



Scale: 1:1,000



Land at Wellington Avenue, Wentworth



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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	204
Site Name	Bellbourne Nursery, Hurst Lane, Virginia Water
Address	Bellbourne Nursery
	Hurst Lane
	Virginia Water
Postcode	TW20 8QJ
Grid references	X: 501121 Y: 169263
Site area (ha)	1.22
How site was identified	Submitted through the 2014 SHLAA
Ownership type	Private
Existing use(s)	Horticulture / storage
Is it Previously Developed Land (PDL) (Y/N)?	Partially. B8 use covers an area of circa 0.45ha – 37% PDL.
Surrounding uses	The site is partially bound by residential plots and farm buildings to the west and open fields to the north, south and east, with further horticultural glass houses around 100m to the south.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, if 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.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.19/0814 Planning Enforcement appeal: The breach of planning control as alleged in the notice is without planning permission, change of use of the land from horticulture to use for the sale and/or storage of motor vehicles and trailers. The requirements of the notice are: a) discontinue and cease the use of the land for the sale and/or storage of motor vehicles and trailers and; b) remove from the land all motor vehicles and trailers associated with the unauthorised change of use described. The period for compliance with the requirements is three months. The appeal is proceeding on the grounds set out in section 174(2)(a), (b), (c), (d) and (g) of the Town and Country Planning Act 1990 as amended. The application for planning permission deemed to have been made under section 177(5) of the Act as amended is to be considered in conjunction with ground (a). (decision pending)</p> <p>RU.20/0601 Application seeking Full Planning Permission for the proposed conversion, partial demolition and internal/external alterations to the existing glasshouse (glasshouse 1) to provide 5 two storey dwellings (including the partial demolition of glasshouse 2) associated parking and reconfiguration of the existing access to Hurst Lane (grant).</p> <p>RU.20/0600 Application seeking Full Planning Permission for the proposed conversion, partial demolition and internal/external alterations to the existing glasshouse (glasshouse 1) to provide 7 two storey dwellings (including the partial demolition of glasshouse 2) associated parking and reconfiguration of the existing access to Hurst Lane (grant).</p> <p>RU.20/0169 Proposed demolition of the existing warehouse and the removal of all structures and bunds and the erection of 5 detached dwellings with attached single garages, associated parking and reconfiguration of the existing access to Hurst Lane (grant).</p>

Subsequent non-material amendment application under RU.20/0976 (grant).

RU.20/0237

Conversion of Glasshouse 1 to 4 terraced dwellings and 1 no detached dwelling (grant).

Subsequent approval of details application under RU.20/1093 (grant).

RU.19/1822

Notification for prior approval for a proposed change of use of an agricultural building to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage or distribution, hotels, or assembly or leisure (grant).

Subsequent applications under RU.20/0331, RU.20/0385, RU.20/0808 and RU.20/0818.

RU.19/1534

Certificate of Proposed Lawfulness for the erection of a detached building - B8 storage and distribution use (grant).

RU.19/1198

Conversion of Glasshouse 1 to 4 no 2 bed single storey dwellings and 1 no 4-bed single storey dwelling (refuse).

RU.19/0470

Proposed Lawful Development Certificate for an unrestricted B8 use (storage and distribution) (refuse).

RU.19/0575

Notification for prior approval for a proposed change of use of an agricultural building to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage or distribution, hotels, or assembly or leisure (grant).

Subsequent approval of details application under RU.21/1162 (pending).

RU.18/1371

Outline application for the demolition of existing warehouse building and the erection of up to 5 detached dwellings with maximum ridge heights of 5.5m with associated residential curtilages, car parking spaces and amendments to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road (refuse).

RU.19/0015

Notification for prior approval for a proposed change of use of an agricultural building to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage or distribution, hotels, or assembly or leisure (grant).

	<p>RU.18/1658 Demolition of existing glasshouses and erection of 2 single storey buildings for B1 use with associated parking and turning areas, revisions to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road (refuse).</p> <p>RU.18/0014 Demolition of existing glasshouses and erection of 2 single storey buildings for B1 use with associated parking and turning areas, revisions to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road (refuse).</p> <p>RU.18/0108 Outline application for the proposed erection of up to 14 dwellings with associated residential curtilages, parking and turning areas and amendments to the existing access onto Hurst Lane and associated highway works along Hurst Lane and revisions to the design of the existing internal access road (refuse).</p> <p>RU.15/0701 Prior Approval of Proposed Change of Use of Part of an Agricultural Building (500 sqm) to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure (refuse).</p> <p>RU.13/0156 Certificate of Existing Lawful Use for the use of the northern part of the site for storage and distribution within Use Class B8 (refuse).</p> <p>RU.11/0275 Certificate of existing lawfulness for the use of the building and land to the south of the glasshouses as a use falling within Class B8 of the Town and Country Planning (Use Classes) Order 2008 independent of the main site contrary to condition 1 attached to planning permission RU.95/0806 and conditions 2 and 3 of planning permission RU.95/0807 (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	7	Based on RU.20/0600.
Elderly people's			

housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)	✓	189sqm	Under application number RU.19/1534.
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 extant permissions RU.19/1534 and RU.20/0600 show that this site is suitable for the development of up to 7 residential units.
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Site availability

Is the site available (Y/N)?	No
Availability information:	The agent for this site has confirmed that the new owner is only seeking to use the site for B8 uses and thus it is not available.

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	The agent for this site has confirmed that the new owner is only seeking to use the site for B8 uses and thus it is not available.

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

Although the site has extant permissions under RU.19/1534 and RU.20/0600 for up to 7 residential units and 189sqm of B8 storage space (both of these developments could be implemented as the proposed buildings would not overlap), the agent for the site has advised that the new landowner is only seeking to use the site for B8 purposes. As the permitted B8 development on the site only amounts to 189sqm, this is below the threshold to be entered into the trajectory.

Residential units provided to the assessment of supply: 0.

Other uses provided to the assessment of supply: although there is an extant permission for a 189sqm warehouse, this is too small to be included in the trajectory on its own. Now that the residential parts of the site are not going to be developed, this would not be large enough to be recorded in the trajectory by itself.



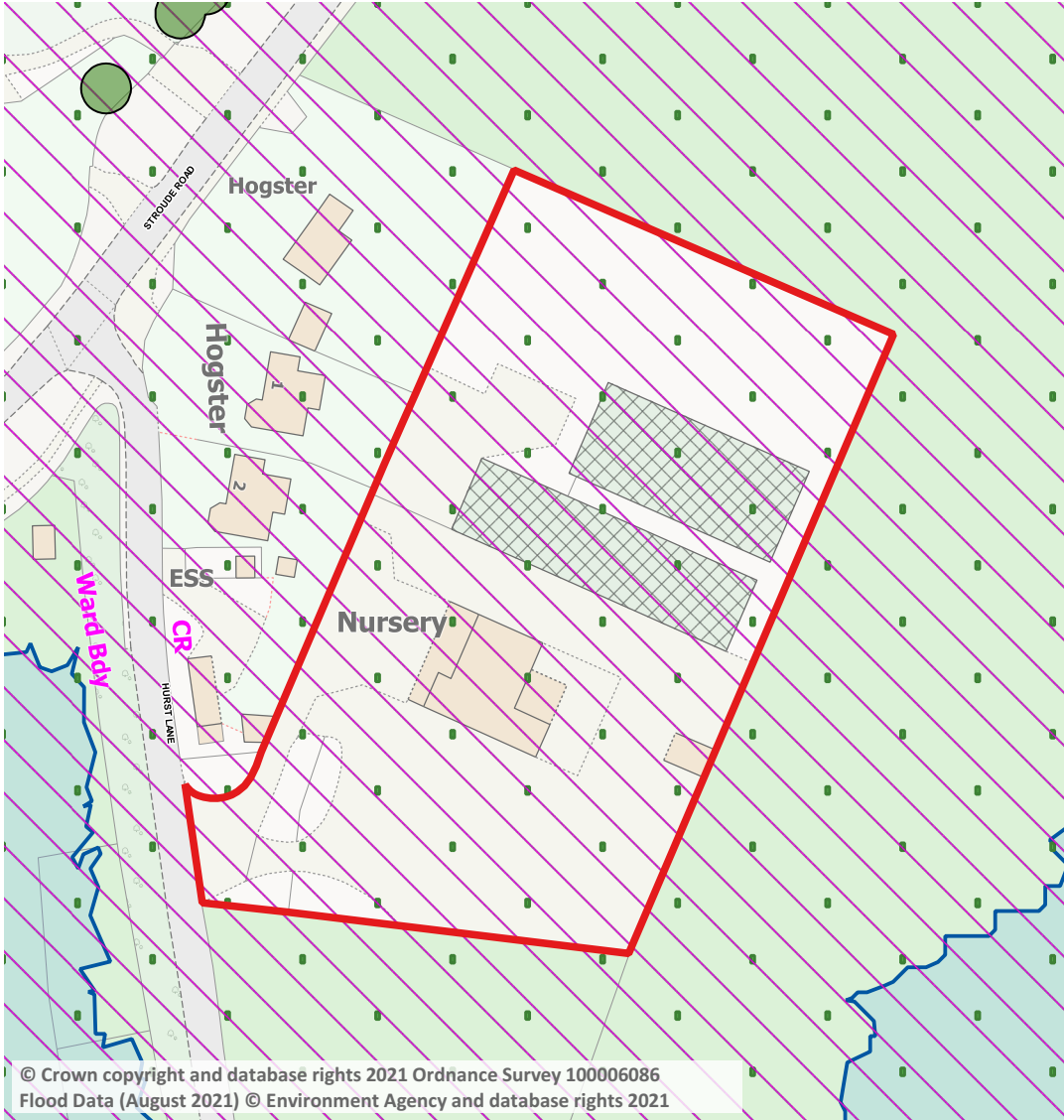
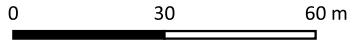
Date: 22/09/2021

SLAA ID: 204

Bellbourne Nursery, Hurst Lane, Egham



Scale: 1:1,500



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



SLAA 2021 officer site assessments

Site information

Site ID	229
Site Name	Virginia Heights and The Dene
Address	Virginia Heights and The Dene
	Sandhills Lane
	Virginia Water
Postcode	GU25 4BW
Grid references	X: 500810 Y: 167662
Site area (ha)	2.2
How site was identified	Submitted as part of the 2015 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.25ha – 11% PDL)
Surrounding uses	The site is bound to the south by a railway line and to the north by Sandhills Lane with the M3 sitting just south east of the site. There is residential development located along Sandhills Lane to north, east and west of 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	✓ (195)
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)	In close proximity to the Trumps Mill Lane Bridge Locally Listed Building. A large part 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	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed

	from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on the trees in TPO 195 would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.07/0995 Erection of detached four bed 2-storey dwelling following demolition of existing dwelling and garage (refuse).</p> <p>RU.04/1018 Erection of two storey detached dwelling with vehicular access off Sandhills Lane (refuse).</p> <p>RU.04/0398 Erection of two storey detached dwelling following demolition of existing dwelling and garage (refuse).</p> <p>RU.03/0526 Erection of two storey detached dwelling following demolition of existing dwelling and garage (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.	✓	75	Based on 40dph (excluding area of TPOs / boundary trees) suggested by site promoter.
Elderly people's housing, student halls	✓		Student accommodation due to the proximity to the Holloway Campus (suggested by agent).
Traveller accommodation			
Commercial (E use classes)	✓		Due to existing garage and servicing facility to the east (suggested by agent).

Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it is in residential use, although not all of the land associated with the use falls within the curtilage of the property. As such only part of the site is considered to be previously developed, in accordance with policy contained within the NPPF, whilst the remainder would be greenfield.</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, part of 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. In this respect it may be possible to replace the existing dwelling at Virginia Heights with 2 smaller dwellings provided no greater impact on Green Belt or could be converted to approximately 4 flats.</p> <p>In terms of the area not considered to be PDL, the only way in which this 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> <p>The site proponent also considers that employment use could be provided on site. In the case of the PDL part of the site this is likely to come through the conversion of the existing dwelling to offices supplying around 300sqm of floorspace.</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 in years 0-5.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As the site has been promoted for multiple uses it would appear that it is viable.

Site deliverability

Can identified constraints be overcome (Y/N)?	The developable part of the site where the current dwelling is sited could provide for 3 net units if the existing dwelling known as Virginia Heights was converted. The remainder of the site is not considered to be suitable and therefore is not considered deliverable.
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 land promoter has stated that approximately 75 dwellings could be delivered on site; however, the land is included in the Green Belt and for the reasons given above, it is not considered the land could deliver this number of units. As such, the conversion of the existing residential unit at Virginia Heights could deliver 3 net additional units and thus would be considered a windfall.

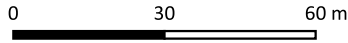
Residential units provided to the assessment of supply: 3 (net) and thus the site is considered a windfall site.

Other uses provided to the assessment of supply: the land promoter has stated that the land could be made available for commercial uses. Redevelopment of the previously developed parts of the land could result in office floorspace up to around 300sqm following conversion of existing dwelling.



