

Existing employment area:

ALMERIA, THORPE LEA ROAD, EGHAM

Reference

E1

Area (ha)

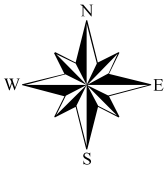
0.76



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Industrial - open storage. Land predominantly used for parking of HGV's and ancillary parking together with other uses (cutting and storage of steel) and buildings.	
<i>Public Access including access to local labour supply and access to local facilities</i>	Several bus stops available nearby. No designated off road cycle path in the vicinity of the site. Egham railway station is approximately 1.5km away. Close to residential properties and local labour supply but limited shops and local facilities within walking distance.	3
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Access directly onto Thorpe Lea Road. Around 3km to J13 of M25 via a rail level crossing and local road network. Parking within the site is informal.	3
<i>Quality of Environment of site and site characteristics</i>	Comprises a storage and holding yard, with buildings concentrated on eastern side of the site near to the site access. The western and northern boundaries of the yard are banked. The yard is screened from the road by hedgerow and trees and to the north by trees. The adjacent dwelling to the north of the site is in the same ownership as the yard, a number of which are protected. To the south of the site is a mushroom farm and residential dwellings are located to the east on the opposite side of Thorpe Lea Road.	1
<i>Compatibility of adjoining uses</i>	Area surrounded by open land to the west, a mushroom farm to the south, a residential dwelling to the north and residential development to the east (on the opposite side of Thorpe Lea Road). As the dwelling to the north is in the same ownership as the employment area there is unlikely to be any current significant compatibility issues with adjoining uses.	3
<i>Market Attractiveness</i>	Employment area has a low profile, is of low environmental quality and is restricted in terms of use and structures on site. However, it provides open storage for which there is demand in the local area.	1
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 7710sqm (mainly open storage)	Vacancy Rate: 0% No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Certificate of Existing Lawfulness for parking of HGV's and ancillary parking together with other uses (cutting and storage of steel) and buildings. No scope for intensification and/or redevelopment due to Green Belt designation. An EIA screening for land to the west of Thorpe Lea Road (including this site) was submitted for residential development of the site and the area beyond in 2015.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt.	

TOTAL SCORE: 11

[Scoring: 5 = best, 1 = worst]



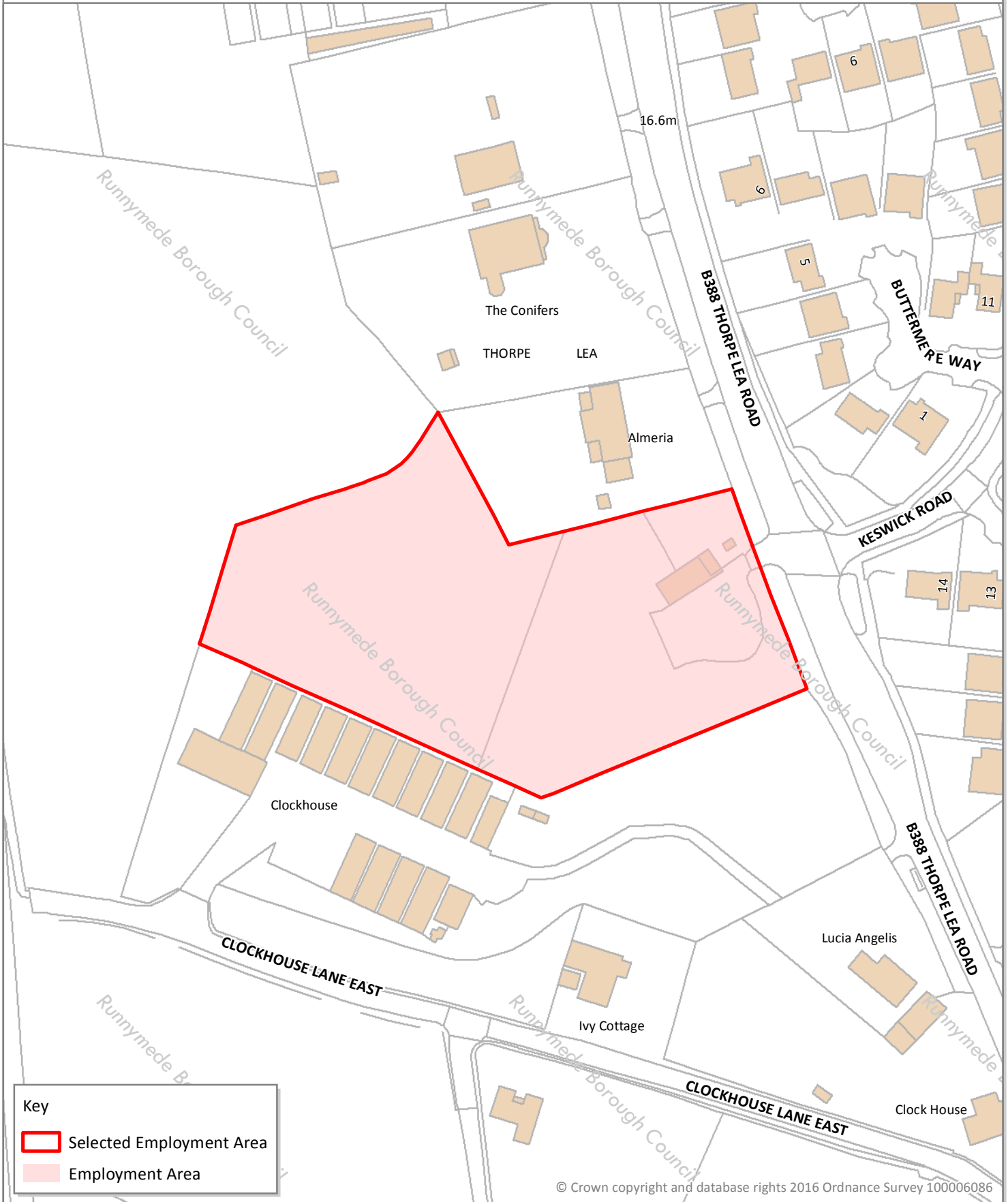
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E1

Almeria, Thorpe Lea Road, Egham



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Scale: 1:1,250
0 10 20 40
m

Area: 0.76 ha



Existing employment area:

**CORNER OF THORPE LEA ROAD AND
VICARAGE ROAD, EGHAM**

Reference

E2

Area (ha)

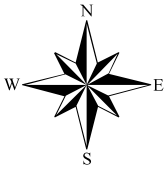
1.07



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Office and industrial. The area comprises two separate sites: the former Georgian manor house and former residential dwelling Wickham Lodge is occupied as UK headquarters of Kerry Foods; the neighbouring Glenville Farm site is used for commercial vehicle sales and repairs.	
<i>Public Access including access to local labour supply and access to local facilities</i>	Several bus stops located nearby. No designated cycle path in the vicinity. Egham railway station is just under 1.5km away. Close to residential properties and local labour supply but limited shops and local facilities within walking distance.	3
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Around 3km to J13 of M25 via a rail level crossing and local road network. Formally laid out on-site parking provision within office site with planning permission recently granted to increase the number of spaces. Formal and informal parking within industrial site.	3
<i>Quality of Environment of site and site characteristics</i>	Office site - two and three storey Georgian building, former Manor House. Site is self-contained and the building is set in high quality grounds, although much of the space is now given to hardstanding for parking provision. Building appears to be well maintained. Planning permission has been granted on site for the demolition of Wickham Lodge and construction of a single storey pavilion to provide additional meeting space. Industrial site – buildings appear to be in reasonable condition, with limited landscaping along site boundaries (with the exception of the northern (rear) boundary which is heavily treed).	3
<i>Compatibility of adjoining uses</i>	Area adjoins a residential dwelling and its curtilage to the east, Vicarage Road to the west, playing fields to the north and Thorpe Lea Road to the south. Residential properties are located on the opposite side of Thorpe Lea Road. The industrial units are in reasonable condition and relatively well screened from the road but impact slightly on the approach to the office site from the east.	4
<i>Market Attractiveness</i>	Although the office buildings are attractive and well maintained, the market attractiveness of this site will be affected to a degree by the out-of-centre location, maintenance implications of the historic building at Thorpe Lea Manor and Green Belt designation. The market attractiveness of the industrial units is limited by the location, Green Belt designation and Certificate of Existing Lawfulness which limits the uses on the site.	3
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 2643sqm Vacancy Rate: 0% No Land remains for development	
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Green Belt designation restricts further expansion.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt.	

TOTAL SCORE: 16

[Scoring: 5 = best, 1 = worst]



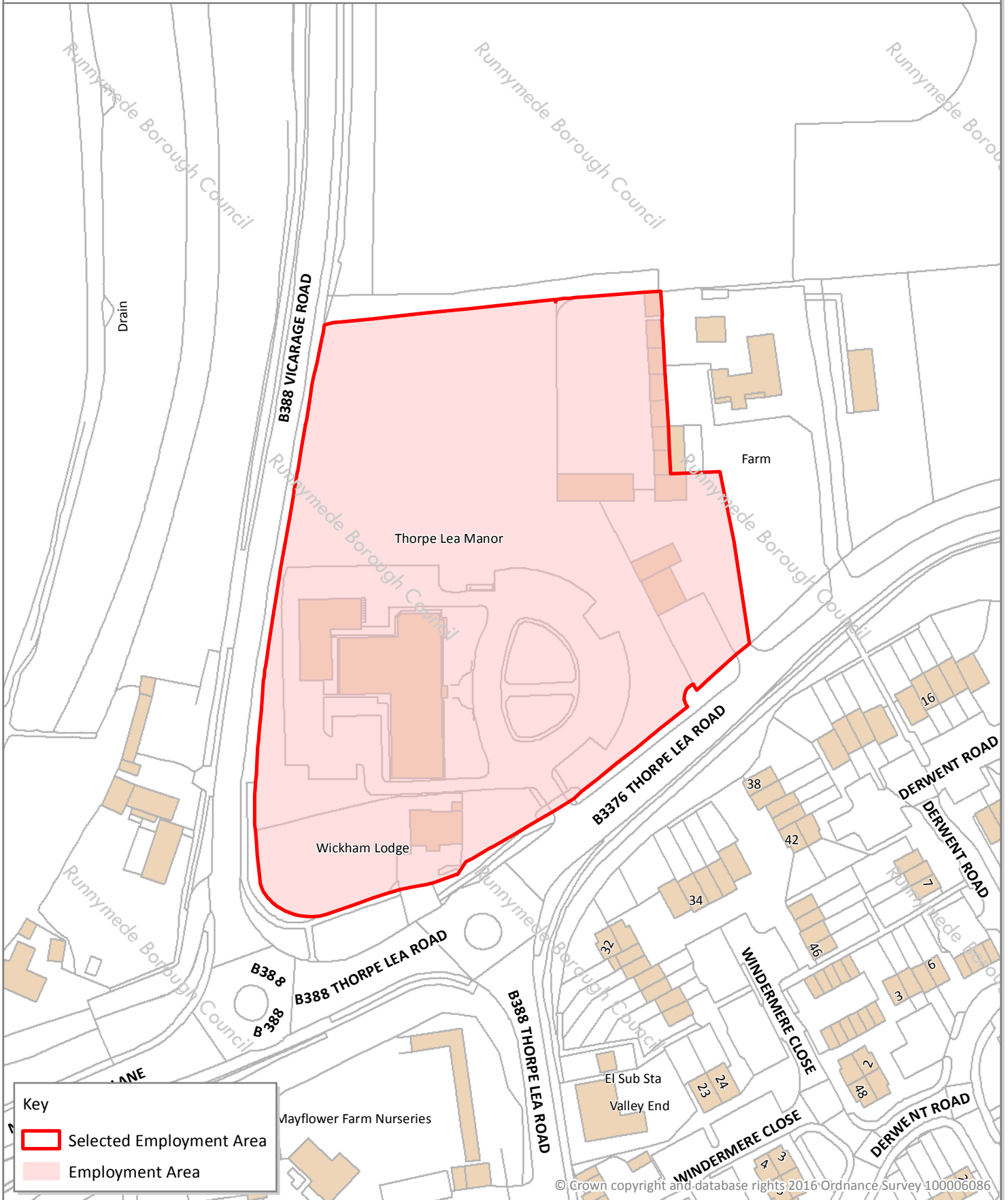
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
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Surrey KT15 2AH

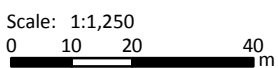
ID: E2

Corner of Thorpe Lea Road and Vicarage Road, Egham



Key

- Selected Employment Area
- Employment Area



Area: 1.07 ha

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Existing employment area:

**MEADLAKE PLACE, THORPE LEA ROAD,
EGHAM**

Reference

E3

Area (ha)

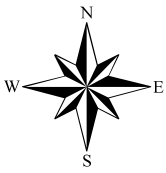
1.47



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Small purpose built Business Park comprising 3no. office buildings. Only one building currently occupied by British Marine Federation.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Located in the Egham Hythe area close to residential properties/local labour supply, but limited shops and local facilities within walking distance. Egham railway station is about 1.5km from the site. Numerous bus stops nearby. No designated cycle path.	3
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Around 3km to J13 of M25 via a rail level crossing and local road network. Ample formal parking provision.	3
<i>Quality of Environment of site and site characteristics</i>	3no. two storey relatively modern purpose built office buildings on self-contained site. Central building was constructed in early 1990s and has planning permission for alterations to modernise and upgrade the building and to improve the buildings and to include flood defences. Two buildings either side were constructed in the late 1990s/2000. Landscaping within the site and to the boundaries is reasonably good. Site has access directly off Thorpe Lea Road.	3
<i>Compatibility of adjoining uses</i>	Office use results in no potential conflict with nearby residential properties	5
<i>Market Attractiveness</i>	The car parking within the site, especially serving the central building was affected to an extent by the 2013 floods. This has had a negative impact on the site's market attractiveness in the short term, as is evident from the high vacancy rate. However the proposed remodelling and upgrading of the central building to provide a more resilient and higher spec office should reverse this impact when implemented. The site's out-of-centre location and medium size also limit, to a degree, the site's attractiveness to the market.	2
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 3493sqm	Vacancy Rate: 73%
<i>Potential Uses and scope for intensification and/or redevelopment</i>	No Land remains for development	
<i>Planning and Deliverability Factors</i>	Located within Urban Area but existing buildings are modern and purpose built so limited scope for expansion. The majority of the area is also located in the functional floodplain which limits potential for development.	
	The employment area is located in the Urban Area and the great majority of the site is located in the functional floodplain.	

TOTAL SCORE: 16

[Scoring: 5 = best, 1 = worst]



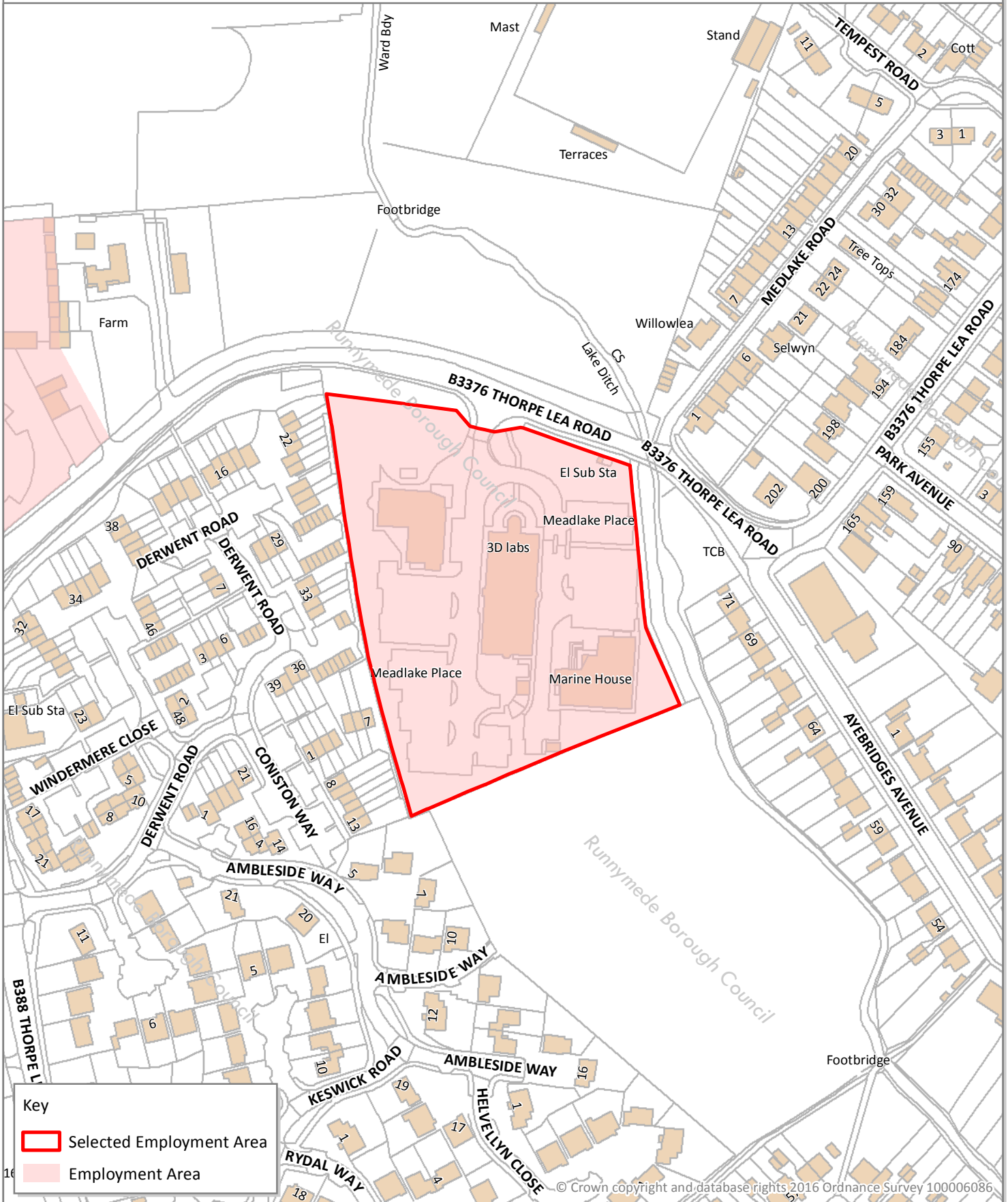
EMPLOYMENT LAND REVIEW 2016



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Surrey KT15 2AH

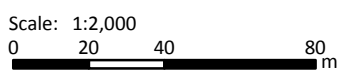
ID: E3

Meadlake Place, Thorpe Lea Road, Egham



Key

- Selected Employment Area
- Employment Area



Area: 1.47 ha

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Existing employment area:

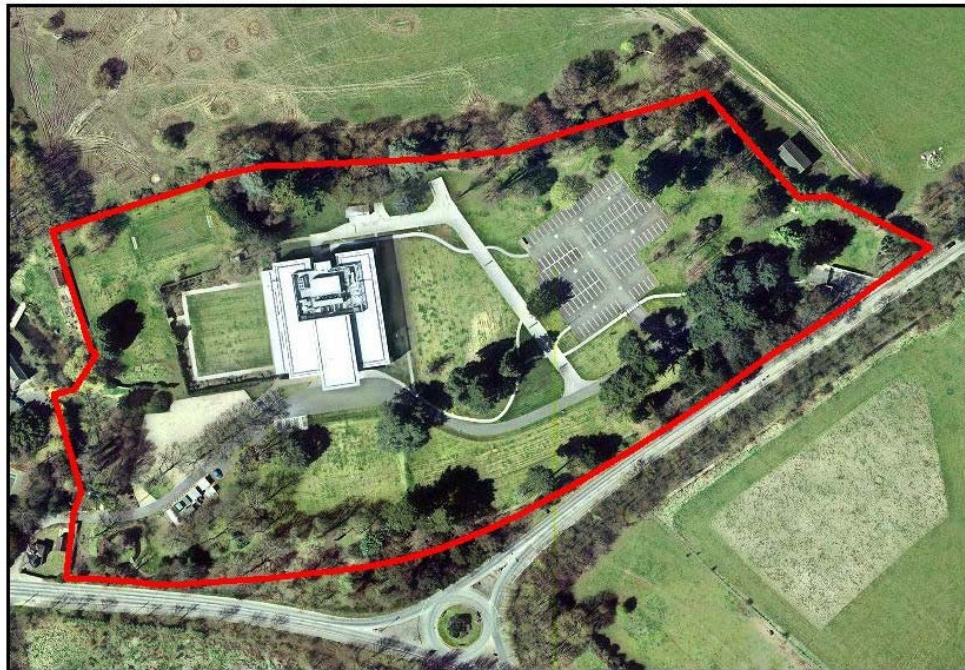
MILTON PARK, STROUDE ROAD, EGHAM

Reference

E4

Area (ha)

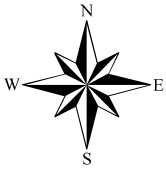
4.85



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Grade A office building set in extensive grounds in a semi-rural location. Occupied as HQ for Belron.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Less than 1km from Egham railway station. Bus stops available on Stroude Road. Designated cycle path runs along Stroude Road to Station Road. Close to residential properties and local labour supply. Nearest shops and local facilities in Egham Town Centre.	3
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Employment area is located approximately 3km from J13 of M25; however route is via local roads and rail level crossing. Large formal car parking area is laid out to the north of the site.	3
<i>Quality of Environment of site and site characteristics</i>	Originally occupied by three storey manor house with detached stabling and Lodge. Site cleared and modern two storey office building constructed in 2009. The building is set in secure extensive open landscaped grounds.	5
<i>Compatibility of adjoining uses</i>	There is one residential property adjoining the southern boundary of the site but office use results in no potential conflict.	5
<i>Market Attractiveness</i>	Despite being out-of-centre, this area has good market attractiveness due the quality of the building, its extensive surroundings and its reasonable accessibility to Egham Town Centre and the M25.	4
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 3201sqm Vacancy Rate: 0% No Land remains for development	
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Green Belt designation restricts further development.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt. Small part of the grounds are within Flood Zones 2 and 3a. The open land to the west of the area is designated as a safeguarded mineral site and a preferred area for mineral extraction.	

TOTAL SCORE: 20

[Scoring: 5 = best, 1 = worst]



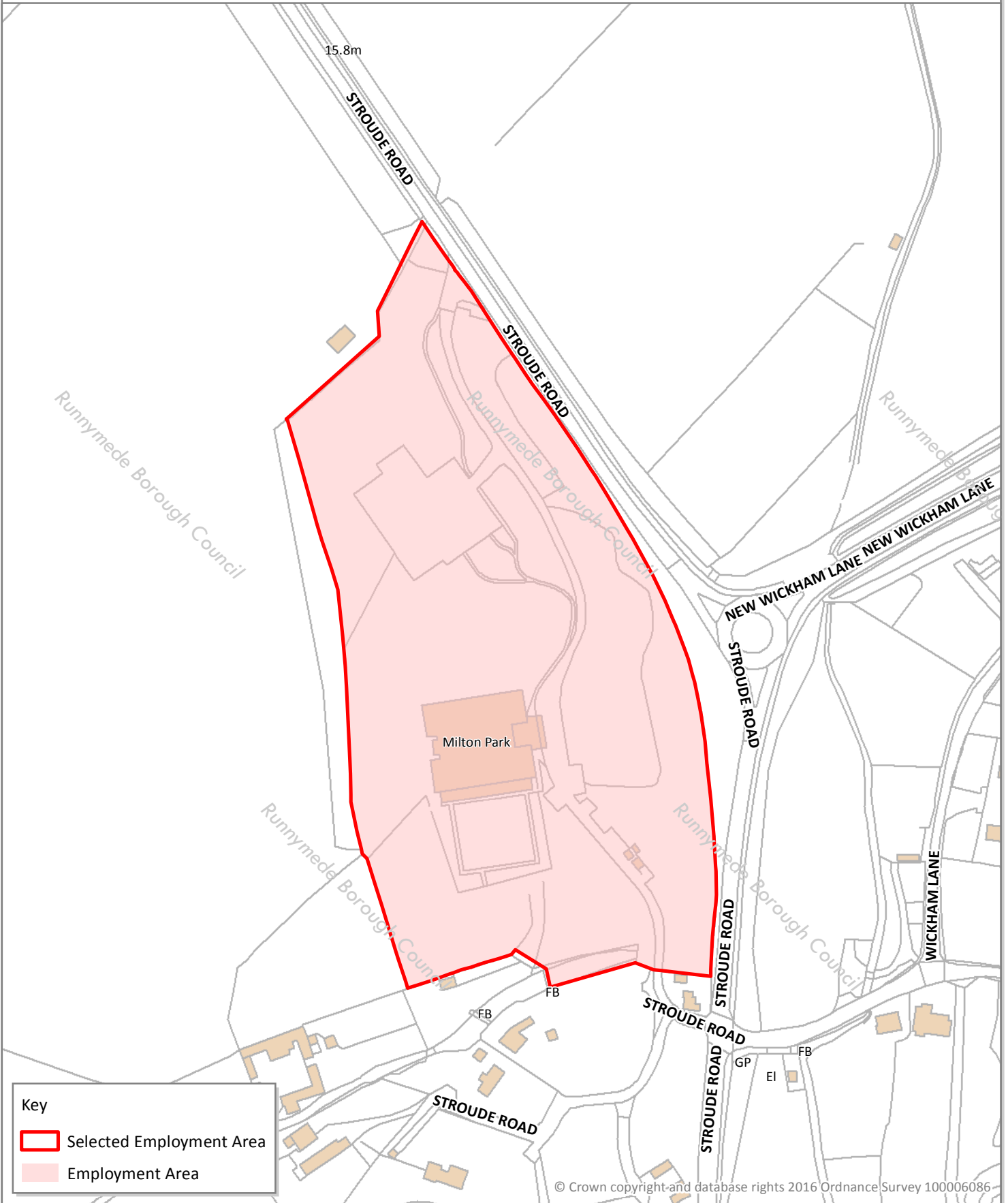
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E4

Milton Park, Stroude Road, Egham



Scale: 1:2,500
0 25 50 100
m

Area: 4.84 ha



Existing employment area:

EGHAM TOWN CENTRE

Reference

E5

Area (ha)

20.1



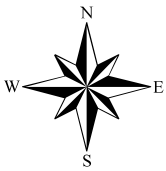
Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Offices with limited light industrial/storage uses.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Egham railway station is located at the southern-most end of the town centre. There are 2 sets of bus stops within the town centre located at the western end of the High Street and centrally on Church Road. The Egham Sustainable Transport package will deliver a network of cycle routes to serve the Town Centre, although the majority of this network will be on-road. The High Street runs through the main shopping core and is largely pedestrianised. The town centre offers a range of shops and services. Good accessibility to local residential areas/labour supply.	5
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	The centre of the town centre is just over 1km to J13 of M25 and a short distance from Staines via primary roads. Many of the buildings north of the High Street are accessed via Hummer Road which is a one way B-Class road which connects to the A30. Traffic coming from residential areas in Egham Hythe to the east of the M25 may be held up by the closure of the railway level crossing. There are a number of public car parks serving the town, some of which offer contract parking facilities. The majority of the larger more modern office premises in the town have on-site parking provision.	4
<i>Quality of Environment of site and site characteristics</i>	The floorspace is distributed fairly evenly throughout the centre, although the size, age and quality of the individual sites varies considerably. There are several larger purpose built offices to the south of Church Road with private parking which appear in good condition. A number of smaller listed buildings in the High Street also appear to be in good condition but not all offer private parking. The Malthouse, a serviced office, is located to the rear of the shops at the western end of the Hummer Road car park, and offers private parking. The remaining sites on Station Road and at the eastern and western end of the High Street provide a mix of purpose built smaller standalone office buildings and converted office accommodation often above retail units. A number of secondary office buildings have or are due to be converted to residential or other town centre uses.	3
<i>Compatibility of adjoining uses</i>	Office use generally results in no conflict with nearby residential properties or retail/restaurant uses but the shared access off Hummer Road is very congested due to limited manoeuvrability and the nature of vehicles using the access.	4
<i>Market Attractiveness</i>	Although the actual visibility of some of the units is limited, the town centre location with good public accessibility raises the attractiveness of this area. The vacancy rate for the centre is 20%, however approximately 70% of this vacancy is accounted for by space awaiting conversion to residential/other uses or space undergoing refurbishment.	4

<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 22508sqm	Vacancy Rate: 22%	No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Further intensification of office accommodation is limited by the Conservation Area designation in large parts of the town centre. Redevelopment proposals may result in further loss of offices sites due to the high demand for residential dwellings in the area.		
<i>Planning and Deliverability Factors</i>	The employment area is located in the Urban Area. Parts of the town centre are within a Conservation Area. The centre contains a number of listed buildings, some of which are in office use. The majority of the town centre is within Flood Zone 2 with a small part within Flood zone 3a. A large part of the town centre is within an Area of High Archaeological Potential.		

TOTAL SCORE:

20

[Scoring: 5 = best, 1 = worst]



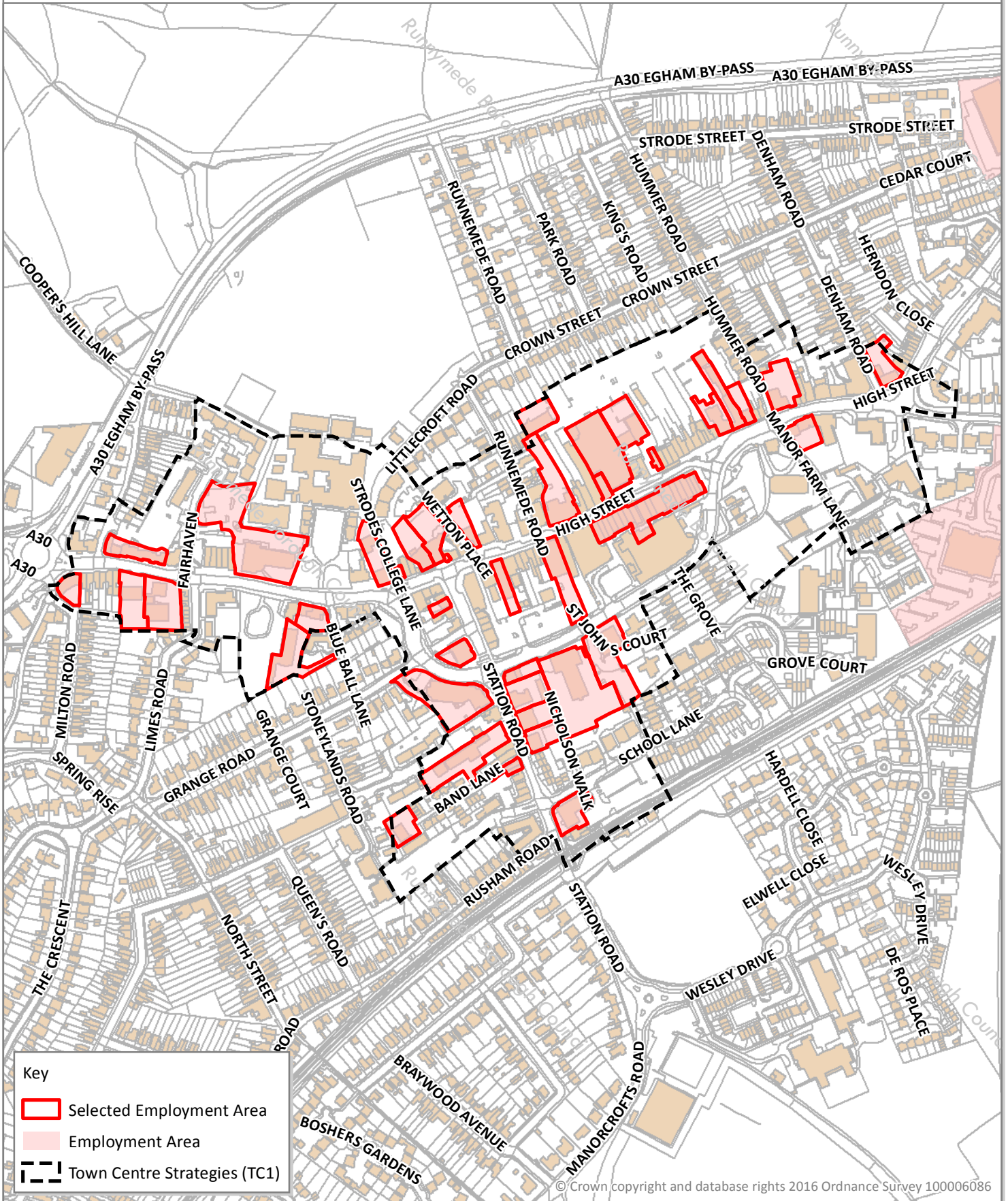
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E5

Egham Town Centre



Scale: 1:4,857
0 50 100 200 m

Area: 20.1 ha

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Existing employment area:

THE INTEGRA, VICARAGE ROAD, EGHAM

Reference

E6

Area (ha)

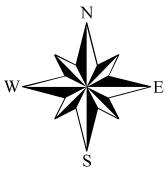
1.87



Criteria	Comment	Score (out of 5)	
<i>Current Use</i>	Two office buildings on small edge-of-centre business park. Enterprise House is the EMEA HQ for Enterprise Rent-a-car, whilst Integra House is occupied by Enterprise and TWG Services.		
<i>Public Access including: access to local labour supply and access to local facilities</i>	Located on Vicarage Road within 5 minute walking distance of Egham Town Centre. Bus stop nearby on Vicarage Road. Egham railway station is within walking distance and close to local labour supply. No designated cycle lane within or outside the site.	4	
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Easy access to M25, Staines and A- roads to rest of Borough. J13 of M25 is less than 1km from the site, and route is not via town centre or level crossing. Formal parking arrangements.	5	
<i>Quality of Environment of site and site characteristics</i>	Modern purpose built office blocks built approximately 1999. Buildings built with flexible floorplates and central atrium to enable single or multiple-occupation. Large, level, well maintained site with buildings set back from road frontage. Outside areas may suffer from noise from M25 and railway, but overall a good quality environment.	4	
<i>Compatibility of adjoining uses</i>	Area is bounded by residential dwellings to the west and north, the railway line to the south and M25 to the east. Screening to east and south is good so little impact from railway and motorway. Although residential properties nearby no adverse impact on surroundings due to office use and distance of offices from boundary of site.	4	
<i>Market Attractiveness</i>	Purpose built offices giving good market visibility on the fringe of the town centre of Egham. Modern buildings where one building has been sub-divided thus offering flexible and adaptable accommodation. Ample parking and excellent links to the motorway. Located within a mixed commercial, residential area and bounded by the motorway and railway line.	4	
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 7803sqm	Vacancy Rate: 0%	No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Limited scope for expansion unless reduced parking level were to be accepted.		
<i>Planning and Deliverability Factors</i>	The employment area is located in the Urban Area and Flood Zone 3a. The eastern side of the site is located in an Air Quality Management Area, with a larger area on this side of the site also being located in an Area of High Archaeological Potential.		

