

Thorpe sites

SLAA ref.	Site name	SLAA classification (Deliverable / Undeliverable)	Net no. of residential units added into the SLAA supply
2	Woodcock Hall Farm, Thorpe	Deliverable	10
32	Coltscroft, Rosemary Lane, Thorpe	Deliverable	24
38	Thorpe Park Farm, Coldharbour Lane, Thorpe	Deliverable	20
44	CEMEX Thorpe 3, Then Acre Lane, Thorpe	Deliverable	40
123	Cemex House, Coldharbour Lane, Thorpe	Residential intuition (79 units)	42
309	Anners, Village Road, Thorpe	Deliverable	6
397	Thorpe C of E Infant School, The Bence, Thorpe	Employment site	Employment site
42	Cemex Thorpe 1 Ten Acre Lane, Thorpe	Undeliverable	0
301	Laleham Golf Club, Thorpe	Undeliverable	0
339	Land at Mill Lane, Thorpe	Undeliverable	0
340	and at Green Road, Thorpe	Undeliverable	0
430	Norlands Lane Landfill Site, Thorpe - Parcel A	Undeliverable	0
431	Norlands Lane Landfill Site, Thorpe - Parcel B	Undeliverable	0
432	Norlands Lane Landfill Site, Thorpe - Parcel C	Undeliverable	0
433	Norlands Lane Landfill Site, Thorpe - Parcel D	Undeliverable	0
434	Norlands Lane Landfill Site, Thorpe - Parcel E	Undeliverable	0

SLAA 2021 officer site assessments

Site information

Site ID	2
Site Name	Woodcock Hall Farm, Thorpe
Address	Woodcock Hall Farm
	Green Road
	Thorpe
Postcode	TW20 8QT
Grid references	X: 501963 Y: 168426
Site area (ha)	0.29
How site was identified	Submitted through the 2011 SHLAA
Ownership type	Private
Existing use(s)	Agricultural and residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial
Surrounding uses	To the north, east and west there are residential properties all within the urban area of Thorpe, but open fields 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	
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 Thorpe and Shepperton Biodiversity Opportunity Area. Designated Site Allocation in the Thorpe Neighbourhood Plan (TH2 ii). Opposite the Forge Cottage, Locally Listed Building Policy TH6 of the Thorpe Neighbourhood Plan also identifies the frontage building on this site as a non designated heritage asset.		

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.

SNCI	The potential impact of any development on The Moat, Woodcock Farm 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 Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Locally Listed Building would need to be taken into account as part of any development proposals.
Non designated heritage asset	Policy TH6 of the Thorpe Neighbourhood Plan confirms that development proposals that will result in the loss or substantial harm to a non-designated heritage asset will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of the asset.

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.91/0624 Rebuilding of existing bungalow & redevelopment of former farmyard & buildings to provide 3 two bedroom & 6 three-bedroom dwellings with improved access, parking & landscaping & position of bird sanctuary and nature reserve (withdrawn).</p> <p>RU.91/0165 Rebuilding of existing bungalow and redevelopment of former farmyard and buildings to provide 3 no. 2-bedroom and 6 no. 3-bedroom dwellings with improved access, parking, and landscaping (withdrawn).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	5-10	Numbers suggested in the Thorpe Neighbourhood Plan designation (Policy TH2 ii).
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 located within the Village Boundary of Thorpe and within the urban area. The site is allocated in the adopted Thorpe Neighbourhood Plan for residential use. It is therefore considered suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site's designation in the recently adopted Thorpe Neighbourhood Plan shows that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes.
Achievability information:	The site is designated in the recently adopted Thorpe Neighbourhood Plan which has been informed by a detailed evidence base. This gives confidence that development on the site is achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As this site is located within the urban area inside the village boundary, and is designated in the recently adopted Neighbourhood Plan, it is considered suitable for the quantum of development proposed.

Residential units provided to the assessment of supply: 10 (net).

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

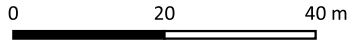


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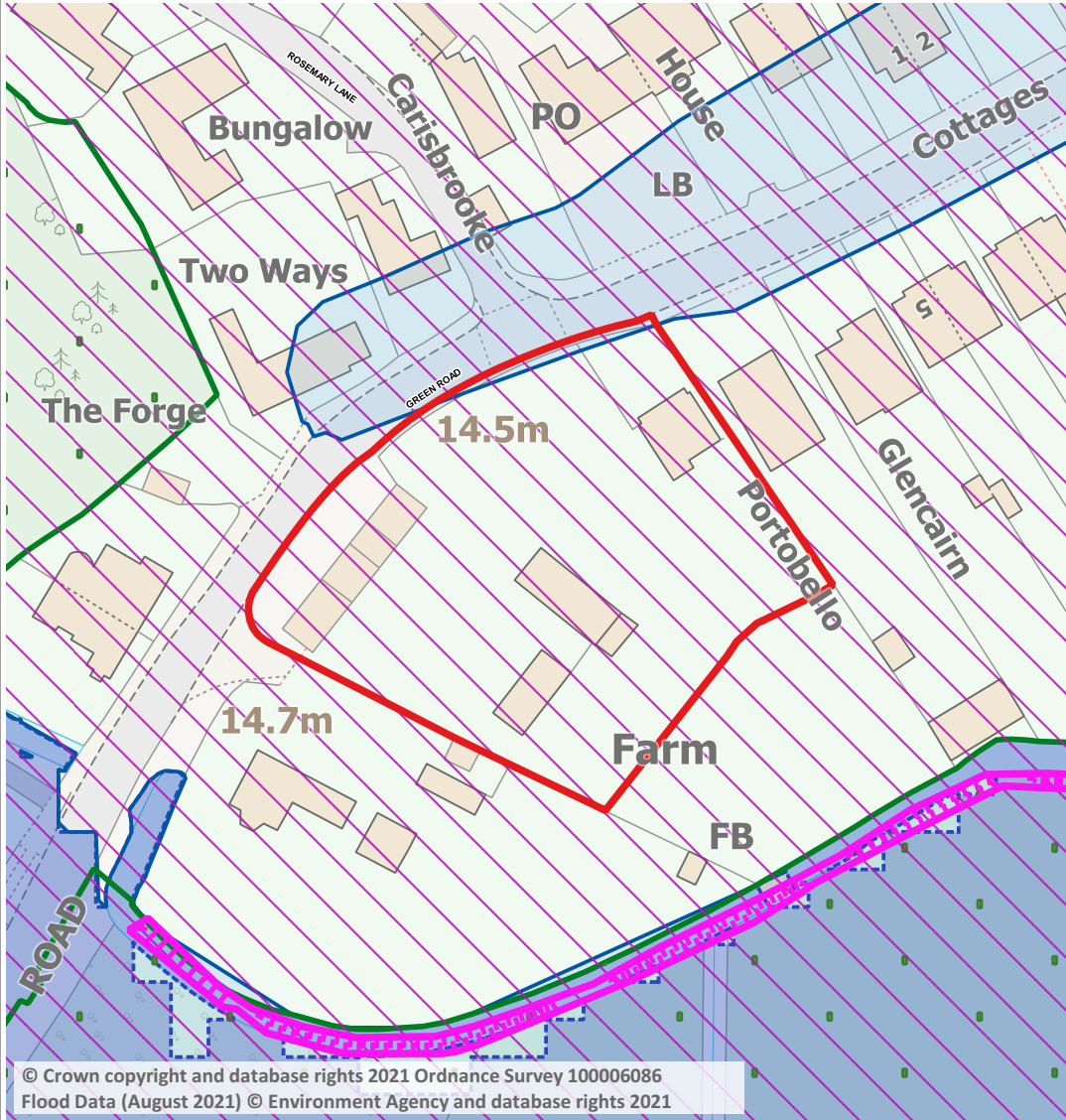
SLAA ID: 2



Scale: 1:1,000



Woodcock Hall Farm, Green Road, Thorpe, Egham



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



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Site information

Site ID	32
Site Name	Coltscroft, Rosemary Lane, Thorpe
Address	Coltscroft
	Rosemary Lane
	Thorpe
Postcode	TW20 8QF
Grid references	X: 501690 Y: 168723
Site area (ha)	1.63
How site was identified	Designated as part of the Thorpe Neighbourhood Plan
Ownership type	Private
Existing use(s)	Residential and builder's yard
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.19ha – 11.5% PDL)
Surrounding uses	Residential properties on Rosemary Lane about the site to the north and east. To the south of the site is the Frank Muir Memorial Field and to the west the Thorpe Bypass and the elevated M25 motorway.

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)	<p>Western edge of the site within the M25 AQMA. Allocated in the Thorpe Neighbourhood Plan (under Policy TH2(i)) for approximately 24 dwellings. Thorpe Neighbourhood Plan states in policy TH2(i) that the remaining undeveloped land of about 0.75 Ha adjacent to the Thorpe Bypass/M25 should be set out as publicly accessible green amenity space with new evergreen and deciduous tree planting. Within Thorpe Neighbourhood Plan Character Area B (Policy TH5).</p>		

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

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the opposite West End Farm and Chimneys Nationally Listed Buildings would need to be taken into account as part of any development proposals.
AQMA	The impact of the AQMA will have to be taken account of as part of the design of any proposed development on the site.
Thorpe Neighbourhood Plan	The aspiration for an area of open space in the western part of the site (in line with Policy TH5) will need to be considered as a material consideration when designing the scheme for the site.

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.20/1706 Outline application for the erection of up to 36 dwellings and associated highway works (details of access for approval) (appeal refused).</p> <p>RU.18/1838 Outline application for the erection of up to 83 dwellings and associated access (refuse).</p> <p>RU.18/1326 Town and Country Planning (Environmental Impact Assessment Regulations 2017 - screening opinion as to whether the proposed residential development of 83 dwellings, associated infrastructure, including access, public open space, landscaping and pedestrian and highway network improvements (not EIA development).</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.	✓	24	Thorpe NP allocates the site for approximately 24 dwellings (see Policy TH2(i)). Site owner has confirmed that they will be seeking planning permission for this number of 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:	As the site is within the urban area, and within the village boundary set out in the adopted Thorpe Neighbourhood Plan, as well as being allocated for development under Policy TH2(i), it is considered suitable for development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The previous and most recent planning applications show that the site is available for development. The new site owner has also confirmed that they will be seeking to submit a new application in the second quarter of 2022.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The previous and most recent planning applications show that the site is achievable. The new site owner has also confirmed that they will be seeking to submit a new application in the second quarter of 2022.

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 is within the urban area and allocated in the Thorpe Neighbourhood Plan (under Policy TH2(i)) for approximately 24 dwellings it is suitable for development. Whilst 36 units were proposed in the most recent planning application for the site, this has been refused at appeal (APP/Q3630/W/21/3270822) with one of the reasons being that '36 dwellings is not a reasonable approximation of 24 dwellings and the proposal would conflict with Policy TH2 (i) on this basis'. The Development Management team also confirmed that the application would have been refused permission if the applicant had not appealed. As such, the quantum of development contained in the allocation policy is what will be included in the trajectory. The new site owner (as of November 2021) has also confirmed that they will be seeking to bring forward an application for approximately 24 dwellings in the second quarter of 2022.

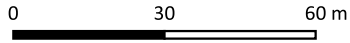
Residential units provided to the assessment of supply: 24 (net).

Other uses provided to the assessment of supply: as this site has only been allocated (and had applications submitted for) residential development, other uses have not been considered.