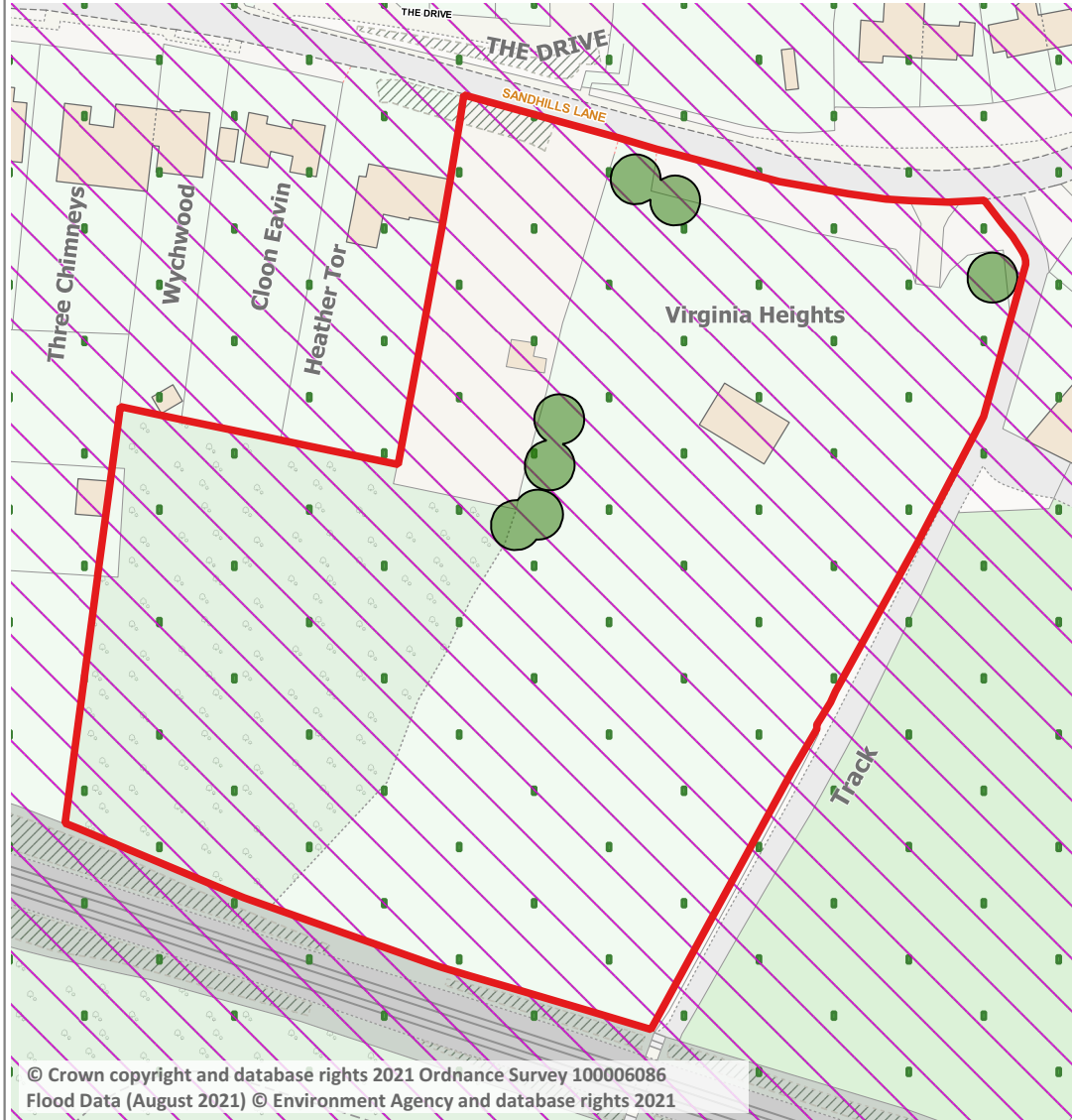
Date: 22/09/2021

Scale: 1:1,500



SLAA ID: 229

Virginia Heights and The Dene, Sandhills Lane, Virginia Water



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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	258
Site Name	Virginia Water North
Address	Virginia Water North
	Hollow Lane
	Virginia Water
Postcode	
Grid references	X: 499497 Y: 168702
Site area (ha)	19.5
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Care home, residential and open land.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 1.58ha – 8% PDL)
Surrounding uses	To the south and east of the sites lies the (low density) residential areas in the urban area of Virginia Water. To the west and north there is a more dispersed pattern of residential development that leads onto open land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Contains the Merlewood and Lodge at Merlewood Care Home 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
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Locally Listed Buildings	The potential impact of any development on Locally Listed Merlewood and Lodge at Merlewood Care Home would need to be

	taken into account as part of any development proposals. Specifically, policy SL9 of the Runnymede 2030 Local Plan requires the Locally Listed Merlewood Care Home and its setting to be maintained (in its current use) and enhanced.
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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.04/1103 There is an extensive planning history in relation to Merlewood Nursing Home, the most recent of which is RU.04/1103 which relates to the erection of a detached cedar summer house west of nursing home (grant).</p> <p>RU.80/0716 There is also an extensive planning history relating to Kenwolde, the former nursing home, the most relevant being RU.80/0716, permitting the subdivision of the former nursing home in to five individual residential units (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.	✓	120	The minimum number set out under Policy SL9 of the Adopted Runnymede Local Plan 2030.
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 as the agent for the site expects a formal pre-application discussion with the Council by Spring 2022 with a full application being unlikely until the end of 2022. They expect the earliest start on site to be in early 2024 and therefore completion in 2026 via a phased development.
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Site suitability

Suitability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is suitable for the level of development set out above (120 residential dwellings).
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is available for the level of development set out above (120 residential dwellings).

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been designated for residential development in the adopted Runnymede Local Plan 2030, the site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

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 been designated for residential development in the adopted Runnymede Local Plan 2030, the site is suitable for inclusion in the trajectory for the 120 additional dwellings expected by Policy SL9. The agent for the site has advised that they will be seeking to enter into pre-app discussions with the Council in Spring 2022 with a full application is expected at the end of 2022. This

means the earliest start on site would be early 2024 and therefore completion in 2026 via phased development.

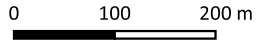
Residential units provided to the assessment of supply: 120

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



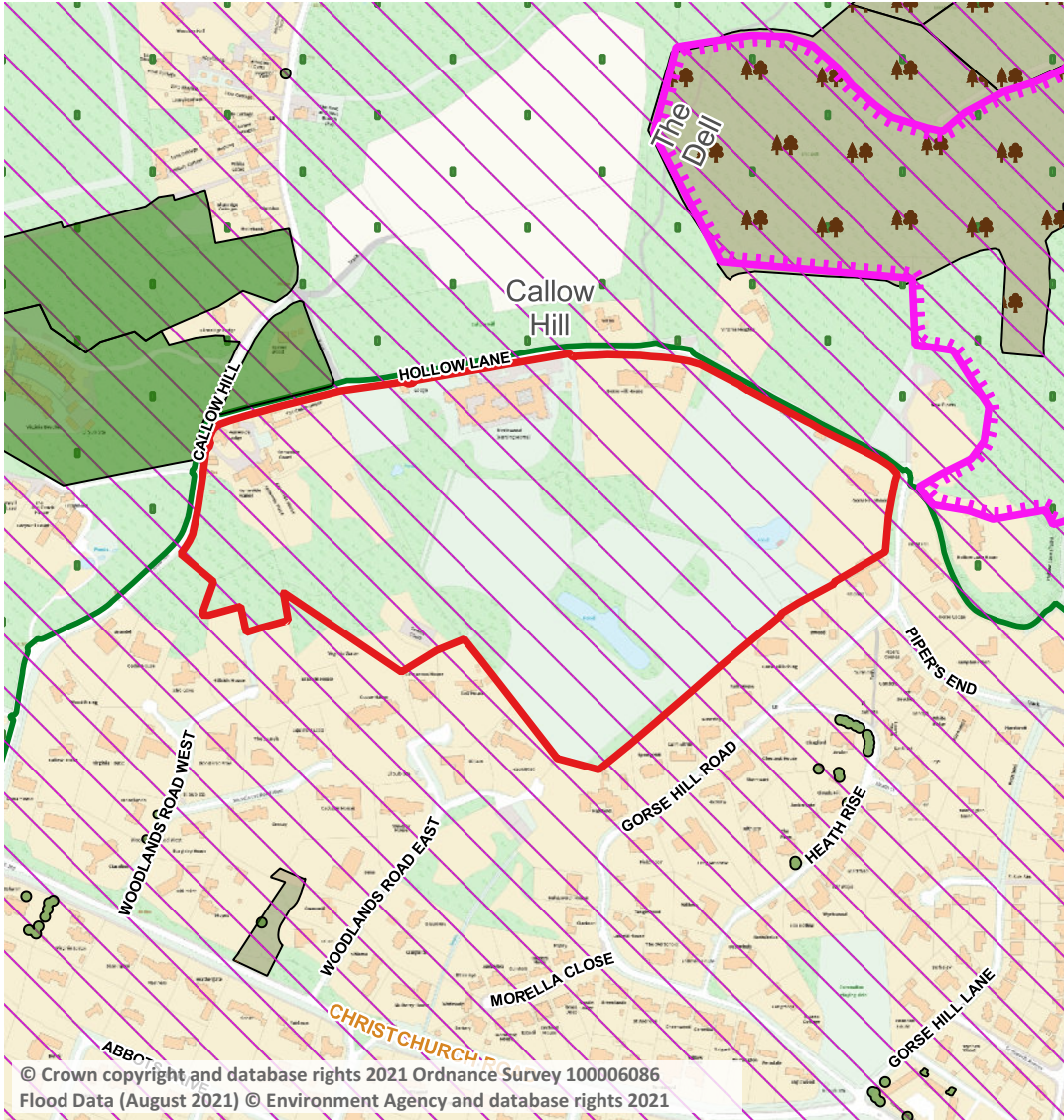
Date: 22/09/2021

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SLAA ID: 258

Virginia Water North



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



SLAA 2021 officer site assessments

Site information

Site ID	261
Site Name	Virginia Water South
Address	Virginia Water South
	Trumps Green Road
	Virginia Water
Postcode	
Grid references	X: 499015 Y: 166492
Site area (ha)	5.27
How site was identified	Allocated as part of the Runnymede Local Plan 2030
Ownership type	Private
Existing use(s)	Agricultural use with farm shop, and residential use at north of parcel and at The Barn.
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.12ha – 2.25% PDL)
Surrounding uses	There are dwellings located at Knowle Hill which form the northern boundary of the land and the same applies for southern and eastern boundaries at Trumps Green Road. The western boundary abuts the Wentworth Estate and the Wentworth Golf Courses - Knowle Hill SNCI. The southern boundary abuts the railway line, with the M3 lying beyond this. The Longcross Garden Village is located to the south of the site on the other side of the railway line.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (420)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Adjacent to the Chobham Common North and Wentworth Heaths Biodiversity Opportunity Area.		

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

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
TPO	The potential impact of any development on TPO 420 would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Wentworth Golf Course SNCI would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Chobham Common North and Wentworth Heaths BOA would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.14/1898 Prior Approval for a proposed Change of Use of an existing agricultural building to a Dwelling (Class C3 Use) (grant).</p> <p>RU.13/1090 Provision of a replacement farm shop, a new poly tunnel, and resurfacing of the existing road (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.	✓	140	140 is the minimum number set out under Policy SL10 of the Adopted Runnymede 2030 Local Plan. Contact from the site developer (Devine Homes Plc) in June 2021 states that they expect 50 homes per annum to be delivered from 2023.
Elderly people's housing, student halls	✓	2	The minimum number set out under Policy SL10 of the adopted Runnymede 2030 Local Plan.
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)	Years 4-7. Information from the site developer (Devine Homes Plc) indicates that they expect there to be 50 homes per annum to be delivered from 2023. However, they only own half of the site and thus this may take longer to build out. There has been no detailed response as of yet from the owners of the other half of the site.
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Site suitability

Suitability information:	As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan the site is suitable for the level of development set out above (140 residential dwellings and 2 Gypsy and Traveller pitches).
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan the site is available for the level of development set out above (140 residential dwellings and 2 Gypsy and Traveller Pitches).

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	As this site has been designated for residential and Gypsy and Traveller development in the adopted Runnymede 2030 Local Plan the site is considered to be achievable. This is because it went through whole plan viability testing as part of the Local Plan examination process.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes
Is the site deliverable (0-5 years) or viably developable (6-15 years)	4-7 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site has been designated for residential development in the adopted Runnymede 2030 Local Plan the site is suitable for inclusion in the trajectory for the 140 additional dwellings and 2 Gypsy and Traveller Pitches expected by Policy SL10. Based on information provided by the site promoter, they expect it to begin delivering homes from 2023 onwards.

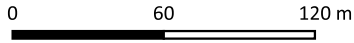
Residential units provided to the assessment of supply: 140 dwellings and 2 Gypsy and Traveller Pitches.

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



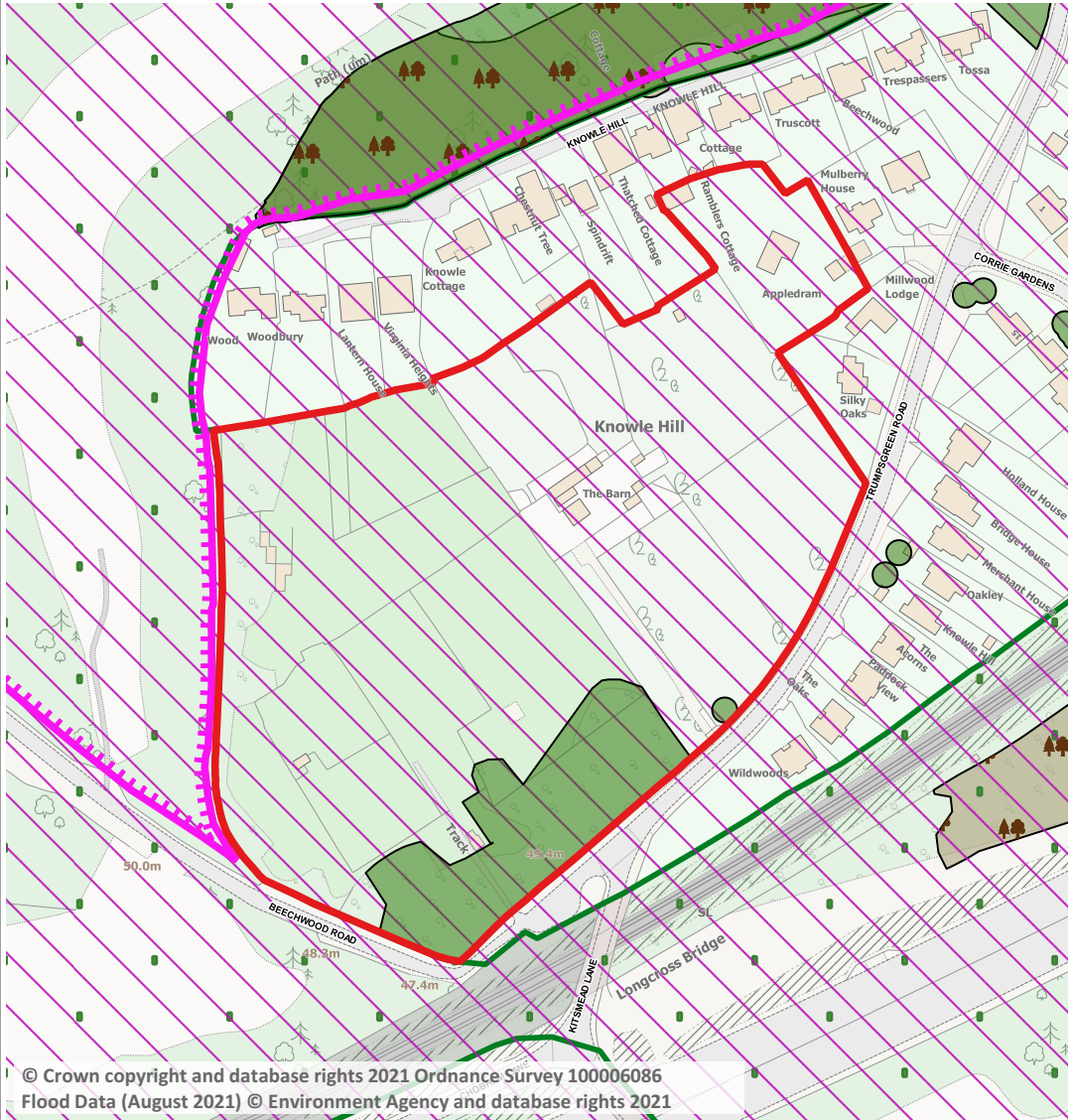
Date: 22/09/2021

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SLAA ID: 261

Virginia Water South



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



SLAA 2021 officer site assessments

Site information

Site ID	277
Site Name	The Chalet, Virginia Water
Address	The Chalet, Callow Hill Virginia Water
Postcode	GU25 4LD
Grid references	X: 498932 Y: 168687
Site area (ha)	3.79
How site was identified	Submitted through the 2016 SLAA
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.01 ha - <1% PDL)
Surrounding uses	To the east of the site is a continuation of the on-site woodland; although this appears to be coppiced and is in the ownership of the Crown Estate. To the south of the site is Christ Church and a few detached residential properties. The west of the site is bound by Callow Hill (beyond which lies the urban area of Virginia Water) and Greywell Cottage. Located to the north of site is Virginia Beeches; sheltered accommodation for older people.

