
Shaping Elmbridge A New Local Plan



Land Availability Assessment 2022

Base date: 31 March 2022



Elmbridge
Borough Council
... bridging the communities ...

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Acronyms

AMR – Annual Monitoring Report

BLR – Brownfield Land Register

EBC – Elmbridge Borough Council

HDTAP – Housing Delivery Test Action Plan

LAA – Land Availability Assessment

LHN – Local Housing Need

NHBC – National Housing Building Council

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

Disclaimer

- 1.1 The identification of land with potential for development in the Land Availability Assessment (LAA) does not imply that the council will grant planning permission for the development or the site will be allocated through the Local Plan. All planning applications will continue to be determined against the Local Plan and material planning considerations, including the National Planning Policy Framework.
- 1.2 The LAA is a living document which the council intends to update annually.
- 1.3 The inclusion of land for residential development in the LAA does not preclude it being developed for uses other than residential.
- 1.4 The exclusion of sites from the LAA (either because they were discounted or not identified) does not preclude the possibility of obtaining planning permission. The council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the Land Availability Assessment.
- 1.5 The identified site boundaries in the LAA are based on the best information available at the time of the study. The LAA does not limit an expansion or contraction of these boundaries for a planning application or future allocation through the Local Plan process.
- 1.6 The determination of a site's deliverability / developability is based on the best information available at the time of writing. Assumptions made in the LAA will not prevent planning applications being submitted at any time.
- 1.7 The estimation of housing potential is based on the best information available at the time of writing. The housing potential indicated in this report does not preclude densities being increased on sites, subject to further information and assessment at such a time as a planning application is made.
- 1.8 The council does not accept liability for any inaccuracies or omissions in the LAA. It should be acknowledged that there may be additional constraints on sites that are not identified within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not, or could not, have been foreseen at the time of publication of the LAA. Applicants are advised to carry out their

own analysis of site constraints before submitting a planning application and that they should not rely on the information contained within this LAA.

Introduction

What is a Land Availability Assessment (LAA)?

- 2.1 The LAA is a technical study which informs the Elmbridge Local Plan. Specifically, it provides the information needed for the 5-year land supply calculation and housing trajectory which are published in the Authorities Monitoring Report (AMR) and Housing Delivery Test Action Plan (HDTAP)¹ produced each year. The Brownfield Land Register (BLR) is another tool that is used to investigate how much brownfield land that has been made available from the grant of planning permission for future housing development. The BLR and LAA coexist together to assess urban land for its development potential. In this LAA, sites can be chosen to be included in the Local Plan to help meet the Local Housing Need (LHN) and inform future planning policy.
- 2.2 National guidance on producing LAAs is provided in the Planning Policy Guidance (PPG) section on ‘Housing and Economic Land Availability Assessment’. The guidance sets out a five-stage methodology which is based on identifying sites and broad locations with potential for development, assessing their development potential, their suitability for development and the likelihood that they will come forward.
- 2.3 The assessment of land availability identifies land that is suitable, available and achievable for housing, economic development and other uses over the plan period. In the case of Elmbridge Borough, this includes:
- New homes (Use class C3)
 - Older persons accommodation (Use class C2)
 - Gypsy and Traveller accommodation²
 - Commercial, Business and Services (Use class E)
 - Light / general industrial and storage) (Use classes B2 and B8)
 - Learning and non-residential institutions (Use class F1)
 - Assembly and Leisure (Use class F2)
- 2.4 For some of the above uses there is a national policy requirement to identify local need (for example, new homes, retail and employment land). However, the need for other uses (such as leisure, education etc) is identified through the

¹ Elmbridge has an undersupply of housing and therefore is statutorily required to create a HDTAP every year setting out how this can be resolved. The most up to date HDTAP can be found here on our [evidence page](#).

² Refer to [Gypsy, Roma and Traveller Site Assessment 2022](#)

infrastructure evidence, local knowledge, consultation and responding to the individual needs of larger development sites. This is also dependent on the availability of land for such uses.

- 2.5 The benefit of a wider assessment of land uses is that it ensures that all land is assessed together to consider all possible uses. Many of the sites included in this assessment will retain some of its existing use such as community centres, libraries and shops but could be redesigned to include housing units.
- 2.6 The inclusion of land for residential development in the LAA does not preclude it being developed for uses other than residential.
- 2.7 Whilst the LAA is an important source of evidence to inform plan making, it does not make decisions about the future of sites. It is the Local Plan that identifies the quantum of development being planned for and its spatial distribution. The inclusion of land in the LAA does not mean that it will be granted planning permission.
- 2.8 The LAA is base dated the **31 March 2022** and includes extant planning permissions and sites under construction.

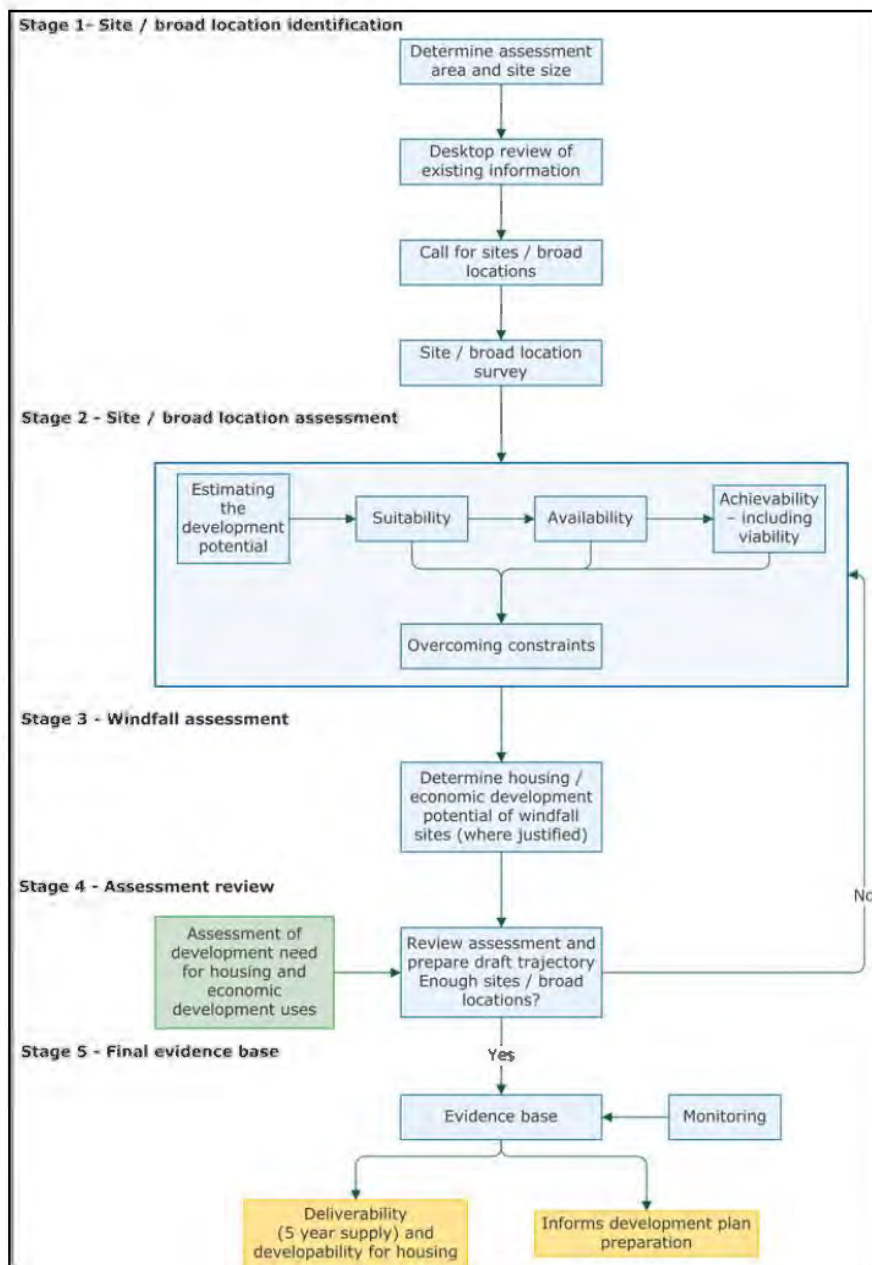
Format of this document

- 2.9 The LAA has been prepared using the methodology set out in the Planning Practice Guidance (PPG) Housing and economic land availability assessment 22 July 2019. The key stages of the assessment are described further in section 3 of this report. This document does not repeat the PPG. It is recommended that this document is read alongside the detailed methodology in the PPG.
- 2.10 The main document sets out the findings of the LAA. The LAA is primarily concerned with sites in the urban area and the majority of these comprise housing units. The following explains the appendices:
 - Appendix 1: List of sites under construction (committed sites) at 31 March 2022.
 - Appendix 2: List of sites with planning permission at 31 March 2022.
 - Appendix 3: List and proformas for the urban LAA sites that are deliverable in 1-5 years.
 - Appendix 4: List and proformas for the urban LAA sites that are developable in 6-10 years.

- Appendix 5: List and proformas for the urban LAA sites that are developable in 11-15 years.
 - Appendix 6: List of excluded and discounted sites
 - Appendix 7: Sustainability Appraisal scoring system
- 2.11 Detailed urban site proformas are included in the LAA appendices 3, 4 and 5. These are in timescales and settlement order for ease of use. Each site has had a Sustainability Appraisal (SA) which is included in the proforma. The scoring system for the SA for this is available at appendix 7.
- 2.12 All other urban sites that have been discounted are included in appendix 6.
- 2.13 A [Gypsy, Roma and Traveller Site Assessment](#) has been written which helps to identify deliverable and developable sites to meet the borough's Gypsy, Roma and Traveller accommodation needs. It provides the information needed for the council to make the decision on how and where to meet this need in line with [National Government Planning policy for traveller sites \(PPTS\) \(2015\)](#).
- 2.14 The LAA is presented by site, rather than land use. This avoids the repetition of sites, as some sites can accommodate more than one land use.

Methodology

3.1 This section sets out the methodology for the Elmbridge LAA, which shows how this relates to the five stages in the Planning Practice Guidance (PPG). The PPG states that plan makers should have regard to this guidance in preparing their assessments, and that where they depart from the guidance, the reasons for doing so should be set out. The council has closely followed the methodology as set out in the flowchart in the PPG.



Stage 1: Site Identification

- 3.2 The PPG states that the area selected for the assessment should be the plan-making area. However, the assessment needs to be undertaken and regularly reviewed by the relevant housing market area and functional economic market area in line with the duty to cooperate. Elmbridge is within a housing market area that includes the Royal Borough of Kingston upon Thames, Epsom and Ewell Borough Council and Mole Valley District Council. Elmbridge is also in the Enterprise M3 Local Enterprise Partnership (EM3 LEP) area which includes Runnymede, Spelthorne, Woking, Guildford, Epsom and Ewell, Mole Valley and the London Boroughs of Kingston and Richmond upon Thames.
- 3.3 This LAA covers sites within Elmbridge only, as the other local planning authorities within the housing market area are preparing their own Local Plans to their own timescales. The three other authorities however use a similar methodology, based on national guidance.
- 3.4 The methodology behind the LAA has not changed significantly since the 2016, 2018 and 2021 LAAs.
- 3.5 Early engagement took place with a targeted call for sites exercise taking place during 2017 and continuing into 2018. Feedback from the Regulation 18 Strategic Options Consultation 2016/17 stated that residents knew of urban sites that had not been identified and that the Council had not looked hard enough.
- 3.6 Prior to the Regulation 18 Options Consultation 2019 a specific community call for sites was undertaken to ensure that all known sites were included in the search for sites. Internal workshops were also undertaken where Councillors were able to identify urban sites on maps for officers to investigate further as part of the Urban Capacity Study. During the Options Consultation in 2019 a further call for sites was undertaken to gather available sites that were not known to the officers.
- 3.7 The council has worked closely with developers, site promoters and those with land interests, to discuss sites and development opportunities. These discussions have helped understand matters such as market forces, viability and land availability. Due to this on-going engagement with the development community, a specific Development Market Panel has not been necessary for this LAA.
- 3.8 The LAA has identified all sites promoted / identified regardless of the amount of development needed, in accordance with the PPG. It has then considered all sites and broad locations capable of delivering 5 or more dwellings or economic

development on sites of 0.25 hectares (or 500 square metres of floor space) and above³.

- 3.9 The council has been proactive in identifying as wide a range of sites as possible, including sites and broad locations for development that could be improved, intensified or changed. Sites that have policy constraints⁴ were included in the assessment but have been discounted where they impact on the deliverability and developability.
- 3.10 All available types of sites and sources of data have been investigated. The following sources of information were used to identify land for housing or economic development:
- Sites promoted at the Strategic Options 2016/17 consultation
 - Sites promoted at the Options Consultation 2019
 - Sites submitted from the Call for Sites in 2017 and 2019
 - Sites highlighted at Councillor workshops
 - Sites in public ownership
 - Previous LAA sites
 - Pre-application sites
 - Refused and withdrawn planning application sites.
 - Sites identified through the Urban Capacity Study, 2018.
- 3.11 A database is maintained of all sites considered in the LAA and these are mapped on the council's GIS system.
- 3.12 The PPG states that the comprehensive list of sites derived from data sources and call for sites should then be assessed to establish which have reasonable potential for development. The council undertook a filtering / sieving process so that only sites that have a realistic potential were assessed in more detail. This approach is in line with the PPG that states that site surveys should be proportionate to the detail required for a robust appraisal. Sites with absolute constraints were excluded at this stage as the absolute constraint would prevent development from taking place as it would not be possible to mitigate the impacts.

³ There is one exception to this rule. A pre-application query from PA Housing includes some sites that are 4 units and under and as this is part of a large development project these have been included. These are for affordable housing units as PA housing is a registered provider.

⁴ Policy constraints relate to the current policies in the Core Strategy such as employment land provision, green infrastructure and social and community infrastructure.

Absolute Constraints⁵:

- Sites within functional floodplain (Flood zone 3b)
- Sites of Special Scientific Interest (SSSI) or Special Protection Area (SPA)
- Ramsar Site
- Registered town and village greens, and Commons
- Suitable Accessible Natural Greenspace
- Ancient Woodland and Veteran Trees
- Park and Garden of Special Historic Interest
- Irreplaceable Habitats

3.13 Sites that remained after this sieve have been surveyed. This ensures that the council has ratified information gathered through the call for sites (and through other sources), gained a better understanding of the character of the site and its surroundings, physical constraints and any barriers to deliverability.

Stage 2: Site Assessment

3.14 This stage comprised an assessment of the suitability, availability and achievability of sites, as well as an estimation of their development potential.

3.15 The factors that were considered in the assessment of the **suitability** of each site included:

- Policy constraints
- Environmental constraints
- Physical limitations- access, ground conditions, tree cover, the risk of flooding
- Accessibility / Sustainability of the site. (within 800m from state schools, train stations, bus stops, health centres, and town, district or local centres)
- The existing use of the site. Where a site is currently in a different use to housing and there is evidence that there is a need for that site to remain in that use, and this cannot be re-provided in the scheme, then the site has been considered to be unsuitable for housing.

3.16 Emerging policy designations such as Local Greenspace have not been included in the assessment because these are not formally designated.

⁵ Green Belt is not considered an Absolute Constraint, although national and local planning policy opposes inappropriate development within the Green Belt, development is not wholly prevented by national legislation and policy.

However, bullet point 5 above covers this issue as many of the borough's green spaces are in important community uses such as pocket parks, allotments and recreation grounds and hence would be unsuitable for housing.

- 3.17 The **availability** of the site was then assessed. A site is considered to be available when based on the best information available, there is confidence that there are no legal or ownership problems and that the land is controlled by a developer/ landowner who has expressed an interest in developing the site. Sites promoted in the 'call for sites' in 2017 and 2019, or in response to a Local Plan consultation, or recently submitted as a planning application or pre-application query are assumed to be available.
- 3.18 For other potentially suitable sites, letters were sent to owners in 2018 and again in 2020 asking them if they intend to develop the land. They were also asked to indicate when they expect the site to be available for development.
- 3.19 Wherever potential problems have been identified, a proportionate assessment of whether these could realistically be overcome has been carried out. For those sites where a landowner has been contacted and no response has been made, the timescale of development has been increased allowing greater time to confirm ownership.
- 3.20 The council also assessed **achievability**, including whether the site can be developed viably. Sites have been assumed to be achievable and viable unless the specific evidence of particular constraints (such as contamination) is known to be so significant that it will prevent or delay the development of the site. With house prices continuing to rise⁶ and being substantially higher than national and regional levels it is unlikely that market factors would affect housing delivery in Elmbridge. A site is considered to be achievable where there is a reasonable prospect that it will come forward for development at a particular point in time.
- 3.21 The development potential of each site has been estimated. The council has provided an estimate for the site, based on a range of factors, including:
- The nature of the area
 - A consideration of historic development yields achieved on comparable schemes within the locality.
 - National Planning Policy on achieving appropriate densities⁷, DM advice note 2 on optimising densities⁸ and emerging local plan policy.

⁶ UK House Price Index 2021

⁷ [Paragraphs 124-125 National Planning Policy Framework, July 2021.](#)

⁸ [Development Management Advice Note 2: Optimising development land.](#)

- Other factors, including the shape and access to the site, and any likely on-site infrastructure requirements including open space.
- 3.22 The information on suitability, availability and achievability (and overcoming constraints) was then used to assess the timescales for the delivery of each site. Each site is categorised as deliverable (i.e. it is expected to be delivered in years 1 to 5), developable (years 6 to 10, or years 11 to 15) or not developable.
- 3.23 The estimation of housing potential is based on the best information available at the time of writing. The housing potential indicated in this report does not preclude densities being increased on sites, subject to further information and assessment at such a time as a planning application is made. Densities that were increased on sites were made to make an efficient use of land within the most sustainable locations i.e. close to principal roads, site within / adjacent town and local centres and train stations.
- 3.24 It is expected that whatever the level of housing that is provided on each site, the housing mix and affordable housing contribution is in accordance with current policy, and guidance.
- 3.25 The council does not accept liability for any inaccuracies or omissions in the LAA. It should be acknowledged that there may be additional constraints on sites that are not identified within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not, or could not, have been foreseen at the time of publication of the LAA. Applicants are advised to carry out their own analysis of site constraints before submitting a planning application and that they should not rely on the information contained within this Land Availability Assessment.