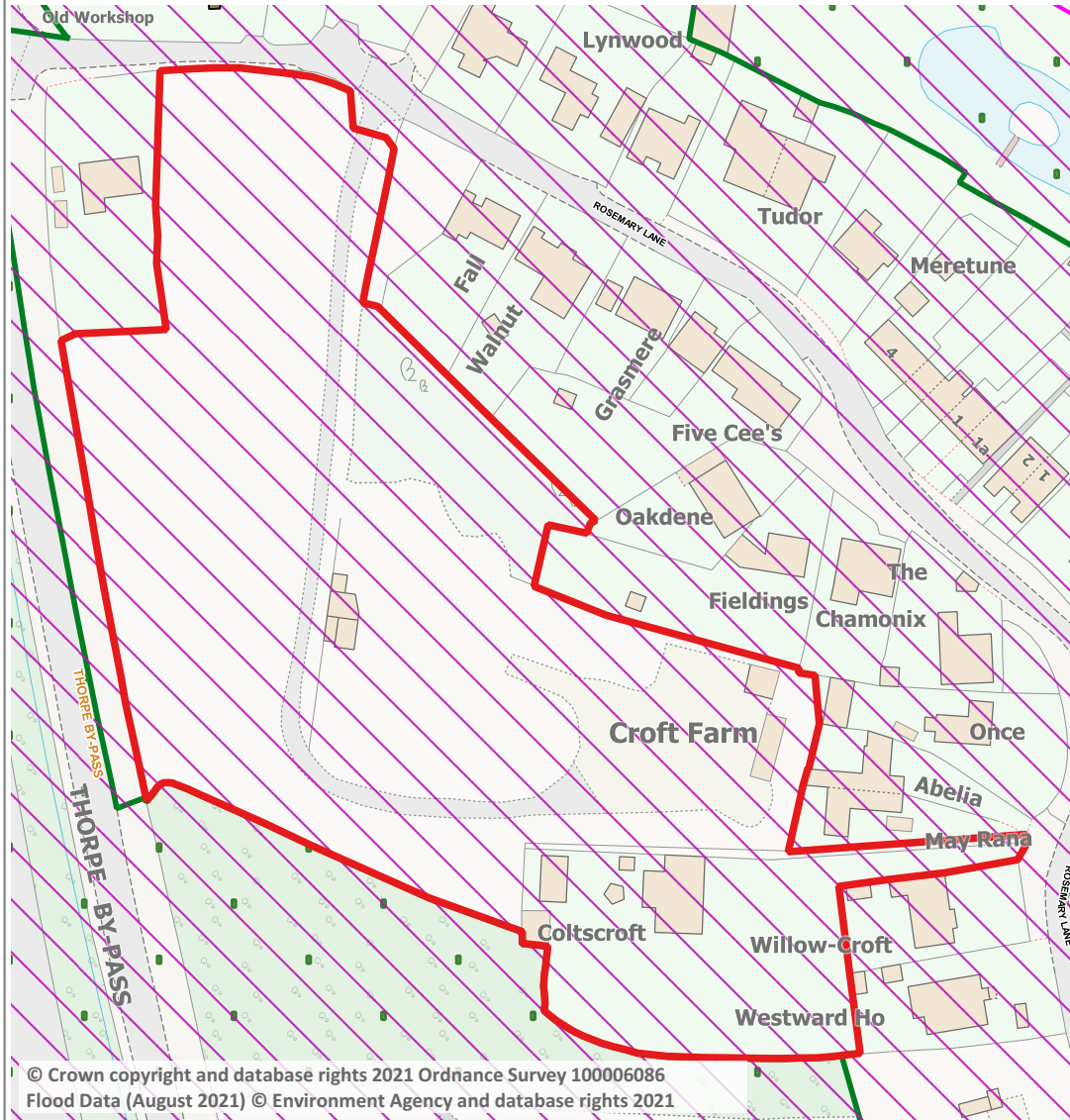
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SLAA ID: 32

Coltscroft, Rosemary Lane, Thorpe



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



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Site information

Site ID	38
Site Name	Thorpe Park Farm, Coldharbour Lane, Thorpe
Address	Thorpe Park Farm
	Coldharbour Lane
	Thorpe
Postcode	TW20 8TE
Grid references	X: 502549 Y: 168780
Site area (ha)	1.46
How site was identified	Submitted as part of the 2015 SHLAA
Ownership type	Private
Existing use(s)	Education / storage ancillary to theme park
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	To the south east of the site lies Thorpe Park and to the north and west of the site are predominantly residential properties and the TASIS school, also within the urban area. To the north of the site is former mineral workings site which is now restored open land, and to the east is further open land interspersed with some residential properties.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt		Conservation Area	✓
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓	TPO	✓ (139 and 423)
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)	<p>Within the Thorpe Historic Core and St Mary's 12th Century Church Area of High Archaeological Potential.</p> <p>Contains Manor Farm Pond (Blue infrastructure identified in the Thorpe NP).</p> <p>Contains a Key view (Thorpe NP)</p> <p>Within the Thorpe Village Boundary (Policy TH1 of the Thorpe NP)</p> <p>Within Character Area A (Policy TH5 of the Thorpe NP).</p> <p>Contains the Locally Listed Old Pound Enclosure.</p>		

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

Constraint type	Action to be taken
Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the Nationally Listed Buildings (including those within the site boundaries; Manorhouse Farm Barn, Thorpe Park Farm and Manorhouse Farm house, or is part of the setting of; Wall on north side of Coldharbour Lane, Village Hall, Blackhouse Farm Cottages, Wall and Stile, Church Approach and a number of other Nationally Listed buildings to the west) would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area (which the site is within) would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPOs 139 and 423 would need to be taken into account as part of any development proposals.
Area of High Archaeological Potential	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Locally Listed Building/non designated heritage assets	The potential impact of any development on the Old Pound Enclosure 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.16/0135 Reserved matters application for the installation of containers to form a new small-scale attraction and associated back of house facilities pursuant to Outline planning permission ref RU.10/0579 (grant).</p> <p>RU.10/0579 Outline for Medium Term Development Plan 2010-2016 (grant).</p> <p>RU.09/0678 Change of Use of Manor Farmhouse to day nursery (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.	✓	20-30	13-20dph.
Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure	✓		Uses in connection with Thorpe Park as an alternative to residential use.
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	As the site is within the urban area, it is therefore suitable for development in principle. However, in addition to the comments made elsewhere in this write up regarding constraints and actions required, a large part of the site is also included within flood zone 3a and residential development in this area would need to pass both the sequential and exception test to be considered acceptable for such a use. A safe means of escape would also need to be demonstrated.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site promoter has confirmed that the site is available in years 6-10.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	There is no information to show that the site would not be viable, but the need for the sensitive conversion / development within the setting of listed buildings (and within the Conservation Area), combined with mitigation to overcome flood risk may reduce site viability.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Developable.
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Recommendation

As the site is in the urban area, it is suitable for development in principle, however due to it containing and being in close proximity to a number of Nationally Listed Buildings, the development of this site would be have done in a sympathetic way. In addition, the flood risk at the site would need to be addressed which make may the site more challenging to deliver. Therefore, the site should be expected to come forward over a medium-term timeframe (e.g. 6-10 years), so can form a latter part of the trajectory of sites.

Residential units provided to the assessment of supply: 20 (the lower end of the range suggested by the site promoter to account for the on-site constraints).

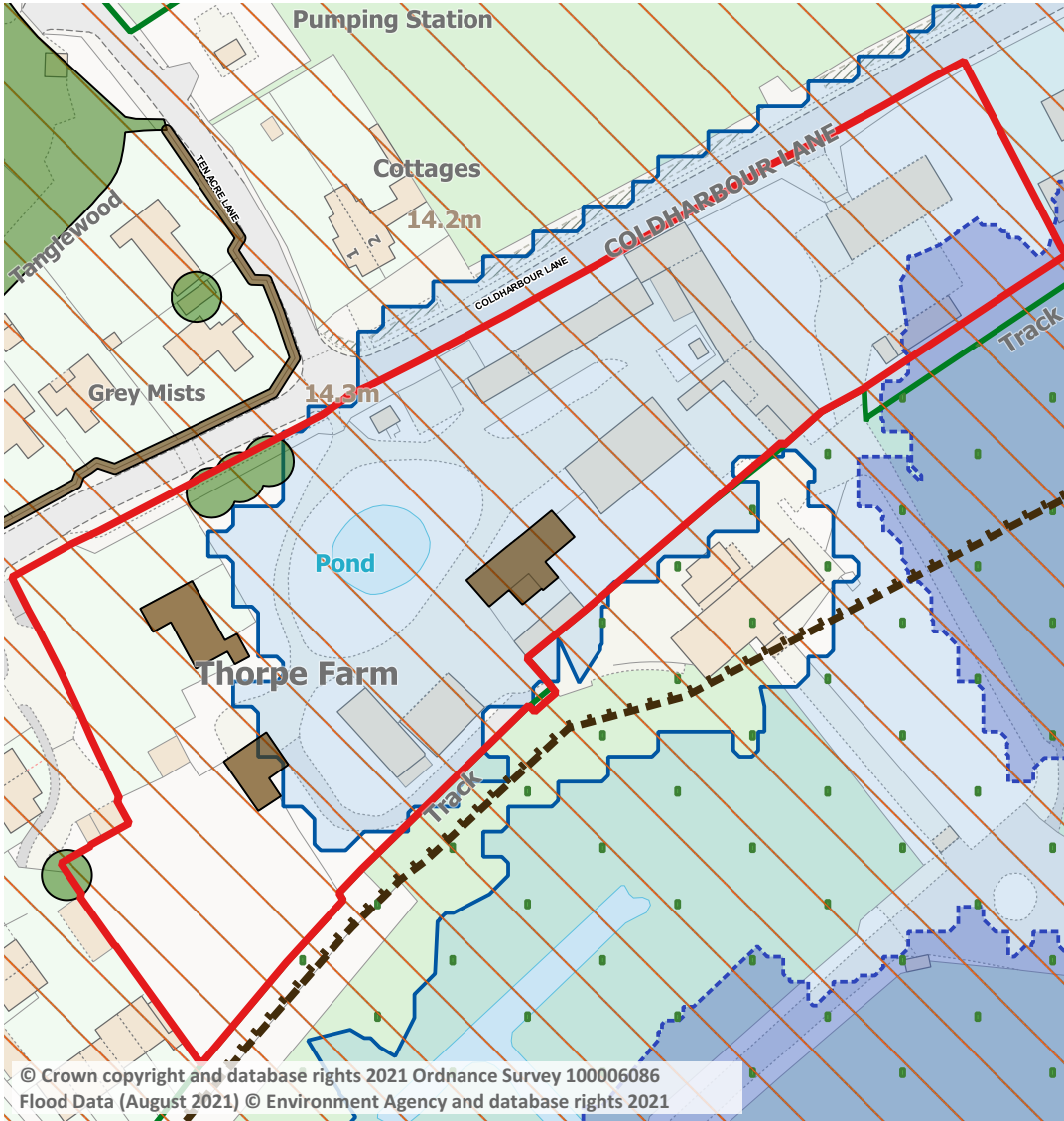
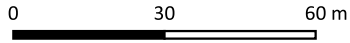
Other uses provided to the assessment of supply: although the alternative use for this site suggested by the land promoter was in connection with Thorpe Park, as there were no details in relation to this, no figures for alternative uses will be added into the trajectory.

Date: 22/09/2021

SLAA ID: 38

Thorpe Park Farm, Coldharbour Lane, Thorpe

Scale: 1:1,500



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



SLAA 2021 officer site assessments

Site information

Site ID	42
Site Name	Cemex Thorpe, 1 Ten Acre Lane, Thorpe
Address	Cemex Thorpe
	1 Ten Acre Lane
	Thorpe
Postcode	
Grid references	X: 502662 Y: 168995
Site area (ha)	12.76
How site was identified	Submitted through the 2013 SHLAA
Ownership type	Private
Existing use(s)	Agricultural
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is located between the built-up areas of Thorpe and the southern edge of the Thorpe Industrial Estate, both of which lie within the urban area. To the west lies the Thorpe bypass and then the M25, and to the east there is the Thorpe Industrial Estate, residential dwellings (in the Green Belt) and open land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (adjacent)
Flood zone 2		Ancient woodland	
Flood zone 3a		TPO	✓ (55)
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)	<p>Opposite the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. South-eastern boundary partially covered by green corridor designation in the Thorpe NP. Eastern corner of site is at a key viewpoint in the Thorpe NP. Is part of the setting for the Lych Gate, Thorpe Cemetery Locally Listed Building. The site is located in a Minerals Safeguarding Area.</p>		

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.
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area would need to be taken into account as part of any development proposals.
TPO	The potential impact of any development on TPO 55 would need to be taken into account as part of any development proposals.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Lych Gate, Thorpe Cemetery Locally Listed Building 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 / m² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	354	27dph, 2, 3 and 4 bedrooms in accordance with the Local Plan requirement for unit mix.
Elderly people's	✓		Small proportion of the site.

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. The site is not considered to be previously developed as confirmed in the site submission. 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
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	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, the site being developed for other uses is deemed inappropriate.