TOTAL SCORE: 21

[Scoring: 5 = best, 1 = worst]



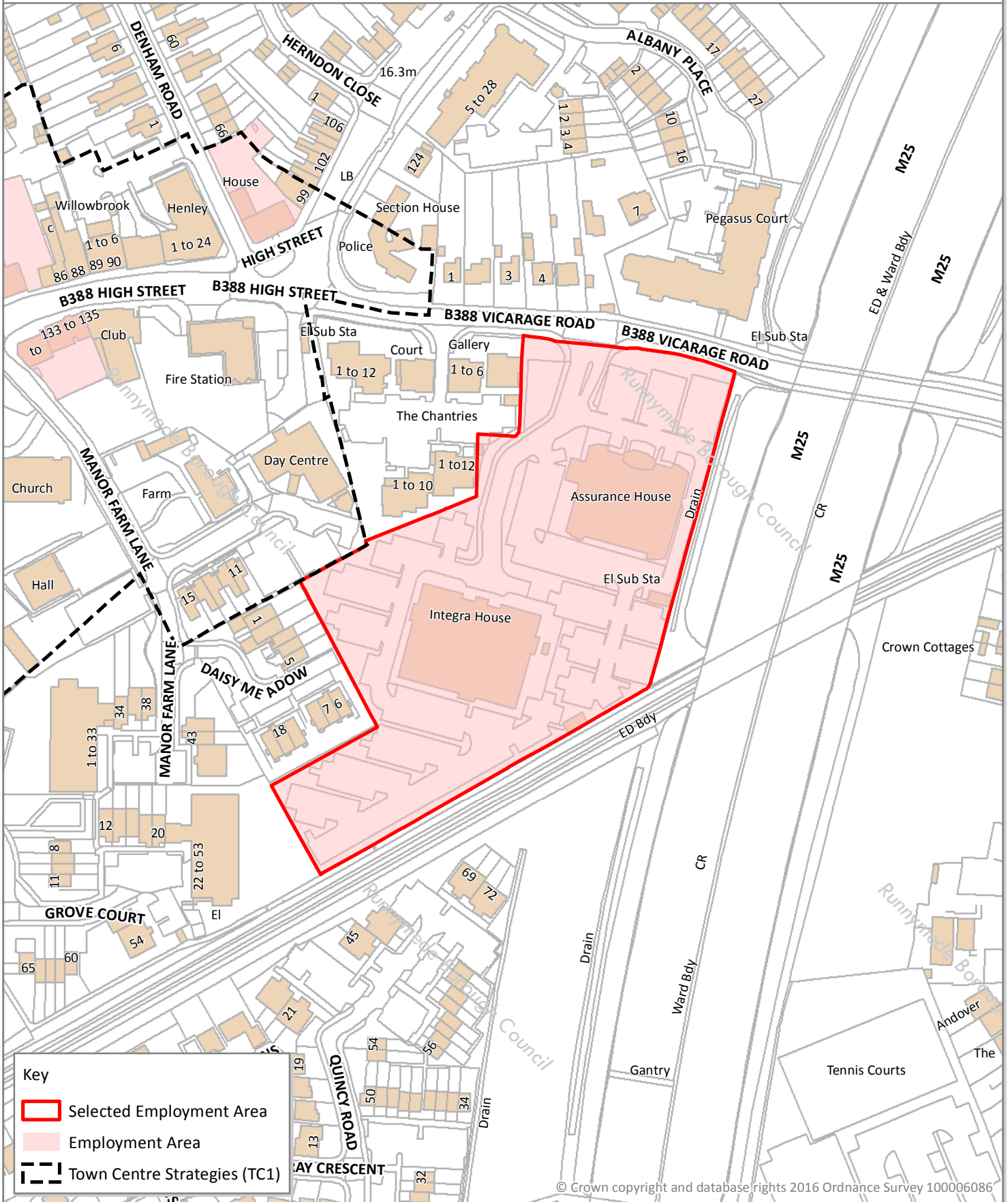
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
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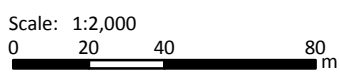
ID: E6

Integra House and Assurance House, Vicarage Road, Egham



Key

- Selected Employment Area
- Employment Area
- Town Centre Strategies (TC1)



Area: 1.87 ha

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Existing employment area:

THE AVENUE, EGHAM

Reference

E7

Area (ha)

1.84



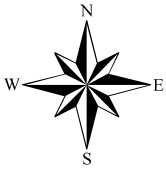
Criteria	Comment	Score (out of 5)	
<i>Current Use</i>	Office, warehouse/distribution and industrial uses.		
<i>Public Access including: access to local labour supply and access to local facilities</i>	The area is located just outside Egham Town Centre and is within 1km of Egham Station. There is a bus stop on The Avenue. There is a designated cycle route along The Causeway providing access to and from Staines and the wider Egham area. Cycle routes which may be shared with footpaths run along The Avenue and Egham by-pass.	4	
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	The area is located just off the roundabout which serves Junction 13 of the M25 and is well connected with direct links to Staines, Windsor and the A30 via good quality A roads. Egham Town Centre can be accessed via a well used B road. The location also gives good access to local labour supply. All the buildings have designated car parking and secure entrances. The warehouse units benefit from good parking and turning space.	5	
<i>Quality of Environment of site and site characteristics</i>	The area is dominated by three office buildings which are tightly positioned between the Egham by-pass and The Avenue and are adjacent to two semi-detached warehouse units. The office buildings date from the 1980s and late 1990s, are 2 or 3 storey in height and provide both Grade A and B accommodation of varying sizes. All of the buildings appear reasonably well maintained with the Grade A Baronsmede development having recently been refurbished. Although the office buildings have minimal amenity space and landscaping, trees define the front boundary and provide some screening from the road. The warehouse buildings are in good condition and share an access off The Avenue. The warehouses have no on-site landscaping, although there is some limited tree cover outside the front boundary wall. The industrial unit south of The Avenue is hidden from the street scene behind residential units and a petrol filling station.	3	
<i>Compatibility of adjoining uses</i>	The majority of the office space is bounded to the east by a restaurant and to the west by the warehouse units. The industrial unit to the south of the Avenue is bounded by the rear of residential dwellings, a petrol filling station to the north and the M25 embankment to the south. The warehouses to the north of the Avenue are located adjacent to residential units to the west. Although not an optimal arrangement, there does not appear to be any significant problems with respect to incompatibility of adjoining uses, however the market attractiveness of the office and industrial uses may be limited to a degree.	4	
<i>Market Attractiveness</i>	The sites within this grouping all serve different functions and are independent of one another. With the exception of Baronsmede all the offices are fully occupied. The warehouse units are in good condition with ample servicing and parking available and given their size and site area have a fairly high profile within the street scene. The area has excellent links to a number of major roads and the M25 as well as good public accessibility given the proximity to Egham Town Centre. The site is also in close proximity to the Runnymede Meadows and Thames river bank which offer amenity space for staff.	4	
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 10,559sqm	Vacancy Rate: 9%	No Land remains for development
<i>Potential Uses and scope for intensification and/or</i>	The warehouse site to the north of The Avenue has potential to be redeveloped as office space. There is little capacity to intensify the use of the office sites due to the constrained site		

<i>redevelopment</i>	and location of two storey residential properties on the opposite side of The Avenue.
<i>Planning and Deliverability Factors</i>	The employment area is located in the Urban Area and within flood zone 3a. The industrial site to the south of the Avenue is located in an Air Quality Management Area. Part of the employment area is located within an Area of High Archaeological Potential. The northern boundary of the area abuts the Green Belt.

TOTAL SCORE:

20

[Scoring: 5 = best, 1 = worst]



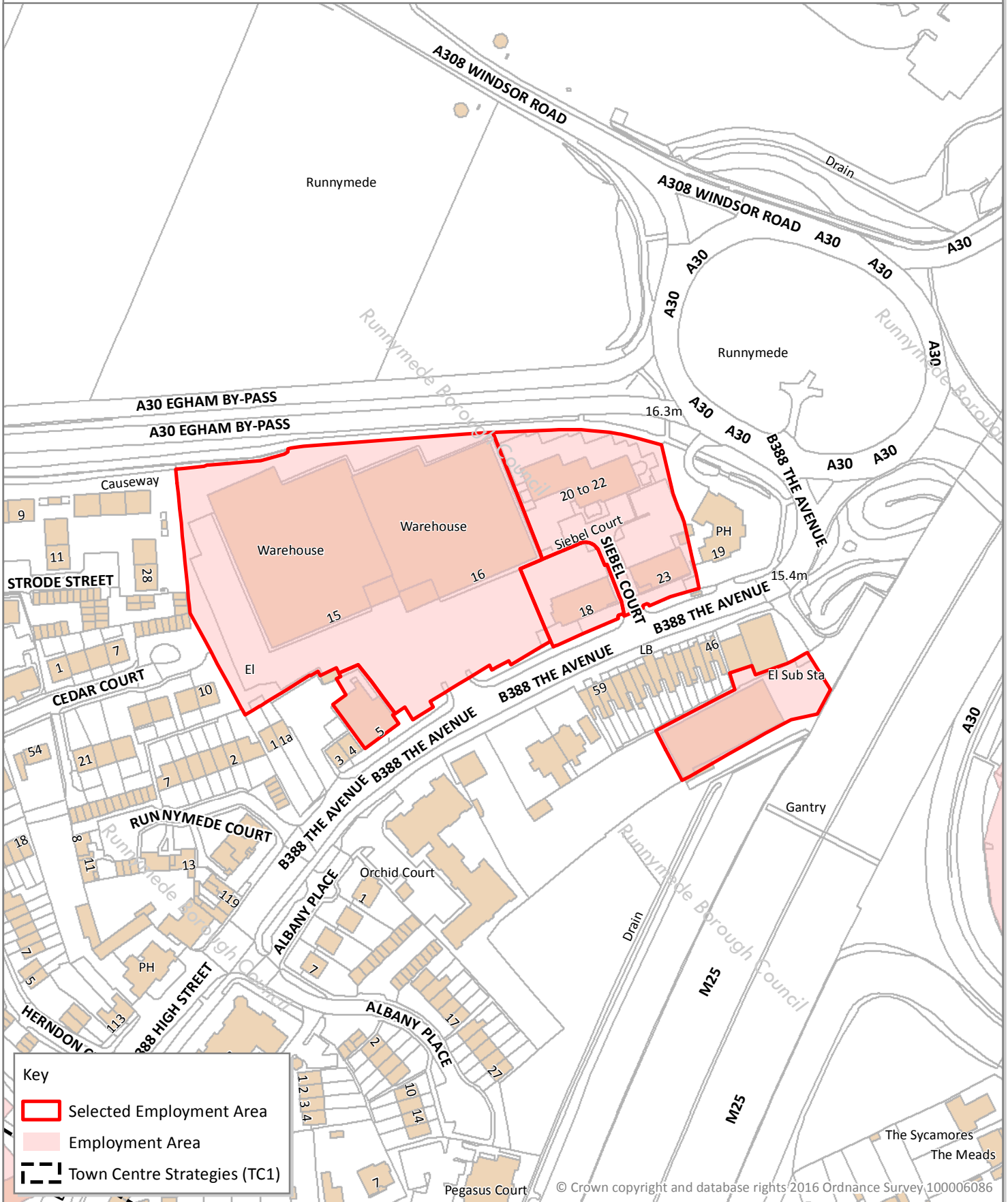
EMPLOYMENT LAND REVIEW 2016



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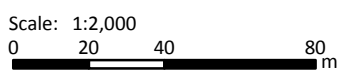
ID: E7

The Avenue, Egham



Key

- Selected Employment Area
- Employment Area
- Town Centre Strategies (TC1)



Area: 1.84 ha

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Existing employment area:

WORLD DUTY FREE, WINDSOR ROAD, EGHAM

Reference

E8

Area (ha)

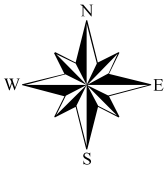
2.14



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Warehouse (Storage and Distribution) with ancillary office and two residential units.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Located out of Egham on Windsor Road. No designated cycle path or bus stops on Windsor Road. Off road cycle route runs along the river. Limited local facilities in the immediate vicinity. Egham Town Centre is just under 1km away although pedestrians need to cross the A380 and A30 by-pass. A pedestrian crossing facility is to be provided as part of the Egham Sustainable Transport package but will be positioned further along the by-pass. Egham railway station is not within easy walking distance.	2
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Site is located off Windsor Road which is main A road linking Egham to Windsor and Staines. Less than 1km to J13 of M25. Dedicated servicing area to the front of the building and considerable on-site parking provision.	5
<i>Quality of Environment of site and site characteristics</i>	Large single steel framed clad warehouse with high eaves, providing part first floor and part mezzanine. Building occupies majority of western site which is relatively flat. Servicing areas to front of building and large area of hardstanding provided. Parking for staff to side of the warehouse on eastern site. Site is secure and relatively well screened to the eastern and western boundaries. The area to the south of the car park adjacent to the road is landscaped by a raised and planted buffer. Building is very visible from the river.	5
<i>Compatibility of adjoining uses</i>	Area is located adjacent to some residential properties but access is located away from residential properties, with most activity contained to the front of the building.	4
<i>Market Attractiveness</i>	Large single occupier building, ample servicing space and reasonable amount of parking. Isolated from other employment uses but building and site in good condition and access directly onto main road. Given its isolated location the area has lower profile but its accessibility to the M25 makes it fairly attractive to the market. Windsor Road suffered flooding in 2013 which hindered access for a short period of time. The threat of flooding will impact the market attractiveness of this site.	3
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 8542sqm	Vacancy Rate: 0% No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Limited scope for expansion as building located in the Green Belt and in an Area of Landscape Importance. Various planning permissions have been refused or withdrawn for intensification of the use of the building through either the conversion of the residential units or extension of the mezzanine to provide increased office floorspace together with increased parking provision.	
<i>Planning and Deliverability Factors</i>	Employment Area within the Green Belt, flood zones 3a and 3b and an Area of Landscape Importance. The River Thames which is located to the north of the area is a Site of Nature Conservation Importance.	

TOTAL SCORE: 19

[Scoring: 5 = best, 1 = worst]



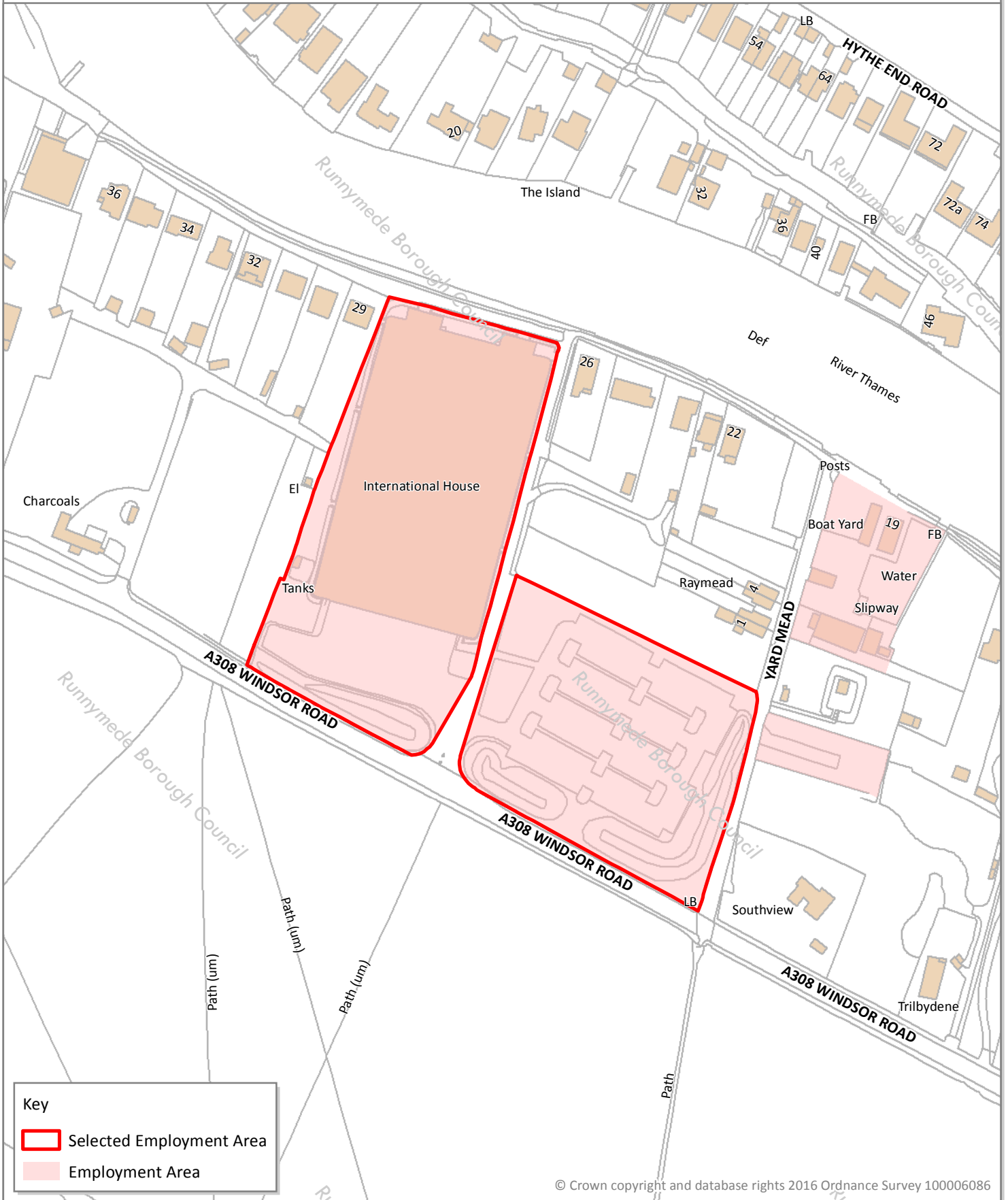
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E8

World Duty Free, Windsor Road, Egham



Key

- Selected Employment Area
- Employment Area

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Area: 2.14 ha



Existing Site:

BELL WEIR BOATYARD, YARD MEAD, EGHAM

Reference

E9

Area (ha)

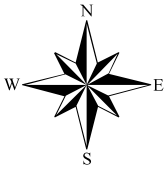
0.26



Criteria	Comment		Score (out of 5)
<i>Current Use</i>	Industrial – single occupier		
<i>Public Access including: access to local labour supply and access to local facilities</i>	Located off Windsor Road. No bus stops in immediate vicinity, but off-road cycle route runs along the river. Limited local facilities in the immediate vicinity. Egham Town Centre is just under 1km away although pedestrians need to cross the A380 and A30 by-pass. A pedestrian crossing facility is to be provided as part of the Egham Sustainable Transport package. Egham railway station is not within easy walking distance.		1
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Located off Windsor Road which is the main A road linking Egham to Windsor and Staines. Less than 1km to J13 of M25. Yard Mead is a narrow cul-de-sac, dominated by the boatyard. Parking is on street.		4
<i>Quality of Environment of site and site characteristics</i>	Area is split in two and separated by a pumping station. Main site contains single storey buildings, outside storage and informal parking areas (overspill onto road). Buildings appear to be in a poor condition, although fit for current purpose. No landscaping within site. Towpath of River Thames passes through business use.		2
<i>Compatibility of adjoining uses</i>	Some residential properties located nearby and the overspill of business use into the surrounding area could result in potential conflicts.		2
<i>Market Attractiveness</i>	Poorer quality site with poor quality buildings and narrow access along Yard Mead. Site has low profile in terms of market visibility but location of business is specific to use of River Thames. Only one of a few sites within the Borough providing for this type of use.		2
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 1469sq.m, 1000sqm of which is unfenced commercially rated land	Vacancy Rate 0%	No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Limited scope for extension due to Green Belt and environmental designations.		
<i>Planning and Deliverability Factors</i>	The employment area is within the Green Belt, functional floodplain and an Area of Landscape Importance. The River Thames which is located to the north of the area is a Site of Nature Conservation Importance.		