Sustainability Appraisal (SA)

- 3.26 Although not included in the government's housing and economic land availability assessment guidance, this 2022 LAA has included sustainability appraisals for each site. These SAs are available to read in each urban site proforma (appendix 3, 4 and 5).
- 3.27 A SA for each site helps with identifying the sites suitability in terms of accessibility and impact on the environment and prevents duplication of information across evidence base documents. The scoring sheet explains the SA objectives and reasoning for the impact expected. For more information on SA, please see the SA scoping report and draft plan SA. [\(Insert link\)](#)

Stage 3: Windfall Assessment

- 3.28 Paragraph 71 of the National Planning Policy Framework (NPPF) 2021 states that 'Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'.
- 3.29 Historic delivery rates show that garden land continues to be a source of sites for windfall development. The relatively suburban nature of the borough, with low density housing and larger gardens mean that in Elmbridge sites can accommodate additional homes. This land continues to contribute towards the borough's housing supply. The council's policy approach acknowledges that developing residential land to build houses requires extra sensitivity to prevent harm to the character and appearance of the area and loss of amenity to residents.
- 3.30 As in previous years this LAA will make an allowance for windfalls, which are sites that deliver 1 to 4 net dwellings. Historic delivery rates demonstrate that windfall development does consistently form a significant part of the housing land supply in the borough and is likely to continue to do so. There is also little sign of this reducing and figures have stayed consistent for the last ten years.
- 3.31 The evidence in table 1 shows that there is an average of 88 units per annum in windfall sites for the period between 20 July 2011 (the adoption date of the Core Strategy) and 31 March 2022.
- 3.32 The windfall figure includes prior notification completions which is an additional source that reinforces the need to include a windfall allowance across the 15 years without factoring in a step decline at this stage. This is likely to be needed after the 15 years as land supply reduces.
- 3.33 Like previous assessments a yearly average windfall allowance will be used across the 15 years for the trajectory but to prevent double counting the total of 1 to 4 net dwellings that are under construction will be discounted as these are committed and will be completed. In addition to this, all 1 to 4 net dwellings with planning permission will also be discounted. This will then produce a more realistic allowance of windfall in the borough. Table 2 includes the final windfall figure for the indicative housing trajectory.

Table 1. Windfall evidence

Year	Windfalls completed EBC	Windfalls completed NHBC	Completion certificates	Total
20 th July 2011- 31 st March 2012	55	33	0	88
1 st April 2012 – 31 st March 2013	60	23	2	85
1 st April 2013 – 31 st March 2014	67	17	0	84
1 st April 2014 – 31 st March 2015	38	44	14	96
1 st April 2015 – 31 st March 2016	24	22	32	78
1 st April 2016 – 31 st March 2017	49	8	31	88
1 st April 2017 – 31 st March 2018	55	16	2	73
1 st April 2018 – 31 st March 2019	39	31	79	149
1 st April 2019 – 31 st March 2020	22	23	2	47
1 st April 2020 – 31 st March 2021	24	32	28	84
1 st April 2021 – 31 st March 2022	27	34	36	97
Total	460	283	226	969
Average	-	-	-	88

3.34 Windfall assessments are made and published annually through the council's Authority's Monitoring Report (AMR). This will include an assessment of historic windfall delivery rates as well as the expected future trend for windfall delivery.

No windfall allowance is made for employment sites.

Stage 4: Assessment Review

- 3.35 Once the sites and broad locations were identified, the development potential of the sites was assessed and used to produce an indicative trajectory. The individual assessments set out each site's development potential for residential development and/or economic development and when these sites could be developed (in years 1 to 5, years 6 to 10 and years 11 to 15).

Deliverable Sites

- 3.36 This includes sites of 5 or more units with planning permission whereby the development is under construction, sites which have planning permission, but construction has not yet commenced, and sites which do not have planning permission but there is a reasonable degree of certainty that they will come forward within the 5 years. This includes confirmation of their deliverability in the 1-5-year timescale from the relevant landowner.

Developable Sites

- 3.37 The NPPF in paragraph 68 requires Local Authorities to identify developable sites as part of the assessment. These are sites which can accommodate 5 or greater net new units and are in a suitable location with a reasonable prospect that the site is available and could be achievable within years 6 to 15. These sites have a lower degree of certainty attached to them and are not expected to come forward in the next 5 years.
- 3.38 Landowners have been contacted to confirm the availability of sites, however a number have yet to be confirmed. Where sites have been confirmed as available for development these sites have been included in the timescale they have indicated. Where the availability hasn't been confirmed, these sites have been included within the 11-15-year supply. The LAA is a live document and will be reviewed regularly to take account of any new information that may emerge. Some sites in multiple ownership have been included in the LAA depending on the circumstances of their availability.

Discounted Sites

- 3.39 Any sites that were under the appropriate thresholds (unable to accommodate 5 net dwellings or economic development on sites of 500sqm floor space), were confirmed as unavailable by landowners or had complexities that would limit the achievability of a site were excluded. The list of discounted sites with the specific reasons for discounting are featured at appendix 6.

- 3.40 Many broad locations that were originally identified through the urban capacity work, have been discounted. This is because they often include a number of smaller sites in different ownership. The difficulties associated with developing areas with so many owners make these sites undeliverable within a 15-year period.

Non-implementation Calculation

- 3.41 In order to help identify a realistic housing supply, non- implemented planning applications have been considered over a set period, to determine an 'under delivery discount'.
- 3.42 To establish the actual percentage of sites that have not been delivered, a review of sites with planning permission was conducted from the period 2015/16 to 2017/18.
- 3.43 It was important to use this timeframe as planning permissions are live for 3 years, which means the latest some of these permissions can be implemented is 2020-21. Permissions granted in years 2018/19 to 2020/21 are excluded from this calculation to ensure the non-implementation rate is accurate and that there is no double counting.
- 3.44 The review of sites with planning permission concluded that only 10% of housing in the pipeline is not developed. Following the results of this, it was calculated that a 10% discount rate for non-implemented planning permissions will be applied to the sites with planning permissions.
- 3.45 A greater 15% non-implementation percent will be applied to all the LAA Sites regardless of the delivery period. This is because none of these sites have planning permission. Some of the sites in the 1-5 delivery period will have the benefit of pre-application advice and some will be refusals, but until they have planning permission the risk of non- implementation becomes higher. This affects all LAA sites from 1 to 15 years.
- 3.46 Table 2 sets out the indicative trajectory using the above percentages for the different sources of sites in approach 2.

Counting specialist housing for older people.

- 3.47 The delivery of units within use class C2 can count towards the supply of new homes. The PPG states that,
- 'Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, establish the amount of accommodation released in the housing market, authorities should

base calculations on the average number of living in households, using the published Census data.' Paragraph: 016a Reference ID: 63-016a-20190626

3.48 The census data (2011) confirms that there were 52,918 households with 97,812 adults living in those households in the borough. To work out the average number of adults per household, 97,812 is divided by 52,918, which results in 1.85. In order to work out the amount of accommodation (number of units) released by a single person leaving C3 to a C2 setting the following formula is used:

$$1 / 1.85 = \mathbf{0.54054} \text{ (this is then rounded down to } \mathbf{0.5})$$

3.49 Where C2 accommodation is proposed the following calculations are made.

- If the C2 accommodation includes self-contained units these count as one dwelling per unit.
- Where a unit is not self-contained but a bed space in a care home (a bedroom with en-suite and other communal facilities), these count as half (0.5 dwelling) as this many units would be released by a single person in Elmbridge moving into such a setting.

3.50 This formula has been used for the C2 units under construction, those with planning permission and any LAA sites which are promoted for C2 use. Additionally, there are sites that result in a loss of a nursing home or older people accommodation and the same calculation will be used to calculate the loss of housing.

Indicative Trajectory

3.51 Paragraph 74 of the NPPF states that once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing can be provided, and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated.

3.52 Table 2 sets out two approaches. Approach 1 sets out the land supply figures taken from the assessment including a windfall site allowance⁹. Approach 2 includes a non-implementation calculation across the sites with planning permission and the LAA sites¹⁰.

3.53 The windfall allowance for both approaches discounts all 1-4 units for under-

⁹ Explained at paragraphs 3.28 to 3.34

¹⁰ Explained at paragraphs 3.41 to 3.46

construction and those units with planning permission. It does not apply a further non-implementation discount for approach 2 as this has already been taken off the planning permissions and under construction sites. A surplus figure and percentage are given for the shortfall.

- 3.54 The land supply figures are for the 15-year period as of 31 March 2022. The Local Plan will need to cover a period of 15 years from adoption. The current [Local Development Scheme 2026-2025](#) estimates that adoption will be in 2023.

Table 2. Housing Land Supply 2022-2037 (Indicative Trajectory)

Approach	Under Construction at March 31 2022	Planning Permissions not yet implemented at 31 March 2022	LAA sites August 2022-2027 (1-5 years)	LAA sites August 2027- 2032 (6-10 years)	LAA sites August 2032- 2037 (11-15 years)	Small Site Windfall* Allowance	Total Estimated Capacity	Local Housing Need (LHN)	Surplus / Shortfall
1	868	1582	1067	935	2125	987	7,564	9,705	-2,141 -22%
2**	868	1424	907	795	1806	987	6,787	9,705	-2,918 -30%

*Windfall figure - refer to paragraph 3.28 for calculation and assumptions

** Non-implementation discount rates applied - refer to paragraph 3.41 for assumption.

Stage 5: Final Evidence Base

- 3.55 This section of the report presents the overall findings of the LAA 2022. There was a total of 521 sites identified and following assessment, 199 urban sites were considered suitable, available and deliverable.
- 3.56 Although many are solely housing, some of these sites consist of different and mixed uses. The table 3 below sets out the findings from the land availability assessment only for all uses and this will help inform housing and commercial needs in the Local Plan preparation.

Table 3: Net Land Supply for all uses (LAA sites only)

Type/ Use Class	Amount of Units / Floorspace*
Housing (C3)	4, 127 net units (including mixed-use sites)
Older People Accommodation (C2)	326 net units
Employment (E, B2, B8, F1, F2)	25,645 sqm (net additional floorspace)
Sites that can be provided as mixed-used development and capable of increasing/ maintaining their floorspace.	38 sites

*The non-implementation discount has not been applied.

Housing

- 3.57 There are 3517 deliverable housing units through committed planning permissions, sites that are under construction, sites that have been promoted or subject to pre-application queries and those that have previously been refused / withdrawn that could gain permission in the future subject to amendments. In Table 4 there are 935 net units from sites developable in 6-10 years and 2125 net units from sites developable in 11 to 15 years.
- 3.58 The Local Housing Need (LHN) derived from the Government's standard method identifies a need of 647¹¹ dwellings per annum in Elmbridge. The table

¹¹ The Council's latest calculation of housing need (based on the standard method) uses the household projections for the period 2022 – 2032 (from the 2014 projections) and applies the affordability ratio published 23 March 2022.

below helps the council to identify how much LHN can be met in the urban area.

3.59 The LAA assessment shows that there is a shortfall of housing and the borough's housing need of 647 per year cannot be met in the urban area. This finding is based on the assessment carried out and densities indicated for this version of the LAA.

Table 4: Estimated delivery of LAA Sites

Sources	Units (Housing)	Units (Housing) with non-implementation discounts
Under construction up until 31.03.2022 (Deliverable)	868	868
Planning permissions at 31.03.2022 (Deliverable)	1582	1424
LAA 1-5 years (Deliverable)	1067	907
LAA 6-10 years (Developable)	935	795
LAA 11-15 years (Developable)	2125	1806
Windfall allowance	987	987
Total	7564	6787
Per year delivery (average over 15 years)	504	452

3.60 The PPG suggests that if insufficient sites/ broad locations have been identified against objectively assessed needs, then 'Plan makers will need to revisit the assessment, for example changing the assumptions on the development potential on particular sites' paragraph 025 Reference ID: 3-025-20190722.

3.61 For this LAA 2022 version, assumptions were changed through increasing densities and intensification of larger sites or sites that are in sustainable locations. As demonstrated in table 2 and 4 There continues to be a shortfall against housing need through the delivery of urban sites.

Conclusions, monitoring and next steps

- 4.1 The LAA has considered the development potential of urban land in the borough for housing and economic purposes. The assessment has identified land in the borough that could deliver 25,645 sqm of employment land and up to 7,564 new homes over the plan period including sites currently under construction, extant permissions and windfall sites. If a non-implementation ratio is applied, this results in 6,787 urban sites.
- 4.2 The LAA shows that up to 3389 new homes are expected to be delivered within the first five years of the plan period. This alongside the 20% buffer results in a five-year housing supply position of 4.36 years.
- 4.3 The LAA assessment shows that there is a shortfall of housing and the borough's housing need of 647 per year cannot be met in the urban area over a 15-year period. Approach 1 results in a shortfall of 2,141 (-22%) and approach 2 with a non-implementation ratio applied results in a shortfall of 2,918 (-30%).
- 4.4 Therefore, there will be insufficient land coming forward within the borough's urban areas to meet its development needs over the plan period.
- 4.5 The LAA was produced with the best information available as at 31 March 2022. It is an iterative process and as such, any future reviews will incorporate any new information available to the council. This will include any new sites and additional information about the existing identified sites. Further consideration will also be given to windfalls and non-implementation rates.
- 4.6 The council intends to update the LAA annually to take account of new information. Given that new information may be submitted to, and considered by, the council at any time, conclusions on the suitability, availability and achievability of the identified sites may be subject to change, as are assumptions on whether sites are deliverable or developable.
- 4.7 The Authorities Monitoring Report (AMR) also provides details of the council's land supply position including the current 5-year land supply calculation. This is available to view [online](#).

Appendices

Appendix 1: Sites under construction at 31 March 2022

Application Number	Address	Settlement Area	Current Land use	Units (Gross)	Units (Net)	Net floorspace/ GIA (if applicable sqm)	Permitted Land Use Class
2011/0280	4 Heath Road Weybridge Surrey KT13 8TB	Weybridge	C3	2	2	N/A	C3
2010/2593	Site Of 42 To 44, Molesey Road, West Molesey, Surrey, KT8 2HF	Molesey	C3	7	4	N/A	C3
2011/6360	Land between 5 & 7 High Street Esher Surrey KT10 9QL	Esher	Vacant	6	6	N/A	C3
2012/1849	Stokesheath Barn & Stables Stokesheath Road Oxshott KT22 0PS	Cobham & Oxshott	C3	1	1	N/A	C3
2018/1087	Ditton Lea & 1 Grants Cottages Portsmouth Road Esher Surrey KT10 9AB	Esher	C3	2	2	N/A	C3
2013/4968	Land at Horsley Bungalow Old Avenue Weybridge Surrey KT13 0PS	Weybridge	Vacant	1	1	N/A	C3
2014/1246	Paddock View 35A Blair Avenue Esher Surrey KT10 8BQ	Dittons	C3	1	1	N/A	C3
2014/4340	Land adjoining Edward House Island Farm Road West Molesey KT8 2LQ	Molesey	Vacant	5	5	N/A	C3
2015/3014	Touchwood 9 Broom Close Esher Surrey KT10 9ET	Esher	C3	4	4	N/A	C3
2015/2398	Upper Farm Blue Bell Lane Stoke D'Abernon Cobham Surrey KT11 3PW	Cobham & Oxshott		1	1	N/A	
2015/3110	Crickets Hill & Single Oak Golf Club Road Weybridge Surrey KT13 0NJ	Weybridge	C3	1	-1	N/A	C3
2015/3571	Land north of Grove House Devonshire Road Weybridge Surrey KT13 8HB	Weybridge	C3	1	1	N/A	C3
2015/3450	Ruxley Mount Mountview Road Claygate Esher KT10 0UD	Claygate	Sui Generis	1	1	N/A	C3

2015/3992	133A Hersham Road Walton-on-Thames Surrey KT12 1RW	Walton-on-Thames	Class E	2	2	No change	C3
2016/0277	13 Park Road Esher Surrey KT10 8NP	Esher	Class E	1	1	-38	C3
2015/3518	1 Glebelands Claygate Esher Surrey KT10 0LF	Claygate	C3	2	1	N/A	C3
2016/1999	Land north of Oakmead Lodge Seven Hills Road Cobham Surrey KT11 1EU	Weybridge	B8	1	1	-267	C3
2016/2057	Constantia and Tancreds South Road St Georges Hill Weybridge KT13 0NA	Weybridge	C3	1	-1	N/A	C3
2016/3864	Rear Ground Floor Office Suite 1 Wolsey Road East Molesey Surrey KT8 9EL	Molesey	Class E	1	1	-39	C3
2017/0955	34 Winterdown Road Esher Surrey KT10 8LP	Esher	C3	1	1	N/A	C3
2020/0461	41 Oatlands Chase Weybridge KT13 9RP	Weybridge	C3	2	1	N/A	C3
2016/1066	162 Portsmouth Road Thames Ditton Surrey KT7 0XR	Dittons	Sui Genris	17	16	-298.2	C3
2017/1199	Rosemary House Portsmouth Road Esher Surrey KT10 9AA	Esher	Class E	11	11	-322	C3
2019/2556	Site of Stompond Lane Sports Ground Stompond Lane Walton-On-Thames KT12 1HF	Walton-on-Thames	Class E	77	77	-186	C3
2017/3440	2 Holtwood Road Oxshott Leatherhead Surrey KT22 0QJ	Cobham & Oxshott	Class C3	1	1	N/A	C3
2017/3069	Site of Tara Cavendish Road Weybridge Surrey KT13 0JT	Weybridge	Class C3	1	1	N/A	C3
2018/0896	159 Hersham Road Hersham Walton KT12 5NR	Walton-on-Thames	Class E/C3	-1	-1	36.10	C1 and Class E
2017/3337	Land to the South of Old Oak March Road Weybridge Surrey KT13 8XA	Weybridge	C3	1	1	N/A	C3
2017/2433	11 Oakfield Glade Weybridge Surrey KT13 9DP	Weybridge	C3	1	1	N/A	C3
2018/0160	16 Monument Green Weybridge KT13 8QT	Weybridge	C3	4	3	N/A	C3
2017/0632	11 Goldrings Road Oxshott Leatherhead Surrey KT22 0QP	Cobham & Oxshott	C3	2	1	N/A	C3

2018/3468	5 The Quintet Churchfield Road Walton-On-Thames KT12 2TZ	Walton-on-Thames	Class E	3	3	-249	C3
2018/3003	R/o 96 Walton Road, East Molesey, Surrey KT8 0DL	Molesey	Class E	1	1	-38	C3
2018/0222	30 Arbrook Lane Esher Surrey KT10 9EE	Esher	C3	1	1	N/A	C3
2019/0016	15 Westcar Lane Hersham Walton-On-Thames KT12 5ER	Walton-on-Thames	C3	5	4	N/A	C3
2015/1327	1 Eastmont Road Esher Surrey KT10 9AY	Dittons	C3	1	1	N/A	C3
2017/3984	Land rear of 4 & 6 Castleview Road Weybridge Surrey KT13 9AB	Weybridge	Vacant	1	1	N/A	C3
2015/2217	Site of Molesey Centre for the Community School Road Sandra House and Radnor House Hansler Grove East Molesey Surrey KT8 9JL	Molesey	Class E	50	6	-260	C3
2016/1770	Loreto The Fairway Weybridge Surrey KT13 0RZ	Dittons	C3	2	1	N/A	C3
2016/1047	18 Springfield Lane Weybridge Surrey KT13 8AW	Weybridge	Class E	4	4	No Change	C3
2017/3853	The Pinnacle Portsmouth Road Esher KT10 9FL	Esher	C3	5	4	N/A	C3
2019/2073	27 Molesey Road Hersham Walton-On-Thames KT12 4RN	Hersham	Class E	1	1	-50	C3
2017/2774	15 Portsmouth Road Thames Ditton KT7 0SY	Dittons	C3	1	1	N/A	C3
2018/1627	28 Esher Green Esher Surrey KT10 8AF	Esher	C3	2	1	N/A	C3
2016/1403	Land to rear of 17-19 Church Street Weybridge Surrey KT13 8DE	Weybridge	Vacant/ E	7	7	N/A	C3
2016/2877	Land Southeast Of Chestnut Cottage 5 Goldrings Road Oxshott KT22 0QP	Cobham & Oxshott	C3	1	1	N/A	C3
2018/2389	290 Walton Road West Molesey KT8 2HT	Molesey	Class E	1	1	-55	C3
2018/2471	Two Trees St Leonards Road Thames Ditton KT7 0RR	Dittons	C3	2	1	N/A	C3
2018/2251	3 New Road Esher KT10 9PG	Esher	C3	3	3	N/A	C3