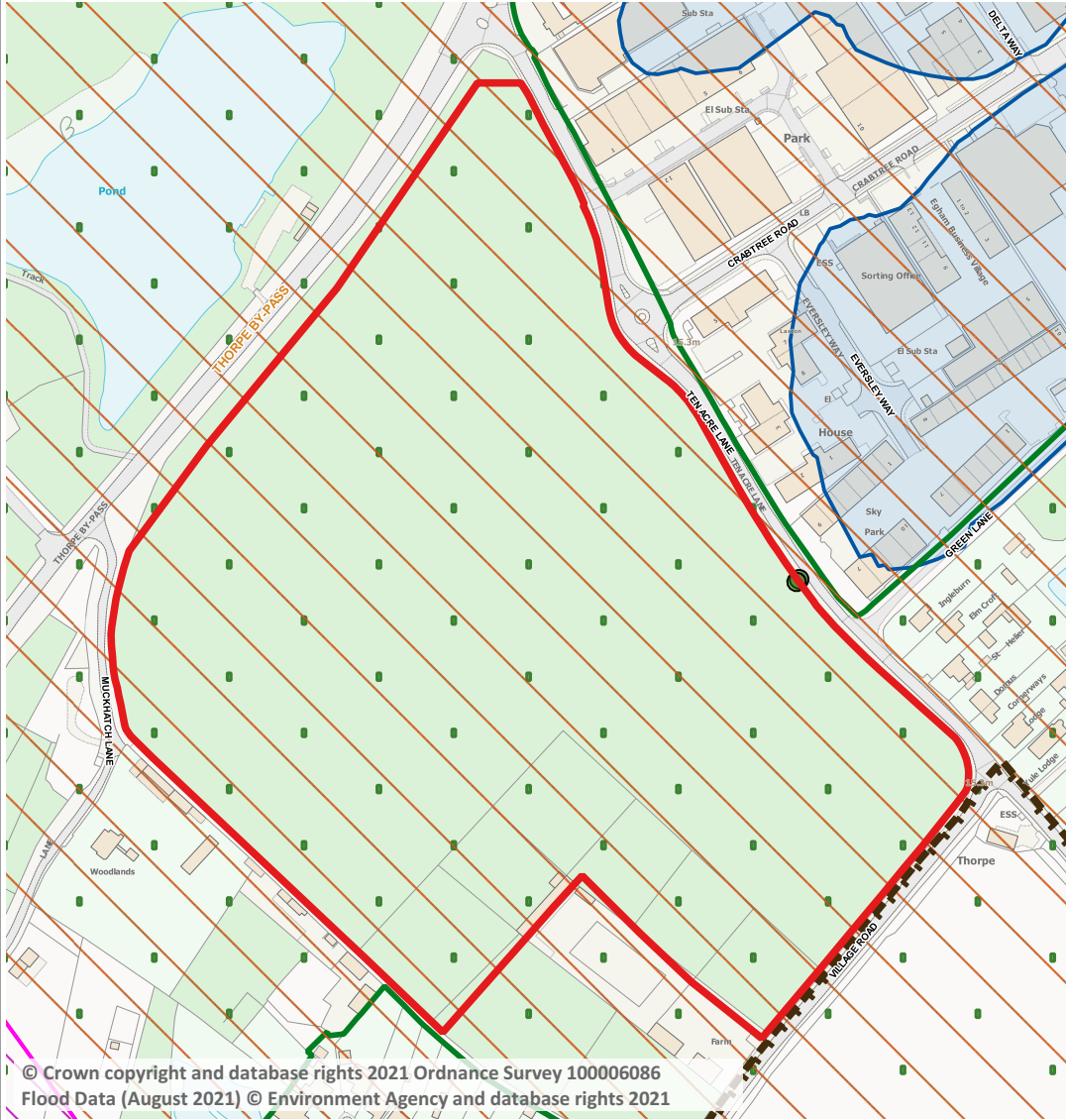
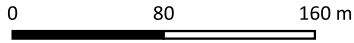


Date: 22/09/2021

SLAA ID: 42

CEMEX Thorpe 1, Ten Acre Lane, Thorpe

Scale: 1:4,000



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

Conservation Areas

Tree Preservation Orders

Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	44
Site Name	CEMEX Thorpe 3, Then Acre Lane, Thorpe
Address	CEMEX Thorpe 3
	Ten Acre Lane
	Thorpe
Postcode	TW20 8TD
Grid references	X: 502630 Y: 168988
Site area (ha)	1.76
How site was identified	Allocated in the Thorpe Neighbourhood Plan
Ownership type	Private
Existing use(s)	Agriculture
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	This site is located immediately adjacent to Thorpe Cemetery (north western side). To the north of the site is open land. Thorpe Village is located to the south west of the site with Thorpe Park to the south east.

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	✓ (surrounding)	Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Opposite the Old Pound enclosure Locally Listed Building. Allocated in the Thorpe Neighbourhood Plan (Policy TH2 (iii)) and within Character Area A. The site is within 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 the Cemex House, Fleetmere and Wall on the north side of Coldharbour Lane Nationally Listed Buildings would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton BOA would need to be taken into account as part of any development proposals.
Locally Listed Building	The potential impact of any development on the Old Pound Enclosure Locally Listed Building 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.21/0874 EIA Screening Opinion in respect of the proposed development of the site for new residential development, a multi-use community area, and a country park (not EIA development).

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.	✓	40	40 is the minimum number set out in the Thorpe Neighbourhood Plan.
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:	1.76 hectares of land from this wider site has now been removed from the Green Belt and returned to the Urban Area within the village boundary on adoption of the Thorpe Neighbourhood Plan. The principle of development on this part of the site is therefore acceptable in principle. The remainder of the site remains in the Green Belt where there would be a presumption against inappropriate development.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The recent EIA Screening Opinion indicates that the site is available for development.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site is designated in the recently adopted Thorpe Neighbourhood Plan which has been informed by a detailed evidence base. This gives confidence that development on the site is achievable.

Site deliverability

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

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As this site is designated for at least 40 residential units in the Thorpe Neighbourhood Plan, and following confirmation from the site promoter, this site is included in the trajectory in years 1-5.

Residential units provided to the assessment of supply: 40 (net).

Other uses provided to the assessment of supply: as this area in Thorpe has been allocated for 40 residential units, other forms of development have not been considered.

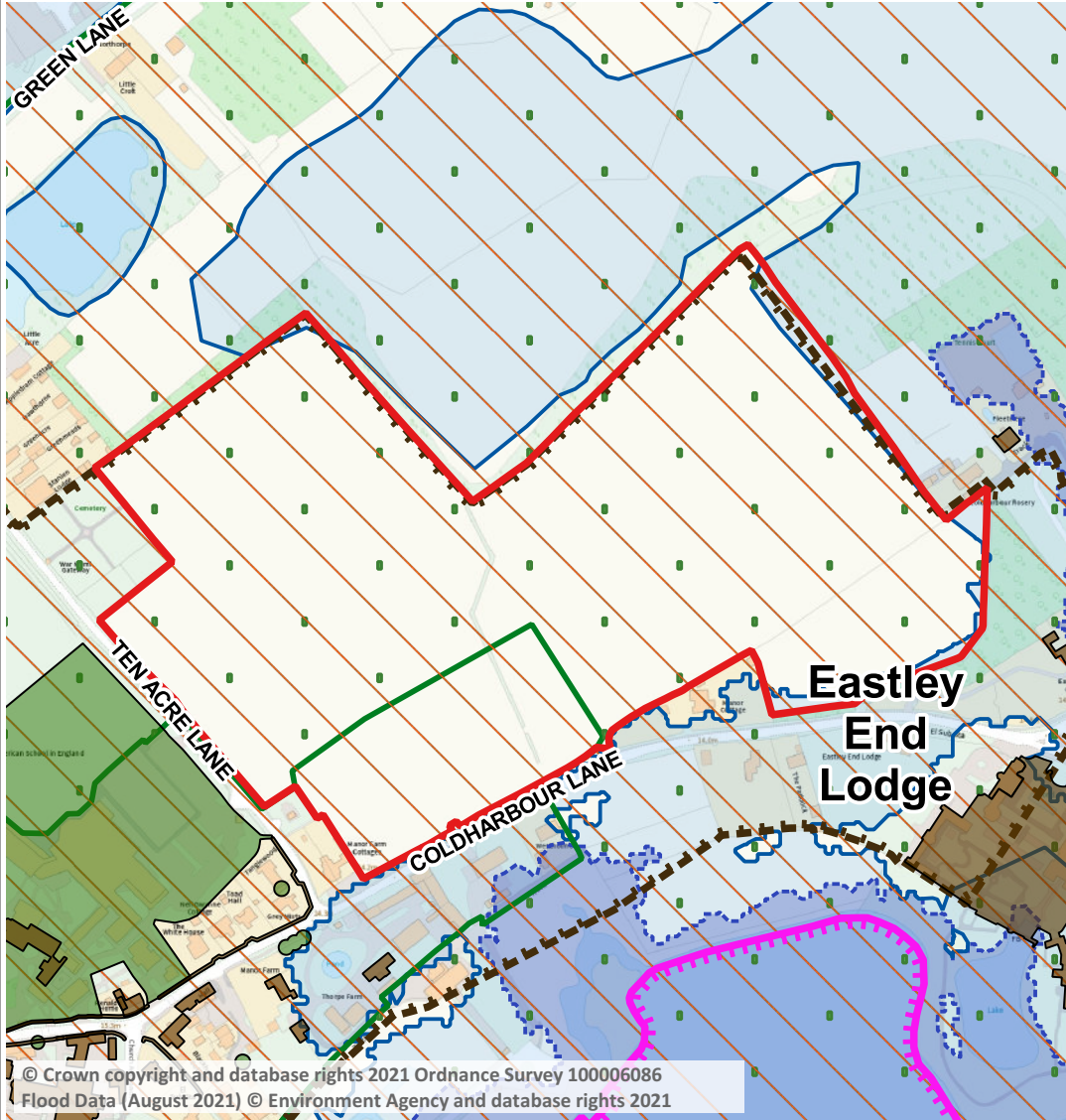
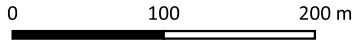


Date: 22/09/2021

SLAA ID: 44

CEMEX Thorpe 3, Ten Acre Lane, Thorpe

Scale: 1:5,000



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Site Boundary

SNCI

Nationally Listed Buildings

Tree Preservation Orders

Flood Zone 3

Green Belt

TBH Special Protection Area 7km

Conservation Areas

Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	123
Site Name	Cemex House, Coldharbour Lane, Thorpe
Address	Cemex House
	Coldharbour Lane
	Thorpe
Postcode	TW20 8TD
Grid references	X: 503005 Y: 168838
Site area (ha)	7.2
How site was identified	Submitted through the 2014 SHLAA
Ownership type	Private
Existing use(s)	Offices and ancillary parking
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	Site is bounded to the south by Manor Lake and to the north by Coldharbour Lane, beyond which lies some dispersed residential properties and open land. To the east the land is open, with a small number of residential properties lying to the west before reaching the urban area of Thorpe.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (partial)
Flood zone 2	✓ (partial)	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	
Flood zone 3b	✓ (partial)	SSSI	
Within 5 km of TBH SPA		SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Partially within the Thorpe Neighbourhood Plan Character Area A.		

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 that redevelopment proposals would comply with paragraph 149 (g) of the NPPF and Local Plan policy EE17.

Flood Zones	A flood risk assessment would be required, and this would need to demonstrate that the proposal would comply with Policy EE13: Managing Flood Risk of the Local Plan, and other national policy which relates to flood risk.
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Buildings	The potential impact of any development on the Cemex House Nationally Listed Building would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Abbey Lake Complex 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 Thorpe and Shepperton 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.18/0703 Alterations and change of use of offices to form 56 Extra Care apartments and communal facilities, and erection of 23 Extra Care apartments (79 in total) together with access and parking provisions to form a Continuing Care Retirement Community (Class C2) (grant). Details, non-material amendments and discharge of conditions applications under RU.20/0476, RU.21/0114, RU.21/0842, RU.21/1496, RU.21/1475 and RU.20/1788.</p> <p>RU.17/1964 Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017 - Request for EIA Screening Opinion for proposed alterations and change of use of offices to form 54 Extra Care Apartments and communal facilities, and erection of 25 extra care apartments (79 in total) together with access and parking provisions to form continuing care retirement community (Class C2) (Not EIA development).</p> <p>RU.13/1375 Hybrid planning application for the demolition of modern extension to Eastley End House and ancillary buildings and redevelopment of site comprising outline planning application for the construction of up to 68no. Class C3 dwellings, with all matters reserved for subsequent approval except for access and full planning permission for the conversion of Eastley End House (to 7no. 2 bed apartments), Meadlake House (to 4no. 2 bed two storey dwellings), The Grange</p>

	(to 1no. 2 bed two storey units; 3no. 2 bed apartments and 1no. 1 bed apartment) and Annexe (to 3no. 2 bed two storey units) to provide a total of 19no. Class C3 dwellings (withdrawn).
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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.			
Elderly people's housing, student halls	✓	79	As set out by application RU.18/0703.
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:	Site is considered suitable for development in line with the approved scheme under RU.18/0703 (and its subsequent amendments).
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The extant planning permission (and its subsequent applications) show that the site is available.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The extant planning permission (and its subsequent applications) show that the site is available.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable
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Recommendation

As the site has an extant planning permission (with subsequent applications / conditions etc. being discharged) this shows that this site is capable for being developed for 79 C2 units. These should be added into the trajectory.

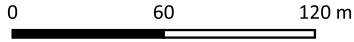
Residential units provided to the assessment of supply: 79 C2 units.

Other uses provided to the assessment of supply: as this site only has permission for a C2 development, other uses have not been considered.