TOTAL SCORE: 11

[Scoring: 5 = best, 1 = worst]



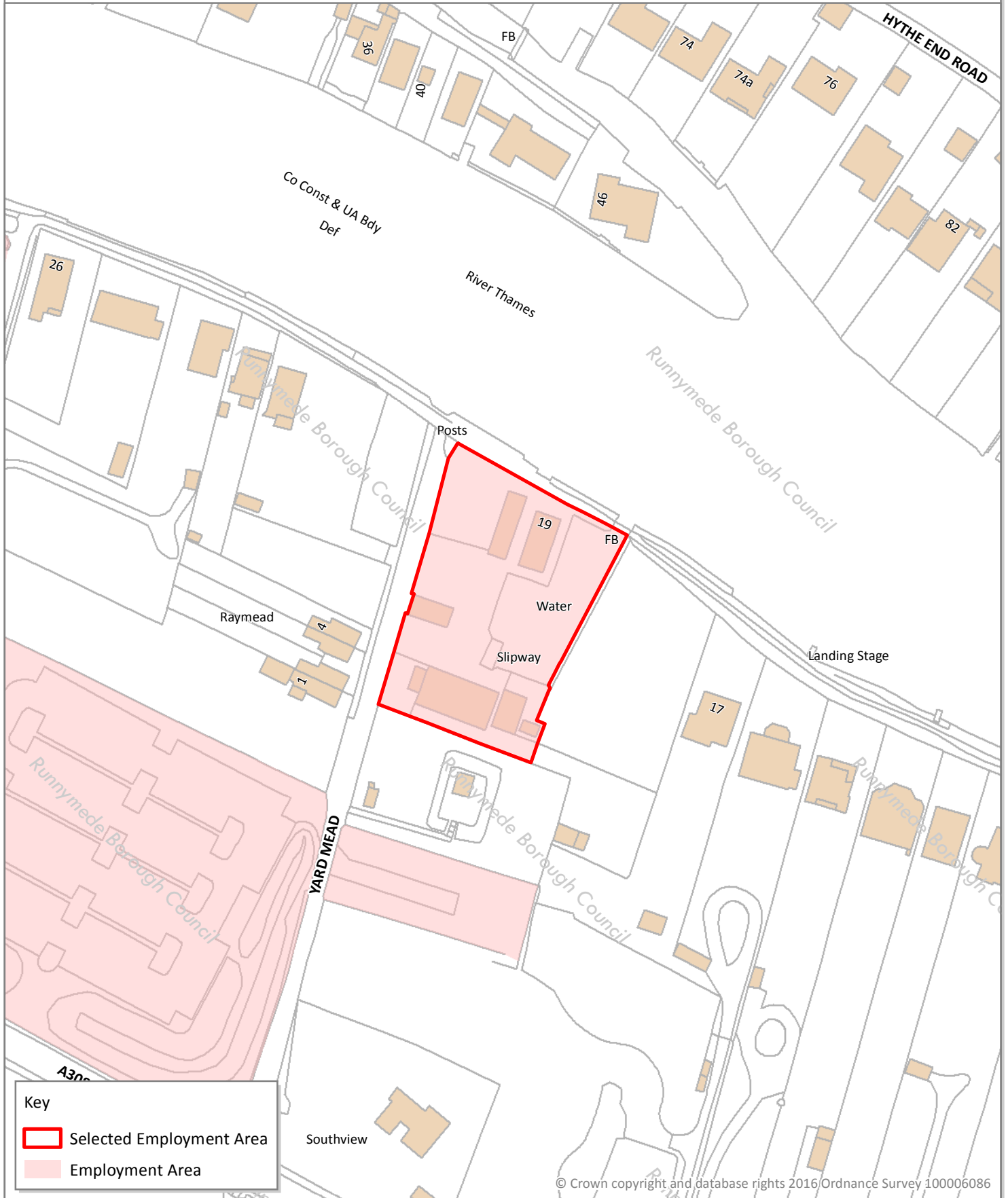
EMPLOYMENT LAND REVIEW 2016



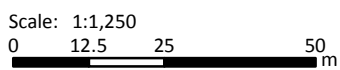
Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E9

Bell Weir Boatyard, Egham



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Area: 0.26 ha



Existing Site:

THE CAUSEWAY (SOUTH) EGHAM

Reference

E10

Area (ha)

14.42

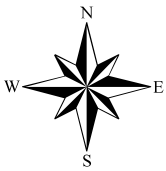


Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Area is predominantly in office use with some industrial/storage uses. Major occupiers include Gartner (who are currently redeveloping one of their office buildings), Future Electronics and British Gas. Some buildings are in multiple occupation.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Area is located to the south of the Causeway and within walking distance of Sainsbury's Superstore. Six bus stops along The Causeway. Egham railway station is approximately 2km away and Staines Station approximately 2.5km away. Designated cycle lane along the Causeway.	4
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Area has excellent road links to M25 and Staines via A roads. Majority of buildings under 1km to J13 of M25. The Egham Sustainable Transport package and Runnymede Roundabout infrastructure investments will improve both the public and private access to the employment area.	5
<i>Quality of Environment of site and site characteristics</i>	Area comprises a number of individual sites including a small complex of 17 start up units (the Green Business Centre), modern purpose built office buildings and two development sites. The offices are mainly of high quality and were built in the mid/late 1990s and early 2000's. Area also includes some slightly older purpose built office buildings and some industrial/warehouse units which have high eaves and are utilitarian in appearance. Only the large purpose built offices have landscaping, barrier access and generous parking some of which is decked. Majority of buildings have CCTV. Older industrial/warehouse uses have more limited informal parking provision shared with servicing and no landscaping. Vacant employment land within area is currently used for overspill parking on a temporary planning permission or boarded up.	4
<i>Compatibility of adjoining uses</i>	The area is dissected by one residential road and bounded to the south by the railway line. A cluster of dwellings is located adjacent to the south west corner. The majority of the area is in office use and this has no adverse impact on other uses. One industrial and one storage use are located adjacent to rear garden boundaries of some dwellings. Although there may be some impact gardens are around 25-30 metres in depth and boundary treatment mature.	4
<i>Market Attractiveness</i>	The area provides premium employment land within the Borough and the wider sub-region. Its proximity to the M25, Heathrow and Staines upon Thames give the area good market visibility. The majority of office stock in this area is of high quality with three contemporary office buildings completed within the last decade. Gartner are currently redeveloping one of the Tamesis buildings to provide a modern and enlarged EMEA HQ. Vacancy in the area has more than halved over the last six years from 20% to just 9% as existing businesses have expanded and taken up space. Gartner has taken space at Lovett House to enable the redevelopment of their HQ. The area also has two vacant sites with extant planning permission for further modern office development. This area was affected by the floods in 2013, however none of the buildings flooded internally. Refurbished buildings are installing increased flood defence systems. As further investment takes place in this area the market attractiveness especially for high-tech digital companies is increasing.	5
<i>Floorspace/Vacancy/Vacant</i>	Total Floorspace:	Vacancy Rate: 9%
		The Opus 1 & 3 sites are

<i>sites</i>	56,779sqm	available for redevelopment.
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Modern office buildings are purpose built and most appear to have limited scope for expansion, although higher density redevelopment may be possible. Two vacant sites (Opus 1 & 3) have extant planning permission for office development. Some potential for intensification of industrial/warehouse sites if redeveloped for office, although alternative sites may be needed for existing uses.	
<i>Planning and Deliverability Factors</i>	The employment area is within the Urban Area and within flood zones 2 and 3a.	

TOTAL SCORE: **22**

[Scoring: 5 = best, 1 = worst]



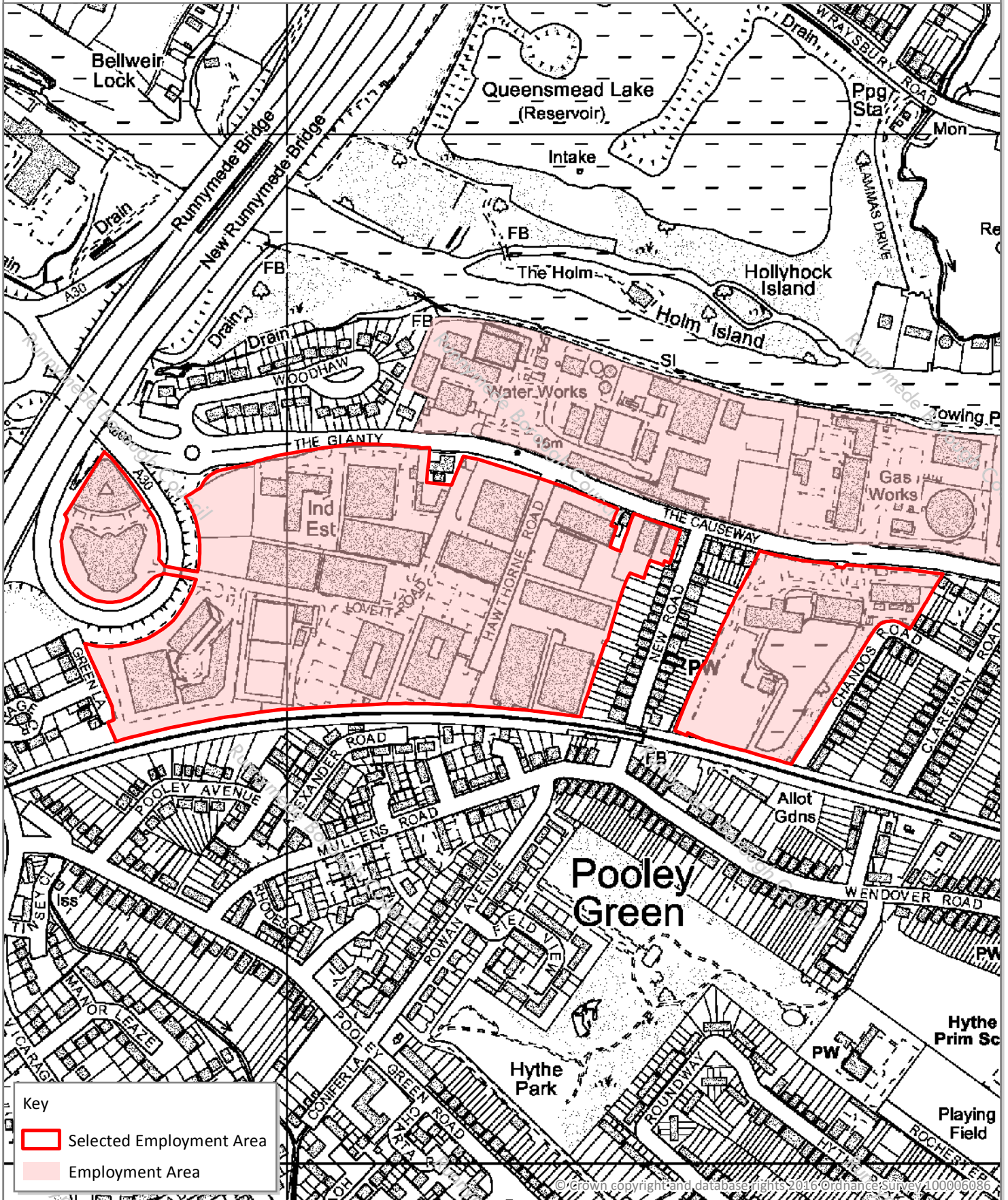
EMPLOYMENT LAND REVIEW 2016



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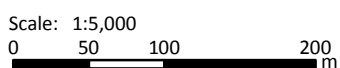
ID: E10

The Causeway (South), Egham



Key

- Selected Employment Area
- Employment Area



Area: 14.42 ha



Existing employment area:

Reference

**Area
(ha)**

THE CAUSEWAY (NORTH) EGHAM

E11

10.76



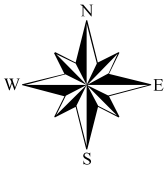
Criteria	Comment	Score (out of 5)
<i>Current Use</i>	The only B use is office. The water works (sui generis use) is located to the west of the employment area. The former Gas Works industrial site has been cleared for redevelopment. A large number of the offices are in single occupation.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Site located to the north of the Causeway within walking distance of Sainsbury's Superstore and Staines upon Thames town centre. River towpath provides safe access for pedestrians. Six bus stops positioned along the Causeway. Staines railway station is approximately 1.8 to 2.5km and Egham railway station about 2 to 2.5km. Designated cycle lane along the Causeway. Some businesses operate shuttle buses from Staines station.	4
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Area has excellent road links to M25 and Staines upon Thames via A roads. Area is between 1 and 2 km from J13 of M25. All sites have generous on-site formal parking areas.	5
<i>Quality of Environment of site and site characteristics</i>	Area is characterised by modern purpose built office blocks and water works. The office sites have reasonable or good levels of landscaping with CCTV and external lighting, and good circulation areas and formal designated parking areas. Many offices benefit from amenity areas adjacent to the river as well as river views. Most properties are designed to provide flood protection. Several office buildings have been the subject of major refurbishment over the last few years to provide Grade A space. One of these (Flow) is now occupied by a single occupier. The water works is a secure site which contains a mix of buildings including some more modern buildings (in office use). The street scene along the Causeway has altered significantly in recent years as the Gas Holder has been removed and offices have been refurbished. Further upgrading will occur as the former Gas Works site is redeveloped and improvements are made to both public and private access via the Egham Sustainable Transport package and Runnymede Roundabout infrastructure investments.	4
<i>Compatibility of adjoining uses</i>	Good location for existing uses close to facilities and choice of modes of transport. Area backs onto River Thames. Although the water works site adjoins some rear garden boundaries of adjacent properties there appears to be no conflict.	5
<i>Market Attractiveness</i>	The area provides premium employment land within the Borough and the wider sub-region. Its proximity to the M25, Heathrow and Staines upon Thames give the area good market visibility. The majority of office stock in this area is of high quality with a number of buildings having been the subject of substantial refurbishment during the last few years. Although the vacancy rate is high (33%) and is slightly higher than in 2009 (29%) vacancy is accounted for by two refurbished buildings, one of which has only recently come onto the market. Access to the area was affected by the floods in 2013/2014, but no buildings	4

	were flooded. As further investment takes place along the Causeway the market attractiveness especially for high-tech digital companies is increasing.		
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 22,584sqm	Vacancy Rate: 33%	The Gas Works site has been cleared ready for redevelopment.
<i>Potential Uses and scope for intensification and/or redevelopment</i>	A number of offices have been subject to substantial refurbishment and extension. Scope still exists for limited intensification of the remaining stock although this is unlikely in the short term as provision is fit for the market. The Gas Works site has been cleared ready for redevelopment.		
<i>Planning and Deliverability Factors</i>	The employment area is located within the Urban area and the whole employment area is located either in flood zone 2, 3a or the functional floodplain. The Gas Works site has been the subject of de-contamination. The northern boundary of the area abuts the River Thames-Runnymede Site of Nature Conservation Importance.		

TOTAL SCORE:

22

[Scoring: 5 = best, 1 = worst]



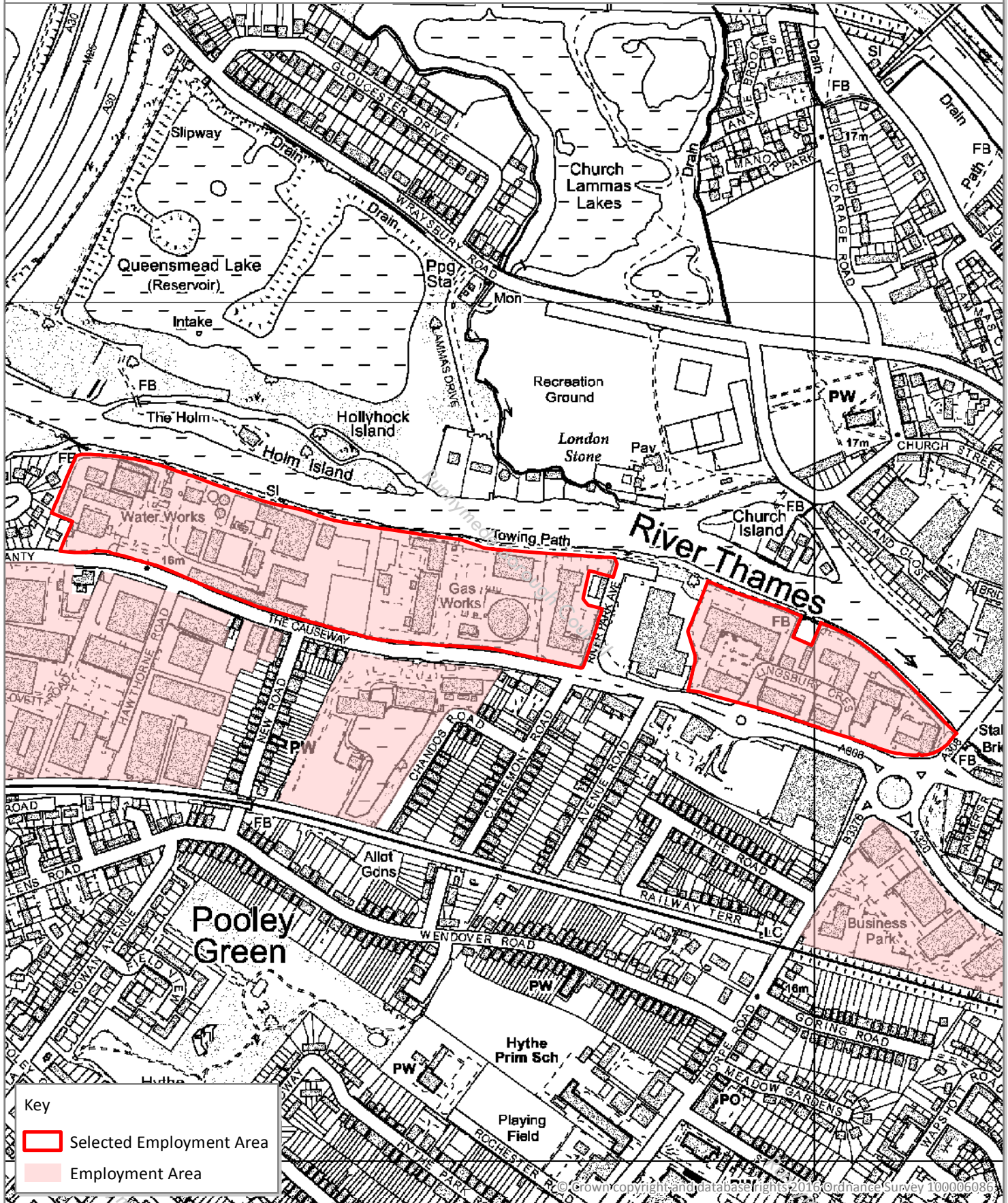
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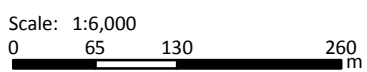
ID: E11