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	✓ (adjacent)	Access	
Other (please specify)	Within the Windsor Great Park Biodiversity Opportunity Area In close proximity to the Hangmoor Locally Listed Building.		

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on Nationally Listed Tomb - Count & Countess de Morella would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
Locally Listed Buildings	The potential impact of any development on the Locally Listed Hangmoor 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.87/1329 Outline application for the erection of 8 detached bungalows (refuse).</p> <p>RU.86/0824 14 no. five bedroom detached houses and 2 no. four bedroom bungalows (refuse).</p> <p>RU.78/0271 Erection of 2 detached dwellings with garages on land adjacent Greywell House, Callow Hill and 12 detached houses and 4 flats with garages and access road at The Chalet (refuse).</p> <p>EGH.70/14244 Layout of an estate road and development of land as sites for sixteen houses or bungalows with garages T.P.3 no.11131 (see also Land adjacent Greywell House, Callow Hill) (refuse).</p> <p>EGH.64/9645 Conversion of garden storage building into dwelling T.P.3 no.8397 (refuse).</p> <p>EGH.54/2716 Development of approximately 4 acres of land for residential use T.P.3 no.2133 (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.	✓	35-70	
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	✓		Site agent states that the site is available for residential use, although proposals relating to small scale community facilities may also be considered (subject to further discussions and negotiation).
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 land is located within the Green Belt where there continues to be a presumption against inappropriate development. The great majority of the site is considered not to be previously developed and therefore, it is considered that residential development proposals and developments for community use 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.
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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 and largely greenfield nature of the site, other uses are deemed inappropriate.

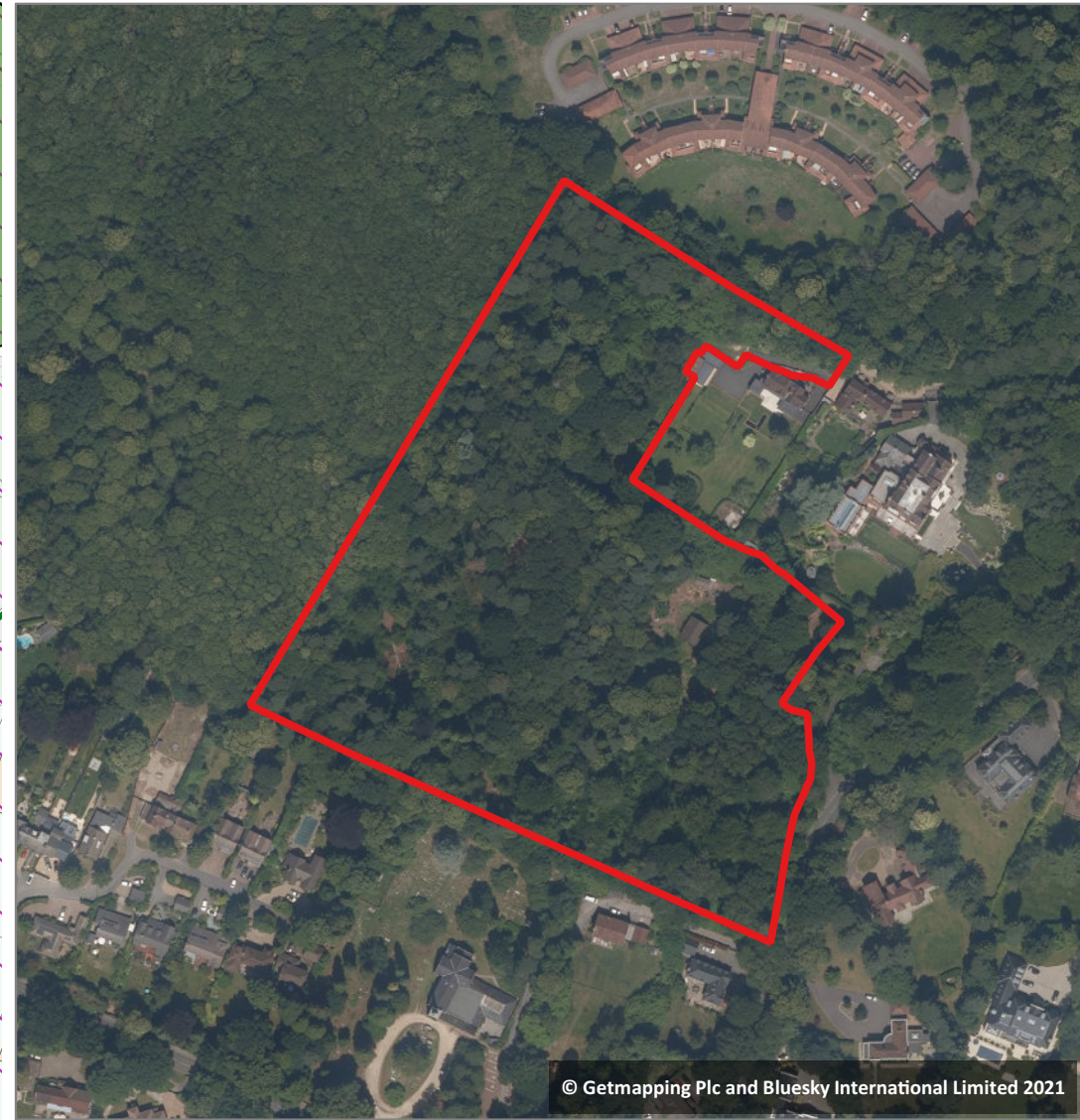
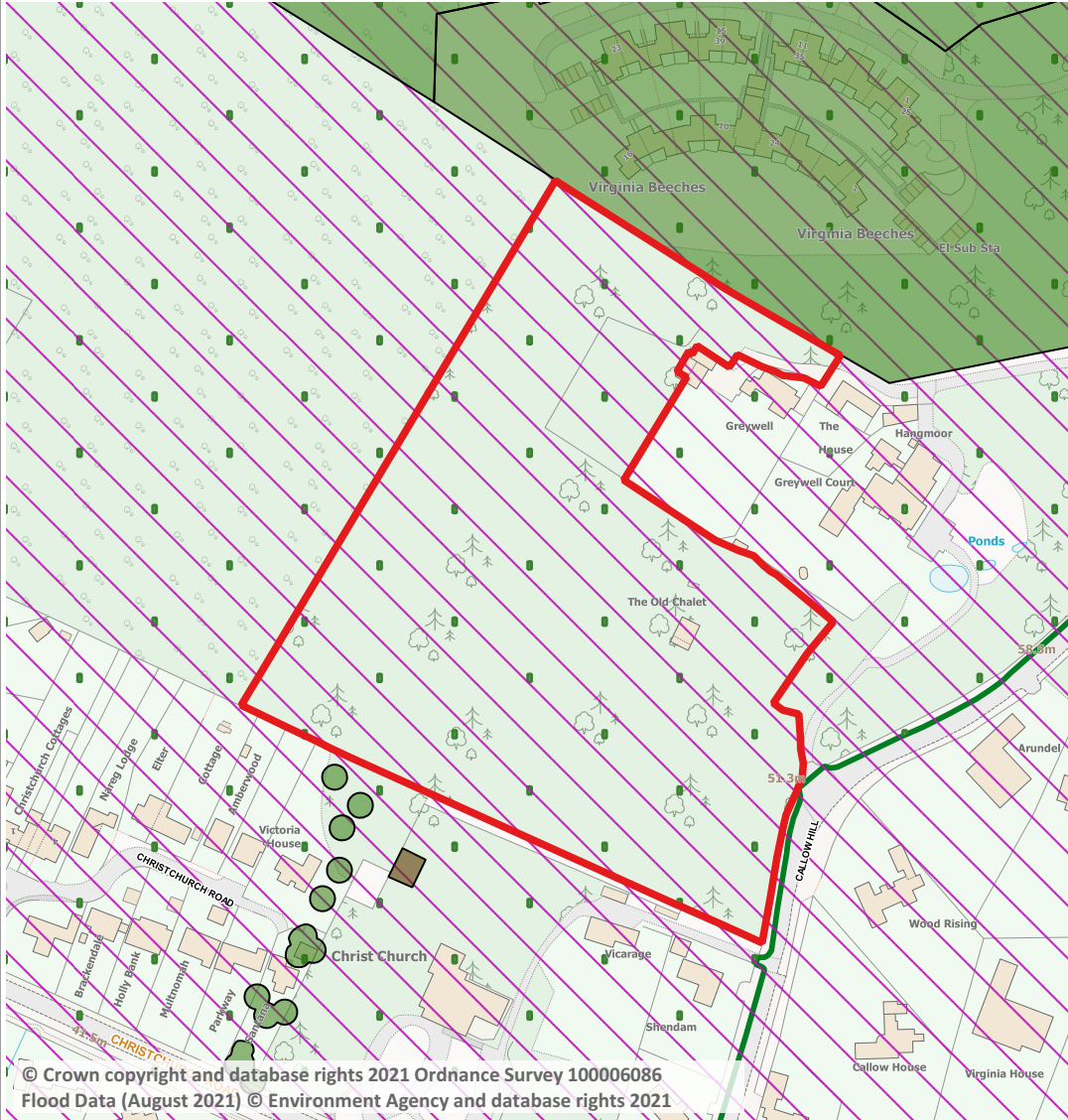
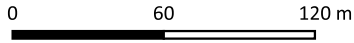


Date: 22/09/2021

SLAA ID: 277

The Old Chalet, Virginia Water

Scale: 1:3,000



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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

Site ID	291
Site Name	Land rear of 436 Stroude Road, Virginia Water
Address	Land Rear of 436 Stroude Road
	Virginia Water
Postcode	GU25 4BU
Grid references	X: 500283 Y: 168539
Site area (ha)	0.05
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is located to the rear of 436 Stroude Road and just south of Lambly Hill (which lies within the urban area of Virginia Water). To the west lies residential dwellings on Lambly Hill and to the south is the rear garden of 440 Stroude Road.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood zone 2	<input type="checkbox"/>	Ancient woodland	<input type="checkbox"/>
Flood zone 3a	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Flood zone 3b	<input type="checkbox"/>	SSSI	<input type="checkbox"/>
Within 5 km of TBH SPA	<input checked="" type="checkbox"/>	SNCI	<input type="checkbox"/>
Within 5-7 km of TBH SPA	<input type="checkbox"/>	LNR	<input type="checkbox"/>
SANGS	<input type="checkbox"/>	Physical	<input type="checkbox"/>
Nationally listed buildings	<input type="checkbox"/>	Access	<input type="checkbox"/>
Other (please specify)	Within the Stroude Green Historic Coe Area of High Archaeological Potential. Majority of 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.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None 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.	✓	2	Site promoter suggests it for 1-2 homes.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is located in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it does not appear to form part of the curtilage of number 436 and forms an area of left over open land. As such, it is not considered to fall within the definition of previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which the site could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that 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 residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the 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.

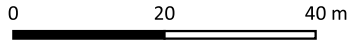
Residential units provided to the assessment of supply: 0

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.