2019/1287	Willow House Copse Road Cobham KT11 2TN	Cobham & Oxshott	C3	1	1	N/A	C3
2019/1721	Land east of 74 to 128 Speer Road Thames Ditton KT7 0PP	Dittons	Vacant	1	1	N/A	C3
2019/1383	7 Birds Hill Road Oxshott Leatherhead KT22 0NJ	Cobham & Oxshott	C3	1	1	N/A	C3
2018/3782	Claygate House Littleworth Road Esher KT10 9PN	Claygate	Class E	15	15	N/A	C3
2016/2460	1 Holtwood Road Oxshott Leatherhead Surrey KT22 0QL	Cobham & Oxshott	C3	2	1	N/A	C3
2019/0837	2 Hillcrest Gardens Esher KT10 0BS	Esher	C3	8	8	N/A	C3
2019/2670	Land to Rear of 41 Oatlands Chase Weybridge KT13 9RP	Weybridge	C3	3	3	N/A	C3
2017/1940	Land adjacent to 21 Castlevue Road Weybridge Surrey KT13 9AB	Weybridge	C3	1	1	N/A	C3
2019/2884	Land Southeast of Woodside House Cockrow Hill St Mary's Road Long Ditton KT6 5HE	Dittons	C3	1	1	N/A	C3
2019/0792	1 Green Lane Cobham KT11 2NN	Cobham & Oxshott	C3	6	5	N/A	C3
2018/3184	110 Fairmile Lane Cobham Surrey KT11 2BX	Cobham & Oxshott	C3	8	8	N/A	C3
2020/0554	500 Walton Road West Molesey KT8 2QF	Molesey	Class E	1	1	N/A	C3
2019/0652	13 Kings Drive Thames Ditton KT7 0TH	Dittons	C3	2	1	N/A	C3
2017/4155	Site of 38 Knowle Park Cobham Surrey KT11 3AA	Cobham & Oxshott	C3	1	1	N/A	C3
2019/2492	10 Woodland Grove Weybridge KT13 9EQ	Weybridge	C3	2	1	N/A	C3
2017/0401	61-63 More Lane Esher KT10 8AR	Esher	C3	17	17	N/A	C3
2020/0737	52 High Street Esher KT10 9QY	Esher	Class E	8	8	Unknown	C3
2016/4076	11 Oakfield Glade Weybridge KT13 9DP	Weybridge	C3	1	1	N/A	C3
2019/2702	Barnet House, Quadrant Way, Weybridge, KT13 8DT	Weybridge	Class E	4	4	Unknown	C3
2019/2308	Crow Gables Cottage 133 Fairmile Lane Cobham KT11 2BU	Cobham & Oxshott	C3	4	3	N/A	C3

2019/3020	Land to the rear of no 3 The Mount Esher KT10 8LQ	Esher	C3	1	1	N/A	C3
2019/2898	32 Spring Gardens West Molesey KT8 2JA	Molesey	C3	2	2	N/A	C3
2018/1430	19 and 23 Church Road East Molesey KT8 9DS	Molesey	C3	13	11	N/A	C3
2019/0560	36 Stoke Road Cobham Surrey KT11 3BD	Cobham & Oxshott	C3	10	9	N/A	C3
2020/1775	60 High Street Esher KT10 9TX	Esher	Class E	2	2	-142	C3
2019/2470	152 High Street West Molesey KT8 2LX	Molesey	C3	2	1	N/A	C3
2019/1703	Site to Rear of 136 Beauchamp Road KT8 2PH	Molesey	Sui Generis	1	1	N/A	C3
2020/0976	2 Quinton Road Thames Ditton KT7 0AX	Thames Ditton	C3	2	1	N/A	C3
2019/3430	28 Esher Road Hersham Walton-On-Thames KT12 4LG	Hersham	C3	3	2	N/A	C3
2020/1072	1 The Mews Albany Crescent Claygate Esher KT10 0PG	Claygate	Class E	1	1	-43.5	C3
2018/1531	14 Egmont Road Walton-On-Thames KT12 2NW	Walton-on-Thames	C3	1	1	N/A	C3
2019/1785	5 Bridge Road East Molesey Surrey KT8 9EU	Molesey	C3	2	2	N/A	C3
2017/0419	Site of 18 19 And 21 St Johns Drive Walton-On-Thames Surrey KT12 3NH	Walton-on-Thames	Class E	3	2	N/A	E/C3
2017/4029	39 Lovelace Road Long Ditton Surbiton Surrey KT6 6NZ	Dittons	C3	1	1	N/A	C3
2019/1969	37 The Parade Claygate Esher KT10 0PD	Claygate	Class E	1	1	N/A	C3
2018/3818	48 Portmore Park Road Weybridge KT13 8EU	Weybridge	C3	2	1	N/A	C3
2016/3908	Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ	Cobham & Oxshott	C3	2	2	N/A	C3
2020/0615	7 Embercourt Road and Land South of 5 to 9 Embercourt Road Thames Ditton KT7 0LH	Dittons	C3	9	8	N/A	C3

2019/2196	Land Northwest of 93 to 97 Manor Road North Esher KT10 0AB	Esher	C3	6	5	N/A	C3
2019/1032	Land Northeast of 49 to 51 High Street Cobham	Cobham & Oxshott	Class E	7	7	-65	C3
2018/2989	Bridge House 41-45 High Street Weybridge KT13 8BB	Weybridge	Class E	28	28	-937	C3 and Class E
2017/2405	Land South of 54 Foxholes Weybridge Surrey KT13 0BN	Weybridge	C3	1	1	N/A	C3
2018/1504	15 Eaton Park Road Cobham KT11 2JJ	Cobham & Oxshott	C3	2	1	N/A	C3
2020/0308	Merrileas leatherhead Road Oxshott Leatherhead KT22 0EZ	Cobham & Oxshott	C3	67	66	N/A	C3
2017/3870	Weybridge Hall Church Street Weybridge Surrey KT13 8DX	Weybridge	Sui Generis	5	4	-101.7	E/C3
2017/2534	St Georges House 24 Queens Road Weybridge Surrey KT13 9UX	Weybridge	Class E	43	43	-3459.2	C2
2017/3444	77 Queens Road Weybridge Surrey KT13 9UQ	Weybridge	Class E	1	1	Unknown	C3
2018/0244	28-30 High Street Weybridge Surrey KT13 8AB	Weybridge	C3	3	2	N/A	C3
2014/4564	Land adjacent to 21 Icklingham Road Cobham Surrey KT11 2NQ	Cobham & Oxshott	Vacant	2	2	N/A	C3
2020/1020	Upper Court Portsmouth Road Esher KT10 9JH	Esher	C3	56	55	N/A	C2 ¹²
2019/3471	Bevendean Cottage Warren Lane Oxshott Leatherhead KT22 0SU	Cobham & Oxshott	C3	15	14	N/A	C3
2020/1882	Annetts Yard 1-3 Annett Road Walton-On-Thames KT12 2JR	Walton-on-Thames	B2	10	10	-770 (B2)	C3
2020/1243	The Lodge 29A Palace Road East Molesey KT8 9DJ	Molesey	C3	8	7	N/A	C3
2018/1933	Oxford House Leatherhead Road Oxshott Leatherhead Surrey KT22 0ET	Cobham & Oxshott	C3	3	2	N/A	C3

¹² Permission is granted for a 112-bed nursing home. After applying the formula, this would result in a housing supply of 56 units

2019/3370	Hillview Nusery Seven Hills Road Walton-On-Thames KT12 4DD	Weybridge	Class E	32	32	-1828.6	C2 ¹³
2019/0408	Land to Rear of 79 Bridge Road East Molesey KT8 9HH	Molesey	C3	4	4	N/A	C3
2018/3346	Land to rear of 1-7 Park Road East Molesey KT8 9LD	Molesey	Vacant	1	1	N/A	C3
2020/1540	15A Castleview Road, Weybridge, KT13 9AB	Weybridge	C3	3	3	N/A	C3
2019/2211	Land Northwest of 215 to 217 Portsmouth Road Cobham KT11 1JR	Cobham & Oxshott	C3	1	1	N/A	C3
2018/1805	Land Southwest of 9 Lower Sand Hills Long Ditton KT6 6RP	Dittons	C3	1	1	N/A	C3
2020/3112	Former 10 Ashley Road Walton-On-Thames KT12 1HU	Walton-on-Thames	C2	2	2	N/A	C2 ¹⁴
2019/2553	4 Fairmile Lane Cobham KT11 2DJ	Cobham & Oxshott	C3	2	2	N/A	C3
2021/0415	40 Baker Street Weybridge KT13 8AR	Weybridge	Class E	3	3	Unknown	C3
2019/0398	212 Walton Road East Molesey KT8 0HR	Molesey	C3	2	1	N/A	C3
2021/0834	Land Rear of 2 Littleheath Farm Cottage Steels Lane Oxshott Leatherhead KT22 0RX	Cobham & Oxshott	C3	1	1	N/A	C3
2018/1043	56 Arch Road Hersham Walton-On-Thames KT12 4QR	Hersham	C3	2	1	N/A	C3
2020/2883	Hunters Lodge Horsley Road Downside Cobham KT11 3NY	Cobham & Oxshott	Agricultural	2	2	N/A	C3
2020/1991	43 Hampton Court Avenue East Molesey KT8 0BG	Molesey	C3	3	2	N/A	C3
2020/3510	4 Winters Road Thames Ditton KT7 0XW	Dittons	C3	1	1	N/A	C3
2020/2614	106 Walton Road East Molesey KT8 0HP	Molesey	C3	4	4	N/A	C3
2020/3048	1 Portsmouth Avenue Thames Ditton KT7 0RW	Dittons	C3	4	3	N/A	C3

¹³ Permission is granted for a 64-bed nursing home. After applying the formula, this would result in a housing supply of 32 units

¹⁴ Permission is granted for 4-bedroom children's home. After applying the formula, this would result in a housing supply of 2 units

2018/2819	Tandem House Queens Drive Oxshott Leatherhead KT22 0PH	Cobham & Oxshott	C3	2	1	N/A	C3
2020/3223	8-14 Oatlands Drive Weybridge KT13 9JL	Weybridge	C3	51	47	N/A	C3
2019/0386	St Catherines Thames Street Weybridge KT13 8JR	Weybridge	C3	28	2	N/A	C3
2021/3595	A C Court High Street Thames Ditton KT7 0SR	Dittons	Class E	8	8	Unknown	C3
2019/3163	Garage Block Ikona Court Weybridge	Weybridge	Garages	7	7	N/A	C3
2020/2572	70 Embercourt Road Thames Ditton KT7 0LW	Dittons	C3	4	3	N/A	C3
2021/0056	19 Dale Road Walton-On-Thames KT12 2PY	Walton-on-Thames	C3	2	1	N/A	C3
2020/2498	10 Brittain Road Hersham Walton-On-Thames KT12 4LR	Hersham	C3	8	7	N/A	C3
2019/3228	Land Northeast of 15 Courtlands Avenue Esher KT10 9HZ	Esher	C3	1	1	N/A	C3
2018/0492	28 Red Lane Claygate Esher KT10 0ES	Esher	C3	2	2	N/A	C3
2017/3397	55 Weston Avenue West Molesey KT8 1RG	Molesey	C3	6	5	N/A	C3
2018/1351	Land Southeast of 77 Garden Road Walton-On-Thames Surrey KT12 2HH	Walton-on-Thames	C3	1	1	N/A	C3
2017/3496	Car Park Site, Rear of Bridge Road, East Molesey KT8 9ER	Molesey	Sui Generis	4	4	N/A	C3
2018/2132	Land to the South of Old Oak March Road Weybridge KT13 8XA	Weybridge	C3	1	1	N/A	C3
2018/2520	Elmer Dene 95 Queens Road Hersham Walton-On-Thames Surrey KT12 5LA	Hersham	C3	6	5	N/A	C3
2018/0632	Lincoln Court Old Avenue Weybridge Surrey KT13 0PH	Weybridge	C3	28	19	N/A	C3
2018/2476	6A High Street Claygate Esher Surrey KT10 0JG	Esher	Class E	1	1	-58	C3
2018/3193	70 Baker Street Weybridge Surrey KT13 8AL	Weybridge	C3	5	5	N/A	C3

2018/0175	Grantchester House 5 Hinchley Way Esher KT10 0BD	Esher	Class E	1	1	90.2	Class E and C3
2017/1323	145-149 Hersham Road Hersham Walton- On-Thames KT12 5NR	Hersham	C3 and Class E	21	19	-78	Class E and C3
2008/1600	Jolly Boatman and Hampton Court Station Redevelopment Area Hampton Court Way East Molesey KT8 9AE	Molesey	Sui Generis	97	97	N/A	Class E and C3

Appendix 2: Sites with planning permission at 31 March 2022

Application Number	Address	Settlement Area	Current Land Use	Number of Dwellings Permitted (gross)	Number of dwellings permitted (Net)	Net floor/space/ GIA (sqm)	Permitted land use
2019/1660	1 Octagon Road Whiteley Village Hersham Walton-On-Thames Surrey KT12 4EG	Walton-on-Thames	C3	0	-1	N/A	C1
2018/1399	4 High Street West Molesey KT8 2NA	Molesey	Class E	2	2	Unknown	C3
2018/0213	17 Thrupps Lane Hersham Walton-On-Thames KT12 4LX	Walton-on-Thames	C3	2	1	N/A	C3
2018/2260	Land South of 50 Primrose Road Hersham Walton-On-Thames KT12 5JD	Hersham	C3	1	1	N/A	C3
2018/2474	19 Baker Street Weybridge Surrey KT13 8AE	Weybridge	Class E	5	5	Unknown	C3
2018/2847	Station House, The Parade Claygate Esher Surrey KT10 0PB	Claygate	C3	9	8	N/A	C3
2018/0562	Land rear of 32 and 33 Spring Gardens West Molesey Surrey KT8 2JA	Molesey	C3	1	1	N/A	C3
2018/0515	19 Bridge Road, East Molesey, Surrey KT8 9EU	Molesey	Class E	1	1	-39	C3
2018/1975	594 Walton Road West Molesey Surrey KT8 2EH	Molesey	C4	1	1	N/A	Sui Generis
2018/3392	Queensgate House South Road Weybridge Surrey KT13 9DZ	Weybridge	Class E	1	1	Unknown	C3
2018/2556	10 Britain Road Hersham Walton-On-Thames KT12 4LR	Hersham	C3	4	3	N/A	C3
2019/0187	Warehouse 47 Thames Street Weybridge Surrey KT13 8JG	Weybridge	B8	1	1	Unknown	C3
2018/1417	39 Charlton Avenue Hersham Walton-On-Thames KT12 5LE	Hersham	C3	1	1	N/A	C3
2018/2800	1-12 Woodsome Lodge Weybridge KT13 0DH	Weybridge	C3	4	4	N/A	C3
2018/3831	Land Northwest of 40 West End Lane Esher KT10 8LA	Esher	C3	1	1	N/A	C3

2019/0039 2019/2470	152 High Street West Molesey KT8 2LX	Molesey	C3	2	1	N/A	C3
2018/1447	Childs Play Centre Manor Road Walton-On-Thames KT12 2PH	Walton-On-Thames	Class E	8	8	-201	C3
2019/0271 2019/2201 2019/3494	Horsley Bungalow Old Avenue Weybridge KT13 0PS	Weybridge	C3	4	3	N/A	C3
2018/2263	Land East of 13A Station Avenue Walton-On-Thames KT12 1NF	Walton-on-Thames	C3	1	1	N/A	C3
2018/0039	85 High Street Esher KT10 9QA	Esher	Class E	3	3	-118.6	C3
2018/3671	Site of 45 to 55 Waverley Road 1 and 3 Lyfield and 4 to 10 Webster Close Oxshott	Cobham & Oxshott	C3	23	11	N/A	C3
2018/2649	St Michaels 31 Oatlands Chase Weybridge KT13 9RP	Weybridge	C3	6	6	N/A	C3
2018/0254	88 Hurst Road East Molesey KT8 9AH	Molesey	C3	2	1	N/A	C3
2019/1028	6 Winterdown Road Esher KT10 8LJ (Scheme D)	Esher	C3	2	1	N/A	C3
2018/3228	21A High Street Walton-On-Thames KT12 1DG	Walton-on-Thames	Class E	3	3	-15	C3
2019/1676	97 Terrace Road Walton-On-Thames KT12 2SG	Walton-on-Thames	Class E	1	1	Unknown	C3
2018/2694	Bevendean Cottage Warren Lane Oxshott Leatherhead KT22 0SU	Cobham & Oxshott	C3	9	8	N/A	C3
2019/1713	45A Walton Road East Molesey KT8 0DP	Molesey	Class E	1	1	Unknown	C3
2019/1258	Nyumbani Ruxley Crescent Claygate Esher KT10 0TZ	Claygate	C3	2	1	N/A	C3
2019/1161 2020/1081	29 Walton Road East Molesey KT8 0DH	Molesey	Class E	4	4	-82	C3
2018/3323	14 Waverley Road Stoke'D'Abernon Cobham KT11 2SS	Cobham & Oxshott	C3	3	2	N/A	C3
2019/0915	56 Thistledene Thames Ditton KT7 0YJ	Dittons	C3	4	3	N/A	C3
2018/2350	3 New Road Esher KT10 9PG	Esher	C3	5	5	N/A	C3
2018/3678	1-5 Hillside Portsmouth Road Esher KT10 9LJ	Esher	C3	18	13	N/A	C3
2019/1160	Ansell Hall Oakbank Avenue Walton-On-Thames KT12 3RB	Walton	Class E	10	10	-114	C3/E

2019/1759 2020/1149 2020/1657 2021/3050	8 Holtwood Road Oxshott Leatherhead Surrey KT22 0QJ	Cobham & Oxshott	C3	5	4	N/A	C3
2019/2606	Building B St Georges Business Park Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	30	30	Unknown	C3
2019/2607	Unit C St Georges Business Park Brooklands Road Weybridge KT13 0TS	Weybridge	Class E	18	18	Unknown	C3
2018/2749	Land South of 23 Claremont Road Claygate Esher	Esher	C3	1	1	N/A	C3
2018/3490	No. 38 (Chenies) and No. 41 (Chantry) Twinoaks Cobham KT11 2QP	Cobham & Oxshott	C3	5	1	N/A	C3
2019/2711	1 Manor Road East Molesey KT8 9JU	Molesey	B8	1	1	-224.3	C3
2019/1757	Kingdom Hall 70 High Street West Molesey KT8 2LY	Molesey	F1	1	1	-166	C3/F1
2019/3232	Building A Benchmark House 203 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	60	60	Unknown	C3
2019/3254	The Courtyard 95 Hersham Road Walton-On- Thames KT12 1RN	Walton-on- Thames	Class E	2	2	Unknown	C3
2019/2010	3 Oxshott Rise Cobham KT11 2RW	Cobham & Oxshott	C3	1	1	N/A	C3
2019/2477	Huntingdon Lodge Cavendish Road St George's Hill Weybridge Surrey KT13 0JZ	Weybridge	C3	0	-1	N/A	C3
2019/1648	7 Hawkhurst Cobham KT11 2QX	Cobham & Oxshott	C3	1	1	N/A	C3
2019/2785	Land East of 4 and 4A Castlevue Road Weybridge KT13 9AB	Weybridge	C3	1	1	N/A	C3
2019/2378	5 Central Avenue West Molesey KT8 2QX	Molesey	C3	2	2	N/A	C3
2020/0937	Site of 95 Queens Road Hersham Walton-On- Thames KT12 5LA	Hersham	Vacant	8	8	N/A	C3
2019/3622	7B High Street Cobham KT11 3DH	Cobham & Oxshott	Class E	1	1	Unknown	C3
2020/1227	Land to the rear of no 3 The Mount Esher KT10	Esher	C3	1	1	N/A	C3