The Causeway (North), Egham



Key

- Selected Employment Area
- Employment Area



Area: 10.76 ha



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Existing employment area:

PINE TREES, CHERTSEY LANE, EGHAM

Reference

E12

Area (ha)

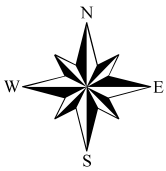
3.01



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Business Park comprising six modern purpose built office buildings.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Located on edge of Staines-upon-Thames town centre, the site is also within walking distance of local shops in Egham Hythe and the Sainsbury Superstore. Bus stops on two site frontages (Chertsey Lane and Thorpe Road). Staines railway station is approximately 1.5km. Designated cycle lane along the Causeway and cycling permitted on the towpath. Good accessibility to local residential areas/labour supply.	4
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Good road links to A-roads, rest of Borough and Staines upon Thames. Site is less than 2 km to J13 of M25 via The Causeway but there is alternative access to Heathrow airport via Staines upon Thames. Considerable on-site formal parking including decked parking area.	5
<i>Quality of Environment of site and site characteristics</i>	Buildings in this area date from the late 1980's but have either been refurbished or rebuilt to provide modern high quality HQ style office buildings with reasonable landscaping within the site. Site is within walking distance of Staines upon Thames town centre and local shopping facilities. Considerable parking including a decked car park. Three buildings are occupied by BUPA, one by Hitachi Capital (accessed from Thorpe Road), Number 2 is partly vacant and number 5 is vacant following redevelopment to provide a BREEAM Excellent Grade A building.	5
<i>Compatibility of adjoining uses</i>	Excellent location for existing uses, site bounded on all three sides by road or railway line therefore separated from nearest residential properties, thus no potential conflicts.	5
<i>Market Attractiveness</i>	The area provides premium employment land within the Borough and the wider sub-region. Its proximity to the M25, Heathrow and Staines upon Thames give the area good market visibility. The vacancy rate is high partly due to the redeveloped building, number 5, coming onto the market. One floor of number 2 has been let in early 2015, with interest shown in the remaining space in this building.	4
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 17,770sqm	Vacancy Rate: 37% No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment.</i>	Limited scope for expansion. A number of buildings have already been refurbished and extended.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Urban Area and within flood zones 2 and 3a.	

TOTAL SCORE: 23

[Scoring: 5 = best, 1 = worst]



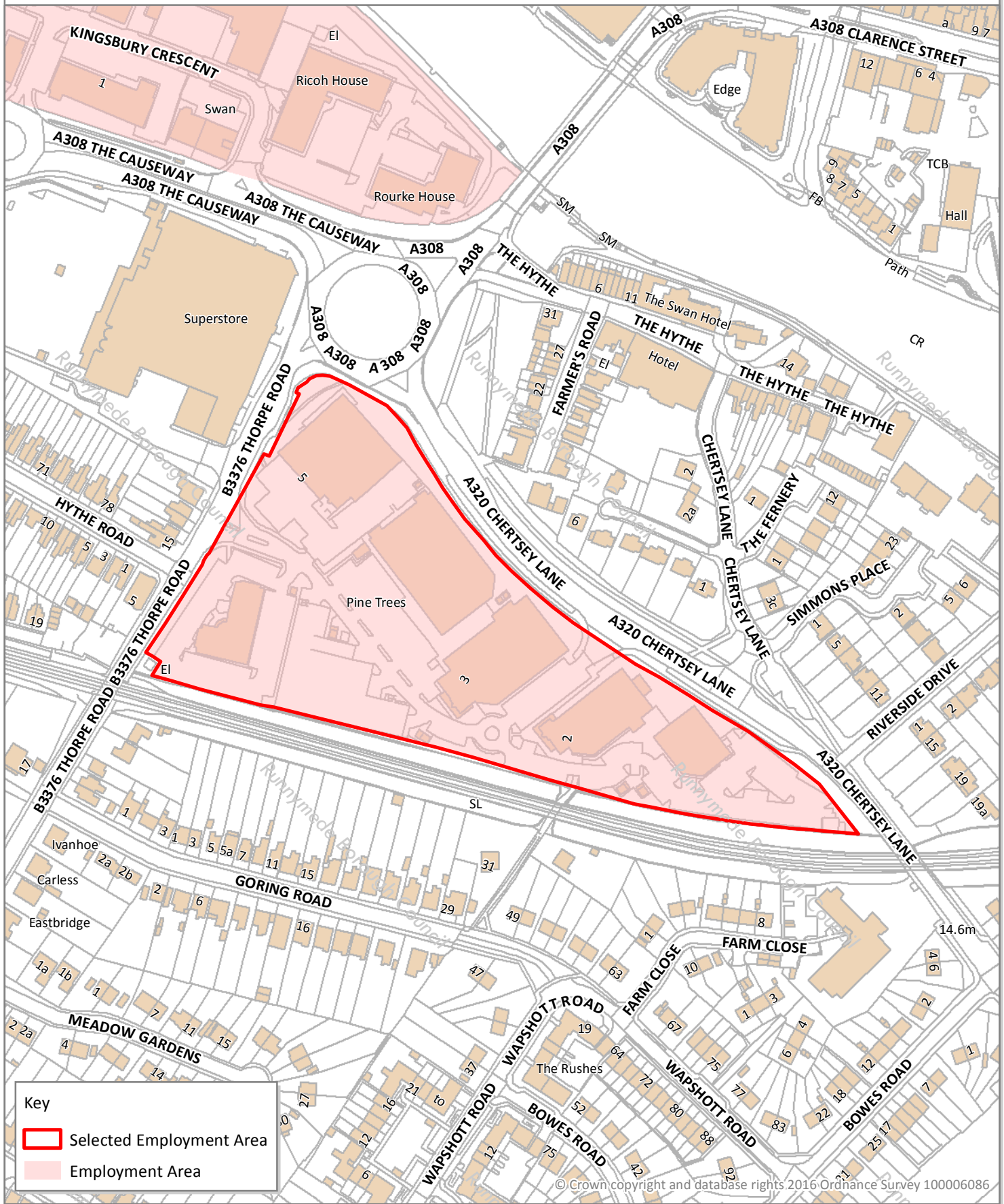
EMPLOYMENT LAND REVIEW 2016



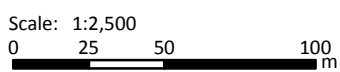
Runnymede Borough Council
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ID: E12

Pine Trees Business Park and Heritage Place, Chertsey Lane, Egham



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Area: 3.01 ha



Existing employment area:

TIMS BOATYARD, TIMSWAY, EGHAM

Reference

E13

Area (ha)

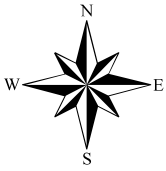
0.7



Criteria	Comment	Score (out of 5)	
<i>Current Use</i>	Industrial – general industrial and storage/distribution. Multiple occupiers.		
<i>Public Access including: access to local labour supply and access to local facilities</i>	Area located adjacent to River Thames just over 2km from Staines upon Thames railway station. Bus stops available on nearby Chertsey Lane. Labour available locally in the nearby Egham Hythe area and Staines upon Thames. Nearest shops/facilities approximately 0.75km. No designated cycle path close to site.	2	
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Area only around 2.5 km from J13 of M 25, but access is via a narrow residential cul-de-sac which is often congested with parked cars. Some of the parking on site is formally laid out around the buildings, other areas used for informal parking.	3	
<i>Quality of Environment of site and site characteristics</i>	Small area with variety of small workshop style buildings of varying size and quality. Site is managed by an individual. Most buildings are single storey timber workshops, although one two storey building. Variety of businesses located on site, not just river related businesses. There is no landscaping within site and no boundary between site and River Thames and grassed riverbank/towpath. Majority of buildings appear to be in acceptable condition for their uses, despite being affected by the floods in 2013.	2	
<i>Compatibility of adjoining uses</i>	Access to the site is via residential cul-de-sac and some residential properties adjoin the site so potential for conflict but no obvious conflict at present.	2	
<i>Market Attractiveness</i>	Employment area has a lower market profile given lack of visibility from the main road, access constraints and quality of the environment. There is some demand in the Borough however for smaller cheaper units and the site's location ensures reasonable private access to the strategic highway network.	3	
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 3329sqm	Vacancy Rate: 9%	No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	There is limited scope for expansion due to the location of the site adjacent to the river and due to the proximity of nearby residential properties.		
<i>Planning and Deliverability Factors</i>	The employment area is located in the Urban Area, an Area of Landscape Importance and the majority of the site is located in flood zone 3b (functional floodplain). The eastern boundary abuts the River Thames which is a Site of Nature Conservation Importance.		

TOTAL SCORE: 11

[Scoring: 5 = best, 1 = worst]



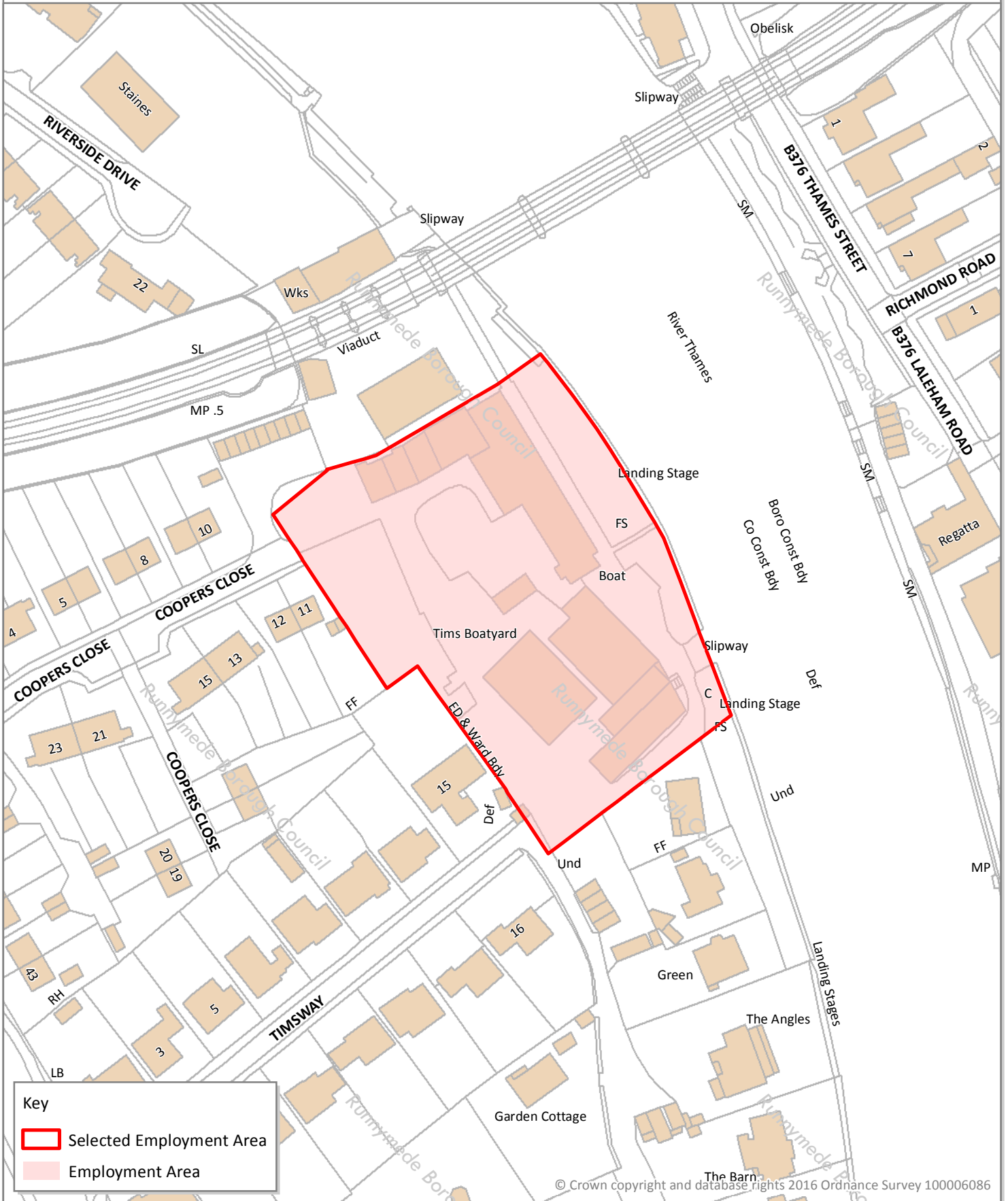
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Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E13

Tim's Boatyard, Timsway, Egham



Scale: 1:1,250
0 12.5 25 50 m

Area: 0.70 ha



Existing employment area:

RUSHAM PARK, WHITEHALL LANE, EGHAM

Reference

E14

Area (ha)

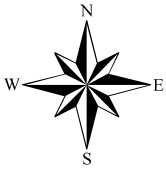
6.3



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Research & Development/ Office - Single Occupier - Procter & Gamble's Technical Centre at Rusham Park is the company's research headquarters for its global Health & Beauty Care products.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Employment area is relatively remote being approximately 1.5km to Egham railway station and Egham town centre. Footpaths and cycle routes from the station are intermittent. Nearest bus stops located over 600m away and no designated cycle path close to the site.	2
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	The access is from Prune Hill which is a narrow single carriageway road. Approximately 4km from Junction 13 on the M25 via local roads until the link with the main A30, part of which is dual carriageway. There is a multi-storey car park on site as well as some surface parking within the employment area.	3
<i>Quality of Environment of site and site characteristics</i>	Mix of 1960/70/80's office stock ranging from single storey to three storey. All the buildings are utilised but some are under occupied. The buildings appear to be reasonably well maintained. The majority of the site is secure and there is good landscaping to the boundaries of the site with more limited landscaping within the site.	3
<i>Compatibility of adjoining uses</i>	There are no potential conflicts with neighbouring land uses as the site adjoins Royal Holloway, University of London's playing fields and is surrounded by Green Belt land on all sides. The Reading to Waterloo Rail line separates the site from RHUL.	5
<i>Market Attractiveness</i>	The site is well maintained and occupied, however its potential market attractiveness to an alternative commercial occupier is limited by its isolated location and the age and nature of the building stock.	2
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 15,714sqm Vacancy Rate: 0% No Land remains for development	
<i>Potential Uses and scope for intensification and/or redevelopment</i>	The site is designated as a Major Developed Site in the Green Belt and some limited scope for infilling or redevelopment may therefore exist.	
<i>Planning and Deliverability Factors</i>	The employment area is designated as a Major Developed Site in the Green Belt. Parts of the site are within Flood Zone 2 and 3a. Much of the land surrounding the employment area to the north, east and south is safeguarded for minerals excavation.	