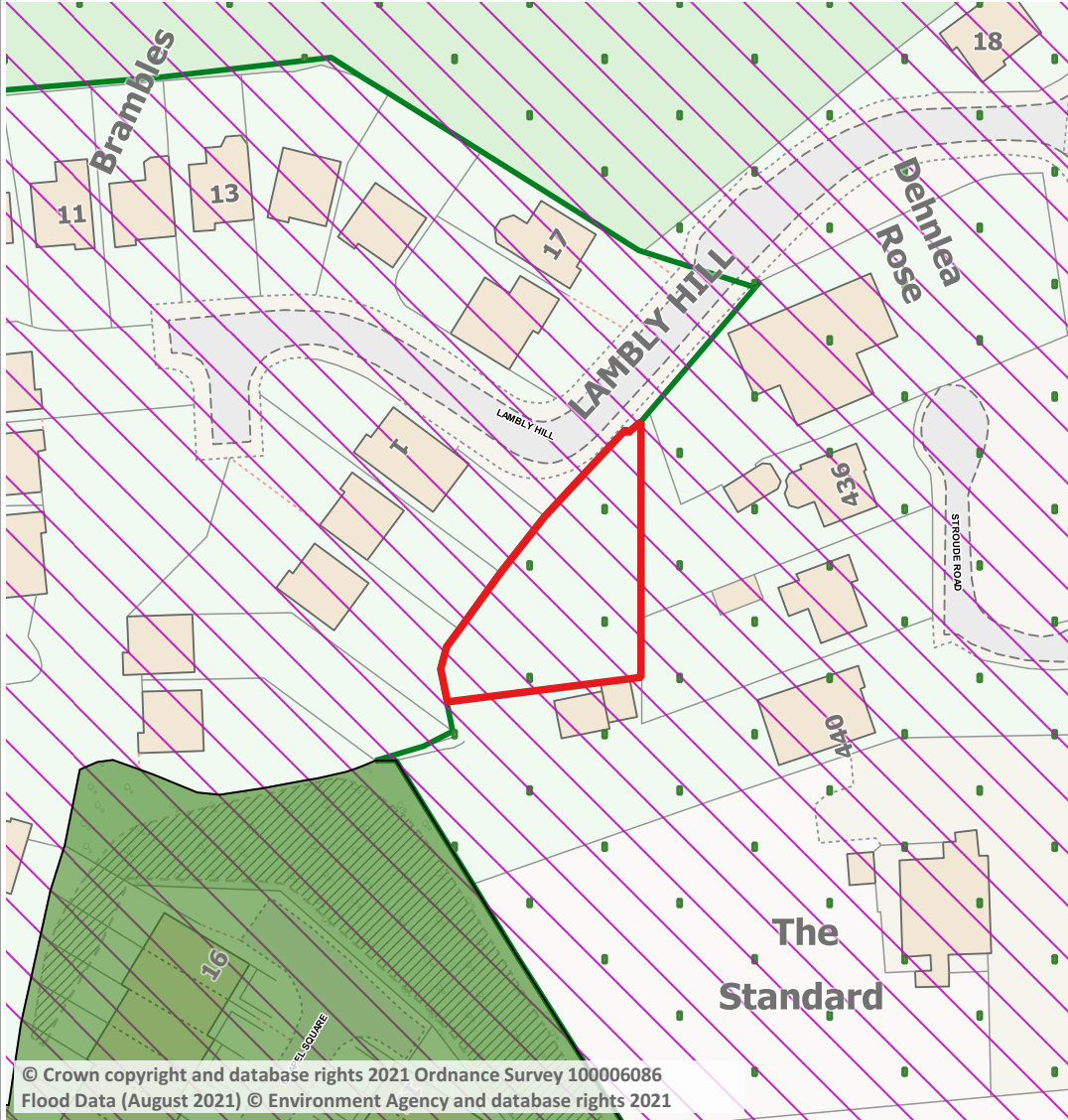
Date: 22/09/2021

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SLAA ID: 291

Land R/O 436 Stroude 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	312
Site Name	Home Farm, Stroude Road, Virginia Water
Address	Home Farm
	Stroude Road
	Virginia Water
Postcode	GU25 4BU
Grid references	X: 500515 Y: 168186
Site area (ha)	8.9
How site was identified	Submitted through the 2015 SLAA
Ownership type	Private
Existing use(s)	Residential and agriculture
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 1.1% PDL)
Surrounding uses	Home Farm and Jasmine Cottage lie to the east of Stroude Road and north of St Ann's Park in Virginia Water. The site is separated from St Ann's Park by a banked area of woodland, with further woodland to the east and open land to the south. To the north lies Hillcrest Stables.

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)	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	As the site is partially PDL in the Green Belt, if 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.
Ancient woodland	As this designation covers a significant proportion of the site including along its northern boundary, a section in the centre and the south eastern corner, this will significantly reduce the capacity of the site as these areas would not be suitable for 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.21/1895 Application for a certificate of lawfulness to determine whether works approved under RU.17/1728 and amended under RU.21/0443 have been lawfully implemented (grant).</p> <p>RU.17/1728 Erection of 10 new dwellings with associated garaging & new vehicular access following the demolition of 3 existing dwellings and surrounding outbuildings (grant). Variation of conditions application under RU.21/0443 (grant).</p> <p>RU.15/1899 Erection of 10 new dwellings with associated garaging following the demolition of 3 existing dwellings and surrounding outbuildings (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.	✓	7	Planning permission under RU.17/1728 granted for a net gain of 7 units. RU.21/1895 has confirmed that it has been implemented.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

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

Suggested phasing

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

Suitability information:	The site is suitable for development as planning permission has been granted for residential development of 7 net units under RU.17/1728. RU.21/1895 has confirmed that it has been implemented.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for development as planning permission has been granted for residential development of 7 net units under RU.17/1728 and RU.21/1895 has confirmed that it has been implemented.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The implemented planning permission (RU.17/1728, confirmed by RU.21/1895) and the variation of conditions application being granted show that it is deliverable.

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

Given the extant permission for 7 net additional units on the site, this level of development will be reflected in the trajectory. In terms of the suitability of the site for a more comprehensive form of development, a greater scale of development beyond what has already been approved is likely to be unacceptable given the Green Belt location of the site. For the whole site to be comprehensively redeveloped, any development proposals would either need to be supported by very special circumstances or the site would need to be removed from the Green Belt and allocated for development as part of the next iteration of the Local Plan.

Residential units: 10 gross, 7 net additional units.

Other uses: given the Green Belt location and the fact that the site has only been promoted for residential development, other uses have not been considered.

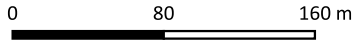


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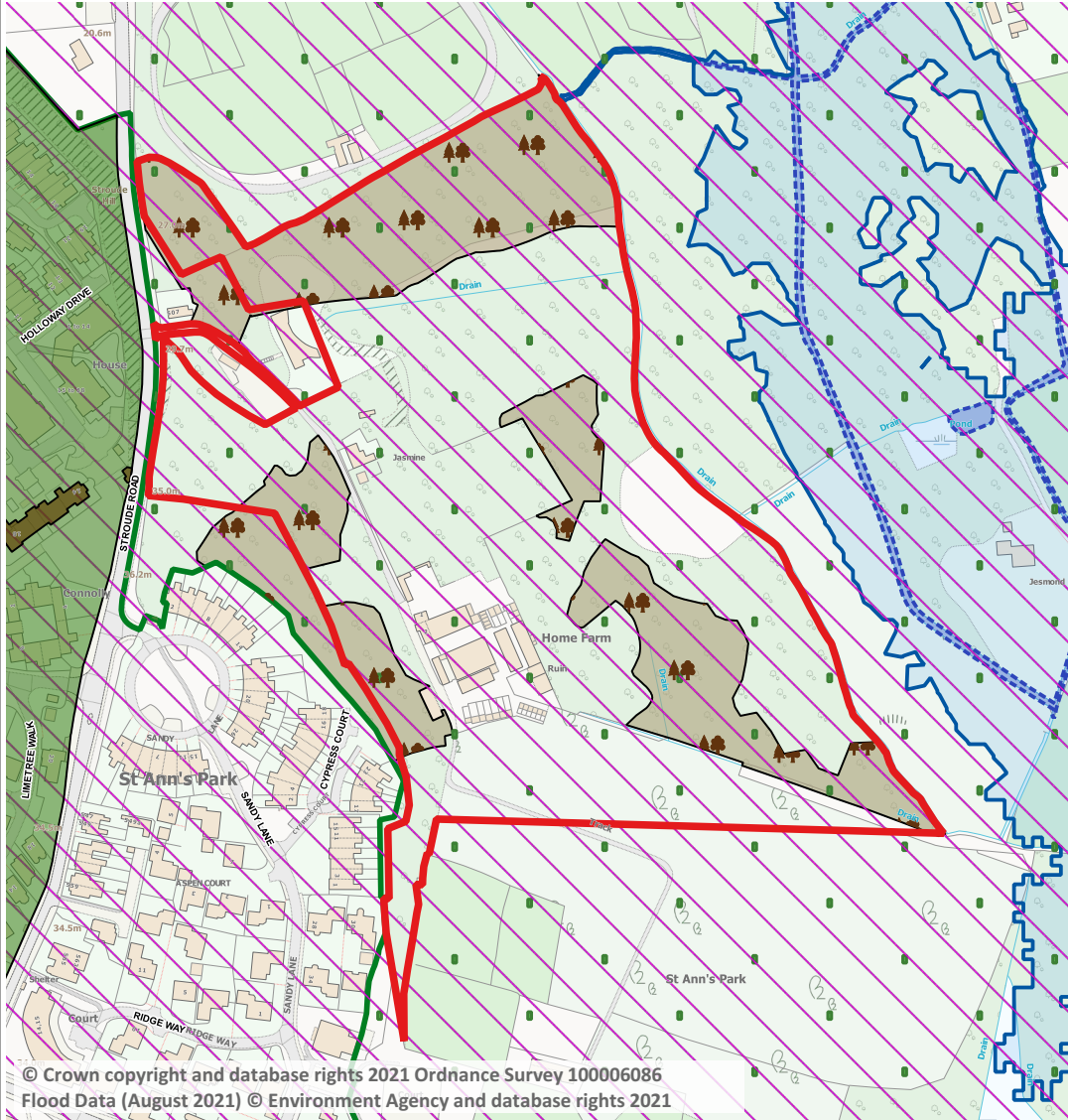
SLAA ID: 312



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Jasmine Cottage, 1 & 2 Home Farm Cottages, Home Farm, Stroude Road



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Site Boundary

Green Belt

Nationally Listed Buildings

Flood Zone 2

Flood Zone 3

Ancient Woodland

TBH Special Protection Area 5km

Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	322
Site Name	Padd Farm, Hurst Lane, Virginia Water
Address	Padd Farm
	Hurst Lane
	Virginia Water
Postcode	TW20 8QJ
Grid references	X: 501115 Y: 168750
Site area (ha)	12.3
How site was identified	Submitted as part of the 2016 SLAA
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Site lies in a predominantly rural location with dispersed residential development comprising of one/two storey semi-detached or detached dwellings to the west along Hurst Lane. There are open fields/horticultural uses to the north and open fields/equestrian to the south with some dispersed housing units in this area. The site is bounded to the east by Longside Lake with the M25 lying beyond.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓ (partial)	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)	The site is located in a Minerals Safeguarding Area		

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.21/1167 The erection of three new buildings and the refurbishment of 2 existing buildings to be used as offices, a training centre and fabrication bays as part of the applicant's corporate headquarters, following the demolition of 15 existing buildings on site. Refurbishment and decontamination of existing site and the creation of open grassed area with an area of landscaped open space and a further larger area for public use (pending).</p> <p>RU.21/0695 The demolition of existing buildings and structures, and removal of hardstanding; the decontamination of land; the erection of 38 affordable dwellings with associated access, parking, landscaping, and infrastructure works; and the change of use of land to paddocks (pending).</p> <p>RU.19/0066 EIA Scoping Opinion for proposed development at Padd Farm (EIA scoping agreed).</p> <p>RU.18/1552 EIA screening opinion relation to the proposed development on land at Padd Farm, Hurst Lane, Egham, for the below scheme: Demolition of existing buildings and site decontamination, the erection of up to 130 new residential dwellings (areas A & B) and provision of public open space on the southern part (area C) of the site under Part 2(6) of the Town and Country Planning (Environmental Impact Assessment) regulations 2017 (EIA development – ES required).</p>

	<p>RU.17/0412 Application to dispose part of site with reference to s.106 obligation (planning) (refuse).</p> <p>RU.10/0016 Certificate of existing lawful use for stationing of caravans in residential use (refuse).</p> <p>RU.09/0936 Certificate of Lawful Use for change of use of building to self-contained dwelling (C3) (refuse).</p> <p>RU.09/0194 Certificate of Lawful Use for existing hardstanding and service road (grant).</p>
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Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	38	38 units proposed under RU.21/0695
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)	✓	574sqm	Net additional of 574sqm proposed under RU.21/1167
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. From a search of the site's extensive planning history, several buildings are not in agricultural use and the extensive hardstanding has been granted a certificate of lawful use. However, the lawful use of the site is agriculture and from the planning history it has been determined that the site is a single planning unit (determined on appeal and by the High Court). Therefore, as the entire site is in agricultural use, the site is not considered to meet the definition of previously developed land as set out in the NPPF and as such paragraph 149 of the NPPF does not apply. Development would therefore represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>However, as set out above, the site is a single agricultural unit and therefore would benefit from permitted development rights for conversion of agricultural buildings to residential use under Schedule 2, Part 3, Class Q of the General Permitted Development Order 2015. One of the caveats to Class Q is that the cumulative floorspace of the existing building or buildings to be converted does not exceed 450sqm or 3 separate dwelling houses in total on the agricultural unit. As such, up to 3 dwellings could be created at the site through permitted development.</p> <p>The only other way in which the site could become suitable for development on a larger scale 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 pending planning applications for RU.21/0695 and RU.21/1167 show that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The pending planning applications for RU.21/0695 and RU.21/1167 show that the site is available for development.

Site deliverability

Can identified constraints be overcome (Y/N)?	Yes, however only for a small-scale redevelopment under agricultural PD rights that would result in a net gain of 3 residential units.
Is the site deliverable (0-5 years) or viably developable (6-15 years)	0-5 years.

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable, but only for a small-scale redevelopment under agricultural PD rights on the site that would result in a net gain of 3 residential units.
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Recommendation

At the current time, the use of the site for large scale 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. Permitted development rights would allow up to a maximum of 3 dwelling houses to be created from existing agricultural buildings. This would be captured through the windfall calculation.

The current application (RU.21/1167) that proposes a net gain of 574sqm of class E floorspace could be permitted, but until this has been determined the Council does not place any certainty on this coming forward and thus it will not be included in the employment trajectory.

Overall, the site will be included in the SLAA for audit purposes but will not be included in either the residential or employment trajectories due to the low number / lack of certainty in relation to the currently pending applications and the developments they propose.

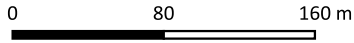
Residential units provided to the assessment of supply: 3 (net).

Other uses provided to the assessment of supply: RU.21/1167 proposes a net gain of 574sqm of class E floorspace on the site. This application is currently under consideration by the Council and thus will not be added into the trajectory, but this may change if this is granted permission.