	8LQ						
2019/1827	Land East of Touchwood 9 Broom Close Esher	Esher	C3	7	7	N/A	C3
2018/1971	1 Red House Lane Walton-On-Thames KT12 1EF	Walton-on-Thames	C3	3	2	N/A	C3
2019/3567	Land West of 54 Claygate Lane Esher KT10 0BJ	Esher	C3	1	1	N/A	C3
2019/2119	Waring Dean 33 New Road Esher KT10 9PG	Esher	C3	19	12	N/A	C3
2019/1939	41 Onslow Road Hersham Walton-On-Thames KT12 5BA	Hersham	C3	2	1	N/A	C3
2019/3606	Land South of 8 Arnison Road East Molesey KT8 9JJ	Molesey	C3	1	1	N/A	C3
2019/3248	11 Oatlands Close Weybridge KT13 9ED	Weybridge	C3	2	1	N/A	C3
2019/1257	10 Old Farmhouse Drive Oxshott Leatherhead KT22 0EY	Cobham & Oxshott	C3	1	1	N/A	C3
2020/0747 2018/3152	96 Walton Road East Molesey KT8 0DL	Molesey	Class E	5	5	Unknown	C3
2019/0329	Site of Crow Gables 131 Fairmile Lane Cobham KT11 2BU	Cobham & Oxshott	C3	74	74	N/A	C2
2020/0824	52 High Street Esher KT10 9QY	Esher	Class E/C3	3	3	Unknown	C3
2020/0153	Dalveen Lodge Sandy Lodge Cobham KT11 2EP	Cobham & Oxshott	C3	1	1	N/A	C3
2019/1764	35 Ashley Drive Walton-On-Thames KT12 1JT	Walton-on-Thames	C3	3	2	N/A	C3
2020/0145	Admiral Rodney House 17 Church Street Walton-On-Thames Surrey KT12 2QT	Walton-on-Thames	Class E	3	3	Unknown	C3
2019/2134	Site of Claygate House Littleworth Road Esher KT10 9PN	Claygate	Class E	51	51	Unknown	C3
2019/2469	32 Green Lane Cobham KT11 2NN	Cobham & Oxshott	C3	4	3	N/A	C3
2019/0575	Land East of 82 Island Farm Road West Molesey KT8 2LQ	Molesey	C3	5	5	N/A	C3
2019/1575	Land South of 75 and North of Copse Mews St Marys Road Weybridge KT13 9PZ	Weybridge	C3	1	1	N/A	C3
2019/2381	Station House The Parade Claygate Esher Surrey KT10 0PB	Claygate	C3	9	9	N/A	C3

2020/0627	21 Station Avenue Walton-On-Thames KT12 1NF	Walton-on-Thames	C3	1	1	N/A	C3
2020/1450	Crown House 2 Church Street Walton-On-Thames KT12 2QS	Walton-on-Thames	Class E	3	3	Unknown	C3
2019/3272	Britannia House Pool Road West Molesey KT8 2AB	Molesey	Class E	75	75	-10000	C3
2020/1656	37 Onslow Road Hersham Walton-On-Thames Surrey KT12 5BA	Walton-on-Thames	C3	2	1	N/A	C3
2021/2695 2020/3278 2020/2483	Abbey House Wellington Way Weybridge KT13 0TT	Weybridge	Class E	34	34	Unknown	C3
2018/3239	27 Meadow Road Claygate Esher KT10 0RZ	Claygate	C3	2	1	N/A	C3
2020/2680	Site of 363 to 367 Molesey Road Walton-On-Thames	Walton-on-Thames	C3	9	8	N/A	C3
2020/2552	1 High Street Oxshott Leatherhead KT22 0JN	Cobham & Oxshott	C3/ Class E	2	2	41	C3
2019/2745	Birch Mead The Ridgeway Oxshott Leatherhead KT22 0LJ	Cobham & Oxshott	C3	2	1	N/A	C3
2019/3409	22 Southville Road Thames Ditton KT7 0UL	Dittons	C3	1	-1	N/A	C3
2020/1524	Land to Rear of 43 Oatlands Chase Weybridge KT13 9RP	Weybridge	C3	3	3	N/A	C3
2019/2309	9 Leigh Court Close Cobham KT11 2HT	Cobham & Oxshott	C3	5	4	N/A	C3
2020/1246	61A Carlton Road Walton-On-Thames KT12 2DQ	Walton-on-Thames	C3	3	2	N/A	C3
2020/2903	70 Fairmile Lane Cobham KT11 2DE	Cobham & Oxshott	C3	1	1	N/A	C3
2019/3601	Thamesview House Felix Road Walton-On-Thames KT12 2SL	Walton-On-Thames	C3	97	33	N/A	C3
2020/1438	10 Ship Yard Weybridge Surrey KT13 8BH	Weybridge	B2	1	1	-146.8	C3
2020/3345 2021/2626	Members Hill Brooklands Road Weybridge KT13 0QU	Weybridge	Class E	57	57	Unknown	C3
2020/2299	1 & 2 Orchard Cottages Weybridge KT13 9NW	Weybridge	C3	4	2		C3
2021/0766	27B High Street Weybridge KT13 9AX	Weybridge	Class E	2	2	Unknown	C3
2019/2569	412 Walton Road West Molesey KT8 2JG	Molesey	F2 and C3	50	38	-614	F2 and C3

2021/0862	5 High Street Esher KT10 9RL	Esher	Class E	3	3	Unknown	C3
2020/2095	4 Littleworth Road Esher KT10 9FP	Claygate	Class E	62	62	1332	C3
2020/3340	32 Hersham Road Walton-On-Thames KT12 1UX	Walton-on-Thames	Class E	3	3	-267	C3
2020/2423	42 High Street Walton-On-Thames KT12 1BZ	Walton-on-Thames	C3	1	1	N/A	C3
2021/1106 2021/1103	40 Baker Street Weybridge KT13 8AR	Weybridge	Class E	6	6	Unknown	C3
2020/1218	11 St Marys Long Ditton KT6 5EU	Dittons	C3	3	2	N/A	C2 ¹⁵
2020/1708	20 The Drive Cobham KT11 2JQ	Cobham & Oxshott	C3	2	1	N/A	C3
2021/0395	Two Oaks Castleview Road Weybridge KT13 9AA	Weybridge	C3	12	12	N/A	C3
2021/1194	2A Criterion Buildings Portsmouth Road Thames Ditton KT7 0SS	Dittons	Class E	1	1	N/A	C3
2020/0691	8 Oatlands Drive Weybridge KT13 9JL	Walton-on-Thames	C3	51	47	N/A	C3
2021/1403 2021/3417 2022/0091	Auckland House New Zealand Avenue Walton-On-Thames Surrey KT12 1PL	Walton-on-Thames	Class E	11	11	N/A	C3 and Class E
2020/0832	Homebase New Zealand Avenue Walton-On-Thames KT12 1XA	Walton-on-Thames	Class E	222	209	-2482	C2 ¹⁶
2020/0749	31 Hurstfield Road West Molesey KT8 1QU	Molesey	C3	2	1	N/A	C3
2021/0290	4 Churchfield Road Walton-On-Thames KT12 2TF	Walton	Class E and C3	1	1	N/A	Class E and C3
2021/2078	9 Esher Road Hersham Walton-On-Thames KT12 4JZ	Hersham	Class E	2	2	N/A	C3
2020/1306	37 Rectory Lane Long Ditton Surbiton KT6 5HP	Dittons	C3	1	1	N/A	C3
2020/2176	Greenways 46 Copsem Lane Esher KT10 9HJ	Cobham & Oxshott	C3	22	21	N/A	C3
2019/2416	Willow Cottage Ridgeway Close Oxshott Leatherhead KT22 0LQ	Cobham & Oxshott	C3	5	4	N/A	C3

¹⁵ Planning permission is for 6 supported living units. After applying the formula, this would result in a housing supply of 3 units.

¹⁶ Permission is granted for 196 self-contained units and 26 care units. After applying the formula, this would result in a housing supply of 209 units.

2020/0582	Claremont House, 34 Molesey Road, Hersham, KT12-4RQ	Hersham	C3	6	6	N/A	C3
2021/1552	85 Queens Road Weybridge KT13 9UQ	Weybridge	Class E	2	2	N/A	C3
2021/1948	205 Brooklands Road Weybridge KT13 0TS	Weybridge	Class E	28	28	Unknown	C3
2021/1954	203 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	24	24	Unknown	C3
2021/0826	360 Walton Road West Molesey KT8 2JE	Molesey	C3	1	1	N/A	C3
2021/2579	Beechwood Court Station Avenue Walton-On-Thames KT12 1LT	Walton-on-Thames	Class E	10	10	Unknown	C3
2021/2591	Walton Lodge Bridge Street Walton-On-Thames KT12 1BT	Walton-on-Thames	Class E	20	20	Unknown	C3
2021/2696	6 Snellings Road Hersham Walton-On-Thames KT12 5JG	Hersham	Class E	2	2	Unknown	C3
2019/2005	Units1 & 2 Hampton Court Estate Summer Road Thames Ditton KT7 0RG	Dittons	B2/B8	78	78	-2612	Class E and C3
2021/2625	Idis House Churchfield Road Weybridge KT13 8DB	Weybridge	Class E	24	24	Unknown	C3
2020/1795	Merrywood Weston Green Thames Ditton KT7 0JZ	Dittons	C3	26	25	N/A	C3
2021/2043	Unit C St Georges Business Park Brooklands Road Weybridge KT13 0TS	Weybridge	Class E	6	6	Unknown	C3
2021/2890	4 Queens Road Hersham KT12 5LS	Hersham	Class E	1	1	Unknown	C3
2021/1950	Building C 207 Brooklands Road Elder House Weybridge KT13 0RH	Weybridge	Class E	20	20	Unknown	C3
2020/2561	Garage Block East of 12 Arran Way Esher KT10 8BE	Esher	Sui generis	2	2	N/A	C3
2020/2562	Garage Block West of 11 Arran Way Esher KT10 8BE	Esher	Sui Generis	2	2	N/A	C3
2020/2563	Garage Block North of 47 and West of 49 Douglas Road Esher KT10 8BA	Esher	Sui Generis	2	2	N/A	C3
2021/2557	Howard House 70 Baker Street Weybridge KT13 8AL	Weybridge	C3	2	1	N/A	C3
2021/2803	241 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	38	38	N/A	C3
2021/2805	243 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	20	20	N/A	C3

2019/1813	The Royal Cambridge Home, 82-84 Hurst Road East Molesey KT8 9AH (C2)	Molesey	C2	92	62	N/A	C2 ¹⁷
2021/2004	Land East of Fairmead Evelyn Way Stoke D'Abernon Cobham KT11 2SJ	Cobham & Oxshott	C3	1	1	N/A	C3
2020/2096	White Lodge Hogshill Lane Cobham KT11 2AL	Cobham & Oxshott	C3	2	1	N/A	C3
2020/1222	145 Hersham Road Hersham Walton-On-Thames KT12 5NR	Hersham	Class E and C3	18	16	+74.07	Class E and C3
2021/3551	32-34 High Street Walton-On-Thames KT12 1BZ	Walton-on-Thames	Class E	2	2	Unknown	C3
2021/2032	6 The Heights Weybridge KT13 0XP	Weybridge	Class E	10	10	Unknown	C3
2021/0160	16 Stevens Lane Claygate Esher KT10 0TE	Claygate	C3	3	2	N/A	C3
2021/0092	7 Ashley Road Walton-on-Thames KT12 1HY	Walton-on-Thames	C3 and Class E	18	16	-397.2	C3
2021/0183	Land at Downside Road Cobham KT11 3LY	Cobham & Oxshott	C3	27	26	N/A	C3
2021/3182	1 Berry Lane Hersham KT12 4HN	Hersham	Class E	2	2	Unknown	C3
2021/3413	9 Water Lane Cobham KT11 2PA	Cobham & Oxshott	C3	3	2	N/A	C3
2021/2608	Garage Block South of 33 to 45 The Roundway Claygate Esher KT10 0DP	Claygate	Sui Generis	2	2	N/A	C3
2021/1923	18 Heath Ridge Green Cobham KT11 2QJ	Cobham & Oxshott	C3	2	1	N/A	C3
2021/2127	Linbridge Oatlands Avenue Weybridge KT13 9TR	Weybridge	C3	4	3	N/A	C3
2021/4040	11 Cross Road Weybridge KT13 9NX	Weybridge	Class E	1	1	Unknown	C3
2021/0202	Waterside Hampton Court Way East Molesey	Molesey	C3	1	1	N/A	C3
2021/0944	37 Homefield Road Walton-On-Thames KT12 3RE	Walton	C3	9	8	N/A	C3

¹⁷ Permission is granted for a 32-bed care home (32) and 60 extra care units (C3). After taking away the existing 28 existing care units and applying the formula to the remaining 4 units, this would result in a housing supply of 62 units

2021/4104	Foxholes Stokesheath Road Oxshott Leatherhead KT22 0PP	Cobham & Oxshott	C3	3	2	N/A	C3
2020/1972	Nusrat Lodge 1 Assher Road Hersham Walton-On- Thames KT12 4RA	Hersham	C3	2	1	N/A	C3
2022/0086	Beechcroft Manor Weybridge KT13 9NY	Weybridge	C3	11	11	N/A	C3
2021/0201	16 Lakeside Drive Esher KT10 9EZ	Esher	C3	1	1	N/A	C3
2020/1629	Garage Block South of 2 and 4 Wyndham Avenue Cobham KT11 1AT	Cobham & Oxshott	Sui Generis	3	3	N/A	C3
2018/2316	Land Northeast of 70 to 79 Berkeley Court Weybridge KT13 9HY	Weybridge	C3	3	3	N/A	C3
2020/3499	Garages and playground to the side and rear of 61- 69 Rodney Road 24-30 Ambleside Avenue 10-12 Edgehill Court and Flats 7- 11 12-14 St Johns Drive Surrey	Walton-on- Thames	Sui Generis	6	6	N/A	C3

Appendix 3: LAA sites 0-5 years by settlement

Please see detailed proformas which follow the order of the lists of sites.

Claygate

Site reference	Site name
US3	Torrington Lodge Car Park, Hare Lane, Claygate
US155	Garages to the rear of Holroyd Road, Claygate
US156	Garages to the rear of Foxwarren, Claygate

Cobham

Site reference	Site name
US159	Garages to the rear of 6-24 Lockhart Road, Cobham
US162	Site B, Wyndham Avenue, Cobham
US165	Garages at Waverley Road, Oxshott
US472	40 Fairmile Lane, Cobham, KT11 2DQ
US492	Cedar House, Mill Road, Cobham, KT11 3AL
US497	Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA
US521	4 Fernhill, Oxshott, KT22 0JH
US522	52 Fairmile Lane, Cobham, KT11 2DF
US523	Pineview, Fairmile Park Road, Cobham, KT11 2PG
US530	Garage block, Middleton Road, Downside

Dittons

Site reference	Site name
US158	Garages to the rear of Blair Avenue, Esher
US230	Car Park south of Southbank, Thorkhill Road, Thames Ditton
US245	Brook House, Portsmouth Road, Thames Ditton, KT7 0EG
US254	4-6 Manor Road South and 4 Greenways, Hinchley Wood
US443	47 Portsmouth Road, Thames Ditton, KT7 0TA
US462	Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN
US495	Corner Cottage, Portsmouth Road, KT7 0TQ
US503	89-90 Woodfield Road, Thames Ditton, KT7 0DS
US506	Land to the rear of 5 Hinchley Way, Esher, KT10 0BD
US516	Bransby Lodge, St Leonard's Road, Thames Ditton
US524	Torrington, 18-20, St Mary's Road, Long Ditton, KT6 5EY

Esher

Site Reference	Site name
US127	30 Copsem Lane, Esher, KT10 9HE
US134	Hanover Cottage 6 Claremont Lane Esher KT10 9DW
US146	35 New Road, Esher, KT10 9DW
US276	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD
US278	45 More Lane, Esher, KT10 8AP
US279	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ
US283	1-5 Millbourne Lane, Esher, KT10 9DU
US286	Highwaymans Cottage Car Park, Portsmouth Road, Esher
US475	Willow House, Mayfair House and Amberhurst, Claremont Lane, Esher, KT10 9DW
US481	6 Bracondale and 43 Claremont Lane, KT10 9EN
US526	40 New Road, Esher, KT10 9NU

Hersham

Site reference	Site name
US379	Hersham Shopping Centre, Molesey Road, Hersham
US441	63 Queens Road, Hersham, KT12 5LA
US489	19 Old Esher Road, Hersham, KT12 4LA
US517	Park House, Pratts Lane, Hersham, KT12 4RR

Molesey

Site reference	Site name
US151	Garages to the rear of Belvedere Gardens, West Molesey
US152	Garages to the rear of Island Farm Road, West Molesey
US299	East Molesey Car Park, Walton Road, East Molesey
US507	133-135 Walton Road, East Molesey, KT8 0DT
US509	2 Beauchamp Road, East Molesey, KT8 0PA
US529	Garage block west of 14 and north of 15 Brende Gardens, West Molesey

Walton-on-Thames

Site reference	Site name
US135	12-16a High Street, Walton-on-Thames, KT12 1DA
US166	Garages to the rear of 17-27 Field Common Lane Walton-On-Thames, KT12 3QH

US326	9-21a High Street, Walton-on-Thames
US339	Walton Park Car Park, Walton Park, KT12 3ET
US350	Leylands House, Molesey Road, Walton-on-Thames
US361	Garages adjacent to 1 Tumbling Bay, Walton-On-Thames
US464	63-69 High Street, Walton-on-Thames, KT12 1DJ
US487	16-18 Sandy Lane, KT12 2EQ
US528	Garages to rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames

Weybridge

Site reference	Site name
US117	9 and rear of 11 and 13 Hall Place Drive
US395	Weybridge Hospital and car park, 22 Church Street Weybridge KT13 8DW
US416	Garages west of 17 Grenside, Weybridge
US469	Heath Lodge, St George's Avenue, Weybridge. KT13 0DA
US470	Oak House, 19 Queens Road, KT13 9UE
US482	Land to the rear of 24-26 Church Street, Weybridge, KT13 3DX
US496	Quadrant Courtyard, Weybridge, KT13 8DR
US505	75 Oatlands Drive, Weybridge, KT13 9LN
US520	Weybridge Centre for the Community, Churchfield Place, Weybridge, KT13 8BZ
US525	8 Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0YX
US527	9 Cricket Way, Weybridge, KT13 9LP

US3: Torrington Lodge Car Park, Hare Lane, Claygate

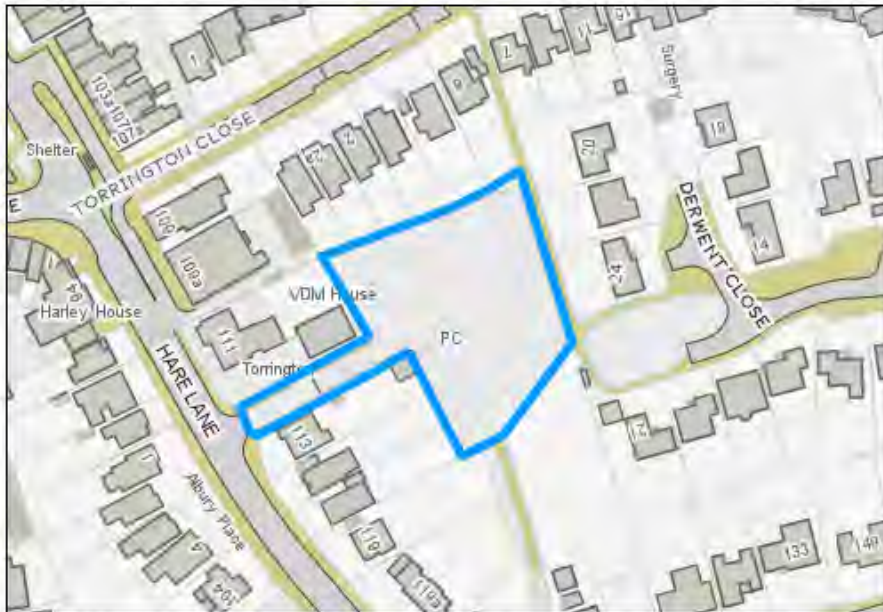
Ward: Claygate

Site reference: US3

Site area: 0.32 ha

Site address: Torrington Lodge Car Park, Hare Lane, Claygate

Map:



Satellite image:



Site description: The site consists of a public car park which is accessible via a slip road off Hare Lane. It sits behind a row of shops fronting Hare Lane. Residential housing surrounds the car park to the north, east and south of the site with rear gardens abutting. There are several trees that surround the site allowing some boundary screening.