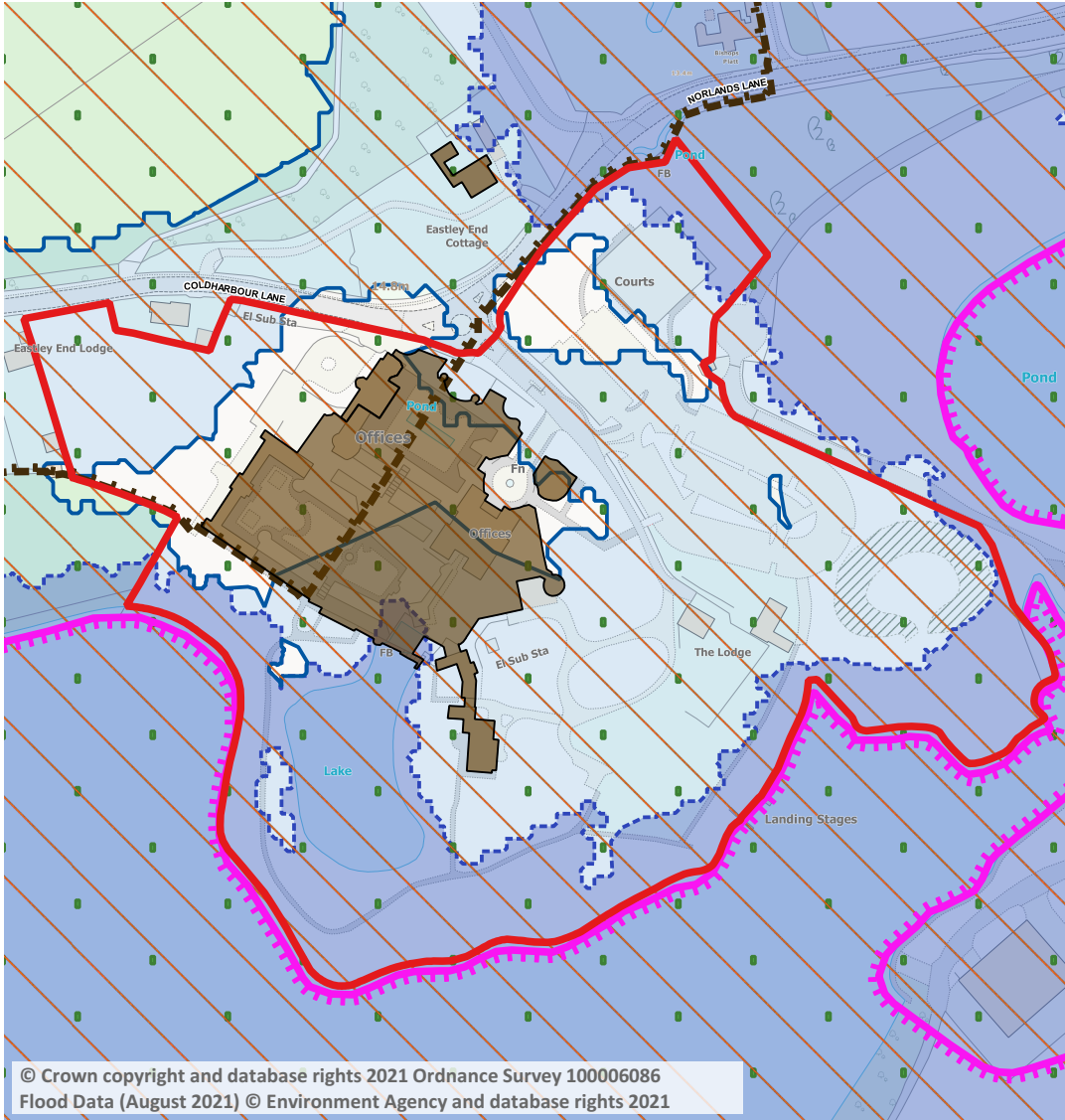
Date: 22/09/2021

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SLAA ID: 123

CEMEX House, Coldharbour Lane, Thorpe



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



SLAA 2021 officer site assessments

Site information

Site ID	301
Site Name	Laleham Golf Club, Thorpe
Address	Laleham Golf Club
	Laleham Reach
	Thorpe
Postcode	KT16 8RW
Grid references	X: 504595 Y: 168245
Site area (ha)	39.57 (13.7ha for consideration)
How site was identified	Submitted through the 2018 SLAA
Ownership type	Private
Existing use(s)	Vacant golf course
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north of the site is open land associated with Penton Hook Marina, as well as residential properties located at the Penton Park caravan site (located to the north and west). Directly to the west of the site is Burway Ditch and immediately beyond is open land and Abbey River. To the south of the site are two tree-lined ponds and to the east of the site is Chertsey water treatment works, which includes a reservoir.

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	✓ (partial)	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 Earthworks on Laleham Burway, Chertsey County Site of Archaeological Importance and Scheduled Ancient Monument. Within the Thorpe and Shepperton Biodiversity Opportunity Area. 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
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 Laleham Burway Golf Course SNCI would need to be taken into account as part of any development proposals.
County Site of Archaeological Importance	A thorough investigation of the site would need to be undertaken to ascertain if there were any significant archaeological remains, with an appropriate schedule of works and recording methodology required prior to the commencement of any development.
Scheduled Ancient Monument	The potential impact of any development on the Chertsey Abbey Scheduled Monument would need to be taken into account as part of any development proposals.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton 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.19/0447 Change of use of two existing golf course greenkeepers buildings to a mixed Class B2 and B8 use (to enable use for car repairs and car storage) (pending).</p> <p>RU.17/1305 Change of use of golf club Car Park to airport parking (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.	✓	4 gross, 3 net	As suggested in 2021 site submission form by agent.
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 great majority of the site is not considered to meet the definition of previously developed land as contained in the NPPF. Significant flooding constraints (majority of the site in the functional floodplain) are likely to make the site unsuitable for residential development.</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 although given the flooding constraints, this is considered unlikely.</p>
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Site availability

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

Site achievability

Is the site achievable (Y/N)?	No
Achievability information:	Due to the site's location in the functional floodplain, it is not considered achievable.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

As the site is located both in the Green Belt and is largely in the functional floodplain, it is not considered suitable for development.

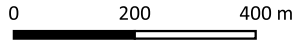
Residential units provided to the assessment of supply: 0 (net).

Other uses provided to the assessment of supply: as the site is located both in the Green Belt and the functional floodplain, it is not considered suitable for development.



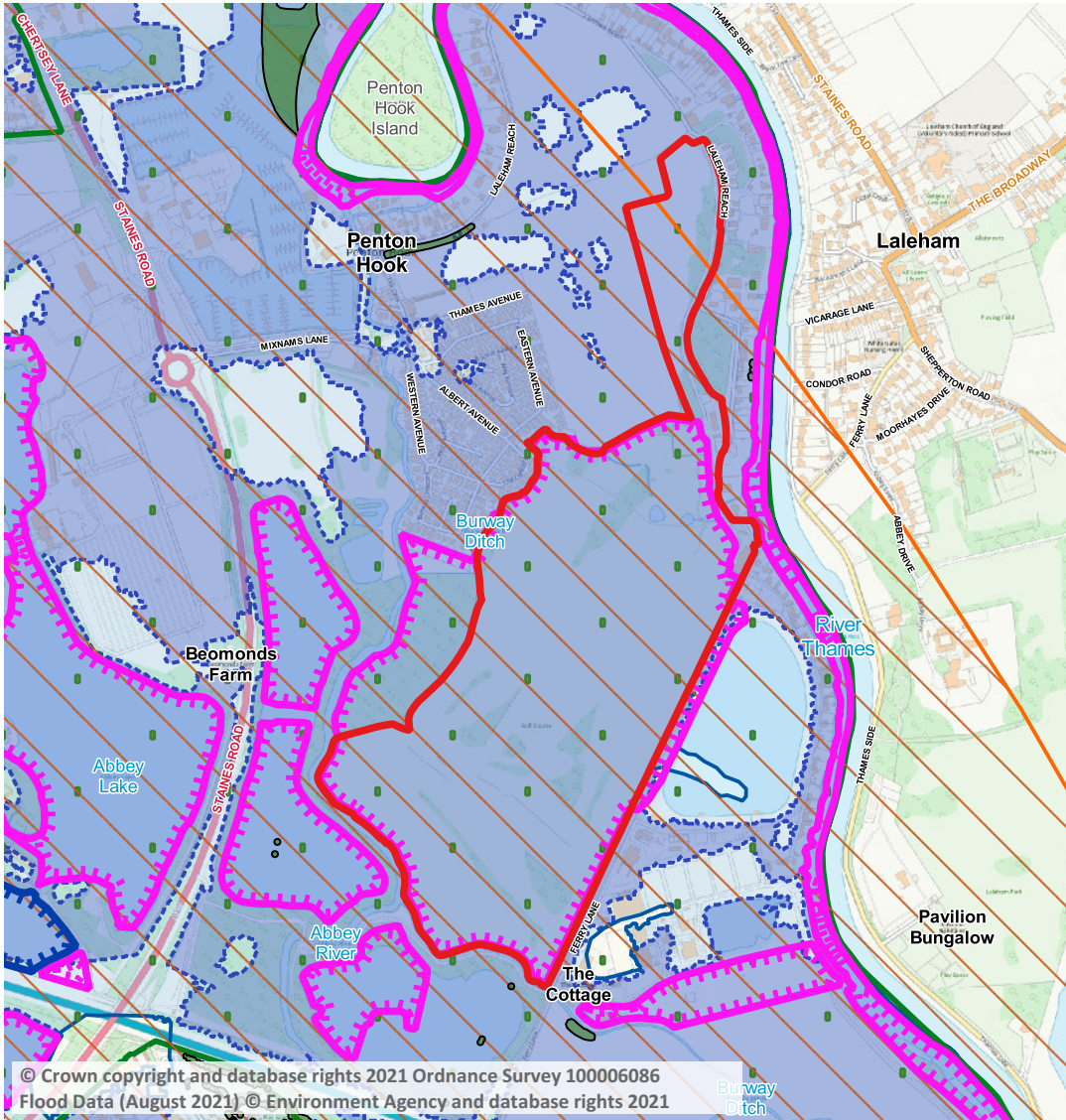
Date: 20/10/2021

Scale: 1:12,500











SLAA ID: 301

Laleham Golf Club, Thorpe



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-  Site Boundary
-  SNCI
-  TBH Special Protection Area 7km
-  Flood Zone 2
-  Flood Zone 3
-  Green Belt
-  SSSI
-  Tree Preservation Orders



SLAA 2021 officer site assessments

Site information

Site ID	309
Site Name	Anners, Village Road, Thorpe
Address	Anners
	Village Road
	Thorpe
Postcode	TW20 8UE
Grid references	X: 502094 Y: 168700
Site area (ha)	0.54
How site was identified	Application RU.07/1153
Ownership type	Private
Existing use(s)	Residential
Is it Previously Developed Land (PDL) (Y/N)?	Partial (circa 0.1ha – 18.5% PDL)
Surrounding uses	The site is surrounded by residential property on all sides except for the north west which abuts Thorpe C of E Primary School.

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	✓ (partial)	SNCI	
Within 5-7 km of TBH SPA	✓ (partial)	LNR	
SANGS		Physical	
Nationally listed buildings	✓	Access	
Other (please specify)	Within the Thorpe Historic Core Area of High Archaeological Potential. Covered by Policy TH3 Tasis School of the Thorpe Neighbourhood Plan.		

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

Constraint type	Action to be taken
TBH SPA zones	Identification and delivery of appropriate mitigation measures for new residential development.
Nationally Listed Building	The potential impact of any development on Anners Nationally Listed Building would need to be taken into account as part of any development proposals.

Conservation Area	The potential impact of any development on the Thorpe Conservation Area 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.

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.14/1798 Reserved matters application relating to the revised outline Master Plan approved under RU.07/1153 for the erection of 2 detached two storey buildings (including accommodation within their roof and a basement to provide a plant room) to the rear of Anners House, Village Road, Thorpe for the provision of 2 no 1 bed flats, 2 no. 2 bed flats and 2 no. 3 bed flats for faculty staff accommodation (grant).</p> <p>RU.07/1153 Revised Masterplan for the expansion and rationalisation of facilities within the school campus including erection of new upper school building and business office and the expansion of the campus to incorporate Renalds Herne and The White House, Coldharbour Lane and Anners, Village Road and new outbuildings and changes of use either implemented or with the benefit of planning permission (grant).</p> <p>RU.06/0465 Demolition of existing two storey rear extension and detached garage and erection of two storey rear extension to Anners House and conversion into 5 one bedroom and 2 two-bedroom flats; conversion of garage/workshop into a 2-bedroom flat; retention of Anners Cottage as single family dwelling; erection of timber shed (grant).</p>

Potential site use

Potential Use	Owner willing to consider use?	No units / m ² / car parking spaces	Supporting comments
Housing, e.g. Market, affordable, self and custom build etc.	✓	6	6 dwellings in line with RU.14/1798.

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 has an implemented planning permission for the development of 6 additional residential units under RU.14/1798.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	The site has an implemented planning permission for the development of 6 additional residential units under RU.14/1798.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	The site has an implemented planning permission for the development of 6 additional residential units under RU.14/1798.

Site deliverability

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

Site SLAA Category

Deliverable/ developable / undeliverable	Deliverable.
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Recommendation

As the site has an implemented planning permission for the development of 6 additional residential units under RU.14/1798 that are under construction, these should be included in the trajectory.

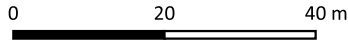
Residential units provided to the assessment of supply: 6

Other uses provided to the assessment of supply: as the site has an implemented planning permission for the development of 6 additional residential units under RU.14/1798, other units have not been considered.