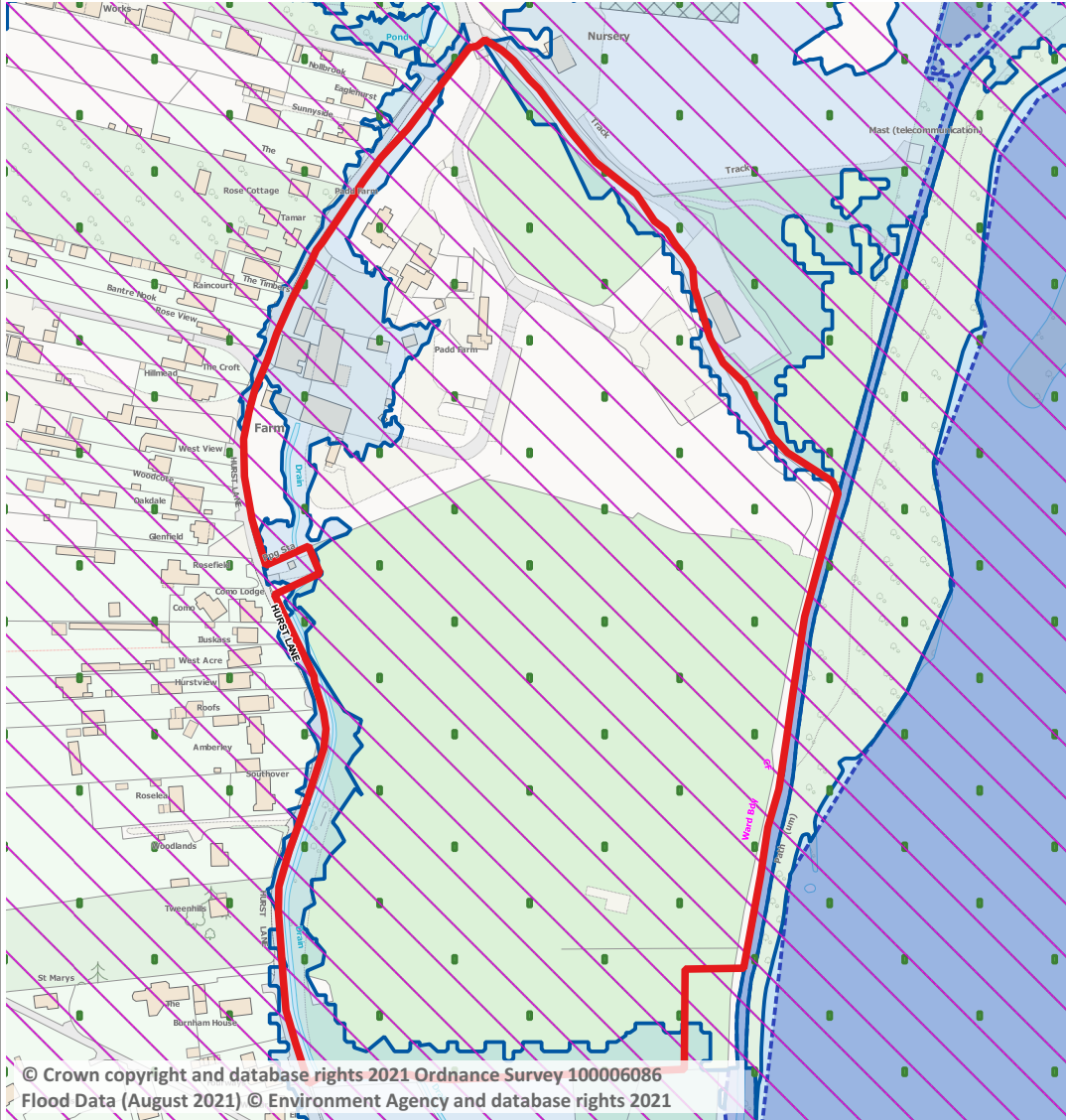
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SLAA ID: 322

Padd Farm, Hurst Lane, Egham



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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	346
Site Name	Clockhouse Nursery, Virginia Water
Address	Clockhouse Nursery
	Clockhouse Lane West
	Virginia Water
Postcode	TW20 8PG
Grid references	X: 501449 Y: 170180
Site area (ha)	0.26
How site was identified	Submitted as part of the 2021 SLAA
Ownership type	Private
Existing use(s)	Vacant land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the east lies a residential caravan park associated with a travelling showman's site. On the opposite side of Clockhouse Lane West are a couple of residential properties, while to the west lies open land and then Stroude Road. To the north is open land and then Wickham Piggery.

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	✓ (opposite)	Access	
Other (please specify)	The site is located in a Minerals Safeguarding Area		

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

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

	Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on Nationally Listed Goose Green House would need to be taken into account as part of any development proposals.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	None 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	✓	5	Number not specified. Based on site size, 5 pitches are suggested.
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			

Parking			
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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 in the designated Green Belt where there continues to be a presumption against inappropriate development. The site is not considered to have a lawful use which would enable the site to be considered as previously developed land. Therefore, the use of this site for development would represent inappropriate development, which would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has 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
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 traveller pitches 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 pitches 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: as this site has not been suggested for any other uses, none have been assessed.

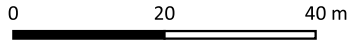


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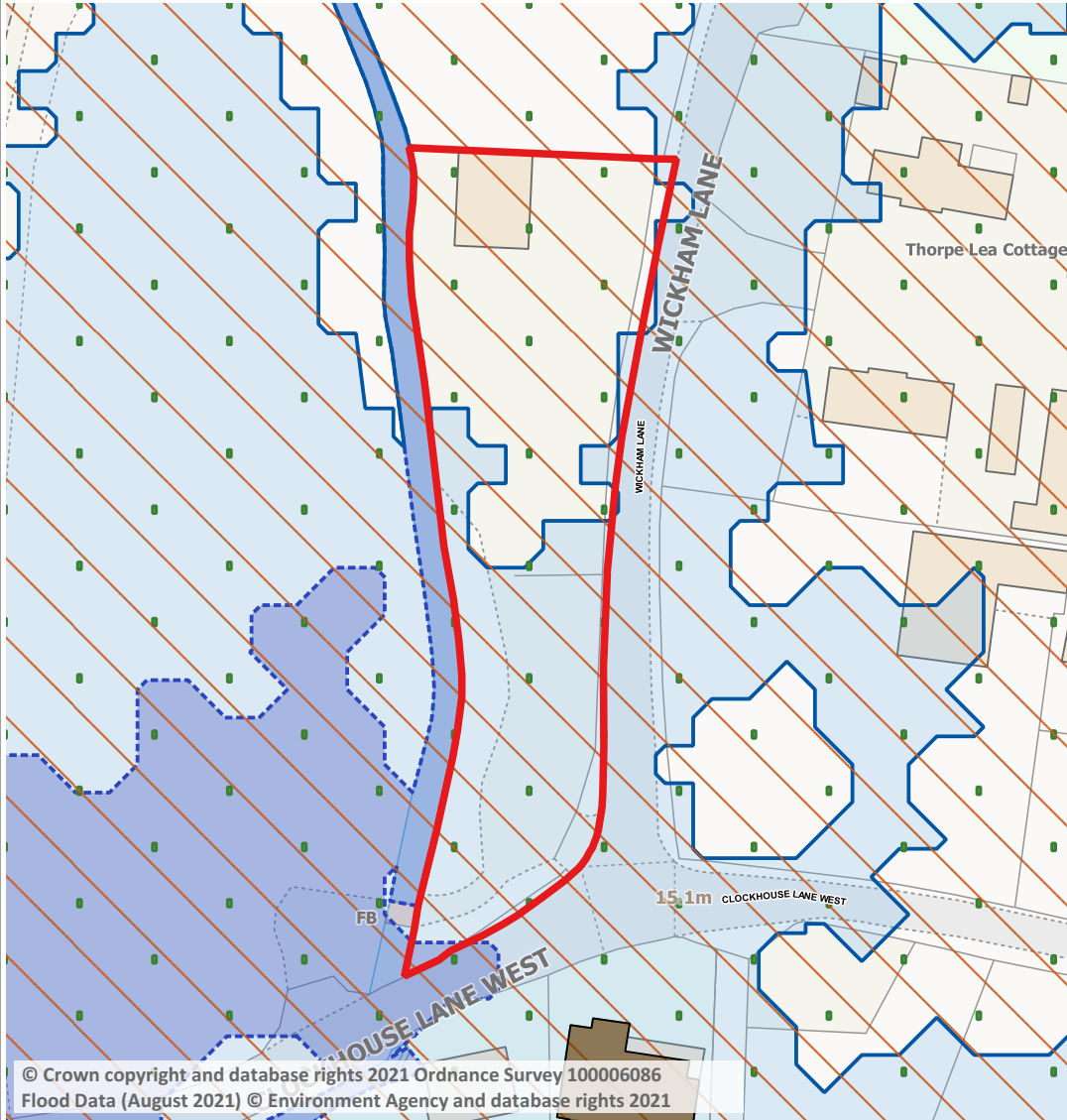
SLAA ID: 346



Scale: 1:1,000



Clockhouse Nursery, Clockhouse Lane West, Egham



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-  Site Boundary
-  Green Belt
-  Nationally Listed Buildings
-  Flood Zone 2
-  Flood Zone 3
-  TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	351
Site Name	Black Lake Farm, Stroude Road
Address	Black Lake Farm
	Stroude Road
	Egham
Postcode	TW20 9UX
Grid references	X: 501217 Y: 169449
Site area (ha)	0.29
How site was identified	Submitted as part of the 2020 call for sites
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.01ha – 3.5% PDL)
Surrounding uses	Residential uses lie to the west, north and east, with agricultural land to the south. This all lies within a rural setting in the Green Belt.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	Site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify development.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Minerals Safeguarding Area	Applicant would need to demonstrate that any proposal at the site would not sterilise the mineral resources within the mineral safeguarding area.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.90/0856 The erection of a 3 bedroomed dwelling for agricultural workers (refuse).

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.	✓	3-6 gross, 2-5 net.	1 extant unit on site so 2-5 units net. 2-4 bed detached dwellings proposed.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the designated Green Belt where there continues to be a presumption against inappropriate development. Only a small part appears to have development on it.</p> <p>In terms of the non-developed areas, development would be considered inappropriate, as it would result in an increase in the area of the site that is covered by built form. This would be unacceptable unless very special circumstances were found to exist that would outweigh the significant harm development of the site would cause to the Green Belt.</p> <p>The only other way in which non-PDL areas could become suitable for the level of development proposed is if the site is removed from the Green Belt through the emerging Runnymede 2040 Local Plan and allocated for development.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	As most of 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 most of 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 development on non-PDL areas 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. For those areas considered to be PDL only a replacement dwelling is considered to be appropriate.

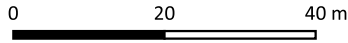
Residential units: 0

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



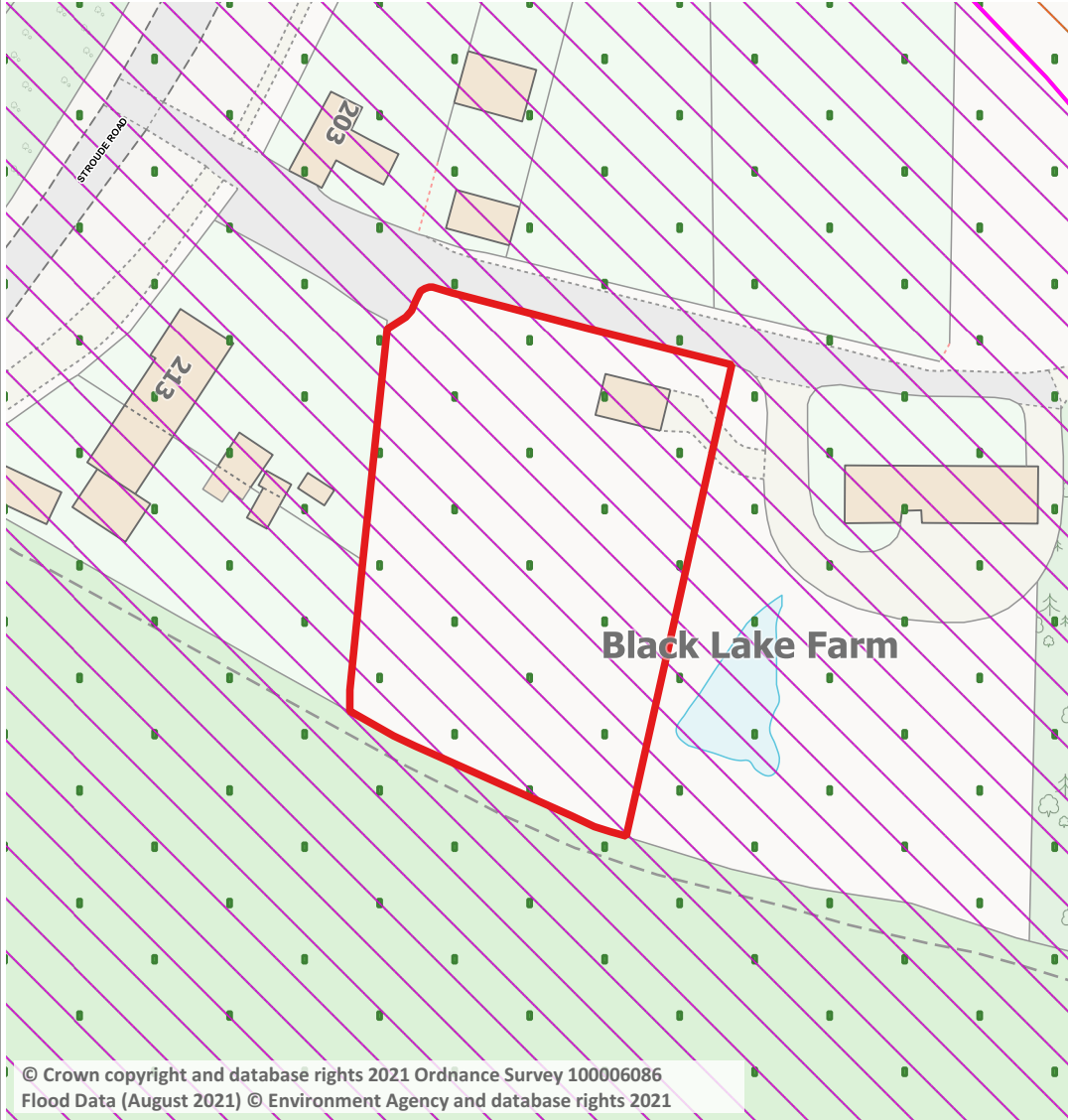
Date: 22/09/2021

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SLAA ID: 351

Black Lake Farm, Stroude Road, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	354
Site Name	Highmoor Farm, 305 Stroude Road, Virginia Water
Address	Highmoor Farm
	305 Stroude Road
	Virginia Water
Postcode	GU25 4DE
Grid references	X: 500744 Y: 169040
Site area (ha)	1.7
How site was identified	Submitted as part of the 2020 call for sites
Ownership type	Private
Existing use(s)	Stables, grazing and one residential dwelling
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.05ha – 3% PDL)
Surrounding uses	To the north lies the residential properties that line Stroude Road, with the mixed (but predominantly residential area) of Hurst Road to the east. To the south lies densely wooded land and to the west is Oak Tree Nurseries.