Existing land use: Car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Rythe Catchment
 - Adjoins Tree Preservation Orders (TPOs) – EL:12/02 and 97/28
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 25dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in the local centre of Claygate with access to local services, shops, health centres and dentists. It is also located outside a bus stop with a regular route to Esher and Kingston and a train station to London is located 200m from the site.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

There are no market or viability factors to consider. However, the loss of the public car park would need consideration.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	++	The site is located 200m from Claygate train station and a bus stop just outside the site has an hourly service to Esher and Kingston. It is also located in Claygate local centre and within 400m of a private surgery, an NHS practice, dentist and primary school. Claygate recreation ground is located within 400m of the site and offers natural greenspace, a town park and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located in Claygate local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of low surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and its accessibility.

US155: Garages to the rear of Holroyd Road, Claygate

Ward: Claygate

Site reference: US155

Site area: 0.08 ha

Site address: Garages to the rear of Holroyd Road, Claygate

Map:



Satellite image:



Site description: The site consists of two rows of garages: 1 row contains 10 garages, and the other row contains 6 garages. The site is south of a row of houses that front Holroyd Road and is north of 34 Holroyd Road. A number of mature trees with TPOs are located on the southern boundary.

Existing land use: Garages (Sui Generis)

Source of site: 2018 pre-application and 2021 planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/0349 - Under consideration

Terrace of 3 two-storey houses with associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings.

Landowners: PA Housing

Policy designations/ constraints

- Rythe Catchment
 - Strategic View 6 - Winey Hill from Telegraph Hill Hinchley Wood
 - Tree Preservation Order (TPO) - EL:06/13 adjoining south boundary
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 3 Gross: 3

Proposed density (dph): 37.5dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area.

Availability

Availability Information

Availability has been confirmed by the landowners in 2021.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	-	The site is considered moderate as it is some 0.96km from a bus stop that has an hourly service to Esher and Kingston. It is 1.9km from Claygate train station and Claygate local centre and over 800km from health care provisions and state schools. It is within 400m of natural greenspace and allotments.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 1.9km from Claygate local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and many minor positive scores across the remaining social, economic and environmental SA objectives. However, it is not the most accessible of locations. A local bus route could help connect the residential area to key community, healthcare and educational venues in the area.

US156: Garages to the rear of Foxwarren, Claygate

Ward: Claygate

Site reference: US156

Site area: 0.12 ha

Site address: Garages to the rear of Foxwarren, Claygate

Map



Satellite image:



Site description: The site contains blocks of five garages located at the rear of 81 to 111 Covert Road. The garages are accessed off Foxwarren.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study and 2018 and 2021 pre-applications

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

Registered- Garages to the rear of 115-125 Covert Road (site to the south)

2020/2500: Detached two-storey house, bin and cycle stores, parking, new access, landscaping and associated highway works following demolition of existing garages

Landowners: PA Housing

Policy designations/ constraints

- Rythe Catchment
 - Surface Water Flooding 1 in 100 year (medium) (middle of site)
 - Strategic View 6 - Winey Hill from Telegraph Hill Hinchley Wood
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 Gross: 5

Proposed density (dph): 75dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2021.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	-	The site is considered moderate as it is some 0.55km from a bus stop that has an hourly service to Esher and Kingston. It is 1.55km from Claygate train station and Claygate local centre and over 800km from health care provisions and state schools. It is within 400m of natural greenspace and allotments.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 1.5km from Claygate local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding in the middle of the site (1 in 100 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and many minor positive scores across the remaining social, economic and environmental SA objectives. However, it is not the most accessible of locations. A local bus route could help connect the residential area to key community, healthcare and educational venues in the area.

US159: Garages to the rear of 6-24 Lockhart Road, Cobham

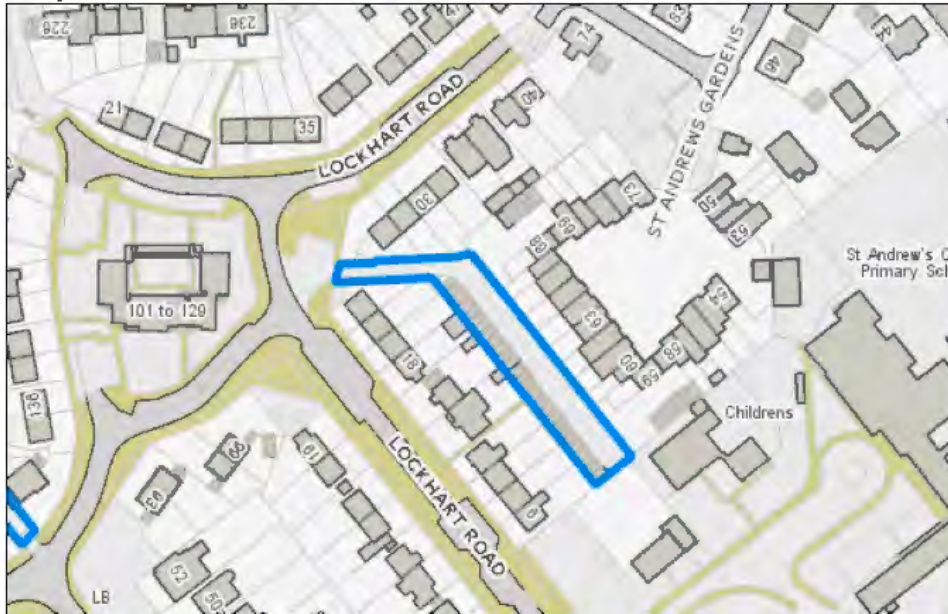
Ward: Cobham & Downside

Site reference: US159

Site area: 0.1 ha

Site address: Garages to the rear of 6-24 Lockhart Road, Cobham

Map:



Satellite image:



Site description: A row of garages located within a residential area with access via Lockhart Road.

Existing land use: Garages (Sui Generis)

Source of site: 2018 pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/1612- Under Consideration

Pair of semi-detached single-storey dwellings and single-storey detached dwelling with associated parking, landscaping and bin stores following demolition of garages.

Landowners: PA Housing

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is suitable location close to local bus stops and within 800m of Cobham district centre (west) and a state school and a health centre (both west).

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located just outside the site which offers three less frequent bus services to Kingston, Downside, Leatherhead, Weybridge and Oxshott. It is located within 400m from an NHS practice, a hospital and primary school and within 800m to a dentist and Cobham district centre. The site is also within 400m of natural greenspace and within 800m of children's play areas, town park, allotments and recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and many minor positive scores across the remaining social, economic and environmental SA objectives.

US162: Site B Garages at Wyndham Avenue, Cobham

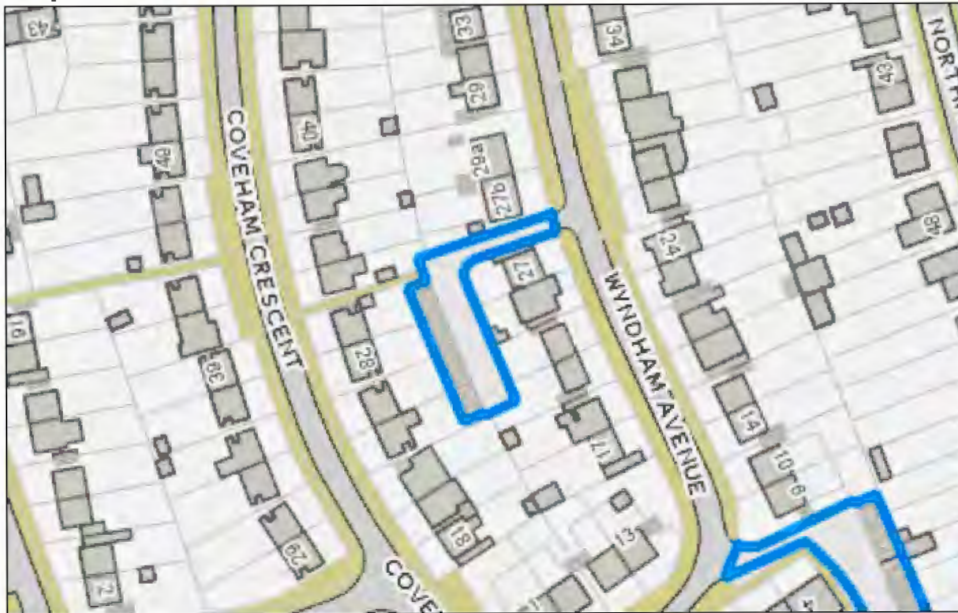
Ward: Cobham & Downside

Site reference: US162

Site area: 0.06 ha

Site address: Site B Garages at Wyndham Avenue, Cobham

Map:



Satellite image:



Site description: A row of garages located within a residential area with access via Wyndham Avenue

Existing land use: Garages (Sui Generis)

Source of site: 2018 pre-application and 2020 planning application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/1628: Under consideration

Detached single-storey house with associated parking, landscaping and bin and cycle store following demolition of existing garages.

Landowners: PA Housing

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 67dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable area with local bus stops and is within 800m of Cobham district centre (south west), a state school (south) and a health centre (east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is located 225m from a bus stop which offers an hourly bus service to Kingston and Guildford. It is located within 800m from an NHS practice, a hospital and 400m to a primary and secondary school and Cobham district centre. The site is also within 400m of natural greenspace, children's play areas, a pocket park and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local green space nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and many minor positive scores across the remaining social, economic and environmental SA objectives.

US165: Garages at Waverley Road, Oxshott

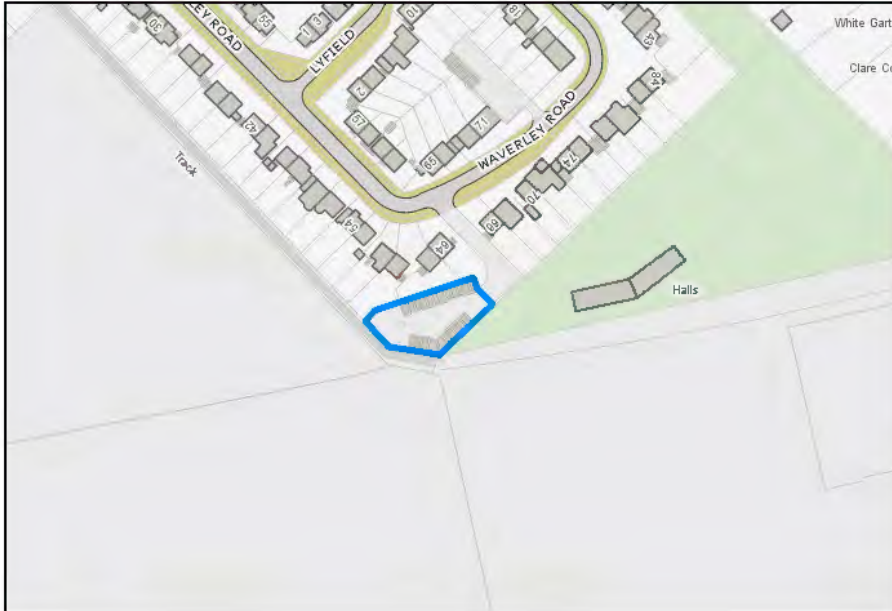
Ward: Oxshott and Stoke D'Abernon

Site reference: US165

Site area: 0.08 ha

Site address: Garages at Waverley Road, Oxshott

Map:



Satellite image:



Site description: Sites contains an area of hardstanding, two rows of garages and mature trees on the boundary. Open fields and sports fields neighbour the site to the south and residential properties neighbour the site to the north.

Existing land use: Garages and hardstanding (Use Class Sui Generis)

Source of site: 2018 Planning Application and planning history 2020

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/1627- Awaiting Appeal Decision

Detached two-storey building to create four flats with associated parking, landscaping and bin and cycle store following demolition of existing garages.

Landowners: PA Housing

Policy designations/ constraints

- Flood Zone 2
 - Thames Basin Heath Special Protection Area 5-7km
 - Strategic View – Dorking Gap from Oxshott
 - Adjoins the Green Belt (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 800m of local bus stops, Oxshott local centre, a health centre and a state school (all north west).

Availability

Availability Information

Availability has been confirmed at the 2020 planning application stage.

Achievability

Market and viability factors

Flood mitigation measures may impact on viability.

Can the constraints be overcome?

With flood mitigation measures.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	0	The site is 2.2 km from Oxshott train station and 450m from bus stop offering less frequent bus journey to Weybridge, Cobham and Kingston. The site is within 800m from a local centre, health centre and state schools. The site is next to natural greenspace and a children's play area.
Brownfield land	++	PDL
Economic growth	0	The size of the development and its location is unlikely to support economic growth.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is located in flood zone 2 with a small area of surface water flooding (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development.
Landscape	?	Site is located next to the Green Belt, within a strategic view and a landscape character area.
Biodiversity	0	Site is in the built-up urban area but is next to the Green Belt.

Sustainability Appraisal qualitative assessment of the development potential: The site is not the most sustainable of locations and contributes neither positively nor negatively across many of the environmental SA objectives. Whether or not the development would impact on the landscape character depends on the design of the scheme. Flood mitigation measures would be required to change the negative score for reducing flood risk.

US472: 40 Fairmile Lane, Cobham

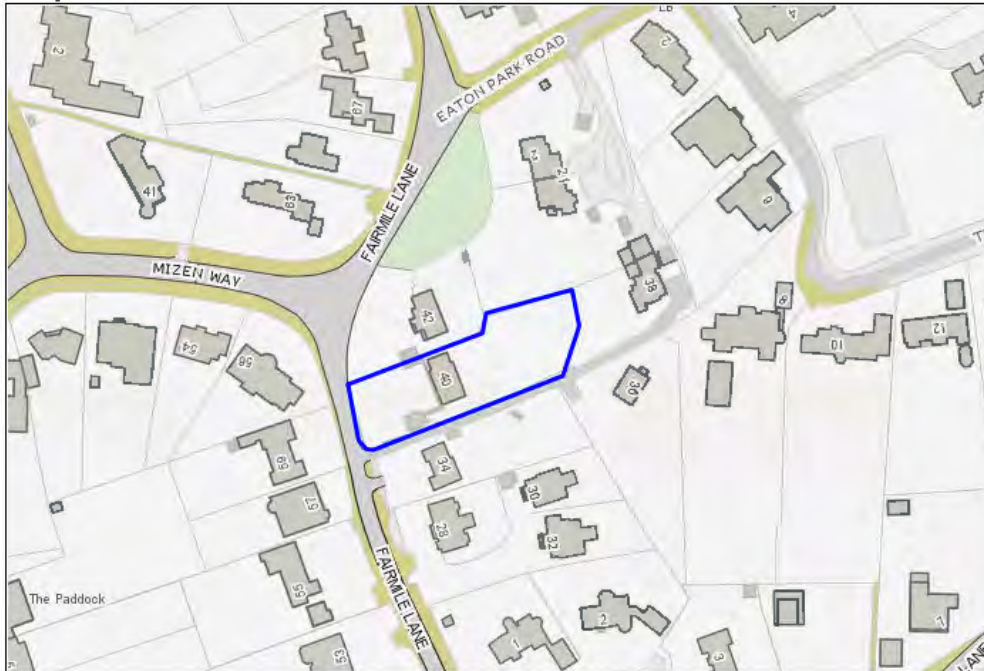
Ward: Oxshott and Stoke D'Abernon

Site reference: US472

Site area: 0.19 ha

Site address: 40 Fairmile Lane, Cobham, KT11 2DF

Map:



Satellite image:



Site description: The site comprises of a detached house and garage with a large driveway and trees on the boundary.

Existing land use: Residential (Use Class C3)

Source of site: Pre application 2021

Is the Site Previously Developed Land: PDL

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 5km Buffer
 - Surface Water Flooding 1 in 1000 year (low)
 - Tree Preservation Order - EL:09/12
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 13 **Gross:** 14

Proposed density (dph): 74 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential area.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site. The owners have also requested the site to be included in the LAA 2022.

Achievability

Market and viability factors

There are no market or viability factors.

Can the constraints be overcome?

The site will need tree protection measures prior to future redevelopment.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	--	The site is over 1.6km from Cobham district centre, NHS practices, states schools and dentists. A bus stop is located 1km from the site and offers four infrequent services to Kingston and Downside, Weybridge, Leatherhead, Oxshott, Cobham and Epsom. Stoke D'Abernon rail station is located 1.6km from the site.
Brownfield land	++	PDL
Economic growth	-	It is located 1.6km from Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with low surface flooding 1 in 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and within the built-up urban area.
Landscape	0	Site located in the urban built-up area but has TPOs
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is poorly accessible to services and this is expressed in the double negative score of accessibility. The site also has a single negative score with the site being 1.6km from economic growth. A more regular bus route could mitigate these negative scores.