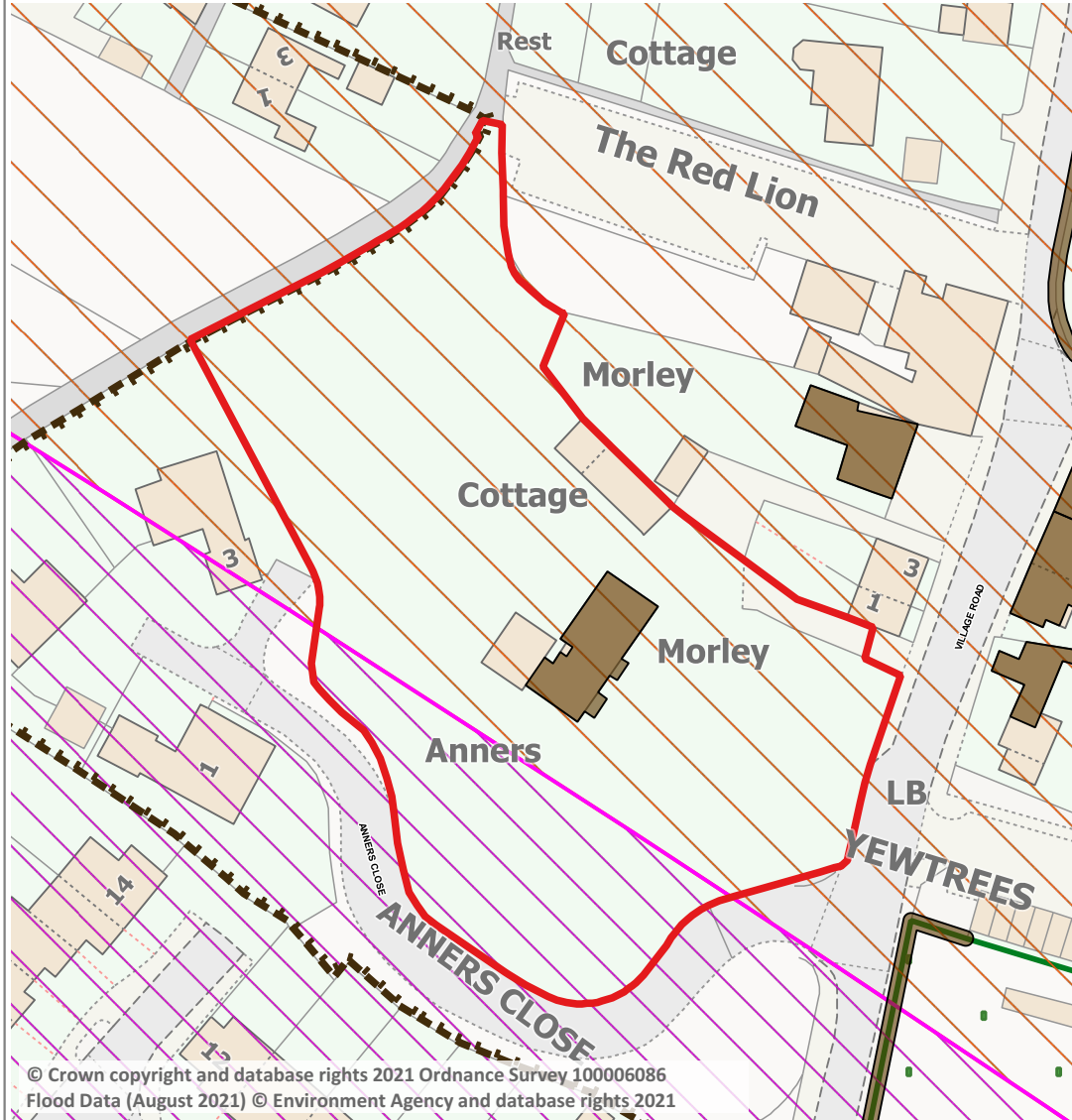
Date: 22/09/2021

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SLAA ID: 309

Anners, Village Road



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Site Boundary

Green Belt

TBH Special Protection Area 7km

Nationally Listed Buildings

Conservation Areas

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	339
Site Name	Land at Mill Lane, Thorpe
Address	Land at Mill Lane
	Thorpe
Postcode	
Grid references	X: 501910 Y: 168348
Site area (ha)	0.36
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Partially wooded land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site abuts the urban area of Thorpe to the north and west, with open land to the south and east (the latter beyond Mill Lane).

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓	TPO	
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 Thorpe and Shepperton Biodiversity Opportunity Area. Partially within a Thorpe Neighbourhood Plan Green Corridor aspiration 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.
SNCI	The potential impact of any development on the Moat, Woodcock Farm 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 Thorpe and Shepperton 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.77/0042 Outline application for the erection of 4 detached houses with garages (refused).</p> <p>RU.75/0681 Erection of four detached houses with garages (refused).</p> <p>EGH.70/14113 Development of land by the construction of an estate road and the siting of four detached single storey houses, each with double garages (refused).</p> <p>EGH.65/9971 Development of Land as site for 4 dwellings on approx. 1 acre of land (refused).</p> <p>EGH.64/9420 Erection of four detached dwellings (refused).</p> <p>EGH.62/7858 Erection of three pairs of semi-detached houses on approx. 0.93 acres (refused).</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.	✓	8	22dph, 2 and 3 bedroom houses.

Elderly people's housing, student halls			
Traveller accommodation			
Commercial (E use classes)			
Employment (B2 and B8 use classes)			
Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	As the site is located within the Green Belt and Flood Zone 3b it is not suitable for 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:	The site's location in Flood Zone 3b means that residential development is not suitable in this location. As such, the site is not achievable, even if it were to be removed from the Green Belt or Very Special Circumstances could be proven.

Site deliverability

Can identified constraints be overcome (Y/N)?	No The site's location in Flood Zone 3b means that residential development is not suitable in this location. As such, the site is not deliverable or developable, even if it were to be removed from the Green Belt or Very Special Circumstances could be proven.
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Is the site deliverable (0-5 years) or viably developable (6-15 years)	N/A
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Site SLAA Category

Deliverable/ developable / undeliverable	Undeliverable.
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Recommendation

As this site is in the Green Belt and Flood Zones 3b and thus residential development is not suitable in this location. Therefore, the number of units that site could provide is counted as zero.

Residential units provided to the assessment of supply: 0

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

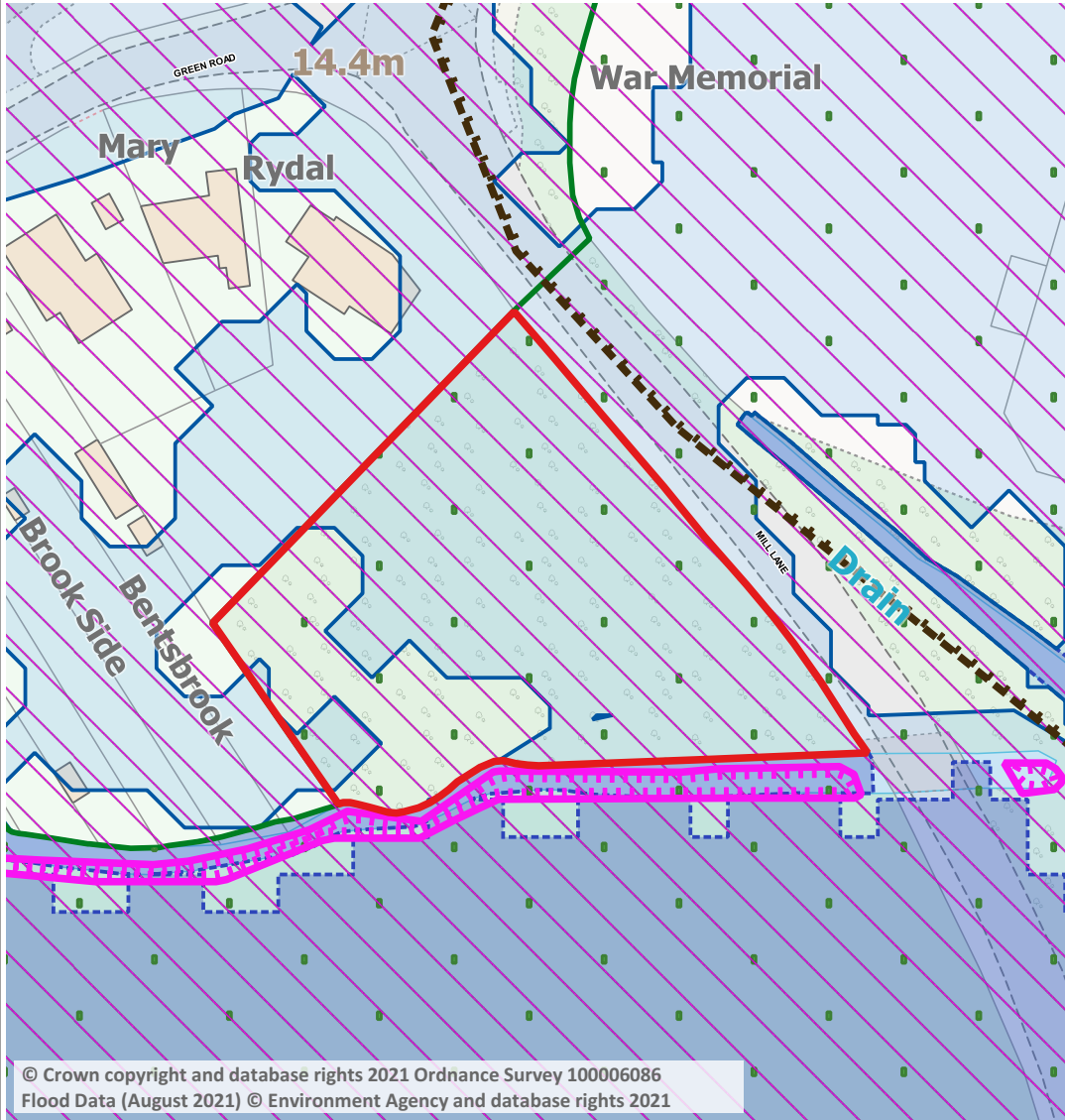
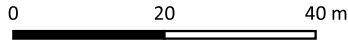


Date: 22/09/2021

SLAA ID: 339

Lane at Mill Lane, Thorpe

Scale: 1:1,000



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



SLAA 2021 officer site assessments

Site information

Site ID	340
Site Name	Land at Green Road, Thorpe
Address	Land at Green Road
	Thorpe
Postcode	
Grid references	X: 502103 Y: 168440
Site area (ha)	0.38
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Wooded and open land
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded by residential properties in the urban area of Thorpe on its northern, western and southern sides. To the east is open land

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (adjacent)
Flood zone 2	✓ (partially)	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)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Partially within a Thorpe Neighbourhood Plan Green Corridor 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.
Conservation Area	The potential impact of any development on the Thorpe Conservation Area would need to be taken into account as part of any development proposals.
SNCI	The potential impact of any development on the Moat, Woodcock Farm 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 Thorpe and Shepperton 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.75/0723 Erection of 3 detached houses with garages (refuse).</p> <p>EGH.71/15082 Erection of bungalow and garage (refuse).</p> <p>EGH.67/11294 Development of Land as site for bungalow and garage (refuse).</p> <p>EGH.69/12686 Development of land as site for bungalow and garage (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.	✓	8	21dph, 2- and 3-bedroom 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. 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 plan making process 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)?	<p>No</p> <p>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.</p>
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 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 suggested 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 site being developed for other uses is deemed inappropriate.