TOTAL SCORE: 15

[Scoring: 5 = best, 1 = worst]



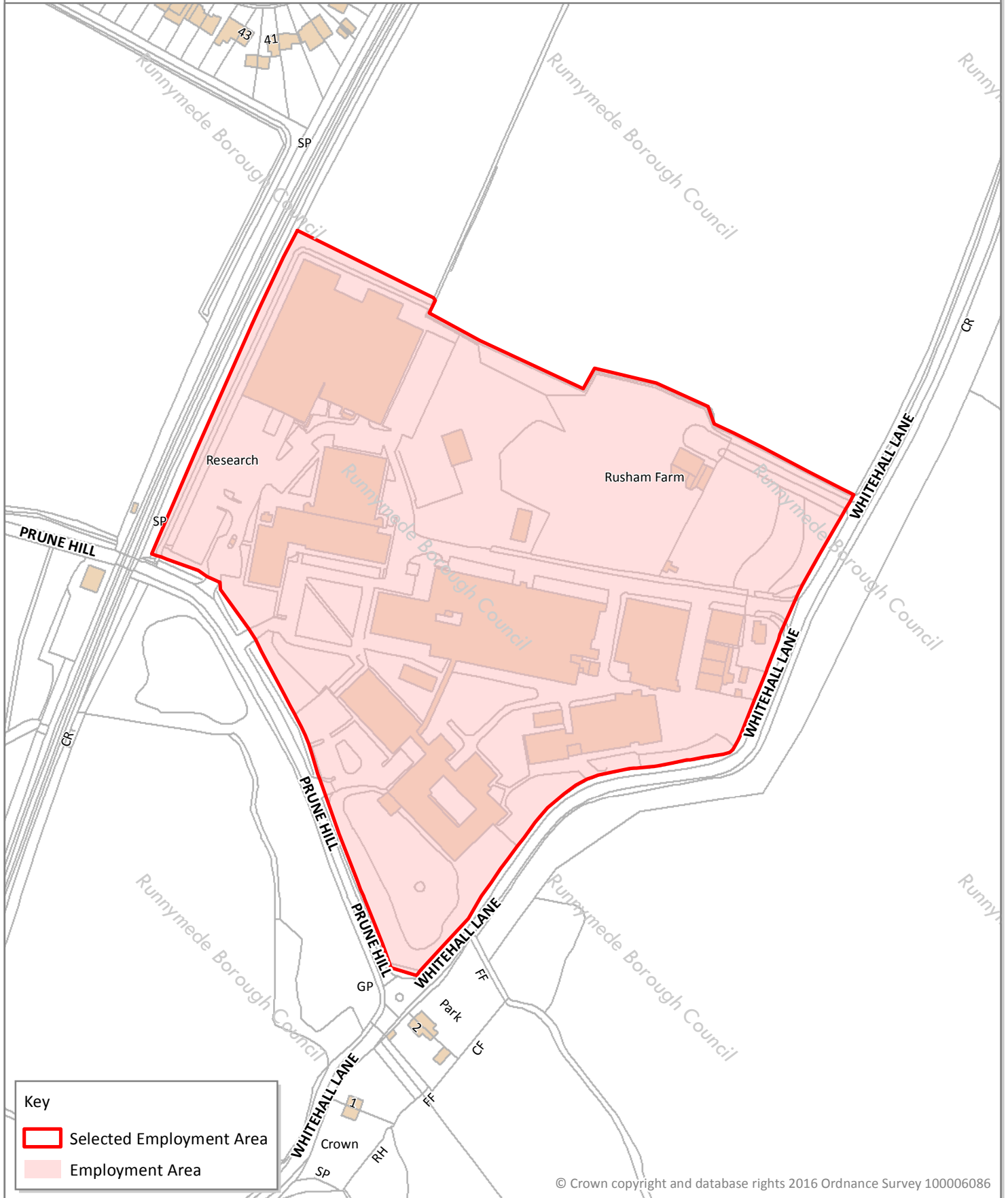
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: E14

Rusham Park, Whitehall Lane, Egham



Existing employment area:

**BLAYS HOUSE SITE, WICK ROAD,
ENGLEFIELD GREEN**

Reference

EG1

Area (ha)

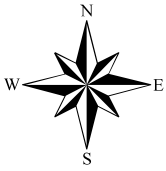
3.58



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Offices – multiple occupiers.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	No footpath or bus stop in the vicinity. Area is also remote from any railway station and town centre facilities. Residential properties to the north of the site providing access to some local labour force.	1
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Main access onto rural lane but around 100 metres to main A30 road which is part dual carriageway. Around 4.5km to Junction 13 of M25. The site is served by a main entrance from Wick Road and a secondary access onto Blays Lane. The access road from Wick Road to Blays House and The Stables forms part of the curtilage to Park House. If this property is converted to residential use (which it has permission for) these offices may need to use the secondary site access. The majority of the parking areas within the site are located behind Blays House and Inbucon House.	3
<i>Quality of Environment of site and site characteristics</i>	Rural business area comprising cluster of small to large buildings although not a formal business park. There are four main buildings on the site: Blays House – a large modern office, built in the late 1990s and occupied by several businesses; Inbucon House – a medium sized mid 1980s office building occupied by a single occupier; Park House - a former Edwardian Villa converted to office use in 1956 and currently awaiting conversion back to a single dwelling house; and two former stable blocks occupied by a number of small businesses. The offices are set in large landscaped grounds which are reasonably well maintained, providing a pleasant quiet setting. The site has CCTV and external lighting due to its isolation.	4
<i>Compatibility of adjoining uses</i>	Due to the size of the site and nature of the employment use there is unlikely to be potential conflict with nearby properties. However the amount of residential development nearby will increase significantly in the next few years as Park House (which shares an access with the site) is to be converted to a single residential dwelling and 89 dwellings are to be built on the adjacent reserve housing site on the eastern boundary.	5
<i>Market Attractiveness</i>	The market attractiveness of this site is limited by relatively poor public and private accessibility. However the site does offer occupiers a quiet landscaped setting with ample on-site parking and some modern office premises. The sale of Park House (a locally listed mansion) for conversion back to a single dwelling will result in sub-division of the site which may damage its critical scale as an effective employment site. The probable development of housing on the adjacent open land to the east may also result in pressure for further conversion of	3

	buildings on the site for residential development.		
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 5507sq.m	Vacancy Rate 18%	No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Limited opportunity for expansion due to location of site in Green Belt.		
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt. The employment area also contains the locally listed Park House.		
			TOTAL SCORE: 16

[Scoring: 5 = best, 1 = worst]



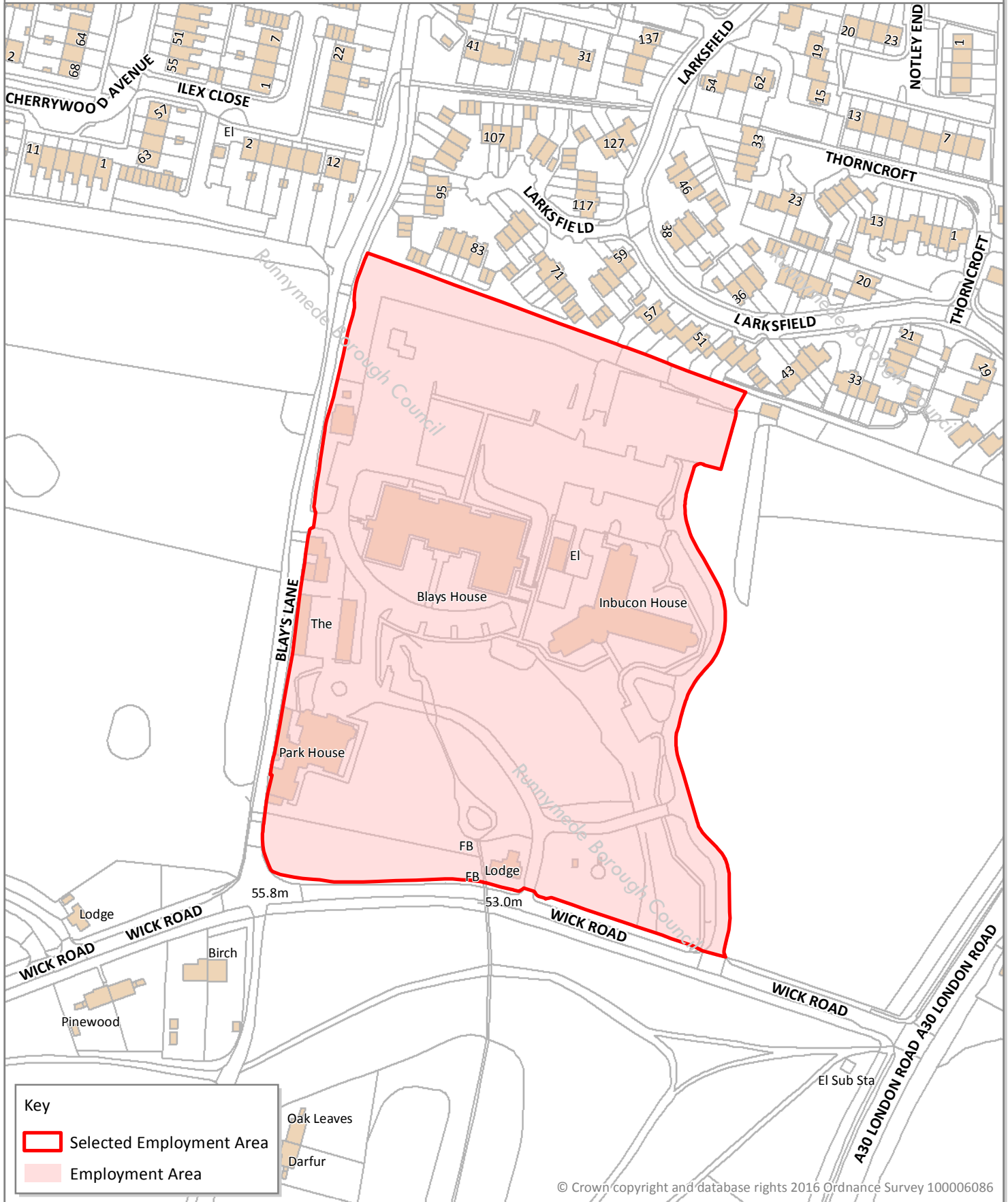
EMPLOYMENT LAND REVIEW 2016



Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

ID: EG1

Blays House site, Wick Road, Eglefield Green



Existing employment area:

CABI, BAKEHAM LANE, ENGLEFIELD GREEN

Reference

EG2

Area (ha)

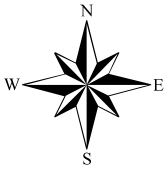
1.64



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Research and Development and Office. Variety of buildings on single site with single occupier.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	No bus stop nearby and nearest railway station is Virginia Water railway station located around 3km from the site. No designated cycle path. Site remote from local services. Local labour supply in nearby Egham/Englefield Green Urban Area.	1
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Bakeham Lane is a narrow and winding lane, which connects to the A30 near RHUL. Access to Junction 13 of M25 is around 4.5 km away via A30 which is partly dual carriageway. Ample parking is available within the site.	3
<i>Quality of Environment of site and site characteristics</i>	Area is large and comprises a number of buildings which are used as a Bio-Science Research Centre. The site is secure and has good landscaping. Buildings range in age and quality.	3
<i>Compatibility of adjoining uses</i>	Due to area's relative isolation and its use, there is limited potential for any conflict with adjoining uses, which include a few residential properties in large spacious grounds and some open land.	5
<i>Market Attractiveness</i>	Area is located in the Green Belt. The whole site is in single occupation, but is under occupied at present. The accommodation provided may not be ideal for other office/R&D users as it is likely to be specific to the requirements of the existing occupier. Attractive rural location, but remote for public accessibility. Seclusion and isolation gives it a lower profile and poor overall attractiveness.	2
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 3,193sq.m	Vacancy Rate 0%
		No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	The site is located in the Green Belt which is likely to restrict future development. The current occupiers have expressed a desire to consolidate their activities within the more modern buildings on part of the site and release the other part of the site for housing. The site has been submitted for consideration in the 2016 Strategic Land Availability Assessment (SLAA) to promote the site for this alternative land use.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt and in an Area of Landscape Importance.	

TOTAL SCORE: 14

[Scoring: 5 = best, 1 = worst]



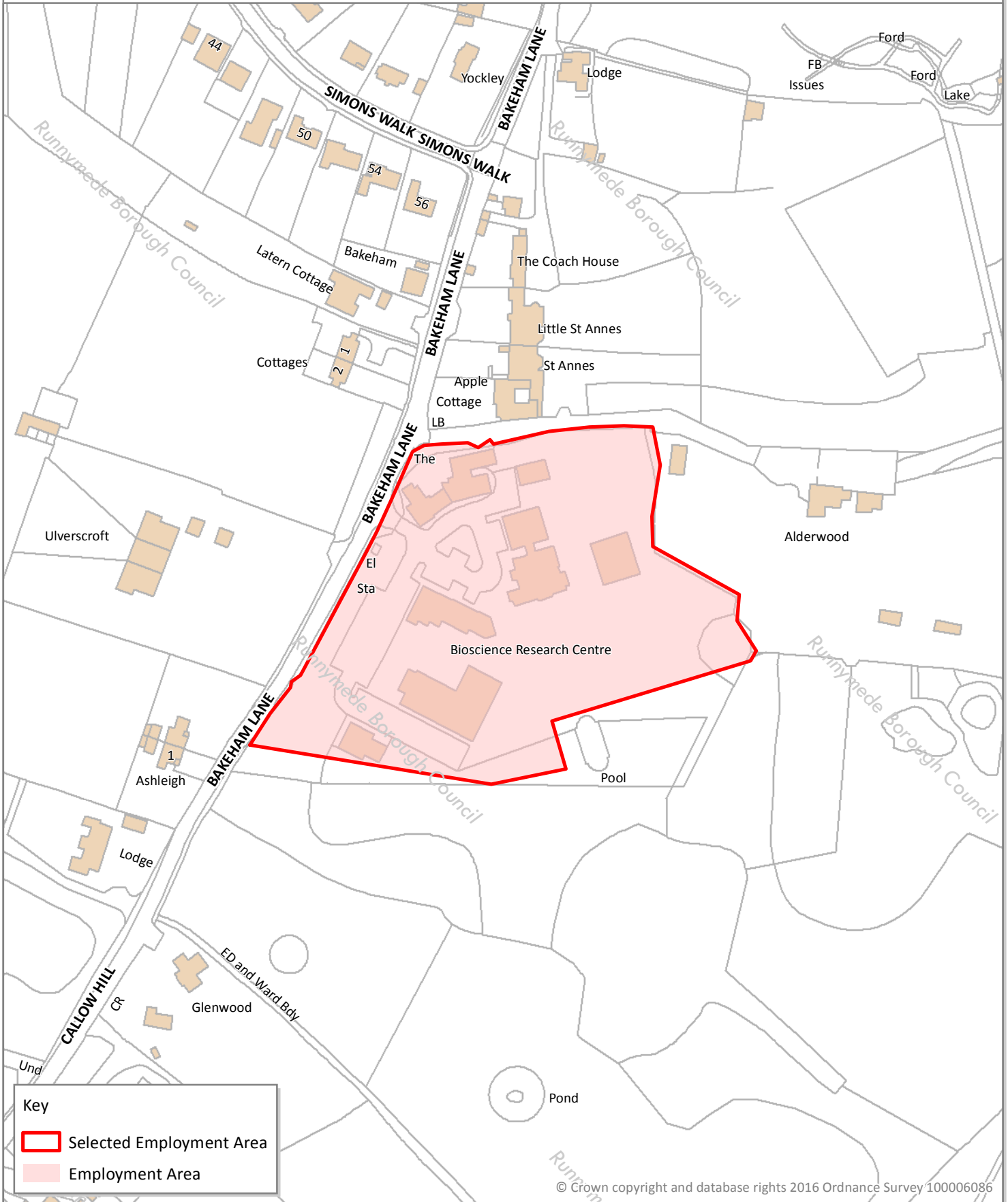
EMPLOYMENT LAND REVIEW 2016



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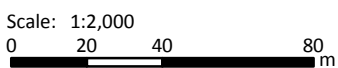
ID: EG2

CABI Bioscience UK Centre, Bakeham Lane, Englefield Green



Key

- Selected Employment Area
- Employment Area



Area: 1.64 ha

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Existing Site:

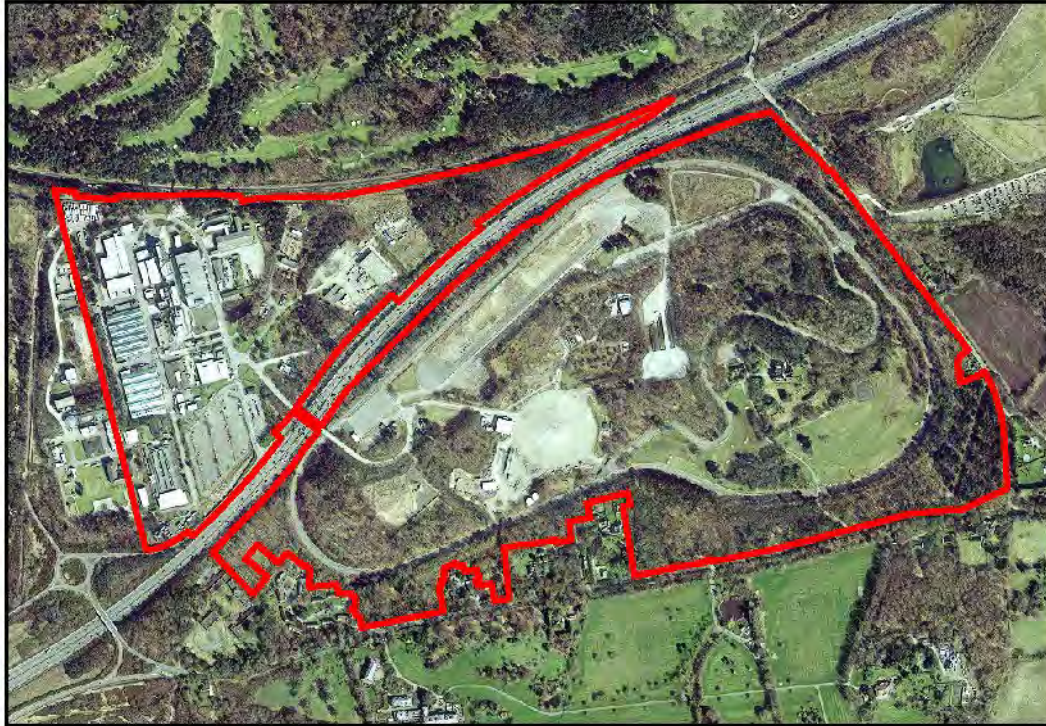
**LONGCROSS PARK, CHOBHAM LANE,
LONGCROSS**

Reference

L1

Area (ha)

117 (33.3 on north site only, with 3ha in adjacent Surrey Heath Borough)