US492 Cedar House, Mill Road, Cobham

Ward: Cobham and Downside

Site reference: US492

Site area: 0.27ha

Site address: Cedar House, Mill Road, Cobham, KT11 3AL

Map:



Satellite image:



Site description: Cedar House is situated at the southern end of Cobham village along Mill Road the A245, near to Cobham Mill opposite the River Mole and its weir. It is located within the Cobham Conservation Area. This historic Grade II* Listed property is centrally located within a generous site 0.27 hectares (0.667 acres) in size. It is neighbored by residential properties, Millwater Cottages to its west and Cedar Avenue to the north. A funeral undertaker is situated along the eastern boundary. The site fronts onto Mill Road to the south. The site has generous grounds which are enclosed by a continuous brick garden wall, which is lower (approx..0.7m high) and more open and permeable fronting onto

Mill Road to the south, and rises to approx. 2.4m high to the west, north and east boundaries. There is a detached double garage situated along the rear northern boundary wall to the right-hand side of the building when facing Cedar House from Mill Road

Existing land use: Hotel (C1)

Source of site: Pre-application 2020

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status:

2017/2173 – Granted Change of use from Hotel (C1) to Residential (C3).

Policy designations/ constraints

- Statutory Grade II* Listed building and wall
- Cobham Conservation Area
- Area of High Archaeological Potential
- Flood Zone 2
- Thames Basin Heath Special Protection Area – 400m -5km

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 7

Proposed density (dph): 26dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 400m of Cobham district centre and within 800m to state schools, GP and Cobham community hospital.

Availability

Availability Information

A pre-application has been received in 2020, which suggests an interest in developing the site.

Achievability

Market and viability factors

The site's Grade II* listed status will need to be protected and development will require sensitive design. The site will also need to consider flood risk. However, as this development has gained permission in the past (2017), there is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The constraints can be overcome but will need to be sensitive to its heritage status and neighbouring conservation area.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	This will depend on the design of the development.
Accessibility	+	The site is within 400m to a dentist, a district centre and natural greenspace and pocket park. It is 800m to state schools, GP and Cobham community hospital.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located within 5km of a district service centre.
Employment	-	The proposal would result in a loss of employment for the hotel staff and associated service providers.
Flooding	-	Flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores minor positive results across the social and environmental SA objectives. As the site falls within flood zone 2, it will require mitigation to change its score towards a more positive outcome. The loss of employment from the proposal also scores a minor negative change towards sustainability.

US497: Cedar Road Car Park, Cedar Road, Cobham

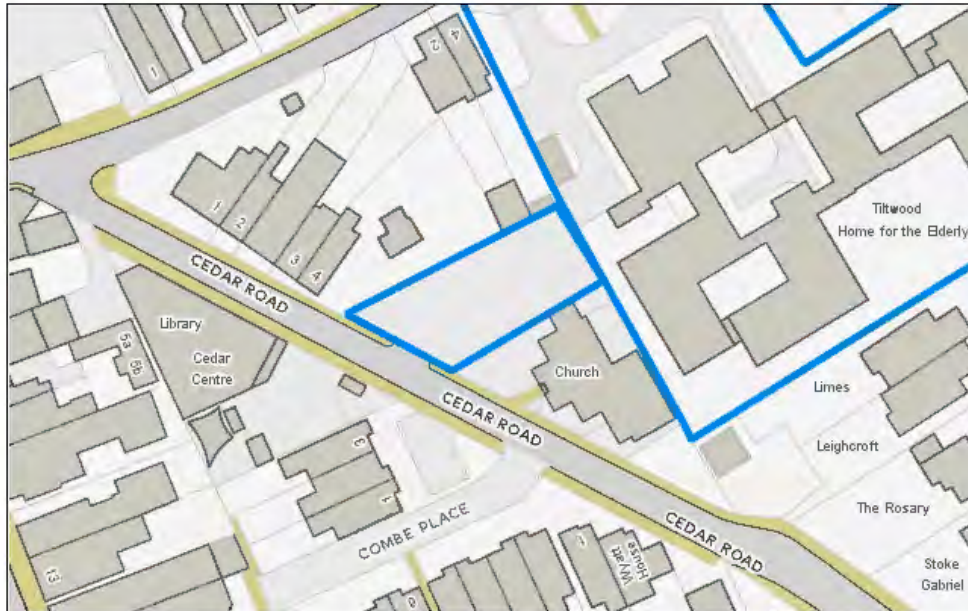
Ward: Cobham and Downside

Site reference: US497

Site area: 0.05ha

Site address: Cedar Road Car Park, Cedar Road, Cobham, KT11 2AA

Map:



Satellite image:



Site description: The site consists of a public car park and is located on the north side of Cedar Road opposite the library.

Existing land use: Car Park (Sui Generis)

Source of site: Promoted site

Is the Site Previously Developed Land:

Yes

Landowners: Elmbridge Borough Council

Relevant planning history / Status: No planning history.

Policy designations/ constraints

- Thames Basin Heath Special Protection 400m-5km buffer zone

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 5

Proposed density (dph): 100

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a sustainable location close to Cobham district centre (west) and is suitable for residential development. It is located within 800m of a health centre and a state school (north).

Availability

Availability Information

The owners have indicated that the site is available.

Achievability

Market and viability factors

The site provides an opportunity for housing, but the loss of a public car park will need to be considered and possibly relocated. However, the site is available and there is a reasonable prospect that development for housing would be achievable during the plan period

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is located over 1.6km of a train station but is within 400m to a dentist, a district centre and natural greenspace and pocket park. It is 800m to state schools, GP and Cobham community hospital.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located next to a district service centre.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores both significant and minor positive results across the social, economic and environmental SA objectives and is considered a sustainable location for future development.

US521: 4 Fernhill, Oxshott

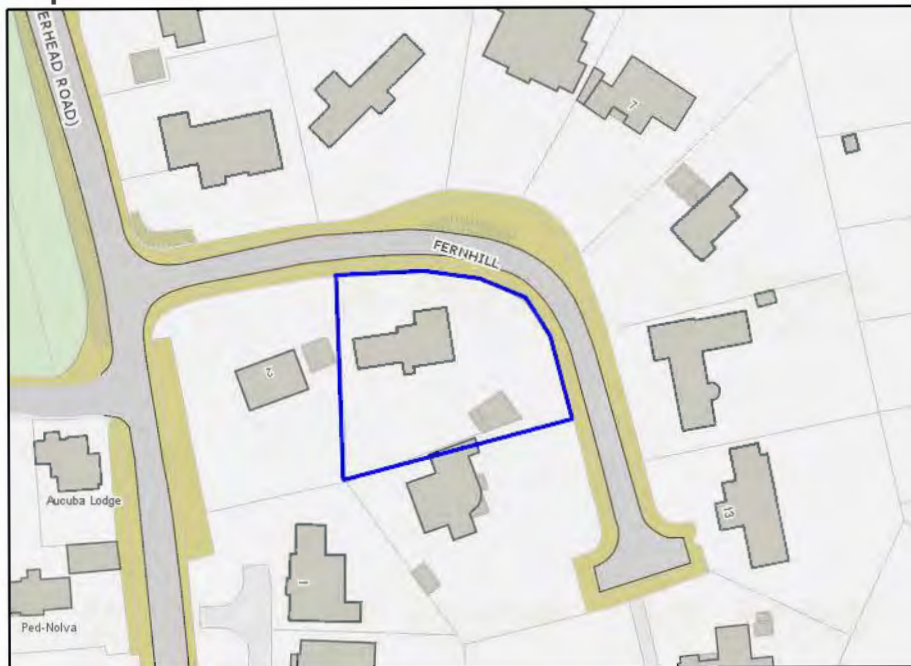
Ward: Oxshott and Stoke D'Abernon

Site reference: US521

Site area: 0.13 ha

Site address: 4 Fernhill, Oxshott, KT22 0JH

Map:



Satellite image:



Site description: Located in cul-de-sac of Fernhill. The site comprises of a detached residential property and detached garage.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application and planning history 2021

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/2194 – Refused

Detached two-storey building with rooms in the roof space to create seven flats with associated parking, landscaping and bin and cycles stores following demolition of existing house and detached garages.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heaths Special Protection Area – 5-7km
 - Areas of High Archaeological Priority Area
 - Tree Preservation Order: ESH:08
 - Strategic View – Dorking gap from Oxshott
-

Potential use of site

Residential development: C3

Proposed yield: Net: 6 Gross:7

Proposed density (dph): 53.8dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location and within 400m from local shops and services.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site. Certificate A signed in recent refused application indicating site availability.

Achievability

Market and viability factors

The site will need to demonstrate the most efficient use of the land and that it meets local housing needs.

Can the constraints be overcome?

The design of any proposals will need protect the TPOs on site and this will need to be agreed prior to redevelopment of the site. Any redevelopment of the house will need to consider the historical impact as it designated in an area of archaeological of high priority.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement.
Heritage	0	Surrey CC have confirmed that it is unlikely that significant archaeological remains will be threatened by the proposals
Accessibility	0	A bus stop is located within 800m from the site and only offers infrequent services to Weybridge, Leatherhead, Kingston, Cobham and Epsom. Oxshott train station is located over 1km from the site. The site is located within 800m from Oxshott local centre, a primary school and natural greenspace.
Brownfield land	++	PDL
Economic growth	++	It is located over 400m from Oxshott local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development.
Landscape	0	Site located in the urban built-up area but has TPOs
Biodiversity	+	Site is in the built-up urban area on PDL not covered by biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The accessibility of the site is considered moderate and could be improved with more regular bus routes into village centres which allow access to health care provisions and local services. The design of new development would need to consider the TPOs.

US522: 52 Fairmile Lane, Cobham

Ward: Oxshott and Stoke D'Abernon

Site reference: US522

Site area: 0.28 ha

Site address: 52 Fairmile Lane, Cobham, KT11 2DF

Map:



Satellite image:



Site description: The site comprises of a detached house and garage with a large driveway and trees on the boundary.

Existing land use: Residential (Use Class C3)

Source of site: Pre application 2021

Is the Site Previously Developed Land: PDL

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 5km Buffer
 - Surface Water Flooding 1 in 1000 year (low)
 - Tree Preservation Order - EL:11/19
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 8

Proposed density (dph): 28.6dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential area.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The site will need to demonstrate the most efficient use of the land and that it meets local housing needs.

Can the constraints be overcome?

The site will need tree protection measures prior to future redevelopment.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	--	The site is over 1.6km from Cobham district centre, NHS practices, states schools and dentists. A bus stop is located 1km from the site and offers four infrequent services to Kingston and Downside, Weybridge, Leatherhead, Oxshott, Cobham and Epsom. Stoke D'Abernon rail station is located 1.6km from the site.
Brownfield land	++	PDL
Economic growth	-	It is located 1.6km from Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with low surface flooding 1 in 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and within the built-up urban area.
Landscape	0	Site located in the urban built-up area but has TPOs
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is poorly accessible to services and is 1.6km from employment. This could be improved with better public transport. Future redevelopment will need to consider design and protection of the TPOs.

US523: Pine View, Fairmile Park Road, Cobham

Ward: Oxshott and Stoke D'Abernon

Site reference: US523

Site area: 0.24 ha

Site address: Pine View, Fairmile Park Road, Cobham, KT11 2PG

Map:



Satellite image:



Site description: The site comprises of a detached house with a double entrance. There are many trees that cover the garden space on site.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application 2021

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2007/0562 – Refused – Appeal Dismissed

Detached part two storey/ part three storey building (with accommodation in roofspace) comprising 10 flats and basement parking following demolition of existing dwelling.

2003/2309 – Reused – Appeal Dismissed

Four-storey building including rooms in the roofspace incorporating 14 flats following demolition of existing building.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area – 400m-5km
 - Tree Preservation Order (TPO) – EL: 282
 - Adjoins M3 Contaminated Land Poly – C009
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 Gross: 7

Proposed density (dph): 29dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity of local bus stop.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The site will need to demonstrate the most efficient use of the land and that it meets local housing needs.

Can the constraints be overcome?

The site has TPOs and protection measures will need to be put in place prior to commencement of development.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	A bus stop is within 800m from the site and offers a service from Oxshott to Ashtead. The site is located within 800m of Fairmile Common and Oxshott Heath natural greenspace. The site is not within 800m of a retail centre, state school or health centre.
Brownfield land	0	PDL and greenfield (garden land) with trees
Economic growth	+	It is located 5km from Cobham district centre and 4km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate but it does adjoin an area of contamination.
Pollution	+	The site is in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	-	Site is in the built-up urban area, on PDL and greenfield land covered by TPOs

Sustainability Appraisal qualitative assessment of the development potential: The site scores many positive impacts but scores negatively on accessibility and biodiversity because the site is covered by TPOs.

US530: Garage block, Middleton Road, Downside, Cobham

Ward: Cobham & Downside

Site reference: US530

Site area: 0.04 ha

Site address: Garage block, Middleton Road, Downside, Cobham

Map:



Satellite image:



Site description: A row of garages located within a residential area with access via Middleton Road.

Existing land use: Garages (Sui Generis)

Source of site: Pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/1626- Under consideration

A terrace of 3 single-storey houses with associated parking and landscaping following demolition of existing garages.

Landowners: PA Housing

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer
- Located with the Green Belt

Potential use of site

Residential development: Yes

Proposed yield: Net: 3 Gross: 3

Proposed density (dph): 75dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is 400m of a primary school and has access to green space. Cobham district centre, essential services and health centre are over 1km from the site, however there is a bus service into Kingston available within 200m.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	0	A bus stop is located 200m from the site which offers one less frequent bus services to Kingston. It is located within 400m from a primary school and natural greenspace including a children's play area and recreational sports ground. However, it does require transport to health services and shops.
Brownfield land	++	PDL on the site will be used, however it is located in the Green Belt.
Economic growth	+	It is located 2.1km from Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	0	Site is in the urban built-up area but does neighbour Green Belt.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered fair in terms of its sustainability.

US158: Garages to the rear of Blair Avenue, Esher

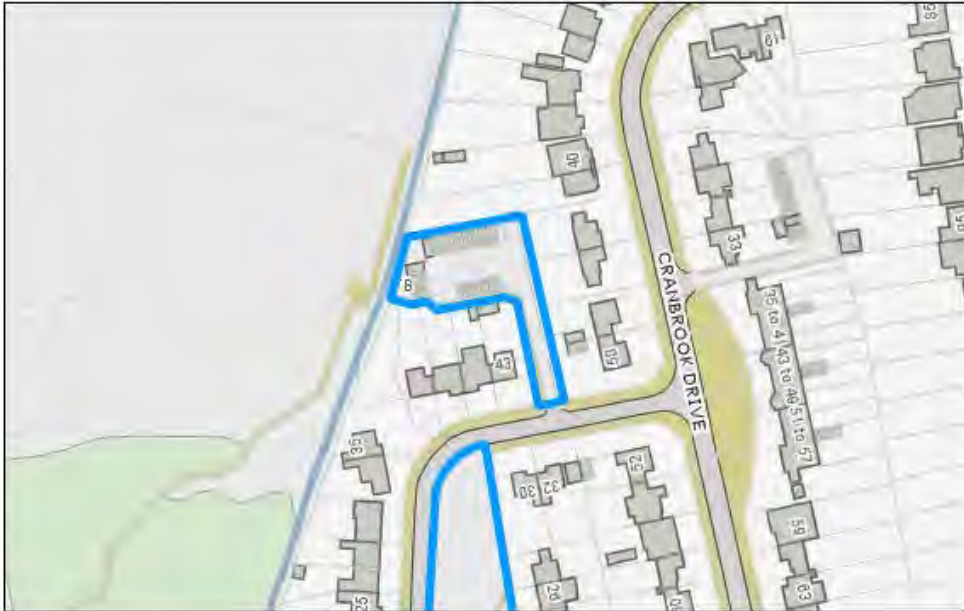
Ward: Hinchley Wood & Weston Green

Site reference: US158

Site area: 0.11 ha

Site address: Garages to the rear of Blair Avenue, Esher

Map:



Satellite image:



Site description: 1 row of 8 garages, 1 row of 4 garages and 1 row of 5 garages (17 garages in total) arranged in a site behind 37 to 43 Blair Avenue.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study, 2018 pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/2566: Under consideration

Pair of semi-detached two-storey houses with associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings

Landowners: PA Housing

Policy designations/ constraints

- Flood Zone 2
 - Historic Landfill Sites 250m buffer
 - Adjoins Green Belt (east)
 - Adjoins Historic Landfill Sites (east)
 - Adjoins Molesey and Hersham Biodiversity Opportunity Area (east)
 - 3 TPOs on site
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 36dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 400-800m of a state school (north) and a suitable distance of local bus stops and Esher train station (east). The site is over 800m of a town, district or local centre or a health centre.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites. Flood mitigation measures, tree protection and land remediation may impact viability.

Can the constraints be overcome?

The site is part of a larger redevelopment of PA housing property and therefore there is a likelihood that the constraints can be overcome with the correct flood risk mitigation, tree protection and land remediation.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	0	Esher train station is located within 0.9km from the site and a bus stop is located 300m away, offering infrequent bus routes to Weybridge and Addlestone. A state primary schools is located within 400m of the site, but an NHS GP surgery, dentist and local centre are all located over 800m of the site. Natural greenspace, children's play areas and a local park are all located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 1.5km of Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 2 and partial flood zone 3 and has an area of surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	0	Site is in the urban built-up area but adjoins the Green Belt.
Biodiversity	0	Site is in the built-up urban area, on PDL but does adjoin a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and its reduction in land contamination. Flood mitigation measures would be required to change the flooding SA objective to a neutral score.

US230: Car Park south of Southbank, Thorkhill Road, Thames Ditton

Ward: Long Ditton

Site reference: US230

Site area: 0.23 ha

Site address: Car Park south of Southbank, Thorkhill Road, Thames Ditton

Map:



Satellite image:



Site description: The site contains a public car park which is accessed via Southbank.

Existing land use: Car Park (Sui Generis)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Flood Zone 2 (partial west)
- Rythe Catchment

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 7

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location within 800m of Thames Ditton local centre, health centre and a state school.

Availability

Availability Information

Owners have confirmed availability in 2020.

Achievability

Market and viability factors

The public car park is underutilized and has been used for residential permit parking, which means it could be viable to use some of the site for housing and retain some public car parking provision.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic or cultural assets expected.
Accessibility	+	Located within 800m to Thames Ditton local centre, GP, dentist and a state primary school. Bus stops are located 65m from the site with regular routes (once an hour 5 days a week) to Kingston, Staines and Addlestone. Thames Ditton train station is located 1.3km from the site. It is within 400m from Long Ditton recreation ground with natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located within 800m of a local centre and 2km from a regional retail centre (Kingston)
Employment	0	Only creates temporary construction jobs.
Flooding	0	Partial flood zone 2 with small patch of surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US245: Brook House and Honda Garage, Portsmouth Road, Thames Ditton

Ward: Long Ditton

Site reference: US245

Site area: 0.39 ha

Site address: Brook House and Honda Garage, Portsmouth Road, Thames Ditton, KT7 0EG

Map:



Satellite image:



Site description: The site comprises a car showroom and vacant car garage located on the corner of Portsmouth Road and Windmill Lane.

Existing land use: Car showroom and garage (sui generis)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- M3 Contaminated Land Poly - C018
- Rythe Catchment

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 **Gross:** 30

Proposed density (dph): 77dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location with local bus routes, access to green infrastructure and within 800m of a health centre and a state school.