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)	The site is located in a Minerals Safeguarding Area		

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

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

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.
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.05/0922 Certificate of existing lawfulness for storage of old and new vegetable oil/animal fat in container drums (certificate granted).</p> <p>RU.03/0508 Certificate of existing lawfulness for (i) Storage of files and (ii) Storage of old and new vegetable oil/animal fat in container drums (Split decision issued).</p> <p>RU.84/0843 Detached house of approx. 1200 sq.ft(111.5 sq.m) gross floor area including an attached garage for use by an agricultural worker. Land rear of 335 Stroude Road (refuse).</p> <p>RU.78/0647 Outline application to erect a bungalow for use by an agricultural worker (refuse).</p> <p>RU.77/0953 Erection of a bungalow for use by an agricultural worker (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.	✓	30-40	25dph with 2,3 and 4 bed units.
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>From a review of the planning history, the site was originally used as a piggery in the 1950s. In the officer's report for RU.03/0508 the officer states that it is believed that this use ceased between 1983 and 1989. There is a long planning history following this where the owner sought to use the site for commercial activities. All these applications were refused planning permission and dismissed on appeal.</p> <p>A certificate of lawfulness was also granted (RU.03/0508) for the storage of legal files in a mobile library trailer (although the measurements for this trailer are not known, nor whether it remains on the site). The 2003 certificate also originally sought to demonstrate that that site had been used for stables although this element of the certificate was subsequently deleted and not considered by the Planning Authority.</p> <p>Certificate of lawfulness application RU.05/0922 established that the large barn on located centrally within the site which measures 50.5m by 9.2m (464.6 sqm) was being used for the storage of old and new vegetable oil/animal fat in container drums. This part of the site would therefore appear to meet the definition of Previously Developed Land.</p> <p>As such, at the time of this assessment, only one of the barns which can still be seen to exist on the site is considered to meet the definition of Previously Developed Land. There is insufficient information available (in the form of a Certificate of Existing Lawfulness or granted planning consent for the redevelopment of the site) to allow a conclusion to be drawn in this high level SLAA assessment that the remainder of the site meets the definition of Previously Developed Land.</p>
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	<p>Based on the floor area of the barn, it is estimated that the site could potentially accommodate 3-4 residential units. A comprehensive residential development across the whole site is considered to 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 whole site could become suitable for the level of development promoted 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)?	Yes
Achievability information:	The site is considered to be achievable for a limited number of units (3-4) on the previously developed part of the site.

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Part of this site is considered to meet the definition of Previously Developed Land and therefore, a modest residential scheme in the region of 3-4 units may be acceptable providing that policies EE17 and EE19 were complied with as well as paragraph 149G of the NPPF. At the current time, the use of the whole site for a comprehensive residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm identified.

The estimate of 3-4 units would be captured as part of the windfall calculation included within the trajectory.

Residential units provided to the assessment of supply: 0 as this is considered to be a windfall site.

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

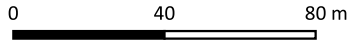


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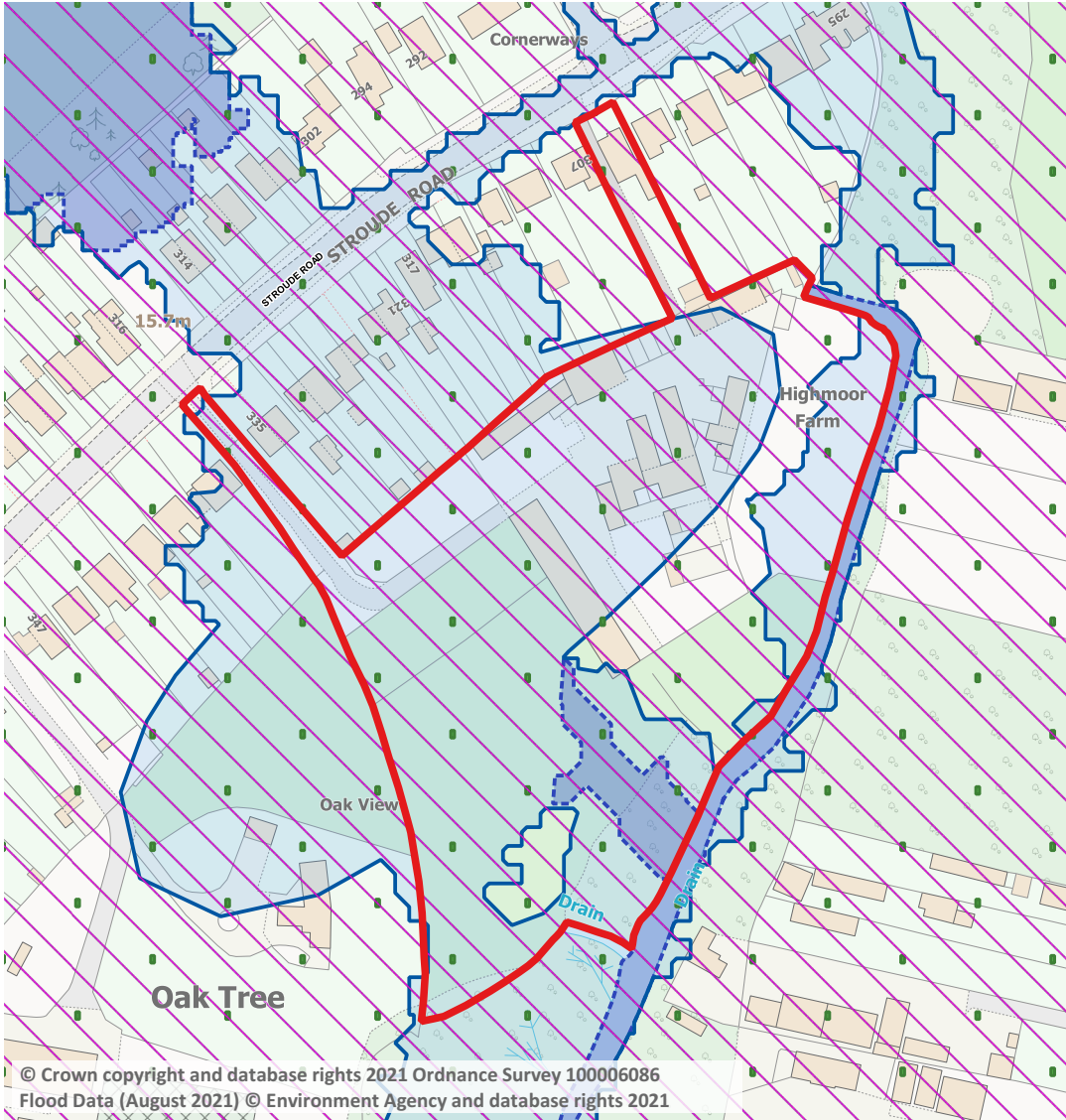
SLAA ID: 354



Scale: 1:2,000



Highmoor Farm, Stroude Farm, Virginia Water



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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	400
Site Name	St Anthony's Cottage & Wentworth Grange, Portnall Drive, Virginia Water
Address	St Anthony's Cottage & Wentworth Grange Portnall Drive Virginia Water
Postcode	GU25 4NN
Grid references	X: 497539 Y: 167322
Site area (ha)	0.94
How site was identified	Through RU.17/1873
Ownership type	Private
Existing use(s)	Residential and associated outbuildings
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.3ha – 32% PDL)
Surrounding uses	Residential and golf course.

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 Chobham Common North and Wentworth Heaths Biodiversity Opportunity Area.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, if 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.

Biodiversity Opportunity Area	The potential impact of any development on the Chobham Common North and Wentworth Heaths BOA 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.20/0024 Erection of a detached dwelling and attached garage along with a secondary residence to be used in connection with the main house, following the demolition of Wentworth Grange, St Anthony's Cottage and associated buildings (grant). Discharge of conditions under RU.20/1645 and RU.21/0757.</p> <p>RU.17/1873 Erection of a detached dwelling and garage following the demolition of existing buildings to include St Anthony's Cottage, Wentworth Grange and associated outbuildings (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.	✓	0 (net)	As per application RU.20/0024 and the associated discharge of conditions.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	This site is suitable for a residential development (of 0 net gain units) as per application RU.20/0024 and the associated discharge of conditions.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for a residential development (of 0 net gain units) as per application RU.20/0024 and the associated discharge of conditions.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per application RU.20/0024 and the associated discharge of conditions.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Although this site is suitable for residential development as per RU.20/0024 and it is located on a site above the required threshold (the site being 0.94ha and the threshold for inclusion in the SLAA being 0.25ha), it is (under its current extant permission) unable to provide the required 5 net additional units needed to be included in the trajectory.

As the site is 0.94ha, it does have the theoretical capacity to accommodate additional dwellings, however, due to the site's location in the Green Belt it is unlikely that this could be achieved without it having a greater impact on the openness on the Green Belt than the existing buildings. Beyond this a development of more units would need to be able to demonstrate Very Special Circumstances to justify further development of this site would have to be removed from the Green Belt.

Residential units provided to the assessment of supply: 0

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

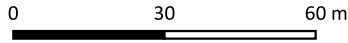


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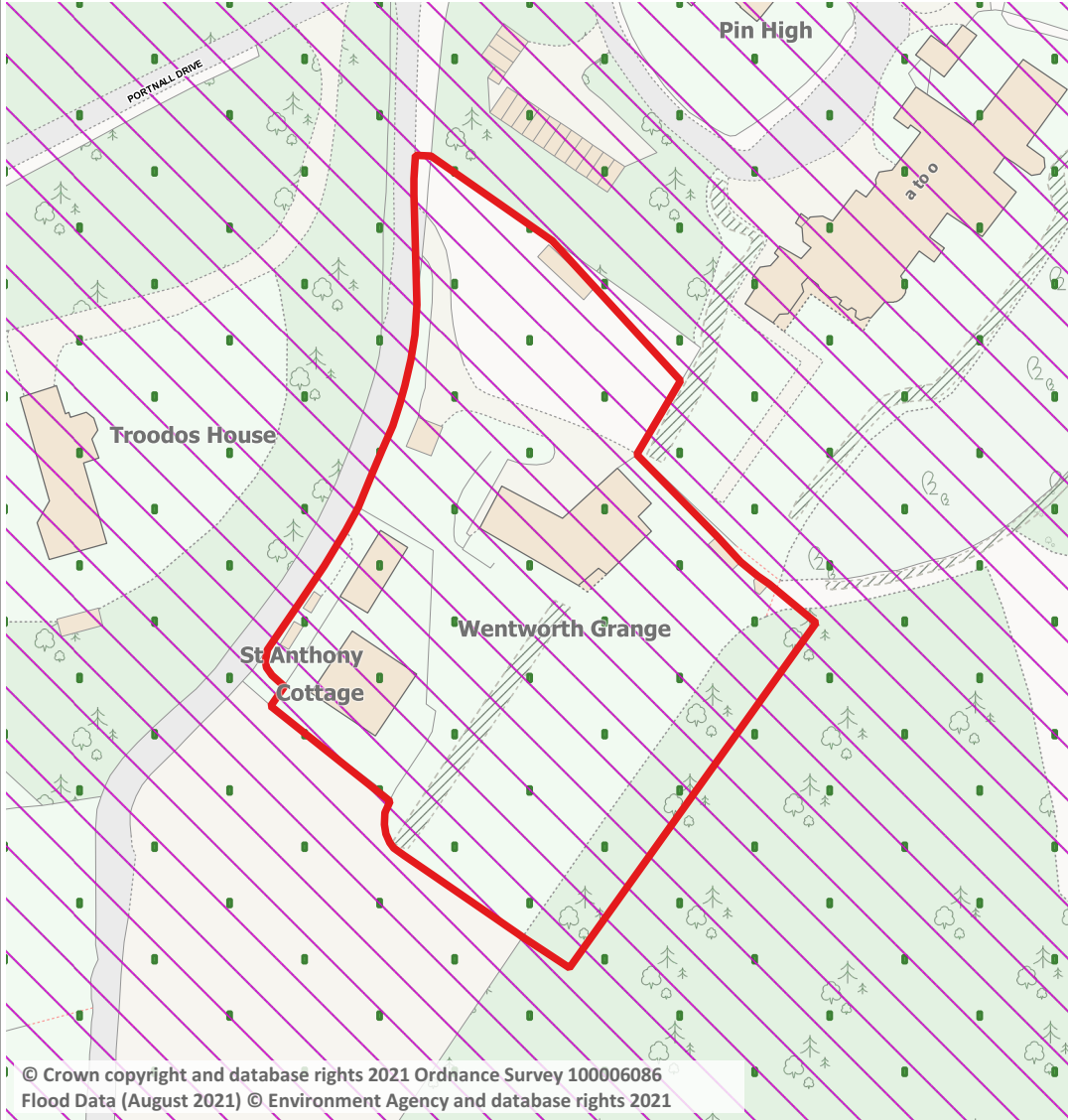
SLAA ID: 400



Scale: 1:1,500



Wentworth Grange & St Anthony's Cottage, Portnall Drive, Virginia Water



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



SLAA 2021 officer site assessments

Site information

Site ID	401
Site Name	Still Waters, Wellington Avenue, Virginia Water
Address	Still Waters
	Wellington Avenue
	Virginia Water
Postcode	GU25 4UQ
Grid references	X: 498814 Y: 167794
Site area (ha)	0.56
How site was identified	Through RU.18/0858
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Residential and woodland.