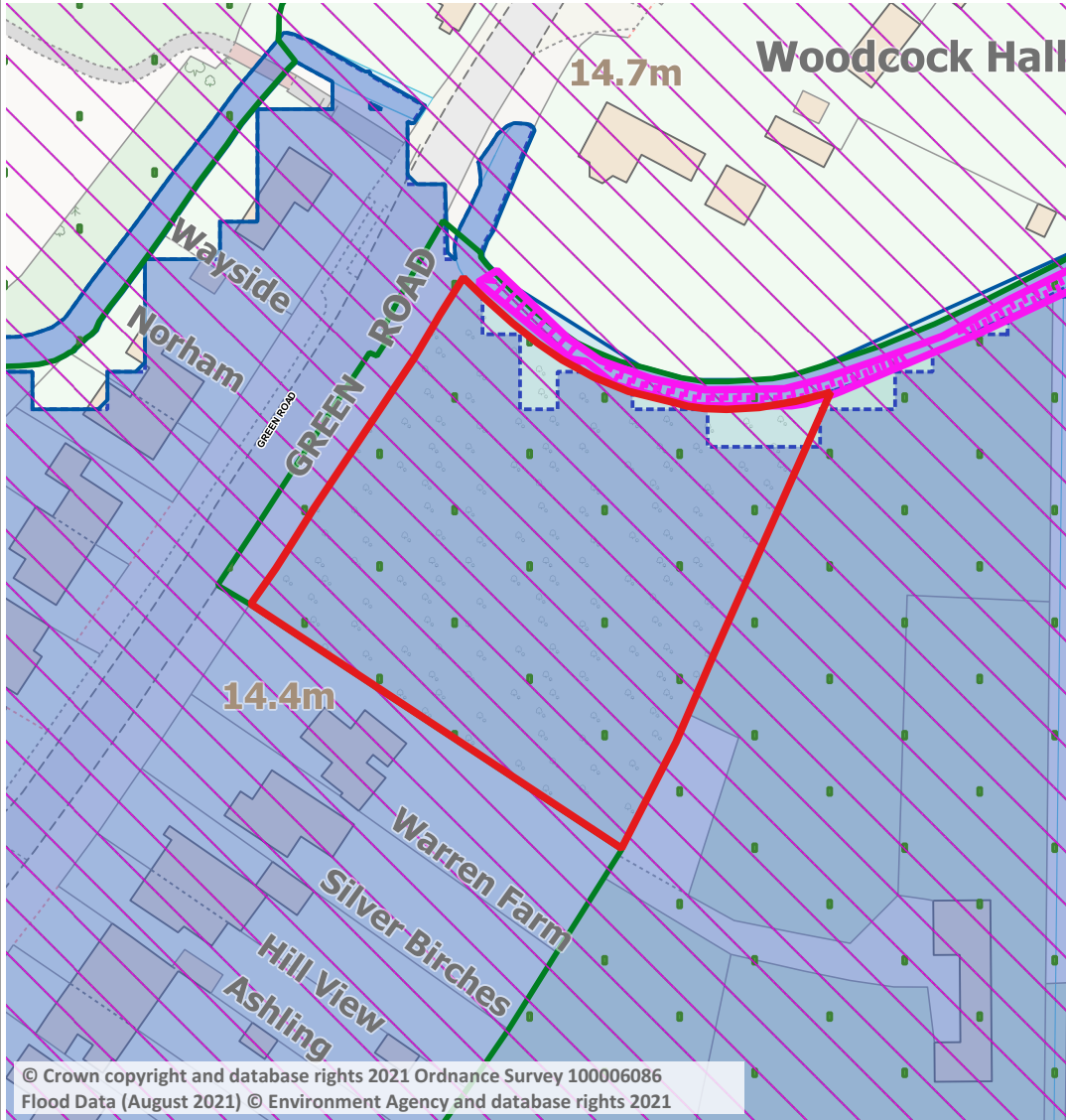
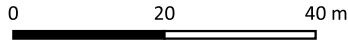


Date: 22/09/2021

SLAA ID: 340

Land at Green Road, Thorpe

Scale: 1:1,000



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



SLAA 2021 officer site assessments

Site information

Site ID	397
Site Name	Thorpe C of E Infant School, The Bence, Thorpe
Address	Thorpe C of E Infant School
	The Bence,
	Thorpe
Postcode	TW20 8QD
Grid references	X: 501974 Y: 168748
Site area (ha)	0.82
How site was identified	Through application RU.17/1915
Ownership type	Public (SCC)
Existing use(s)	Primary school
Is it Previously Developed Land (PDL) (Y/N)?	Yes
Surrounding uses	The school is surrounded on all sides by residential properties.

Policy, environmental and heritage constraints

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

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
Nationally Listed Building	The potential impact of any development on the adjacent Anners Nationally Listed Building would need to be taken into account as part of any development proposals.
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area 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.
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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.19/0091 Removal of existing timber shed and gazebo and erection of new modular classroom block (70sqm) (grant).</p> <p>RU.17/1915 Erection of detached single storey building to be used as a group room/multi-use room following the demolition of existing structure (57sqm) (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	✓	127sqm	As per applications RU.17/1915 and RU.19/0091.
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 developments permitted under applications RU.17/1915 and RU.19/0091 as they are proposed to enhance the facilities of the school.
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Site availability

Is the site available (Y/N)?	Yes
Availability information:	This site is available for the developments permitted under applications RU.17/1915 and RU.19/0091.

Site achievability

Is the site achievable (Y/N)?	Yes
Achievability information:	This site is as per RU.17/1915 and RU.19/0091.

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

This site is suitable for the developments permitted under applications RU.17/1915 and RU.19/0091 for an additional 127sqm of school facilities. Although these are below the 500sqm threshold for inclusion in the SLAA, the site they are located on is 0.82ha and thus this is included in the trajectory.

Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: as this site only has permission for school-related developments, other uses have not been considered.

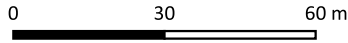


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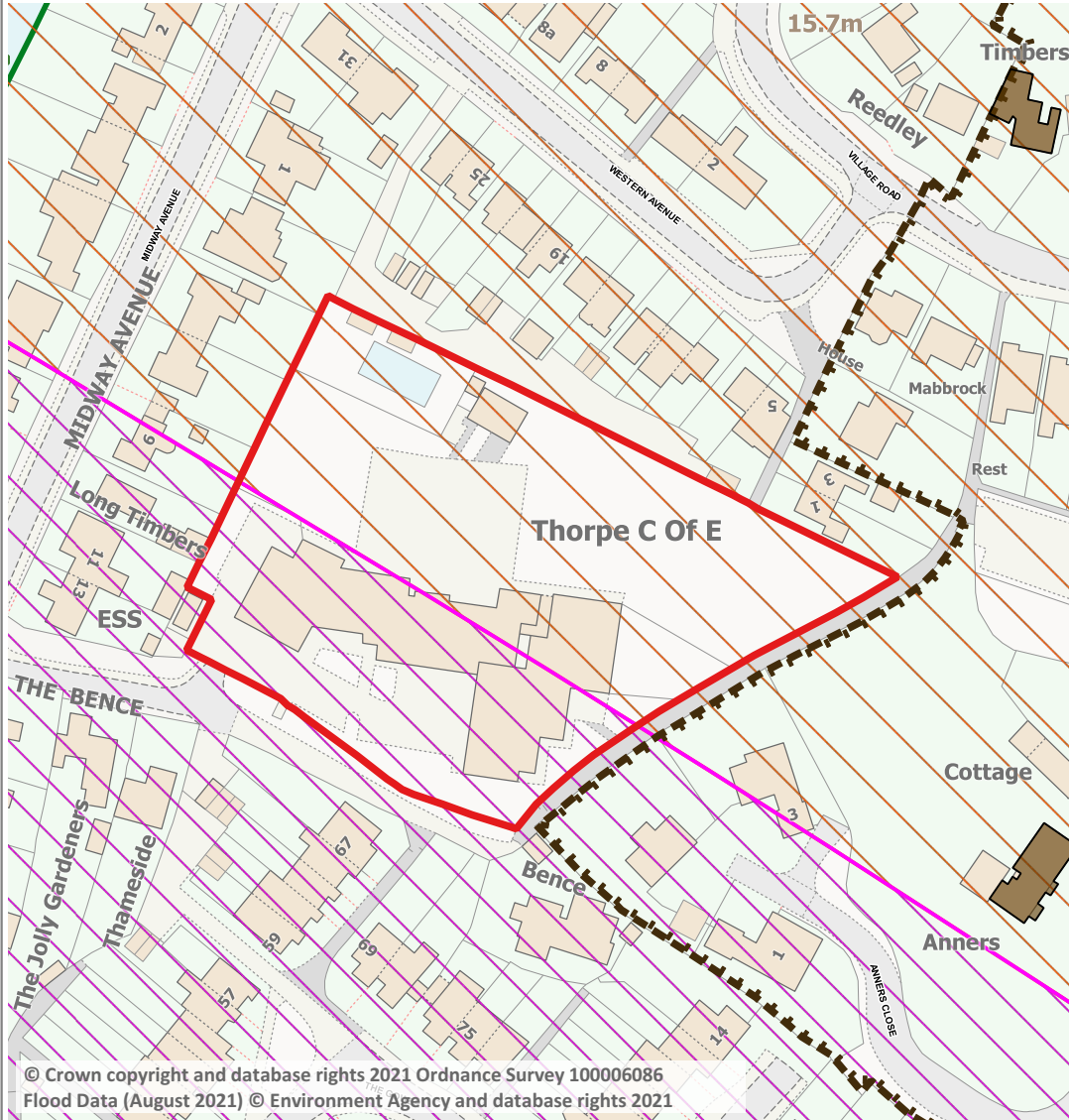
SLAA ID: 397



Scale: 1:1,500



Thorpe C of E Infant School, The Bence, Thorpe



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Site Boundary

Green Belt

TBH Special Protection Area 7km

Nationally Listed Buildings

Conservation Areas

TBH Special Protection Area 5km



SLAA 2021 officer site assessments

Site information

Site ID	430
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel A
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502376 Y: 169340
Site area (ha)	2.92
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agriculture, woodland and three existing residential dwellings.
Is it Previously Developed Land (PDL) (Y/N)?	Partially as only the residential dwellings which total 0.31ha which is 10.6% of the total site area.
Surrounding uses	The Thorpe Industrial Estate lies to the north, with a mixture of residential and agricultural use, alongside a lake lying to the south. To the east is a waste management station and open agricultural 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	✓ (adjacent)	Access	
Other (please specify)	Adjacent to the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. Adjacent to the Thorpe NP Blue Infrastructure Asset: Fishing Lake, Ten Acre Lane. Majority of this parcel 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.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton 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.)	Various consents for site restoration from landfill and gas monitoring. 64/9362, 90/1018, 93/0032, 03/1270, 15/1368, 16/0280

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.	✓	10+	There are 3 residential units which currently exist on the site. These units could be lost, depending if the whole site were to be redeveloped.
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 appears to have been previously used for mineral extraction and landfill but has been fully restored to agricultural use. Three residential dwellings sit within the site boundary.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has now been the subject of mineral extraction / landfill and restoration and is therefore previously developed. However, the applications they refer to (RU.93/0032 and RU.03/1270) cover all of the sites submitted (SLAA ID refs: 430-434).</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that, aside from four existing residential properties, the whole of the site has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, aside from the three residential dwellings, the site 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 residential / employment 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>In terms of the three residential dwellings which lie within the suggested site boundary, given the size of the existing residential plots, their redevelopment is unlikely to yield net additional dwellings which would not have a greater impact on the openness of the Green Belt than the existing dwellings.</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:	The site is not considered to be suitable for residential / commercial development and as such is not considered to be achievable. The site could be achievable for the use as a parkland or green space, but this would depend on whether the landowner would be willing to manage the site as parkland / publicly accessible space or sell / lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 residential / employment 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, 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 employment has not been considered, but its use as publicly accessible green space is likely to be acceptable subject to paragraph 149 of the NPPF.

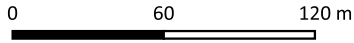


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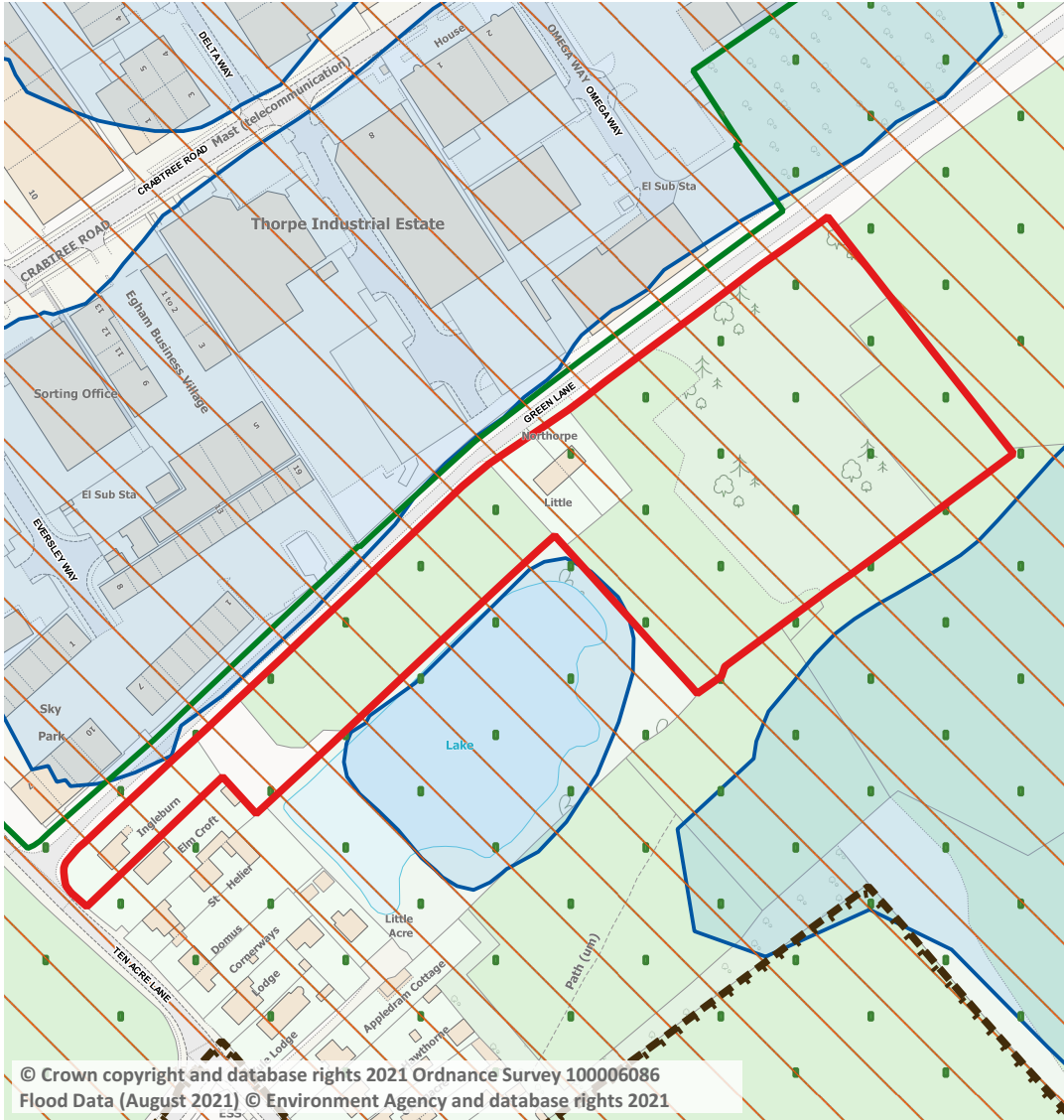
SLAA ID: 430