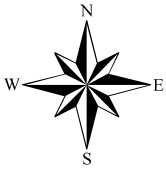


Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Longcross (north M3) - Office/research and development/light industrial – multiple buildings mostly used for film set construction at present. Longcross (south M3) – land used for outdoor filming. Listed mansion also used for filming.	
<i>Public Access including: access to local labour supply and access to local facilities</i>	Area is remote from bus stops. Designated cycle path nearby runs along Kitsmead Lane. Area is approximately 4km from the local centre of Virginia Water and remote from major residential areas. Longcross railway station is located within the site. The current service provides two trains per hour (one in each direction) during peak times only. The travel plan required by the planning consent for the approved development on the northern part of the site requires considerable investment in public transport with provision of bus services and improvements to the railway station. The score reflects the current situation at the site. Should land south of the M3 be allocated for housing in the emerging Local Plan (as promoted by the site owner), then access to local labour will improve.	1
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	The site is around 8km from J11 of M25 via the A320 St Peter's Way/Guildford Road and B386, and 10km from J13 M25. Access to J3 of the M3 is via local roads. Informal but large areas for parking can be found near to the recently constructed access to the northern site from Chobham Lane.	3
<i>Quality of Environment of site and site characteristics</i>	The northern site contains the majority of the built development which is generally industrial in appearance. The buildings vary in terms of height, scale and appearance. There are approximately 110 building on the northern part of the site of varying quality. The southern site contains a grade II listed building and various landscape features reflecting its former use as a tank testing facility. Landscaping on the northern part of the site varies with mature landscaping to boundaries and ad-hoc unmanaged vegetation scattered through the remainder of the site. A new roundabout access to the site from Chobham Lane has recently been constructed. The southern site is more natural in appearance with large areas covered by mature areas of trees/woodland. The score reflects the current situation at the site. The planning proposal for the northern site is to	2

	develop a high quality business park, ancillary facilities and approximately 200 dwellings within an exceptional quality environment. The site owner is seeking the inclusion of the southern site as a housing allocation in the local plan.		
<i>Compatibility of adjoining uses</i>	The northern site has an isolated location situated between the M3 to the south and railway line to the north and there is no potential for conflict. Some residential properties adjoin southern parts of the south site but this area is largely free from buildings at present. The proposed office use for the northern site will not cause any conflicts with the proposed residential dwellings.		5
<i>Market Attractiveness</i>	<p>The area was purchased from the MOD for redevelopment for mixed use. Due to environmental constraints the majority of the northern site is only capable of redevelopment for commercial use. Two planning permissions have been granted for the northern site, the first for 100% B1a & b use and the second outline permission for mixed use with a substantial amount of B1a & b, a datacentre, approximately 200 residential units and ancillary retail use. The score reflects the market attractiveness of the site for its current use.</p> <p>The existing industrial buildings on the northern site and listed buildings on the southern site are currently occupied by Longcross Studios for film production. The current vacancy rate is approximately 25%, however due to the nature of the use and temporary nature of leases there is considerable churn in occupiers. A large part of the film activity on the northern site is linked to use of the facilities on the southern site.</p> <p>The site has the potential to be the largest strategic business park development site in the Enterprise M3 Enterprise area and has recently been designated an Enterprise Zone. The masterplan for the northern site envisages high quality modern offices providing a campus type environment serviced by ancillary retail use.</p> <p>The southern part of the site is listed in the Strategic Land Availability Assessment for potential residential use. However, due to the site's Green Belt location residential use is being pursued through the Local Plan review process where the owner is seeking to see the site returned to the Urban Area.</p> <p>The site's market profile, other than for the existing film industry use, is currently low. However, the market profile of the site for the proposed high quality business park will increase significantly when active marketing begins (international marketing agents have been appointed). Enterprise Zone status will also assist in raising the profile of the site and enabling investment in the site to be accelerated. Improvements to public transport are required as part of the legal agreement for the planning permission. These improvements will be delivered in tandem with the build out of the site and will enhance the market attractiveness of the site.</p>		3
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 71,675sq.m (some buildings straddle the borough boundary.	Vacancy Rate 25% (estimate)	The site is subject to redevelopment proposals.
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Two outline planning permissions have been granted for the northern site for a) 113,434sq.m of B1 floorspace (granted in 2011), and b) 79,025sqm of B1 floorspace and 36,000sqm of Data Centre, together with 200 homes.		
<i>Planning and Deliverability Factors</i>	The employment area is designated as a Major Developed Site within the Green Belt. Barrowhills is a Grade II listed building on the southern site. The western part of the employment area is within 400m of Special Protection Area. The Bowl Barrow is on the southern site which is a scheduled ancient monument as well as two areas of High Archaeological Potential. Tree Preservation Order 6 protects a number of trees along the Longcross Road and Kitsmead Lane frontages.		

TOTAL SCORE: **14**

[Scoring: 5 = best, 1 = worst]



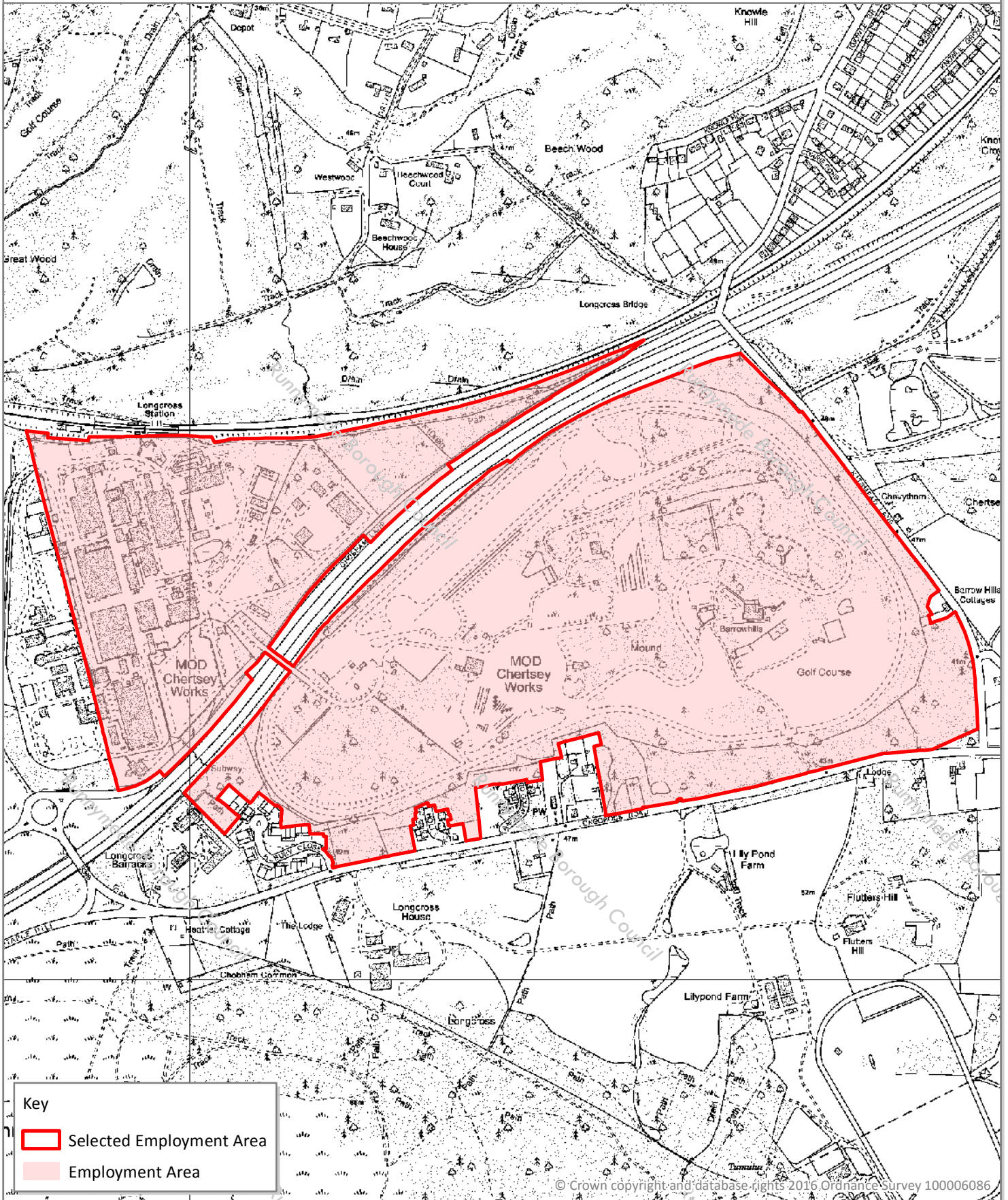
EMPLOYMENT LAND REVIEW 2016



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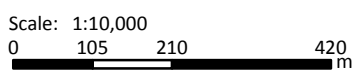
ID: L1

Longcross Park, Chobham Lane, Longcross



Key

- Selected Employment Area
- Employment Area



Area: 117.10 ha

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Existing employment area:

BROX ROAD AREA, OTTERSHAW

Reference

O1

Area (ha)

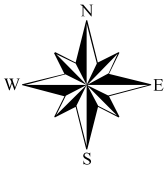
0.62



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Industrial – area comprises three sites, one is a builders merchant's and the other two sites are owned by Hunts Transport Ltd.	
<i>Public Access including access to local labour supply and access to local facilities</i>	Remote from railway station but bus stops available on Brox Road. No designated cycle path. Located in predominately residential area with parade of shops available locally and some limited labour supply.	2
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Located in Ottershaw with access from sites onto local/residential roads. However around 500m to main A-road linking Chertsey-Woking and approximately 2.5km to J11 of M25. Limited onsite parking.	3
<i>Quality of Environment of site and site characteristics</i>	Small cluster of individual sites located in a predominantly residential area. One site has a large purpose built office/warehouse building and large area of hardstanding for a transport business (71 Brox Road). This business also owns 82 Brox Road which is used for industrial removals. 82 Brox Road and the builders yard at 64 Brox Road both have older buildings and outside storage areas. All three sites are located in close proximity to residential properties and there is also a nursery school located in the vicinity. Landscaping along boundaries only.	3
<i>Compatibility of adjoining uses</i>	Located in predominantly residential area. Likely impact from all sites is noise and disturbance from vehicle movements. Acoustic fencing has been erected at the main transport business. Location does not appear to be ideal given type of uses and there is potential for conflict.	2
<i>Market Attractiveness</i>	Site has lower profile due to location in small settlement. All three sites appear to have long term occupiers. Proximity to residential properties may restrict future occupiers, unless sites were redeveloped for offices, but lack of public accessibility may restrict this.	3
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 1381sqm	Vacancy Rate 0%
		No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Expansion of sites is likely to be limited by proximity to residential areas, although transport business likely to have more scope but street scene issues would also be an important consideration due to prominent corner location.	
<i>Planning and Deliverability Factors</i>	All three sites within this employment area are located in the Urban Area. Two of the three sites (no.64 and 84) have a Green Belt boundary to their rear. This Green Belt land is also designated as a SANGS and is protected by TPO which is a woodland order protecting various species of tree.	

TOTAL SCORE: 13

[Scoring: 5 = best, 1 = worst]



EMPLOYMENT LAND REVIEW 2016



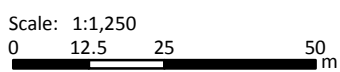
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ID: O1

Brox Road, Ottershaw



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Area: 0.62 ha



Existing employment area:

**GREAT GROVE FARM, MURRAY ROAD,
OTTERS Shaw**

Reference

O2

Area (ha)

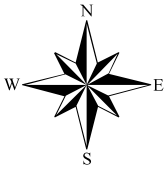
0.91



Criteria	Comment	Score (out of 5)	
<i>Current Use</i>	Industrial - general and light industrial, warehouse and outside storage (site also contains some residential uses). Multiple occupiers.		
<i>Public Access including access to local labour supply and access to local facilities</i>	Employment area located on edge of Ottershaw and is located in the Green Belt. The area is in close proximity to the local shopping centre and local labour. There are bus stops on Murray Road, Spratts Lane and Hare Hill but the employment area is remote from the railway station.	2	
<i>Private Access including access to strategic road network and also local road access to existing sites.</i>	Employment area located on the edge of Ottershaw. Access to the site from Murray Road (B road) is located at the top of a hill which connects to the nearby A320 Woking to Chertsey route a short distance away. Around 3 km to J11 of the M25.	3	
<i>Quality of Environment of site and site characteristics</i>	This area is a former agricultural complex comprising a variety of uses including residential and employment uses. The area contains a variety of buildings; many of which are single storey with high eaves (timber, brick or metal clad). Small workshops and larger industrial units are provided. The majority of the buildings appear to be in reasonable condition. Many uses operate under Lawful Development Certificates. There are also significant areas of outside storage which are used mainly for lorry parking. There is hard surfacing located around buildings but no formal parking areas. No landscaping within employment area but surrounding land rural in character.	2	
<i>Compatibility of adjoining uses</i>	Although residential properties within site are currently within the same ownership, the close proximity of residential and industrial/warehousing uses could create conflict. Area is surrounded by fields so there are no compatibility issues with surrounding areas.	3	
<i>Market Attractiveness</i>	Area has lower profile due to location on fringe of small settlement. Buildings are generally fit for purpose but uses are restricted and quality of the environment is affected by the extent of lorry parking.	2	
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 1552sqm	Vacancy Rate: 11%	No Land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Green Belt designation will limit further outward expansion of employment uses.		
<i>Planning and Deliverability Factors</i>	The employment area is located within the Green Belt.		

TOTAL SCORE: 12

[Scoring: 5 = best, 1 = worst]



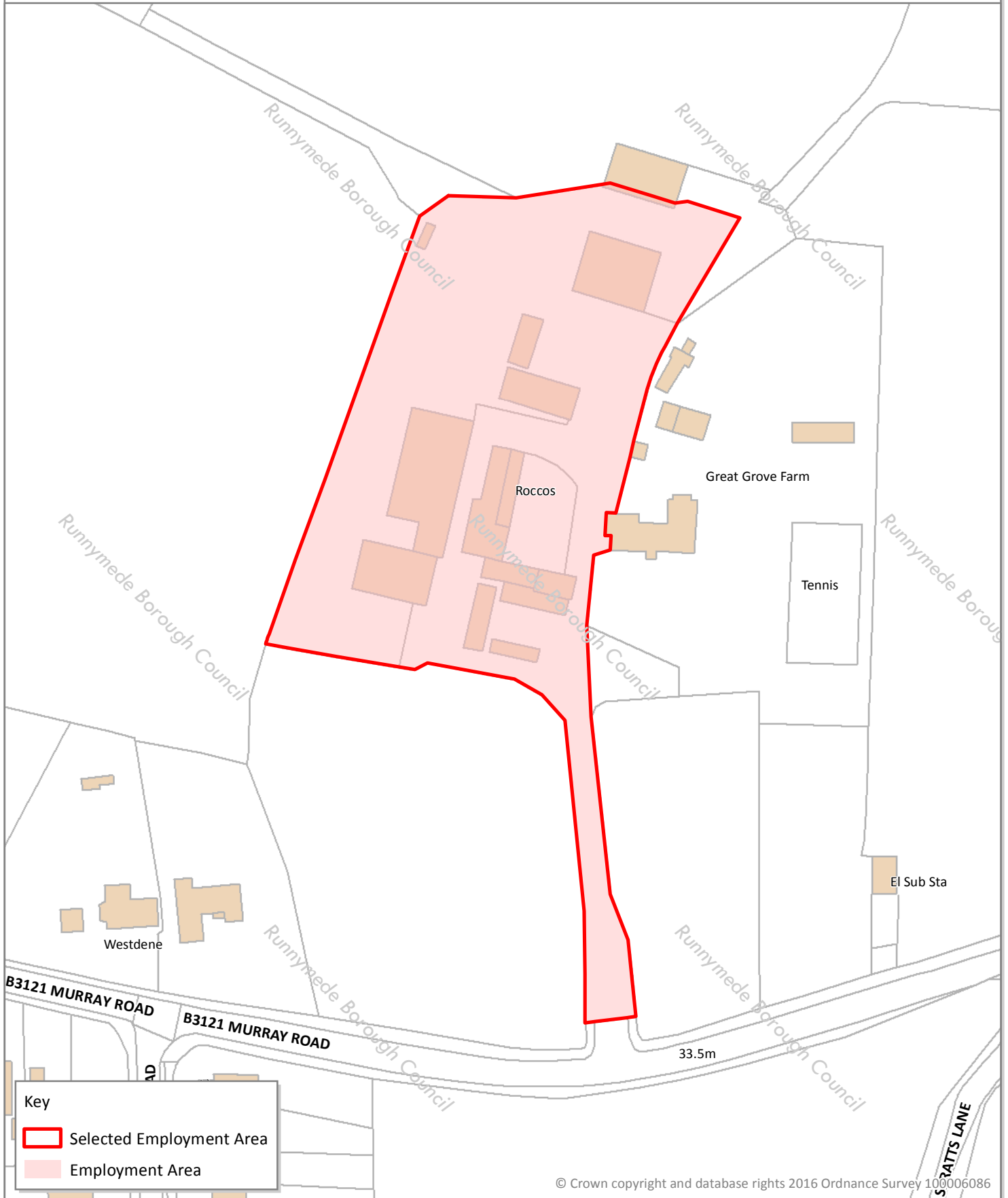
EMPLOYMENT LAND REVIEW 2016



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ID: O2

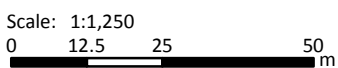
Great Grove Farm, Murray Road, Ottershaw



Key

- Selected Employment Area
- Employment Area

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Area: 0.91 ha



Existing employment area:

Reference

Area
(ha)

TEN ACRE FARM, OTTERSHAW

O3

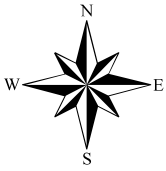
0.37



Criteria	Comment	Score (out of 5)
<i>Current Use</i>	Industrial - storage and distribution.	
<i>Public Access including access to local labour supply and access to local facilities</i>	Area is in a semi-rural location where the nearest bus stop is 1.5km, and Chertsey Station is 3.5km away. There are no off-road cycle paths in the immediate vicinity however cyclists can join the off-road route to Woking and Chertsey via local roads. The nearest major local labour supply is in Chertsey and Ottershaw, with local services located in Ottershaw over 1.5km away.	1
<i>Private Access including access to strategic road network and also local road access to existing sites.</i>	Area is accessed from Stonehill Road using a shared access to two residential properties which formed part of the former smallholding. The site is located 3.4km from J11 M25 via rural and A roads. Parking within the site is informal.	3
<i>Quality of Environment of site and site characteristics</i>	This area is a former agricultural complex comprising 12 single storey warehousing units and a number of porta cabins. Hard surfacing is located around the buildings but there are no formal parking areas. No landscaping within employment area but surrounding land is rural in character with tree screening to front and rear site boundaries. CCTV provision on site and gated access.	2
<i>Compatibility of adjoining uses</i>	Apart from two residential properties forming part of the original smallholding, the area is surrounded by open fields. The residential properties are currently within the same ownership however the employment area shares an access with these dwellings. Given the relatively low intensity use of the employment area at present, there is unlikely to be any significant compatibility issues with these residential dwellings, however this could change if the area were to be used more intensively.	3
<i>Market Attractiveness</i>	Area has a lower profile due to semi-rural location. Buildings are generally fit for purpose, but a number of small buildings are empty/used by the site owner and are not advertised as available to let. One of these buildings requires some repairs and planning permission was granted in 2012 for the building's replacement (to double existing size) – permission now lapsed.	2
<i>Floorspace/Vacancy/Vacant sites</i>	Total Floorspace: 1308sqm Vacancy Rate: 14%	RU.12/0854 allowed for replacement of building D to provide larger unit.
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Green Belt designation will limit further outward expansion of employment uses.	
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt and the southern boundary abuts a Site of Nature Conservation Importance. Tree Preservation Order 6 protects a number of trees along the Stonehill Road frontage.	