Policy, environmental and heritage constraints

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

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
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.
SNCI	The potential impact of any development on the Riverside Walk, The Bourne SNCI would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.18/0858 Erection of a detached dwelling with accommodation in the roof space and an attached triple garage, with ancillary accommodation over (grant). Discharge of conditions under RU.20/0770 and RU.21/0654.</p> <p>RU.15/0254 Proposed erection of a detached dwelling with accommodation in the roof space and an attached triple garage with accommodation over (grant).</p> <p>RU.11/0698 Erection of detached two-storey dwelling with accommodation in the roof space including dormer windows and attached triple garage with accommodation in the roof space (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	1	As per RU.18/0858 and the associated discharge of conditions applications.
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 an additional residential dwelling as per RU.18/0858 and the associated discharge of conditions applications.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site is available for an additional residential dwelling as per RU.18/0858 and the associated discharge of conditions applications.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is achievable as per RU.18/0858 and the associated discharge of conditions applications.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Although this site is suitable for one additional dwelling as per RU.18/0858 and it is located on a site above the required threshold (the site being 0.56ha and the threshold for inclusion in the SLAA being 0.25ha) it is (under its current extant permission) unable to provide the required 5 net additional units needed to be included in the trajectory.

As the site is 0.58ha, it does have the theoretical capacity to accommodate additional dwellings beyond the 1 net additional unit permitted, however, due to the site's location in the Green Belt it is unlikely that this could be achieved without it having an even greater impact on the openness on the Green Belt than the permitted dwelling. Beyond this a development of more units would need to be able to demonstrate Very Special Circumstances to justify further development of this site would have to be removed from the Green Belt.

Residential units provided to the assessment of supply: 1 (captured through the windfall calculation contained in the trajectory).

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

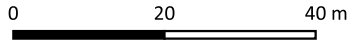


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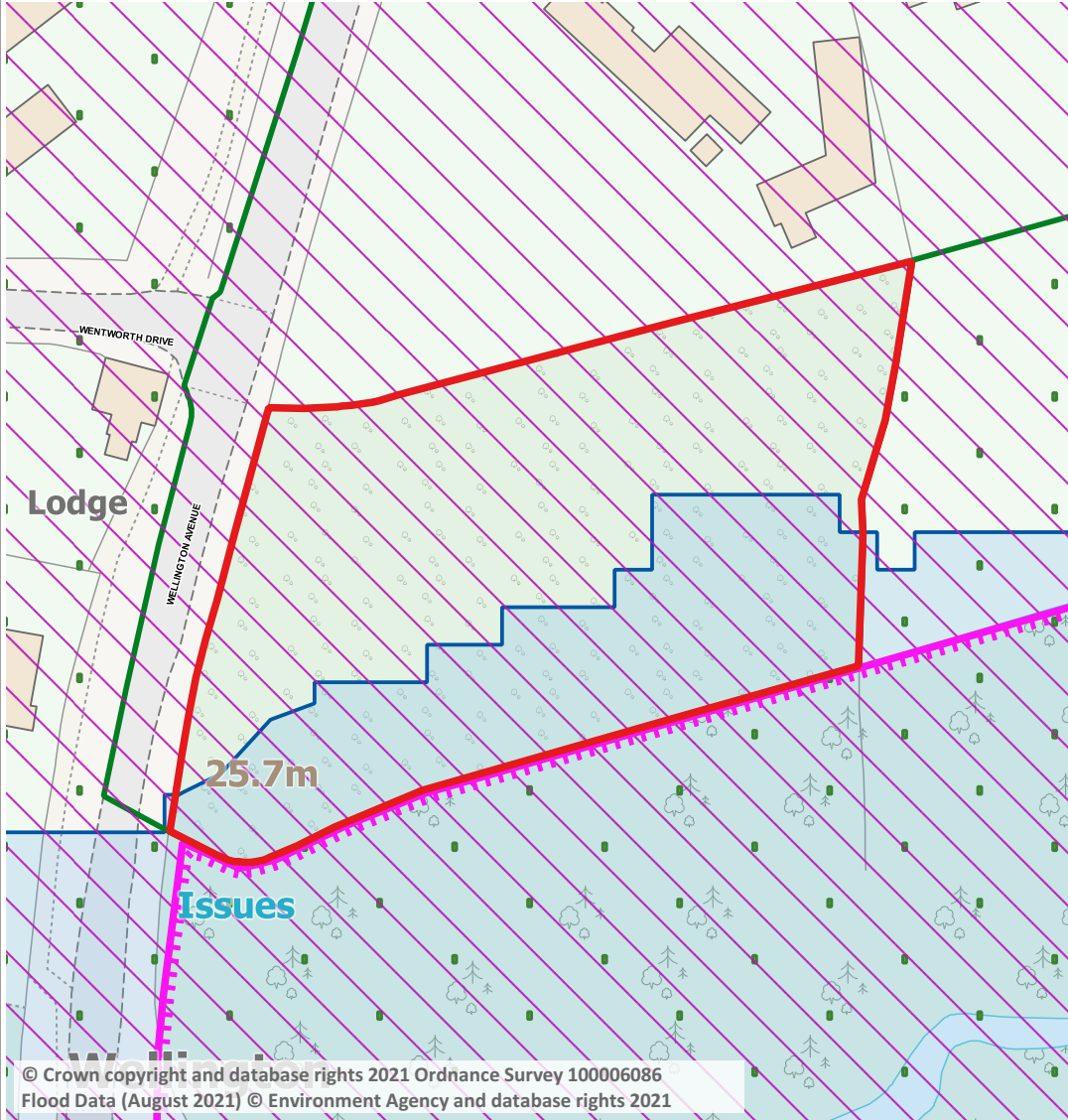
SLAA ID: 401



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Still Waters, Wellington Avenue, Virginia Water



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



SLAA 2021 officer site assessments

Site information

Site ID	402
Site Name	Fernbank Farm, Bridge Lane, Virginia Water
Address	Fernbank Farm
	Bridge Lane
	Virginia Water
Postcode	GU25 4DX
Grid references	X: 500218 Y: 167566
Site area (ha)	0.39
How site was identified	Through RU.19/0124
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Woodland surrounds the site to the east, north and west, with agricultural land and development to the south.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (377)
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)			

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, if 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 the area TPO (377) would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Trumps Mill SNCI would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.19/0124 Construction of 4 replacement dwellings with basements and double garages following demolition of existing buildings (grant).</p> <p>RU.18/0437 Construction of 2 replacement dwellings with basements and double garages following demolition of existing buildings (grant). Discharge of conditions under and RU.21/0203.</p> <p>RU.17/1532 Construction of 2 replacement dwellings with garages following demolition of existing buildings (grant).</p> <p>RU.10/1091 Certificate of Existing lawfulness for 5 self-contained residential units (3 x one bedroom, 1 x two-bedroom and 1 x three bedroom) with defined residential curtilage (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.	✓	0 (net)	As per RU.19/0124.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8)			

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

Suggested phasing

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

Suitability information:	This site is suitable for 4 replacement dwellings as per RU.19/0124.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for 4 replacement dwellings as per RU.19/0124.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.19/0124.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Although this site is suitable for residential development as per RU.19/0124 and it is located on a site above the required threshold (the site being 0.39ha and the threshold for inclusion in the SLAA being 0.25ha) it is (under its current extant permission) unable to provide the required 5 net additional units needed to be included in the trajectory.

As the site is 0.39ha, it does have the theoretical capacity to accommodate additional dwellings, however, due to the site's location in the Green Belt it is unlikely that this could be achieved without it having a greater impact on the openness on the Green Belt than the existing buildings. Beyond this a development of more units would need to be able to demonstrate Very Special Circumstances to justify further development of this site would have to be removed from the Green Belt.

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

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



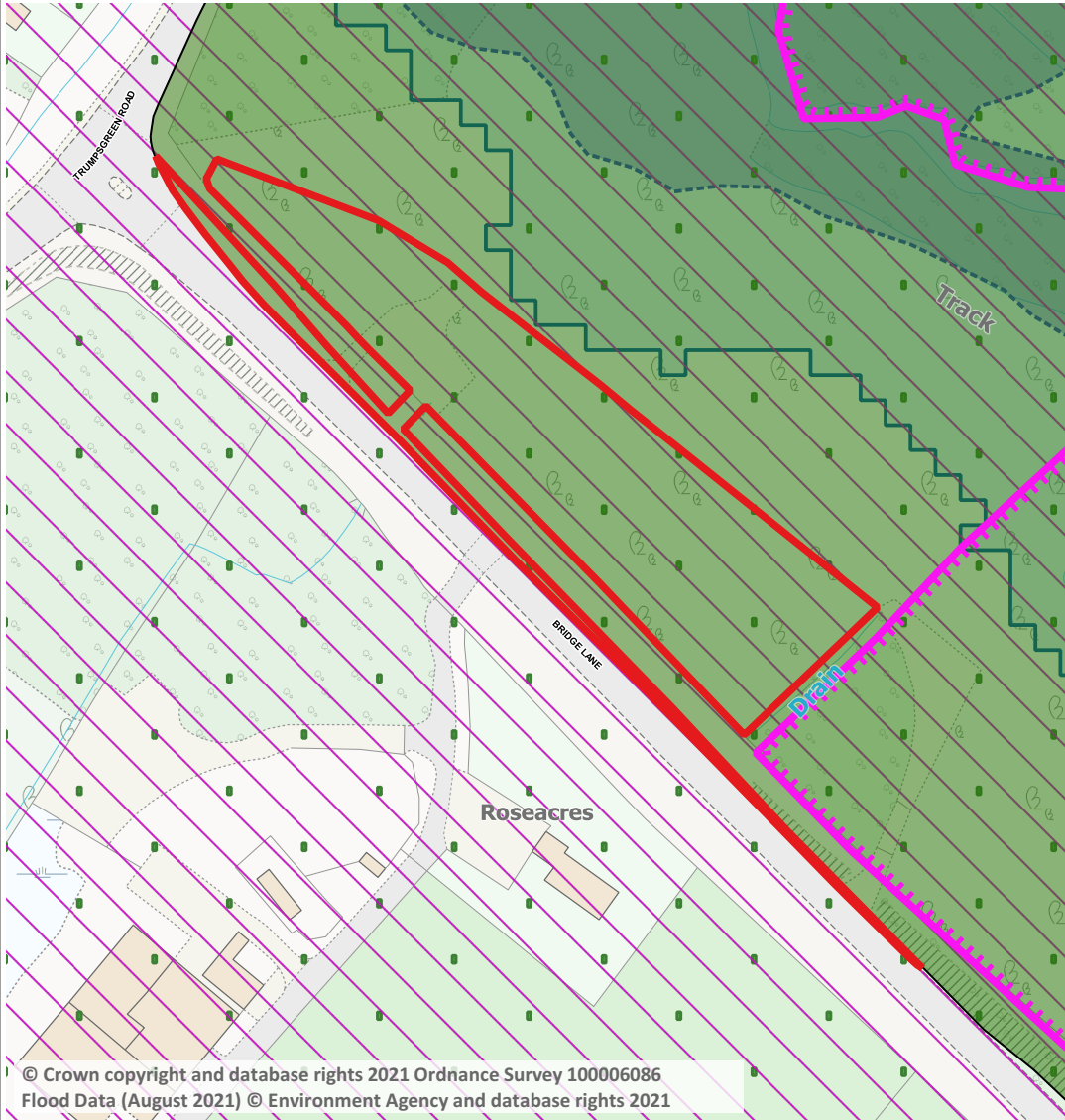
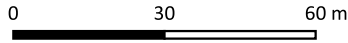
Date: 22/09/2021

SLAA ID: 402

Fernbank Farm, Bridge Lane, Virginia Water



Scale: 1:1,500



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Site Boundary

SNCI

Tree Preservation Orders

Flood Zone 2

Flood Zone 3

Green Belt

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	403
Site Name	Land between 32 & 36 Abbots Drive, Virginia Water
Address	Land between 32 & 36 Abbots Drive, Virginia Water
	Virginia Water
Postcode	GU25 4PJ
Grid references	X: 499245 Y: 168256
Site area (ha)	0.3
How site was identified	Through RU.20/1752
Ownership type	Private
Existing use(s)	Residential garden
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded on all sides by residential development.

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
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permissions / history? (Y/N)	
If yes, please provide details (application number(s), development description, approved / refused etc.)	RU.20/1752 Erection of a 5-bed detached dwelling with associated garaging and roof space accommodation (grant). Discharge of conditions under RU.21/0858 (pending).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	1 (net)	As per RU.20/1752.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	This site is suitable for 1 additional dwelling as per RU.20/1752.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for 1 additional dwelling as per RU.20/1752.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.20/1752.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

Although this site is suitable for residential development as per RU.20/1752 and it is located on a site above the required threshold (the site being 0.3ha and the threshold for inclusion in the SLAA being 0.25ha) it is (under its current extant permission) unable to provide the required 5 net additional units needed to be included in the trajectory.

As the site is 0.39ha, it does have the theoretical capacity to accommodate additional dwellings, however, due to the site's location in a low density residential area where large detached properties in spacious plots are the norm, it is unlikely that this site would be able to provide the additional units required to be included in the trajectory. This is particularly given the covenants of the Wentworth Estate which limit the creation of additional units within established plots.

Residential units provided to the assessment of supply: 1 but captured through the windfall calculation in the trajectory.