Scale: 1:3,000



Norlands Lane Landfill Site, Thorpe - Parcel A



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Conservation Areas
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	431
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel B
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502618 Y: 169299
Site area (ha)	10.14
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural land.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	Thorpe Industrial Estate lies to the north with residential dwellings to the west. To the south lies the allocated (in the Thorpe Neighbourhood Plan) Cemex site and to the east is agricultural land.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (adjacent)
Flood zone 2	✓ (most of site)	Ancient woodland	
Flood zone 3a		TPO	
Flood zone 3b		SSSI	
Within 5 km of TBH SPA		SNCI	
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Adjacent to the Thorpe Industrial Estate Strategic Employment Area. Within the Thorpe and Shepperton Biodiversity Opportunity Area. 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
Conservation Area	The potential impact of any development on the adjacent Thorpe Conservation Area would need to be taken into account as part of any development proposals.
Thorpe Industrial Estate Strategic Employment Area	Any proposed development that may have a negative impact upon the functioning of this existing employment area would need to be taken into consideration as part of the determination of any application.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton 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.)	Various consents for site restoration from landfill and gas monitoring. 75/0529, 85/0612, 90/1018, 93/0032, 97/0303, 99/0735, 03/1270, 15/1368, 16/0280

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.	✓	10+	As suggested by the site promoter.
Elderly people's housing, student halls	✓		
Traveller accommodation			
Commercial (E use classes)	✓		
Employment (B2 and B8 use classes)	✓		

Retail			
Food and drink			
Leisure			
Community uses			
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed. However, the applications they refer to (RU.93/0032 and RU.03/1270) cover all of the sites submitted (SLAA IDs 430-434).</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site 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 residential / employment 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:	The site is not considered to be suitable for residential / commercial development and as such is not considered to be achievable. The site could be achievable for the use as a parkland or green space, but this would depend on whether the landowner would be willing to manage the site as parkland / publicly accessible space or sell / lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 residential / employment 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 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.

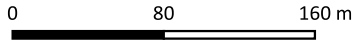
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt greenfield nature of the site, the suitability of the site for employment has not been considered, but its use as publicly accessible green space is likely to be acceptable subject to paragraph 149 of the NPPF.



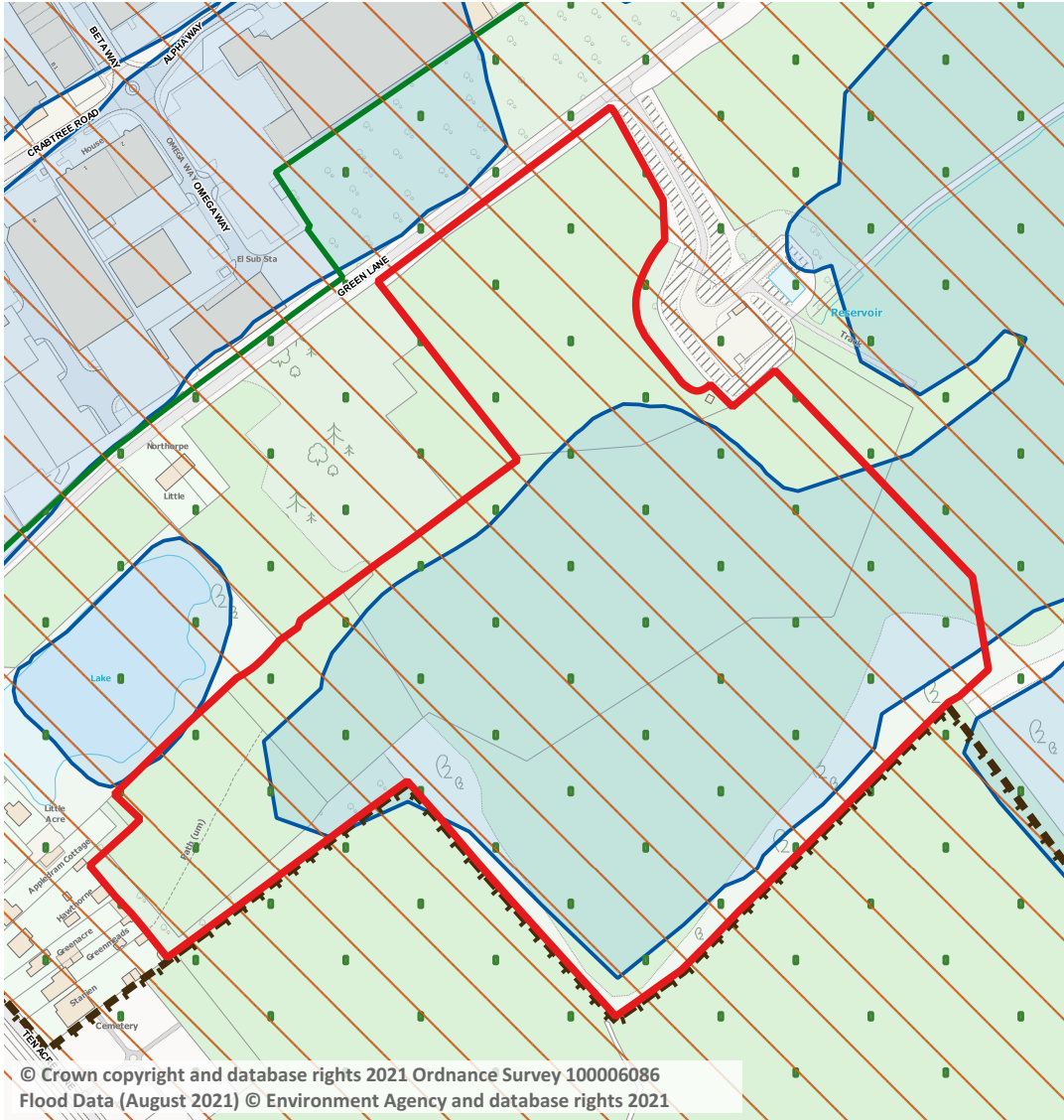
Date: 12/11/2021

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SLAA ID: 431

Norlands Lane Landfill Site, Thorpe - Parcel B



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- Site Boundary
- Green Belt
- TBH Special Protection Area 7km
- Conservation Areas
- Flood Zone 2



SLAA 2021 officer site assessments

Site information

Site ID	432
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel C
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502772 Y: 169591
Site area (ha)	3.22
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north lies woodland, and the south agricultural land. To the west is a gas monitoring station, and the east is a dwelling, a stables and further agricultural 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		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Contains a Thorpe NP aspirational amenity corridor (eastern boundary) 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.
Biodiversity Opportunity Area	The potential impact of any development on the Thorpe and Shepperton 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.)	Various consents for site restoration from landfill and gas monitoring. 64/9362, 85/0612, 93/0032, 03/1270, 15/1368, 16/0280

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	✓		SANG, as suggested by site promoter
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:	<p>The site is in the Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure development is likely to 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. This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green Belt and could be shown to not conflict with the purposes of including land within it, in line with para 149 of the NPPF.</p> <p>The only other way in which the site could become suitable for the leisure use 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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 149 of the NPPF.</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:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for leisure use.
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Recommendation

At the current time, the use of the site for leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. The site will be recorded for audit purposes but will not be included within the assessment of supply.

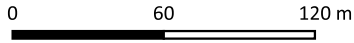
Residential units provided to the assessment of supply: 0

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 not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 149 of the NPPF.



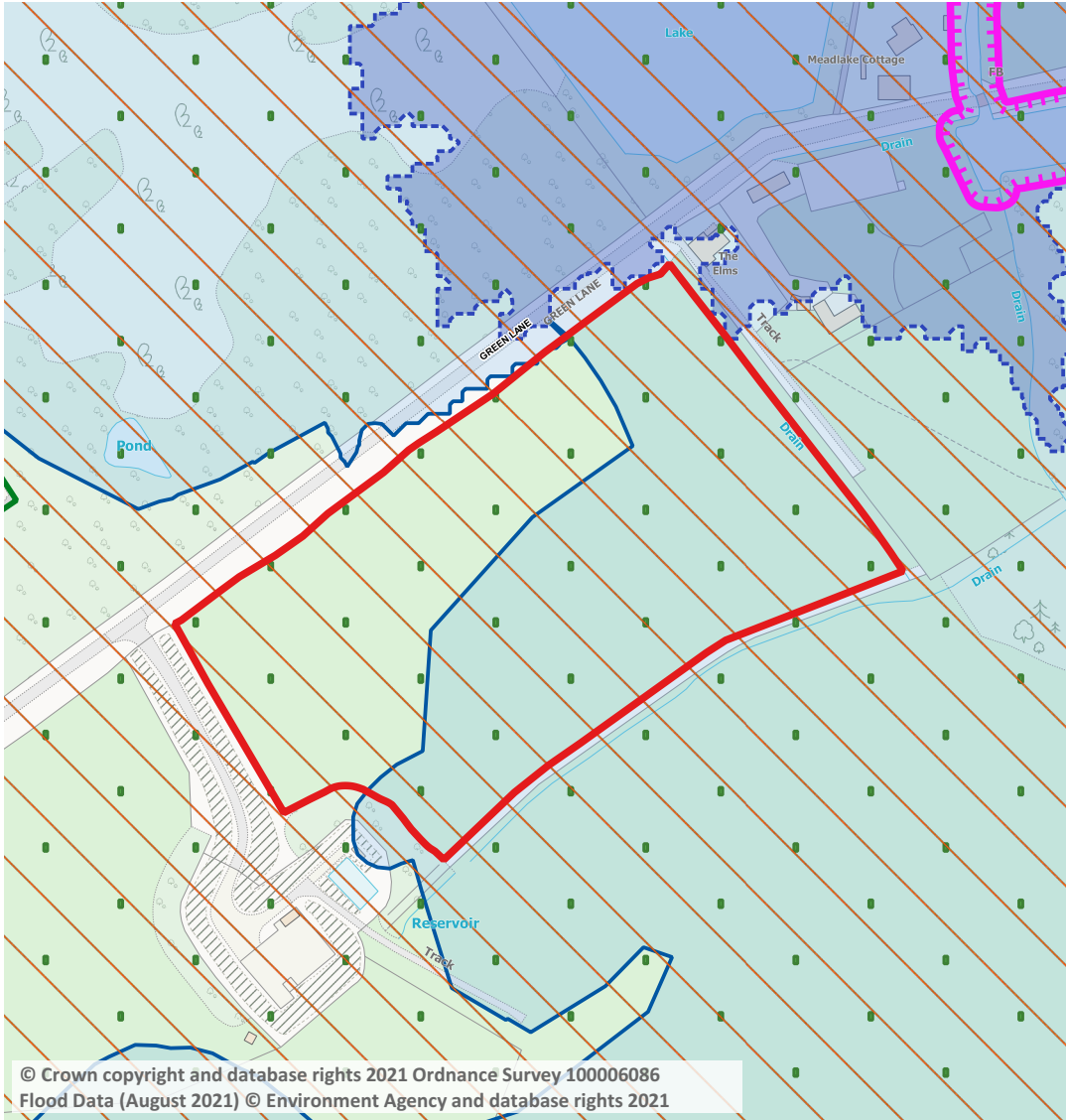
Date: 12/11/2021

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


SLAA ID: 432

Norlands Lane Landfill Site, Thorpe - Parcel C



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-  Site Boundary
-  Green Belt
-  SNCI
-  Flood Zone 2
-  Flood Zone 3
-  TBH Special Protection Area 7km



SLAA 2021 officer site assessments

Site information

Site ID	433
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel D
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502940 Y: 169658
Site area (ha)	0.77
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	To the north is a residential dwelling and a stable, with agricultural land to the south and west. To the east is a wooded area and a small lake.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	
Flood zone 2	✓	Ancient woodland	
Flood zone 3a	✓ (partial)	TPO	
Flood zone 3b	✓ (partial)	SSSI	
Within 5 km of TBH SPA		SNCI	✓ (adjacent)
Within 5-7 km of TBH SPA	✓	LNR	
SANGS		Physical	
Nationally listed buildings		Access	
Other (please specify)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Adjacent to the Thorpe NP Blue Infrastructure Asset; Lake adjoining 4 Aymer Drive / Mead Lake Ditch. Has Thorpe NP aspiration footpaths going through and around the site. Contains a Thorpe NP aspirational amenity corridor (eastern boundary) 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.
SNCI	The potential impact of any development on the adjacent Chertsey Bourne at Abbey Lake Complex 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 Thorpe and Shepperton 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.)	Various consents for site restoration from landfill and gas monitoring. 93/0032, 03/1270, 15/1368, 16/0280

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	✓		SANG, as suggested by site promoter
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure 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. This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green Belt and could be shown to not conflict with the purposes of including land within it, in line with para 149 of the NPPF.</p> <p>The only other way in which the site could become suitable for the leisure 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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 149 of the NPPF.</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:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for leisure development.
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Recommendation

At the current time, the use of the site for leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. The site will be recorded for audit purposes but will not be included within the assessment of supply.