Availability

Availability Information

Owners of Brook House have confirmed availability in 2020. Honda garage is currently vacant and boarded up.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The site is not subject to any major constraints and any contaminated land on the site can be remediated.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic or cultural assets expected.
Accessibility	+	Located within 1.5km to Surbiton train station and local centre. The site is within 800km of a GP and state primary school. Bus stops are located outside the site with regular routes (once an hour 5 days a week) to Kingston, Staines and Addlestone. It is within 400m from Long Ditton recreation ground with natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located within 1.5km of Surbiton local centre and 2km from a regional service centre (Kingston)
Employment	-	Only creates temporary construction jobs and would result in a loss of employment from the car showroom.
Flooding	0	Flood zone 1.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	Potentially contaminated land on site to be remediated.
Pollution	0	The site is in the built-up urban area and is unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: A loss of employment would result in a minor negative impact for employment. This use could be relocated to a site within strategic employment land which would mitigate the loss of employment and allow the site to be developed for residential use.

US254: 4-6 Manor Road South and 4 Greenways, Hinchley Wood

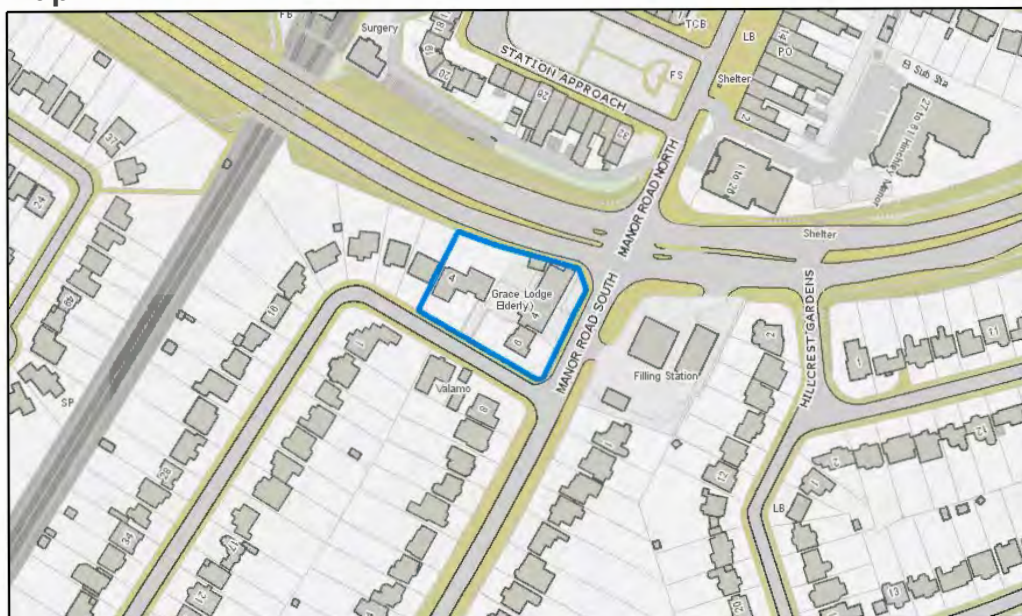
Ward: Hinchley Wood

Site reference: US254

Site area: 0.27 ha

Site address: 4-6 Manor Road South and 4 Greenways, Hinchley Wood, KT10 0QL

Map:



Satellite image:



Site description: The existing buildings on the site comprise of two residential dwellings and a residential care home. The site is located adjacent to the junction of Manor Road South, Greenways and the Kingston Bypass. The area is predominantly a residential area, however there is a large petrol station opposite and across the Kingston Bypass to the north-east is a large retirement development. The northern (Kingston Bypass) and eastern (Manor Road South) boundaries of the site are set well below the level of the highway.

Existing land use: Residential (Use Class C2 and C3)

Source of site: Urban Capacity Study and pre-application and planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2018/0746 – Refused – Appeal Dismissed

Development comprising detached part four/part three/part two-storey building providing 35 independent living units with ancillary communal facilities, parking and landscaping following demolition of existing buildings.

Landowners: Multiple private owners

Policy designations/ constraints

-
- Air quality Management Area (AQMA)
 - Rythe Catchment

Potential use of site

Residential development: Yes

Proposed yield: Net: 33 **Gross:** 35

Proposed density (dph): 130dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area and is opposite from Hinchley Wood local centre, local bus stops and a train station. The site is also within 800m of a health centre (north) but not within 800m of a state school.

Availability

Availability Information

Certificate A was signed for the 2018 planning application confirming ownership.

Achievability

Market and viability factors

Due to the recent planning application, there is a reasonable prospect that development can be achieved in a 1 to 5-year period.

Can the constraints be overcome?

Air quality mitigation can be achieved allowing development in a 1 to 5-year time period.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	++	Hinchley Wood train station is located 200m from the site and a bus stop is located 100m away which offers an hourly service into Esher and Kingston. The site lies within 400m of Hinchley Wood local centre, dentists and NHS practices. Natural greenspace, a pocket park, allotments and a local park are all located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 2km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	The site falls within flood zone 1 and has some surface water flood risk areas (1 to 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	--	The site is within an AQMA and the A309 could cause noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered have a positive change to sustainability in terms of its use of PDL and its accessible location close to a train station and regular bus route to Kingston. However, it does score a major negative result for air and noise pollution from the A309. This would need to be mitigated with the design and layout of development to improve the score.

US443: 47 Portsmouth Road, Thames Ditton

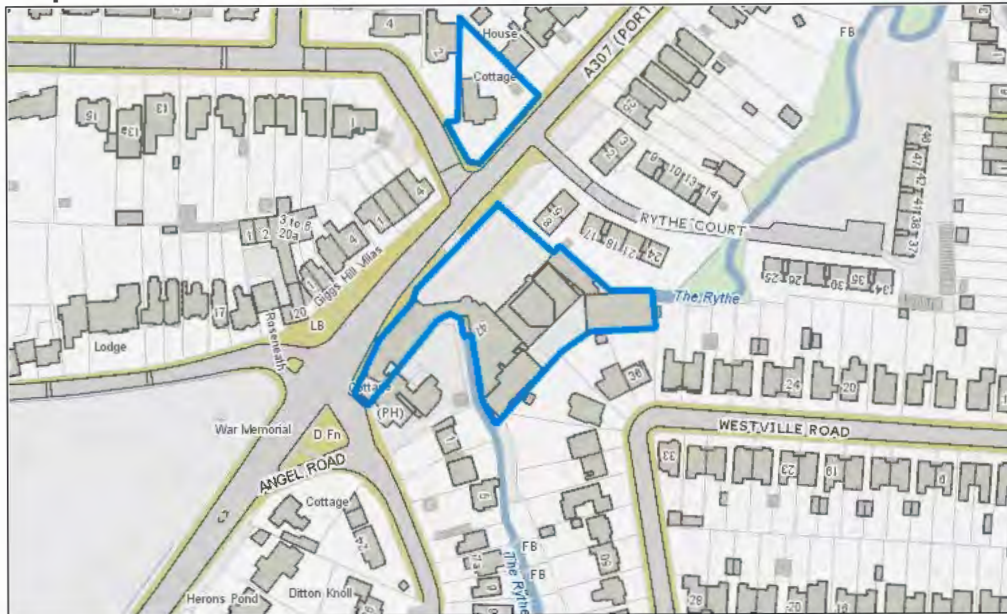
Ward: Long Ditton

Site reference: US443

Site area: 0.36 ha

Site address: 47 Portsmouth Road, Thames Ditton, KT7 0TA

Map:



Satellite image:



Site description: The site comprises a variety of uses, to the north there is a car sales garages (occupied by Guy Salmon and Jaguar), to the south on the corner of Portsmouth Road and Angel Road is Green Cottage (residential).

Existing land use: Car showroom (sui generis),
a residential dwelling (Use Class C3).

Source of site: Call for sites 2019.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Flood Zone 2 and partially Flood Zone 3
- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Rythe Catchment
- Neighbours Grade II Statutory Listed Building – The Angel P.H. Angel Road (public house)
- Conservation Area – Giggs Hill Green

Potential use of site

Residential development: Yes

Proposed yield: Net: 25 Gross: 25

Proposed density (dph): 69dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable location with access to local bus routes and is within 800m of Thames Ditton local centre (north), a state school (west) and health centres (west and south).

Availability

Availability Information

A call for sites has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The loss of employment use will need to be considered whether it is viable or not and potentially relocated if the use is still required. Flood mitigation schemes and retention/ enhancements to the listed building may impact on viability.

Can the constraints be overcome?

With flood mitigation measures, a heritage statement and employment loss justified, the constraints could be overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	The development could impact on the setting of the statutory listed building.
Accessibility	+	Bus stops are located 180m from the site and offer two regular bus services to Kingston, Staines and Guildford. The nearest train station is over 2km from the site. The site is within 400m of Thames Ditton local centre, an NHS practice and within 800m of dentist and primary school. A local park and a recreation ground offering natural greenspace, a town park and children's play area is within 400m from the site.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located with 2km of a local centre (Surbiton) which provides employment.
Employment	-	If a mixed-use development is not viable, the scheme would result in a loss of employment.
Flooding	-	Site is in flood zone 2 and neighbours flood zone 3 and has a small area of surface water flood risk (1 to 1000 and 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	The site is in the built-up urban area.
Biodiversity	+	Site in the built-up urban area and on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Future development would need to consider the listed building neighbouring the site and with the right design could change the expected result featured above to a positive change for the heritage SA objective. If developed solely for housing, it would result in a loss of employment from the car sales business but could result in more housing which could outweigh the expected negative result for employment. This could also be relocated in a vacant unit in a strategic employment land site which would prevent the expected negative outcome. Flood mitigation is also required to reduce the potential flood risk identified.

US462: Sundial House, The Molesey Venture, Orchard Lane, East Molesey

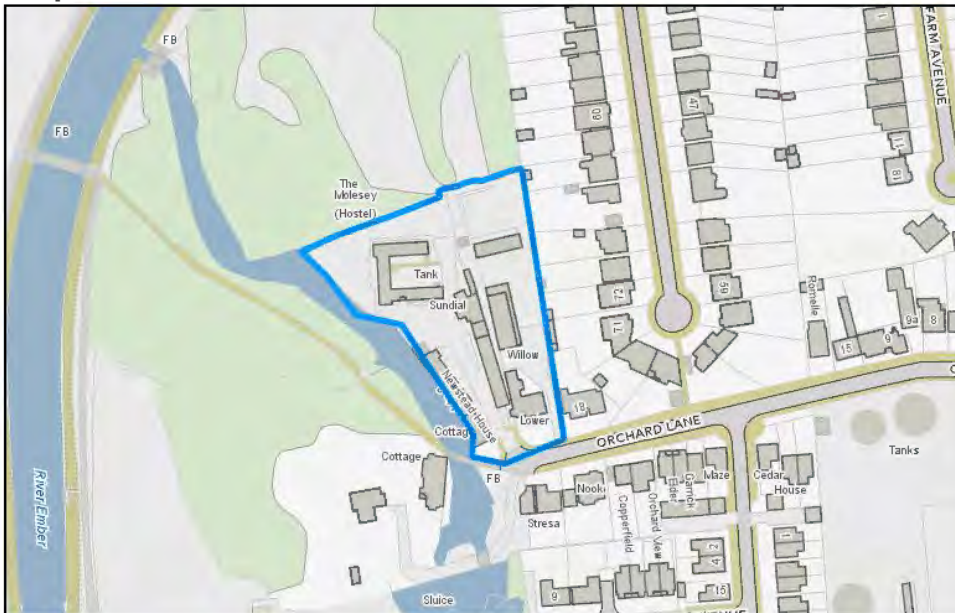
Ward: Molesey East

Site reference: US462

Site area: 0.62 ha

Site address: Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN

Map:



Satellite image:



Site description: The site currently comprises a number of existing buildings which provide flats and a care home along with associated facilities and a horticultural centre which is open to members of the public. All existing buildings are located within the southernmost part of the site, accessed by way of a single pedestrian and vehicular access point from Orchard Lane, which adjoins the southern boundary of the site.

Existing land use: 7 bed Care Home (Use Class C2), 13 flats and studio apartments (Use Class C2/C3) and horticultural centre (Use Class E)

Source of site: Pre application.

Is the Site Previously Developed Land: PDL

Relevant planning history / Status: No relevant planning history or current planning status

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
 - M3 Contaminated Land Poly and Point – C021
 - Adjoins Flood Zone 3
 - Green Belt to the rear of site.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 61 **Gross:** 77

Proposed density (dph): 120dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is 800m of East Molesey district centre which has local bus stops. It is also within 800m of a health centre (north), a state school (south) and a train station (east).

Availability

Availability Information

Landowners have confirmed availability in 2020.

Achievability

Market and viability factors

Flood risk mitigation, affordable housing provision and land remediation could all have viability implications.

Can the constraints be overcome?

With the right design, land remediation and flood risk mitigation, these constraints could be overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The site is located 1.3km from Hampton Court train station. A bus stop is located 300m from the site but only offers a school bus and a weekend only bus service to Kingston and Weybridge. The site is within 800m to East Molesey district centre, dentist, GP and 3 primary schools. A local park, natural greenspace and a children's play area is located within 400m of the site although this is accessed across the river Ember. Natural greenspace is located at the rear of the site and neighbouring the site.
Brownfield land	++	PDL at front of site
Economic growth	+	Located within 800m to a district centre.
Employment	0	Only creates temporary construction jobs
Flooding	-	Flood zone 2 with small areas of low, medium and high surface water flooding (1 in 1000, 1 in 100 and 1 in 30 years).
Water	-	Site does not lie within a Groundwater Protection Zone, but a waterbody borders the site.
Land	++	Potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Located in the urban built-up area but does neighbour natural greenspace at the rear of the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site's location next to the River Ember and neighbouring a tributary will need to be factored in and flood mitigation is required to reduce flood risk to future occupants and neighbouring properties. The pre-application suggests development only in the PDL land to the front of the site and therefore the sites biodiversity could be protected.

US495: Corner Cottage, Portsmouth Road, Thames Ditton

Ward: Thames Ditton

Site reference: US495

Site area: 0.09 ha

Site address: Corner Cottage, Portsmouth Road, KT7 0TQ

Map:



Satellite image:



Site description: The site is located on the corner of Portsmouth Road and Portsmouth Avenue and comprises of a detached two-storey dwelling house.

Existing land use: Residential (Use Class C3)

Source of site:

2018 Planning Application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2018/3425 – Refused

Two-storey building comprising 8 flats, with rooms in the roof space, basement parking, bin/cycle store and associated landscaping following demolition of existing house

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
 - Rythe Catchment
 - Adjoins Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 67dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location and is within 400m of Thames Ditton village centre, Thames Ditton station, health centre and state school.

Availability

Availability Information

Owners have indicated that the site is available having signed the Certificate A form in the 2018//3425 refused planning application.

Achievability

Market and viability factors

The site will need to consider the design proposals to ensure there is no detrimental impact on the character of the area. There is a reasonable prospect that development for housing would be achievable during the plan period

Can the constraints be overcome?

The flooding constraints will need to be mitigated prior to future redevelopment of the site.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	++	400m from Thames Ditton local centre, dentist/GP and state schools and 500m from natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located within 400m to a local service centre and 1km to Strategic Employment Land.
Employment	0	Only creates temporary construction jobs.
Flooding	-	The site is in flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores minor positive across social, economic and environmental sustainability objectives. It does score one minor negative result for flooding as it lies in flood zone 2. Flood mitigation schemes will be needed to mitigate the negative impact.

US503: 89-90 Woodfield Road, Thames Ditton

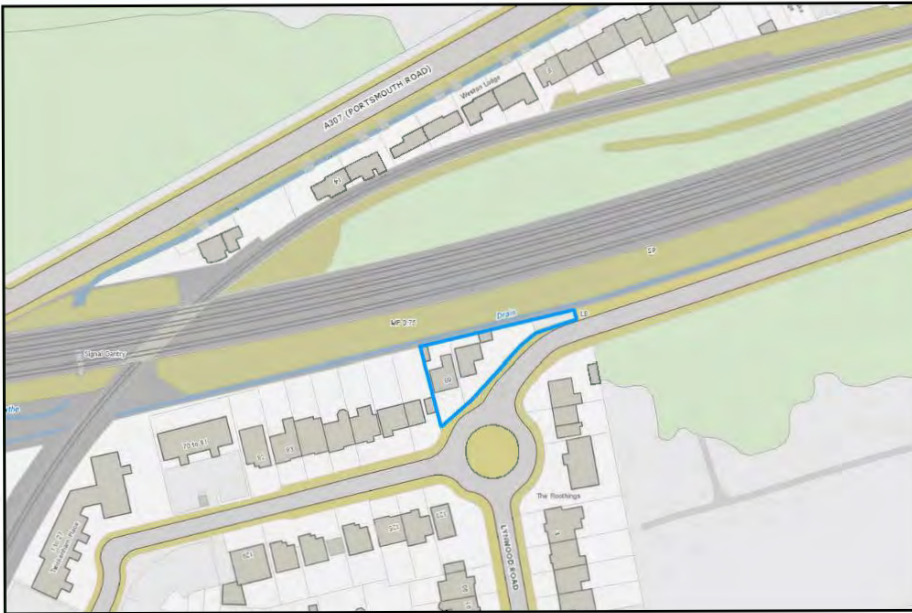
Ward: Thames Ditton

Site reference: US503

Site area: 0.07 ha

Site address: 89-90 Woodfield Road, Thames Ditton, KT7 0DS

Map:



Satellite image:



Site description: The site comprises of two dwellings and a thin wedge of garden space. The rear of the site has trees which screen the railway line between Esher and Hinchley Wood.

Existing land use: Residential (Use Class C3)

Source of site: Pre- application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No planning history

Landowners: Private

Policy designations/ constraints

- Flood zone 2 and partial flood zone 3
 - Surface Water Flood Risk – 1 in 100 years (medium) and 1 in 30 years (high)
 - M3 Categorised site 2017 (potential contamination)
 - Adjoins Contaminated Land Line – C012
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 9

Proposed density (dph): 128dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential location and 650m of local bus stops. It is within 800m of Hinchley Wood train station. The site is within 800m of a state school and a health centre (both south).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

Flood risk mitigation and potential land remediation costs could have an impact on viability.

Can the constraints be overcome?

The site will require good design and flood risk mitigation to overcome the constraints. But there is reasonable prospect that redevelopment could be achieved.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Thames Ditton and Esher train station are located within 800m of the site and a bus stop is located 650m away, with two once per hour five days a week service to Kingston, Staines and Guildford. A state primary schools, an NHS GP surgery and dentist are located within 800m of the site. Hinchley Wood local centre is located 1.2km of the site. Natural greenspace, children's play areas and a pocket park are all located within 800m of the site.
Brownfield land	++	PDL.
Economic growth	+	It is located with 1.5km of Thames Ditton local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	The site is in Flood Zone 2 and partial 3 with partial medium to high surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site has potentially contaminated land on site to remediate.
Pollution	0	The site is within a residential area but there is a rail line adjoining the site which could cause noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site has one minor negative impact in terms of flood risk. Flood risk mitigation could improve this score. The site is otherwise in a residential area that is in close proximity to local buses routes, Hinchley Wood local centre and train station.