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

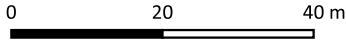


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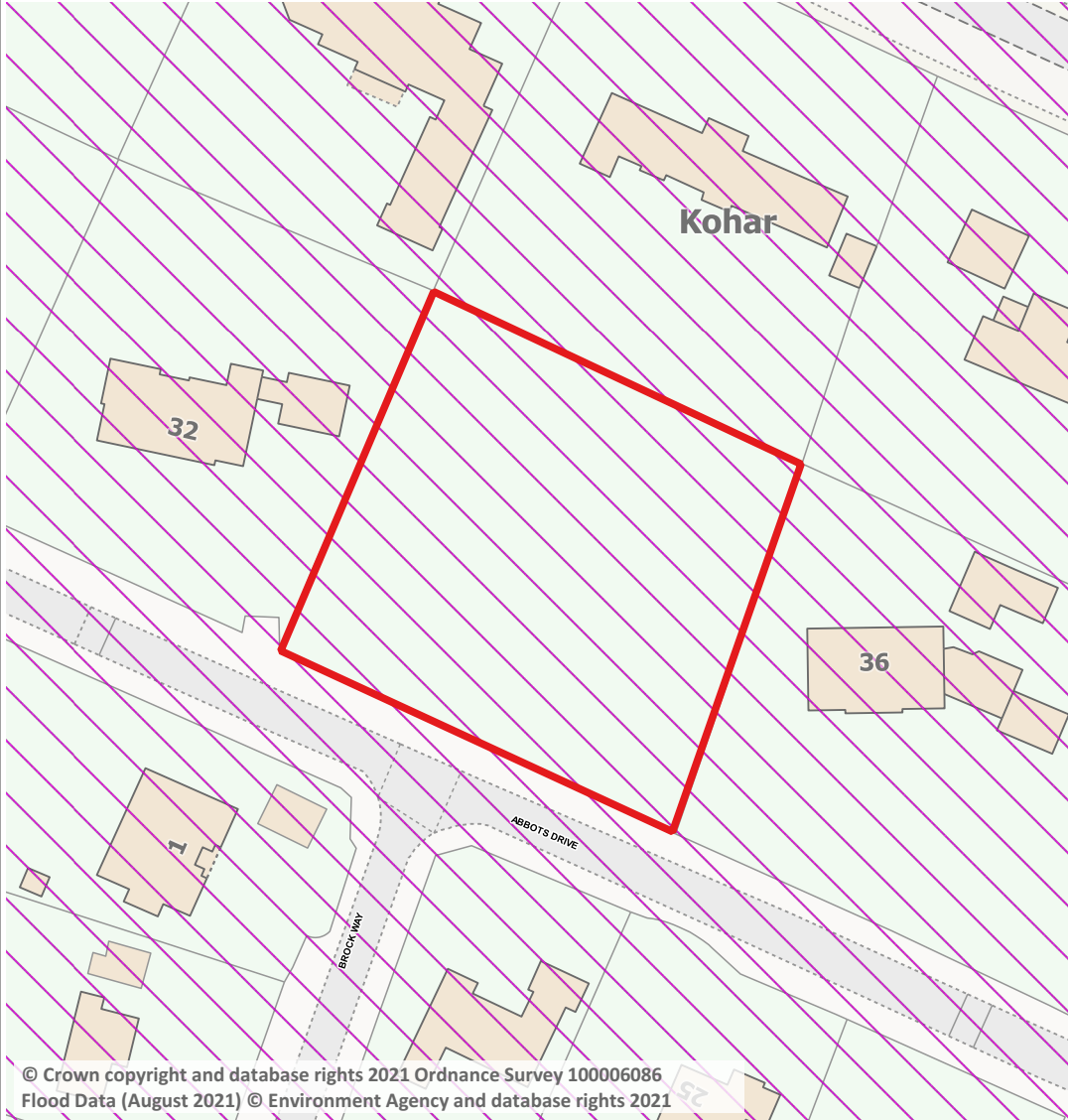
SLAA ID: 403



Scale: 1:1,000



Land between 32 & 36 Abbots Drive, Virginia Water



 Site Boundary  TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	409
Site Name	American Community School, London Road, Virginia Water
Address	American Community School
	London Road
	Virginia Water
Postcode	TW20 0HS
Grid references	X: 498940 Y: 169435
Site area (ha)	0.3
How site was identified	Through RU.20/0470
Ownership type	Private
Existing use(s)	School buildings.
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The site is surrounded to the south and north by agricultural land, with the RHUL Institute of Environmental Research to the east and Windsor Great Park to the west.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA	✓	SNCI	
Within 5-7 km of TBH SPA		LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	The site is within the Windsor Great Park Biodiversity Opportunity Area. The site is adjacent to the Woodlee Locally Listed Building.		

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

Constraint type	Action to be taken
Green Belt	As the site is partially PDL in the Green Belt, as long as the proposed development does not have a greater impact on the openness of the development than the existing buildings it is, in principle acceptable. Alternatively, the site would need to be either removed

	from the Green Belt or be able to demonstrate Very Special Circumstances to justify a greater level of development.
Locally Listed Building	The potential impact of any development on the Woodlee Locally Listed Building would need to be taken into account as part of any development proposals.

Site planning history

Does the site have / has had any relevant planning permissions / history? (Y/N)	Yes
If yes, please provide details (application number(s), development description, approved / refused etc.)	<p>RU.20/0470 Demolition of the existing single storey Cedars Building and construction of a two-storey academic building and associated landscaping works (grant).</p> <p>RU.19/0872 Retention of two storey Portakabin building for use as additional teaching accommodation for 5 years (grant).</p> <p>RU.17/1197 Installation of a temporary two storey Portakabin building to be used as additional teaching accommodation for a period of 104 weeks (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.			
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	✓	659sqm (net)	As per RU.20/0470.
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 redevelopment of an existing educational building into a larger facility as per RU.20/0470.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for the redevelopment of an existing educational building into a larger facility as per RU.20/0470.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is achievable as per RU.20/0470.

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 available for additional teaching space as per application RU.20/0470, providing an additional 659sqm (net). This additional floorspace should be added into the trajectory.

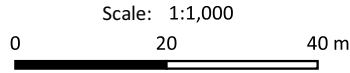
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site is a school and only has permission for additional educational floorspace, other uses have not been considered.

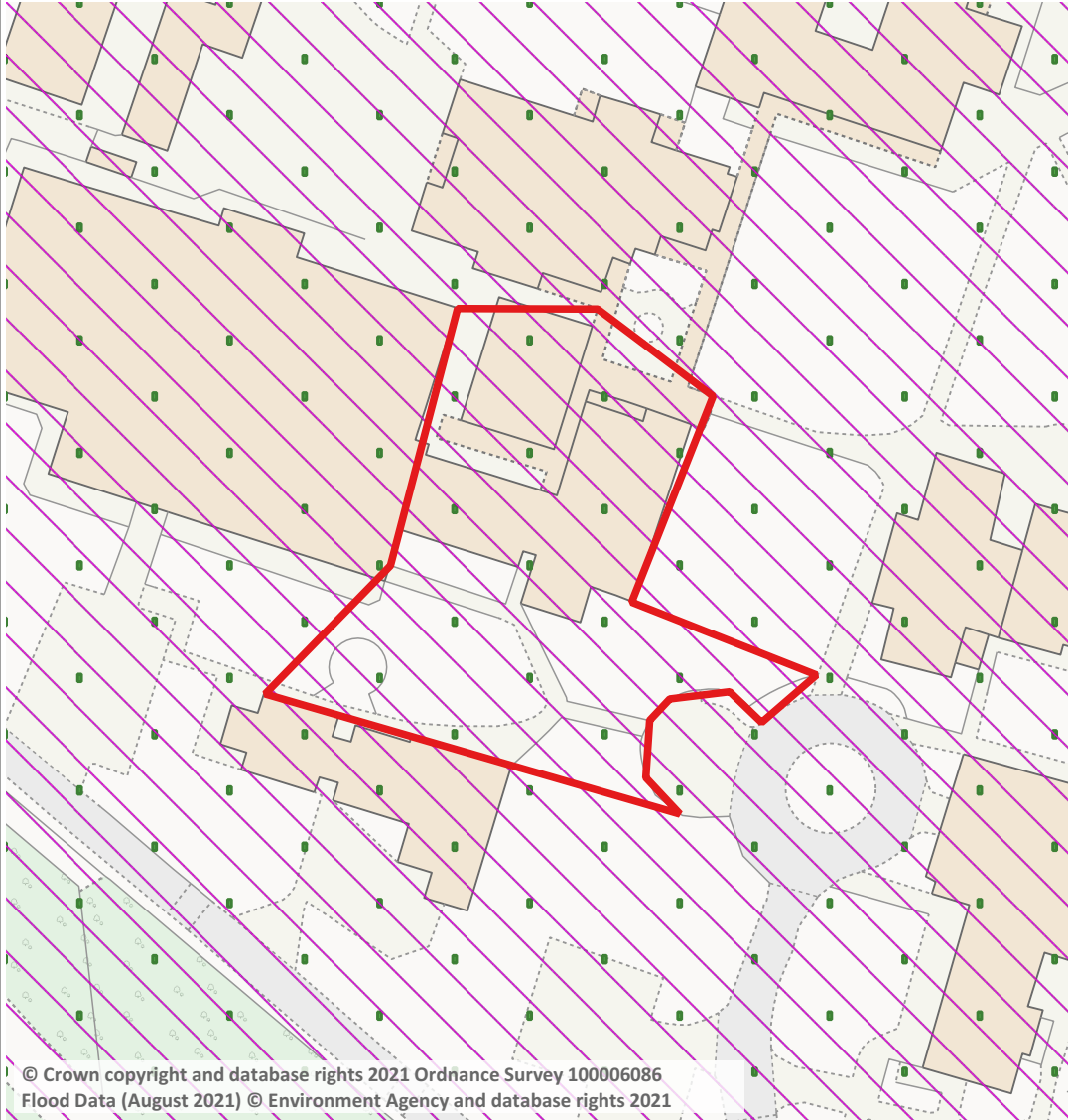


Date: 22/09/2021

SLAA ID: 409



American Community School, London Road, Egham



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



SLAA 2021 officer site assessments

Site information

Site ID	419
Site Name	Land adjoining Chesters, Luddington Avenue, Virginia Water
Address	Chesters
	Luddington Avenue
	Virginia Water
Postcode	GU25 4DF
Grid references	X: 500721 Y: 169384
Site area (ha)	0.08
How site was identified	Through the 2021 call for sites
Ownership type	Private
Existing use(s)	Woodland
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded to the north, west and south by residential properties on Luddington Avenue, with dense woodland to the east.

Policy, environmental and heritage constraints

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

Biodiversity Opportunity Area	The potential impact of any development on the Windsor Great Park BOA would need to be taken into account as part of any development proposals.
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.16/1649 Outline application for Proposed New Detached Two Storey Dwelling and Vehicular Access with access and layout to be determined (refuse).

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	9 (net)	Three storey block of 9 flats suggested by site promoter.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is 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> <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:	Land promoter suggests the site is available in years 0-5.

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, residential development would represent inappropriate development that would be unacceptable unless very special circumstances were found to exist which would clearly outweigh the 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.

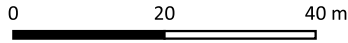
Residential units provided to the assessment of supply: 0

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



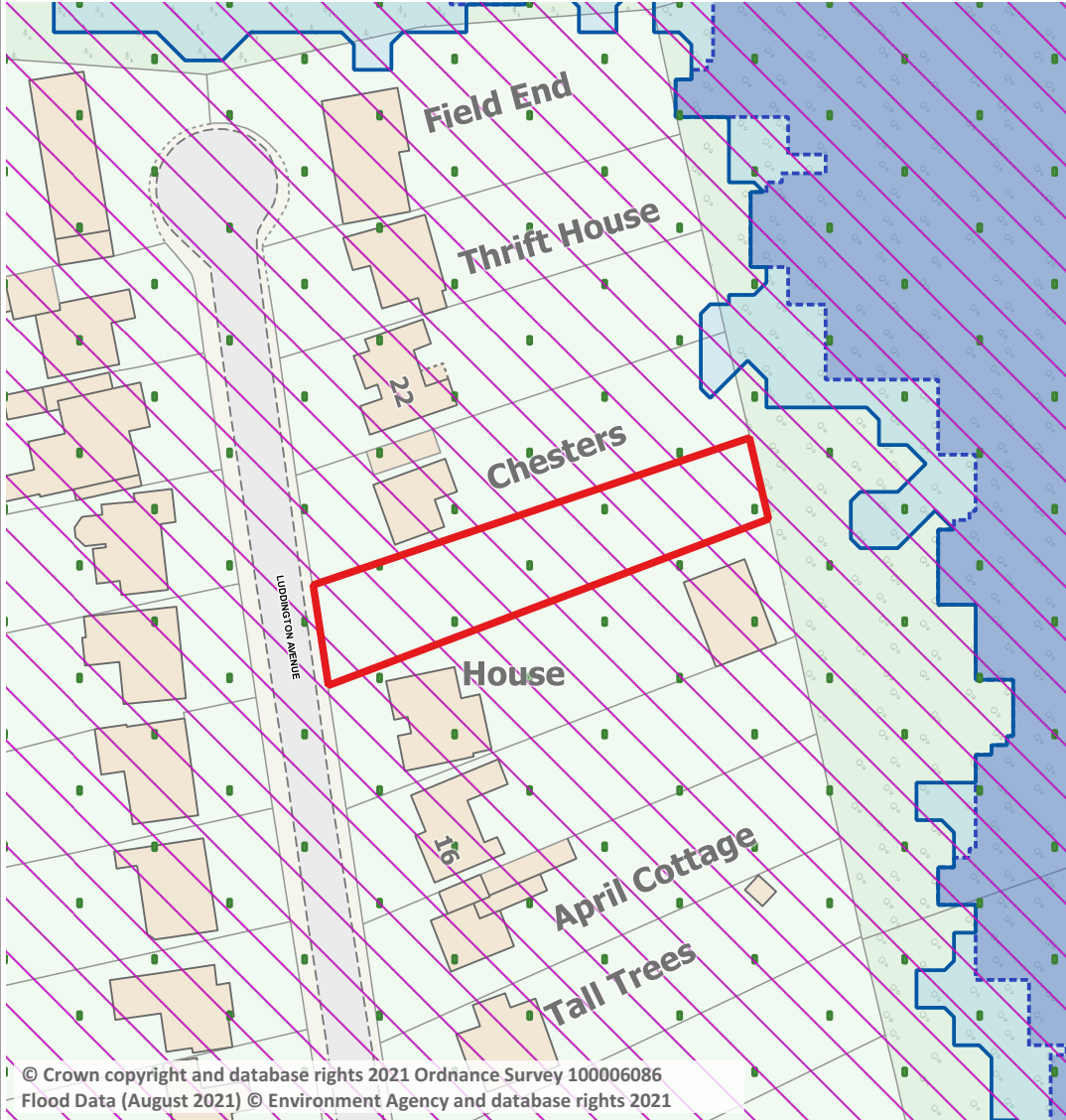
Date: 22/09/2021

Scale: 1:1,000



SLAA ID: 419

Land adjoining Chesters, Luddington Avenue, Virginia Water



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