TOTAL SCORE: 11

[Scoring: 5 = best, 1 = worst]



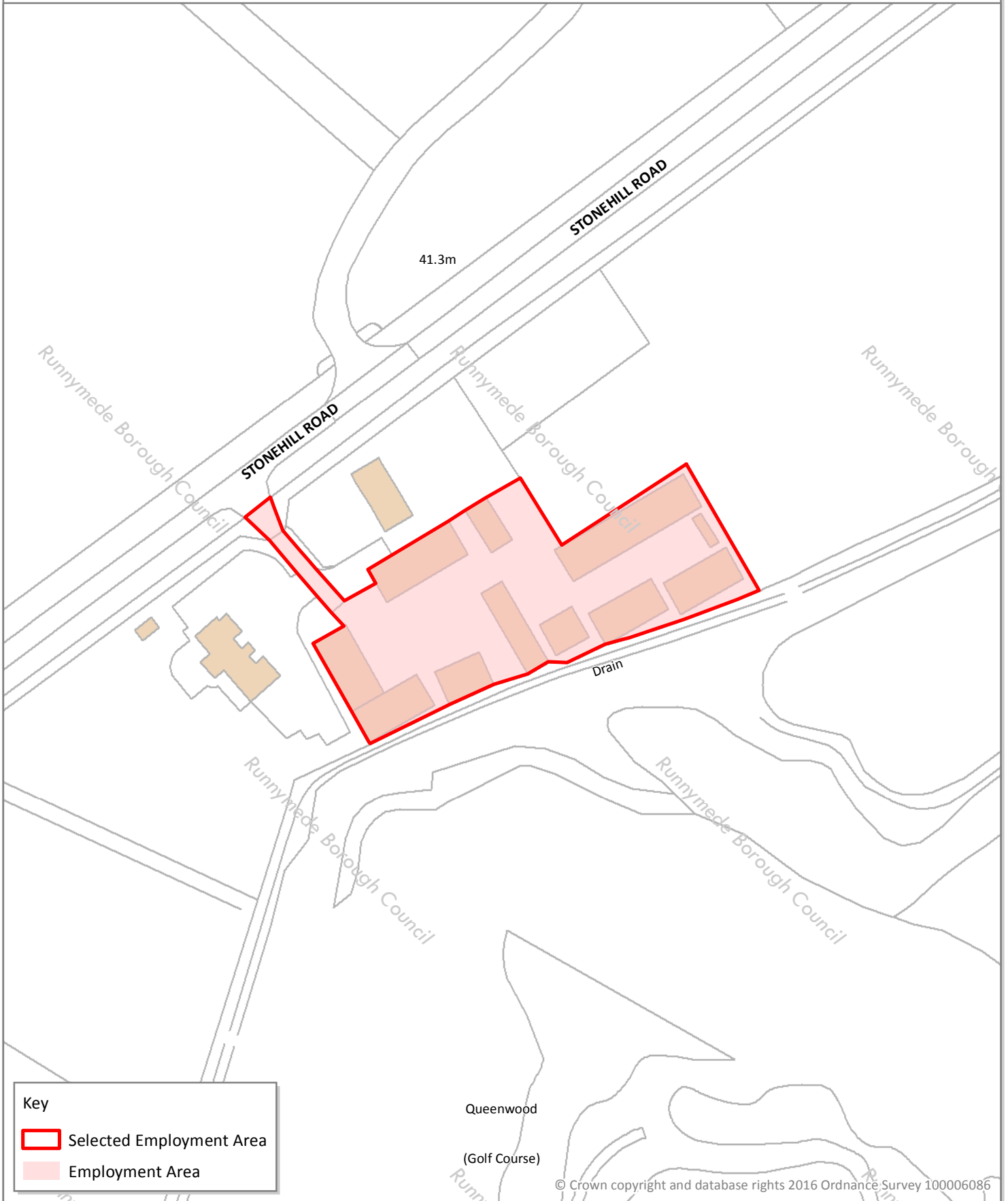
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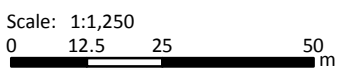
ID: 03

Ten Acre Farm, Stonehill Road, Ottershaw



Key

- Selected Employment Area
- Employment Area



Area: 0.37 ha

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Existing employment area:

THORPE INDUSTRIAL ESTATE, TEN ACRE LANE, THORPE

Reference

T1

Area (ha)

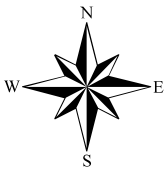
18.1



Criteria	Comment	Score (out of 5)	
Current Use	Variety of employment uses across all B-Classes. Large industrial estate with multiple occupiers. Predominance of small - medium sized units.		
Public Access including access to local labour supply and access to local facilities	Estate is approximately 2.5km from Egham railway station. The nearest village is Thorpe which only has limited facilities, but a café is available on site. There are two bus stops outside the estate entrance and a further two along Ten Acre Lane. No designated cycle lane within or outside the estate. Nearest local supply is to the north in the Egham urban area.	2	
Private Access including: access to strategic road network, local road access to existing sites and parking.	Private accessibility is average given the size and uses on the Estate. The estate accesses are onto B-Class roads and the employment area is 4km to J13 of the M25 via local roads and rail level crossings. Access to Heathrow via Staines upon Thames is possible however no access through Thorpe Village is possible for large vehicles. Road access within the site is good and many sites appear to have good parking provision, however parking on the highway is evident.	3	
Quality of Environment of site and site characteristics	Thorpe Industrial Estate has a variety of units of differing ages and size. Newer buildings tend to be in office use with the older and smaller units occupied by a variety of industrial and storage/distribution uses. There are limited areas of landscaping within the site although some areas are better than others. There are no areas for recreation or amenity for employees. A few of the sites are unsightly but overall the estate environment is good.	4	
Compatibility of adjoining uses	Wide variety of B-Class uses accommodated on the estate. No conflicts between units observed. Some of the welding/fabrication uses appear to cluster in similar areas or be located at end of rows of units but still no noticeable conflicts. Nearest dwellings to the area are to the south – no direct effect as boundary treatment to south is mature and substantial.	5	
Market Attractiveness	The employment area is well occupied with good quality modern office units in addition to numerous good quality industrial and storage units of varying sizes. Large parts of the estate are managed. The vacancy rate is average (11%), with vacant units concentrated within the medium to larger sized properties. The majority of the poorer quality small units are occupied and therefore serve a need/demand. Overall the area appears to be a popular location for smaller to medium sized businesses and those which require proximity to Heathrow Airport and/or Staines upon Thames. The critical mass of the estate gives it good market visibility.	4	
Floorspace/Vacancy/Vacant sites	Total Floorspace: 75313sqm	Vacancy Rate 11%	No land remains for development
Potential Uses and scope for intensification and/or redevelopment.	Site surrounded by Green Belt so outward expansion constrained. Limited scope for intensification possible through redevelopment/intensification of employment uses. Redevelopment of the Three Stars Industrial Estate is due to start in 2016.		
Planning and Deliverability Factors	The employment area is located in the urban area but is surrounded by Green Belt land on all sides. Part of the area is in flood zone 2.		

TOTAL SCORE: 18

[Scoring: 5 = best, 1 = worst]



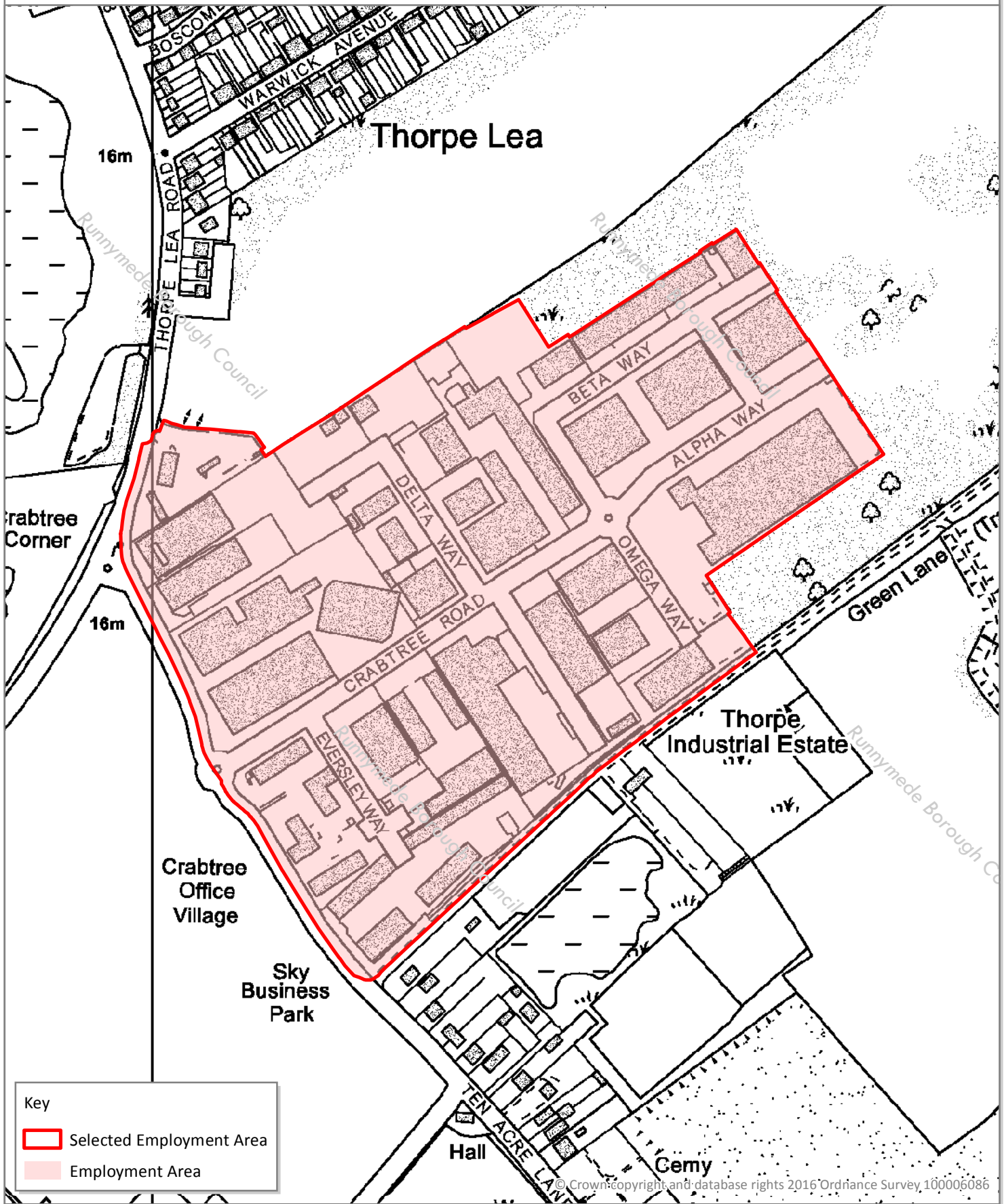
**EMPLOYMENT LAND REVIEW
2016**



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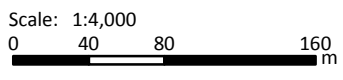
ID: T1

Thorpe Industrial Estate, Ten Acre Lane, Thorpe



Key

- Selected Employment Area
- Employment Area



Area: 18.1 ha



Existing employment area:

**CEMEX HOUSE, COLDHARBOUR LANE,
THORPE**

Reference

T2

Area (ha)

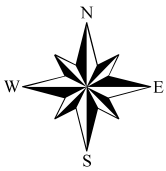
7.24



Criteria	Comment	Score (out of 5)	
<i>Current Use</i>	Office – Single occupier- Headquarters of Cemex UK Operations (global building solutions company and leading supplier of cement, ready-mixed concrete and aggregates).		
<i>Public Access including access to local labour supply and access to local facilities</i>	Area is located in small rural village and local labour supply is limited. It is remote from a railway station and designated cycle lanes. Bus stops are available on Village Road and Staines Road which are between 800m - 1km from the employment area.	1	
<i>Private Access including: access to strategic road network, local road access to existing sites and parking.</i>	Area is located within small rural village and is approximately 1km to junction with A320 Staines-Woking Road. Approximately 6 km from J13 of M25 via the Causeway. A large surface level car park is positioned to the east of the buildings and the site has barrier control.	1	
<i>Quality of Environment of site and site characteristics</i>	<p>CEMEX House was developed as a bespoke headquarters facility for RMC on land which had been part of their ownership through their core business activities. Existing period buildings on site were linked to more modern office development. The configuration of the office space is unusual with space arranged predominantly over a single level, but with inefficient and unusual floor plates.</p> <p>The historic buildings are Grade II listed and date from 18th century. The main historic listed building is three storeys. The modern extension, which was built in the late 1980s and is partially subterranean in nature was Grade II* listed in 2014. Buildings are set in extensive and formal attractive landscaped grounds, and the site provides significant recreational facilities.</p>	3	
<i>Compatibility of adjoining uses</i>	Office use and rural location of employment area limits any potential conflict with neighbouring land uses.	5	
<i>Market Attractiveness</i>	A review of occupational requirements was undertaken by the current occupier and surplus space noted. Between 2009 and 2013 the site was marketed by Knight Frank either for freehold interest with vacant possession as a whole or on the basis of a partial leaseback with the current occupier retaining circa 40,000sqft of space. The peripheral location, listed status and unusual layout of the buildings resulted in very little interest being shown from commercial or institutional end users. In 2013 a planning application for part conversion, part demolition and part new build for residential use was submitted, however this was withdrawn in 2014 as a result of a statutory objection from English Heritage.	2	
<i>Total Floorspace/Vacancy rate /Vacant land remaining</i>	Total Floorspace 8315sq.m	Vacancy Rate 36%	No land remains for development
<i>Potential Uses and scope for intensification and/or redevelopment</i>	Limited potential for expansion due to Green Belt designation, Listed Building status and Conservation Area designation.		
<i>Planning and Deliverability Factors</i>	The employment area is located in the Green Belt, and contains Grade II and II* listed buildings. Part of grounds included within Thorpe Conservation Area and partly within Flood Zones 2, 3a and the functional floodplain. Lakes on adjacent site are designated as a Site of Nature Conservation Importance.		

TOTAL SCORE: 12

[Scoring: 5 = best, 1 = worst]



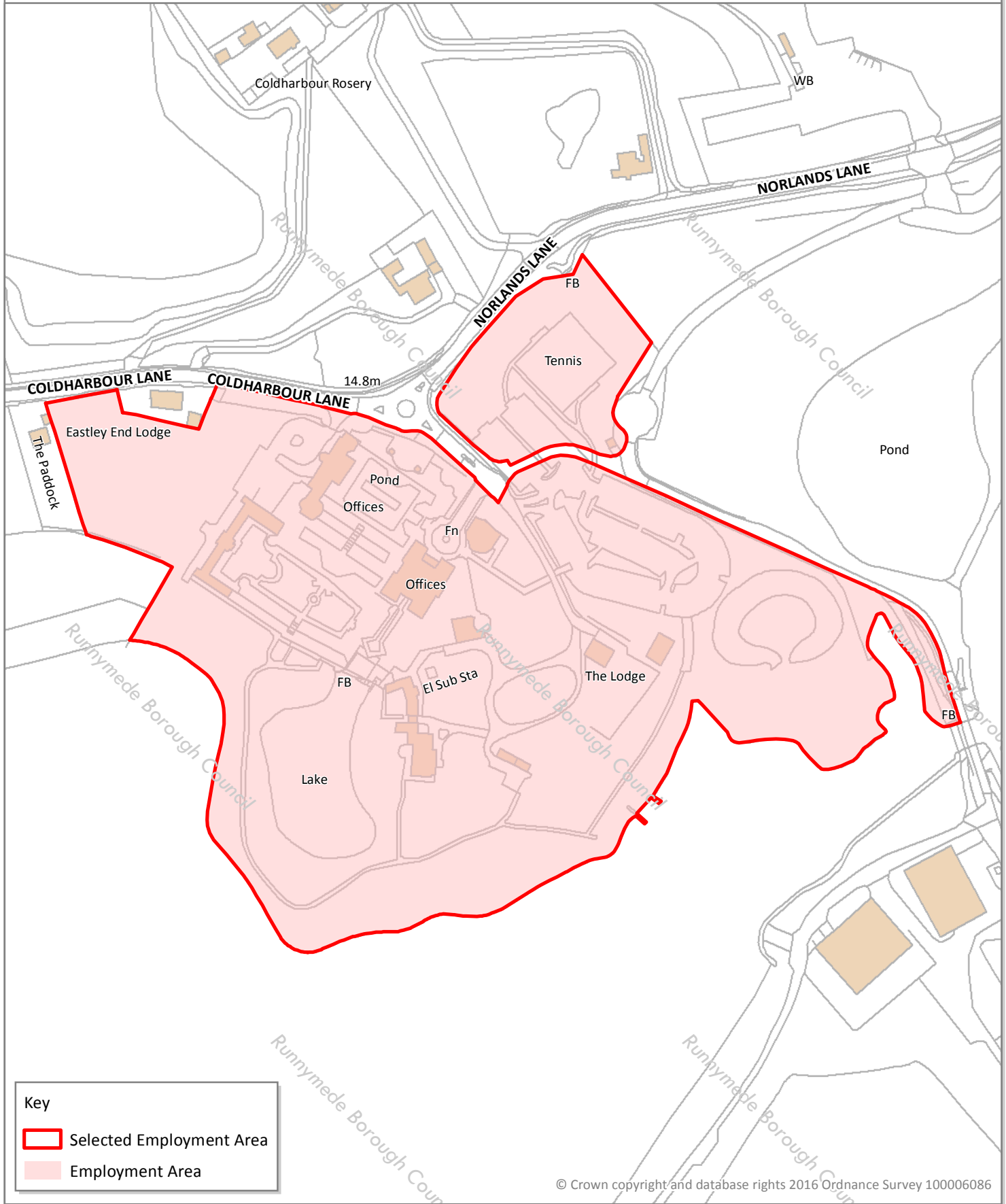
EMPLOYMENT LAND REVIEW 2016





Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

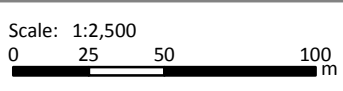
ID: T2

Cemex House, Coldharbour Lane, Thorpe



Key

-  Selected Employment Area
-  Employment Area



Area: 7.2 ha

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