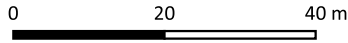
Residential units provided to the assessment of supply: 0

Other uses provided to the assessment of supply: given the Green Belt greenfield nature of the site, the suitability of the site for leisure has not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 149 of the NPPF.



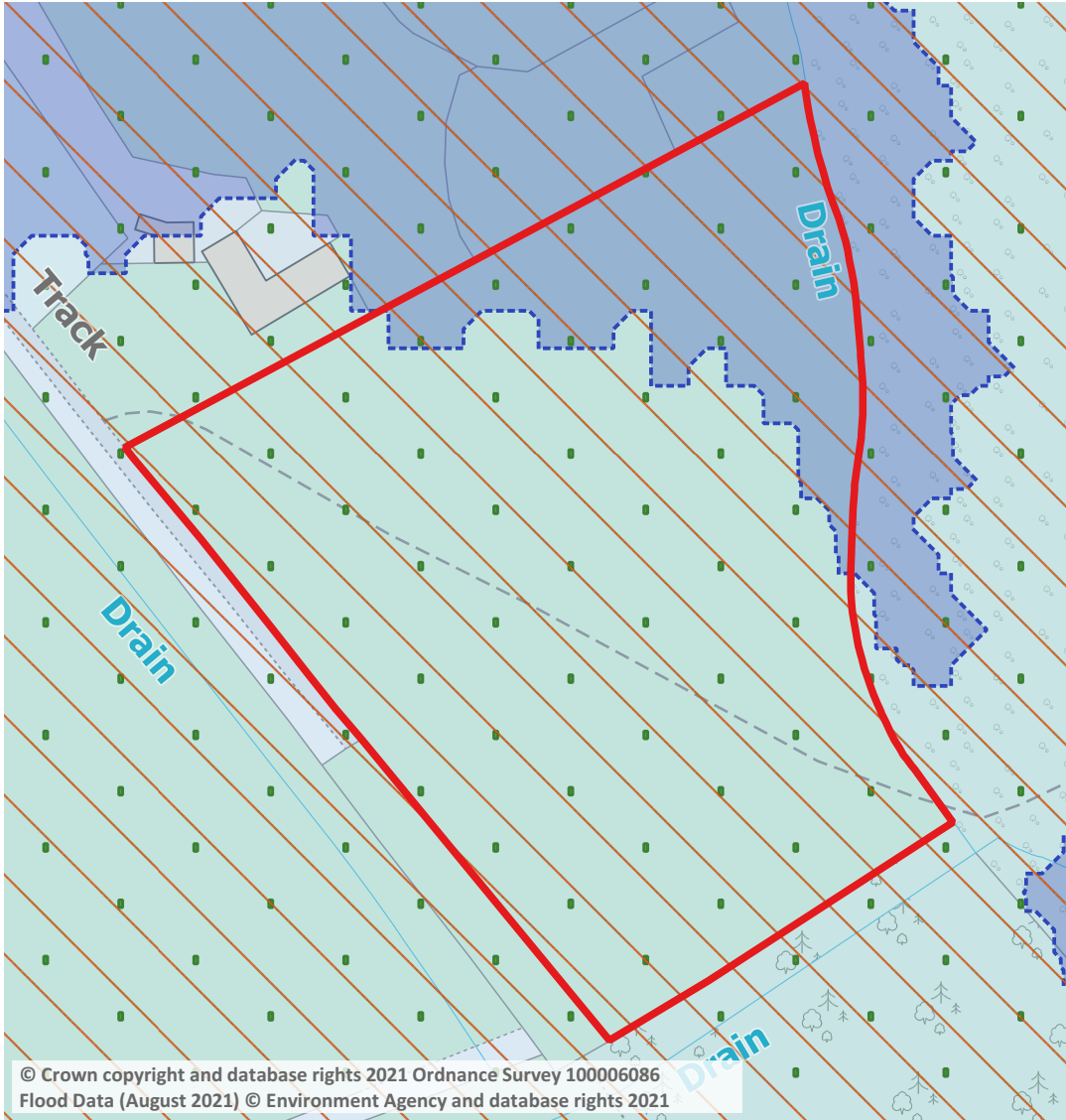
Date: 12/11/2021

Scale: 1:1,000





SLAA ID: 433

Norlands Lane Landfill Site, Thorpe - Parcel D



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



SLAA 2021 officer site assessments

Site information

Site ID	434
Site Name	Norlands Lane Landfill Site, Thorpe – Parcel E
Address	Norlands Lane Landfill Site
	Norlands Lane
	Thorpe
Postcode	TW20 8SS
Grid references	X: 502937 Y: 169377
Site area (ha)	13.45
How site was identified	Submitted through the 2021 SLAA
Ownership type	Private
Existing use(s)	Former landfill now restored to agricultural use.
Is it Previously Developed Land (PDL) (Y/N)?	No
Surrounding uses	The site is surrounded by agricultural land, with a gas monitoring station to the north west, a series of farm buildings to the south west and a lake to the north east.

Policy, environmental and heritage constraints

Site constraints (please tick (✓) where relevant)			
Green Belt	✓	Conservation Area	✓ (adjacent)
Flood zone 2	✓ (most of site)	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)	Within the Thorpe and Shepperton Biodiversity Opportunity Area. Has Thorpe NP suggested footpaths going through and around the site. 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.
SNCI	The potential impact of any development on the adjacent Chertsey Bourne at Abbey Lake Complex 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 Thorpe and Shepperton 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.)	Various consents for site restoration from landfill and gas monitoring. 85/0612, 93/0032, 03/1270, 12/0872, 15/1368, 16/0280

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	✓		SANG, as suggested by site promoter
Hotel			
Parking			

Suggested phasing

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

Suitability information:	<p>The site is in the Green Belt where there continues to be a presumption against inappropriate development. From a search of the planning history of the site, it appears to have been previously used for mineral extraction and landfill but has been fully restored with gas monitoring now on site in a small compound.</p> <p>The site proponent considers that the area in the northwest corner of the site which covers approx. 5.47ha has not been the subject of mineral extraction / landfill and restoration and is therefore previously developed.</p> <p>The definition of previously developed land in the NPPF excludes land that has been developed for mineral extraction or waste disposal by landfill purposes where provision for restoration has been made. The planning history of the site would suggest that the whole of the site including the 5.47ha in the northwest corner has been the subject of mineral/landfill operations which have been restored and now in use for agriculture. As such, based on the information before the Council at the current time, the site is not considered to fall within the definition of previously developed land. Therefore, the use of this site for leisure development is likely to 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. This is unless the proposal would be for the provision of appropriate facilities (in connection with a change of use) for outdoor sport or outdoor recreation, as long as the facilities preserved the openness of the Green Belt and could be shown to not conflict with the purposes of including land within it, in line with para 149 of the NPPF.</p> <p>The only other way in which the site could become suitable for the leisure 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 only proposed use of the site that could potentially be acceptable is for use as a SANG, as this is an acceptable use in line with paragraph 149 of the NPPF.</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:	The site is not considered to be suitable for leisure development and as such is not considered to be achievable. The site could be achievable for the use as a SANG, but this would depend on whether the landowner would be willing to manage the site as SANG or sell/lease the land for site management and whether the landowner's aspiration is greater than an agricultural land value (circa £20,000/ha).

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 for leisure development.
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Recommendation

At the current time, the use of the site for leisure 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 there has been no leisure floorspace put into the trajectory for the SLAA. 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 leisure has not been considered, but its use as a SANG is likely to be acceptable subject to paragraph 149 of the NPPF.

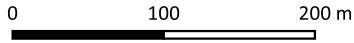


Date: 12/11/2021

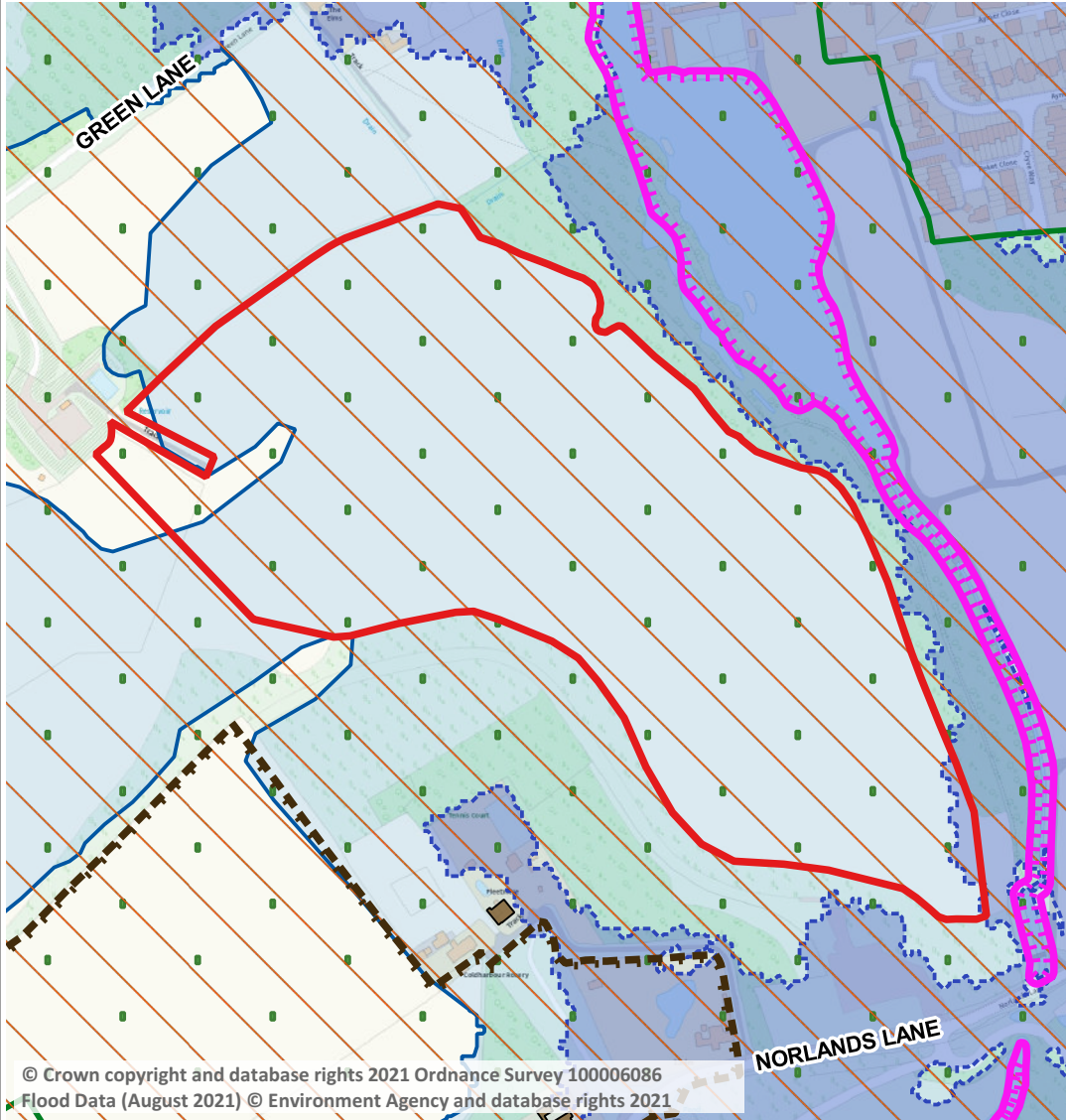
SLAA ID: 434



Scale: 1:5,000



Norlands Lane Landfill Site, Thorpe - Parcel E



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