US506: Land to the rear of 5 Hinchley Way, Esher

Ward: Hinchley Wood & Weston Green

Site reference: US506

Site area: 0.19 ha

Site address: Land to the rear of 5 Hinchley Way, Esher, KT10 0BD

Map:



Satellite image:



Site description: The site comprises of land to the rear of 5 Hinchley Way which was a former children's nursery that is now boarded up. The site at the rear includes a tennis court and a large area of green space with mature trees. It is surrounded by residential properties.

Existing land use: Tennis court and open green space.

Source of site: Pre-application

Is the Site Previously Developed Land: PDL and Greenfield.

Relevant planning history / Status:

2016/0758- Detached single storey building with rooms in the roof space for D1 (Healthcare/Medical Surgery) Use (493 sqm) with associated access and parking (Outline application for access and layout) – Refuse outline permission and appeal dismissed.

Landowners: Private

Policy designations/ constraints

- High, medium and low surface water flood risk.
- Rythe Catchment

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 **Gross:** 6

Proposed density (dph): 32dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area and is within 800m to Hinchley Wood local centre and Hinchley Wood train station. The site is also within 800m of a health centre.

Availability

Availability Information

Having submitted a pre-application request, it is considered that the site is available for development.

Achievability

Market and viability factors

Due to the recent planning application, there is a reasonable prospect that development can be achieved in a 1 to 5-year period.

Can the constraints be overcome?

Flood risk mitigation will be required.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Hinchley Wood train station is located within 800m from the site and a bus stop is located 410m away which offers an hourly service into Esher and Kingston. The site lies within 800m of Hinchley Wood local centre, dentists and a health centre. Hinchley Wood primary and secondary school are located within 400m of the site. Natural greenspace, children's park areas and a local park are all located within 800m of the site.
Brownfield land	0	PDL and greenfield.
Economic growth	+	It is located with 2.5km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	The site falls within flood zone 1 but has surface water flood risk areas (1 to 30, 100 and 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	0	The site is surrounded by the built-up urban area and is there is unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	0	Site located in the urban built-up area but is considered residential amenity space.
Biodiversity	-	Part greenfield.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible, but its greenfield location would impact on biodiversity and would require mitigation in the form of providing biodiversity net gains to help improve the expected impact. Flood risk mitigation is also required to prevent greater flood risk to the future occupants and neighbouring properties.

US516: Bransby Lodge, St Leonard's Road, Thames Ditton

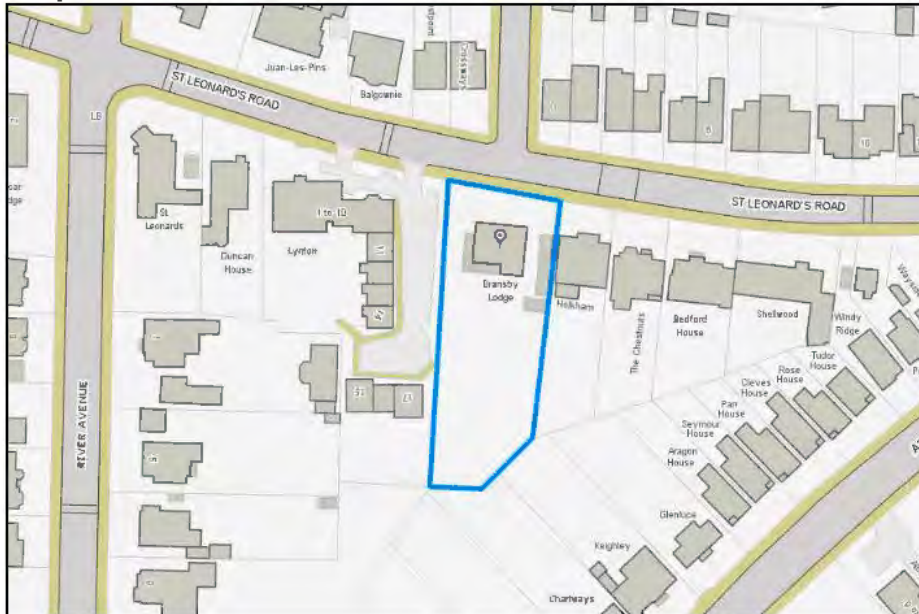
Ward: Thames Ditton

Site reference: US516

Site area: 0.18 ha

Site address: Bransby Lodge, St Leonard's Road, Thames Ditton, KT7 0RN

Map:



Satellite image:



Site description: The site contains a detached two-storey dwelling with rooms in the roofspace on the south side of St Leonard's Road in Thames Ditton. The garden space at rear contains some trees.

Existing land use: Residential (Use Class C3)

Source of site: Planning History

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/0865 – Refused

Detached two-storey building containing 7 flats with rooms in the roof space, detached two-storey building containing one house and one flat with undercroft parking, bin and cycle stores, associated parking and landscaping and alterations to existing access following demolition of existing house and buildings.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - An area of surface water flood risk (low) 1 in 1000 years
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 33dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location and is within 400m of Thames Ditton village centre, Thames Ditton station, health centre and state school.

Availability

Availability Information

Certificate B was received in the refused planning application serving notice on the landowners.

Achievability

Market and viability factors

The site principle of development was considered acceptable but good design will ensure there is no detrimental impact on the character of the area. There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	++	400m from Thames Ditton local centre, dentist/GP and state schools and 400m from natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located within 400m to a local service centre and 1km to Strategic Employment Land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 and small area of low risk of surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no negative scores and is considered to be sustainable across the social, economic and environmental sustainability objectives.

US524: Torrington, 18-20 St Mary's Road

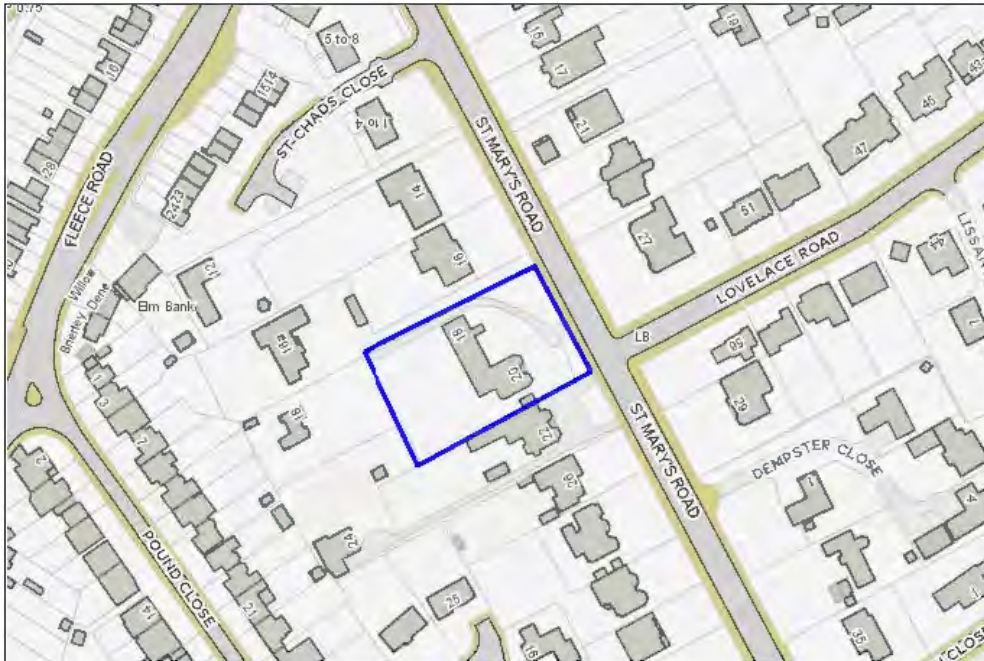
Ward: Long Ditton

Site reference: US524

Site area: 0.29 ha

Site address: Torrington, 18-20 St Mary's, Long Ditton, KT6 5EY

Map:



Satellite image:



Site description: The site contains a detached building which houses 11 retirement apartments and 1 studio with communal lounge, guest facilities, laundry room and gym.

Existing land use: Residential (Use class C3/
C2)

Source of site: 2021 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Rythe Catchment
 - Adjoins a Tree Preservation Order – EL:21/46

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 Gross: 21

Proposed density (dph): 72dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area within 200m of local bus stops and also within 400m of a state school (south west).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

There are no immediate market or viability factors.

Can the constraints be overcome?

Consideration will need to be given to appropriate tree protection and careful design to avoid overdevelopment of the site.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Bus stops are located 200m from the site and offer a regular service into Esher and Kingston. The nearest train station is within 1.6km from the site. The site is within 400m of a primary school and within 800m natural greenspace, a town park, children's play area and allotments. The site is not within 800m of retail centre or health centre.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located with 2.5km of a local centre which provides employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	+	The site is in the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	+	The site is located in the urban built-up area with no green space adjoining or neighbouring the site.
Biodiversity	+	The site is in built-up area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The assessment above is positive and neutral as the site is located in a residential area with limited constraints.

US127: 30 Copsem Lane, Esher

Ward: Esher

Site reference: US127

Site area: 0.55 ha

Site address: 30 Copsem Lane, Esher, KT10 9HE

Map:



Satellite image:



Site description: The site is located on the western side of Copsem Lane, on the junction with the access road to Arbrook House Nursing Home. The site is occupied by a large detached dwelling, swimming pool and various outbuildings. The site is on sloping land, and drops at the front from north to south, and is raised at the rear. The plot is of an irregular shape, with a smaller area of land to the rear of the dwelling, which abuts neighbouring properties.

Existing land use: Residential (Use Class C3)

Source of site: 2018 pre-applications and 2019 pending planning application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2019/2523 – Refused: Development comprising 31 flats with associated bin and cycle stores, parking and landscaping following demolition of existing house.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area – 5-7km
- Rythe Catchment
- Proximity to Claremont Park (a park of special historic interest) and Lakeside Drive, Esher Conservation Area
- Adjoins Green Belt (south)
- Adjoins Biodiversity Plan Habitat (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 21 **Gross:** 22

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Located in a residential area accessible to local bus stops.

Availability

Availability Information

A certificate of ownership has been signed for the 2019 planning application.

Achievability

Market and viability factors

Careful design should be considered when redeveloping the site as it is in a historically sensitive area. A heritage statement would be required alongside tree protection measures and a strategy for tackling the ground floor levels.

Can the constraints be overcome?

There are no major constraints that will prevent the redevelopment of this site, however there are investigation studies required to address historic character, tree protection and topography of the site. It is currently a live planning application and therefore could be delivered in a 1-5 year time period.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	It is unlikely that the proposal will impact on the Conservation area or historic garden located within 400m of the site.
Accessibility	0	Access is considered fair from this location and is within 800m from a state school and private surgery. It is located within 400m of natural greenspace at Arbrook Common.
Brownfield land	++	PDL
Economic growth	+	It is located 1.2km from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development.
Landscape	?	The site is located next to the Green Belt and next to a landscape character area.
Biodiversity	0	Site on the edge of the built-up urban area and on PDL but it is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores two significant positive results in terms of making best use of PDL and reducing flood risk but it is considered fair in its accessibility as it is over 1km from local services. There are no negative results and minor positives are seen across the social, economic and environmental SA objectives. However, the design of the development must be sensitive to its adjoining landscape character, historic landscape character and biodiversity.

US134: Hanover Cottage, 6 Claremont Lane, Esher

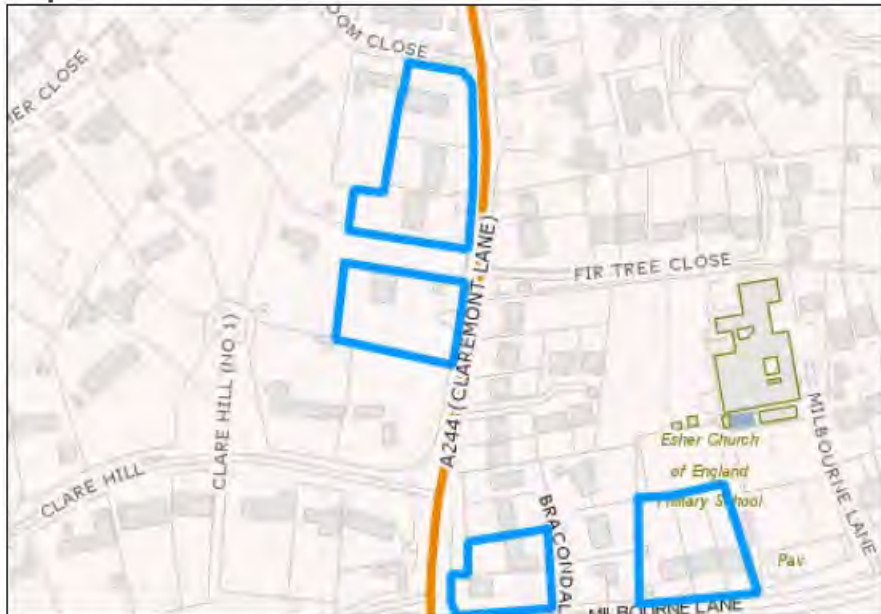
Ward: Esher

Site reference: US134

Site area: 0.31 ha

Site address: Hanover Cottage, 6 Claremont Lane, Esher, KT10 9DW

Map:



Satellite image:



Site description: The site contains a residential dwelling that is situated on the western side of Claremont Lane, a classified A road. The gardens to number 30 Clare Hill wraps around the northern and western boundaries of the site. Numbers 31 and 32 Clare Hill abut the southern boundary. The application site slopes uphill from south to north and east to west so the highest ground level on the site is in the north-west corner.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application and planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2018/3749 – Refused – Dismissed

Development comprising 9 houses and 4 flats with associated parking and landscaping following the demolition of existing buildings.

2018/2540 - Withdrawn

Development comprising 9 houses and 4 flats with associated parking and landscaping following the demolition of existing buildings

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Adjoins Tree Preservation Orders (north and south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 Gross: 13

Proposed density (dph): 42dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

There are no major constraints on the site. The site is in a suitable location within 800m of Esher district centre (north), a state school and a health centre (east).

Availability

Availability Information

Certificate B was signed in the recent planning application serving notice on the owner.

Achievability

Market and viability factors

There are no market and viability factors.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	Bus stops are located 65m away from the site offering a regular bus route to Esher and Kingston. Claygate train station is located 1.8km away from the site. A private surgery, dentist and NHS practice are located within 800m of the site and a primary school is located within 400m of the site. Esher district centre is located within 400m. The site is within 800m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 400m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has good accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and its public transport provisions and reasonable access to local services.

US146: 35 New Road, Esher

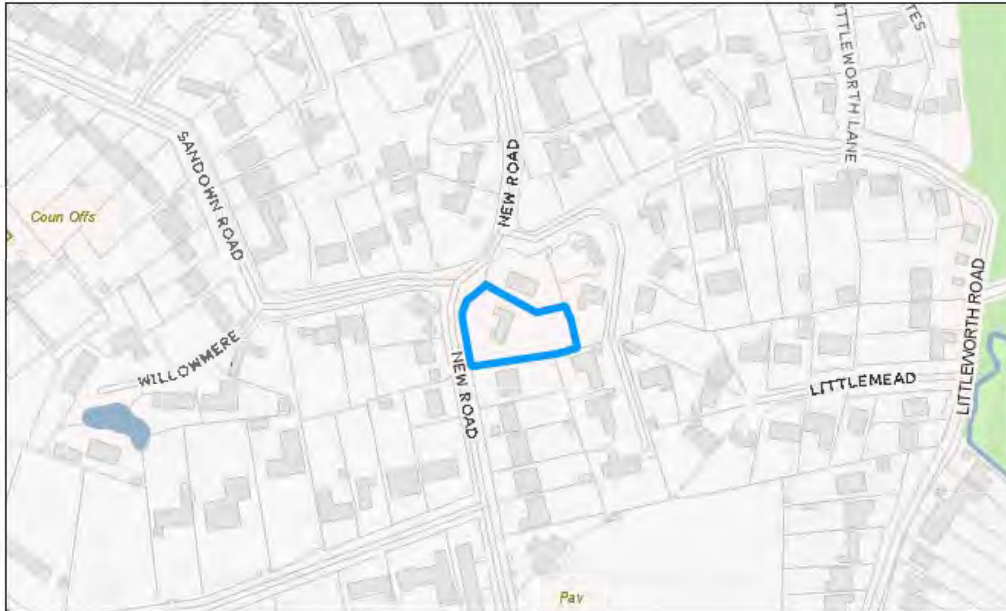
Ward: Esher

Site reference: US146

Site area: 0.19 ha

Site address: 35 New Road, Esher, KT10 9DW

Map:



Satellite image:



Site description: This is a large plot containing a single dwelling house built in the 1950s and is located on a residential road with similar detached houses, with some conversions into flats. The house is set back from the road and is heavily screened at the front boundary with mature trees, 8 of these are protected by a tree preservation order.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application and planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/0026 – Refused

Detached two-storey building with rooms in the roof space containing 6 flats and basement parking, detached two-storey house with rooms in the roof space and integral garage, both with associated parking, entrance gates to a height of 0.9m and bin stores following demolition of existing house.

2019/2537, 2019/2533 and 2019/2541 - Refused

Detached two-storey dwelling incorporating front and rear dormer windows and side roof lights, entrance gates to a height of 0.9m, bin and cycle stores and associated parking following demolition of existing detached two-storey house and detached garage.

2018/3272 – Refused – Appeal Dismissed

Detached two-storey building with rooms in the roof space and underground parking comprising of 6 flats, detached two-storey house with rooms in the roof space, both with associated parking and amenity space, 1.5m high entrance gates and piers, new access and bin stores following demolition of existing house.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - Tree Preservation Order EL:89/26
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 Gross: 6

Proposed density (dph): 31.5dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location that is close to local bus stops and within 400m of Esher district centre (west) and within 800m of a state school (south) and a health centre (south).

Availability

Availability Information

Certificate A confirming ownership was signed in the recent planning application.

Achievability

Market and viability factors

There are no market and viability factors.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	Bus stops are located 0.56km away from the site offering an hourly bus service to Kingston and Guildford. Esher train station is located 1.4km away from the site. A private surgery, dentist, primary school and NHS practice are located within 800m of the site. Esher district centre is located within 400m. The site is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 400m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has reasonable accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and location in flood zone 1.

US276: Café Rouge, Portsmouth Road, Esher

Ward: Esher

Site reference: US276

Site area: 0.17 ha

Site address: Café Rouge, Portsmouth Road, Esher, KT10 9AD

Map:



Satellite image:



Site description: The site includes the Café Rouge (a chain of French restaurants) and is situated on the corner of Portsmouth Road and Station Road. Immediately in front is the White Lady Milestone, a grade II listed building and scheduled ancient monument.

Existing land use: Restaurant (Use Class E)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- Rythe Catchment
- Grade II Milestone and Scheduled Ancient Monument
- Adjoins Green Belt

Potential use of site

Residential development: Yes

Proposed yield: Net: 20 Gross: 20

Proposed density (dph): 118dph

Commercial uses: Yes

Proposed floorspace (sqm): Net: 710.77 Gross: 1,201

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable location close to Esher district centre (south west) and also local bus stops and Esher train station (north east).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site. Owners were contacted in 2020 but no formal indication of availability has been provided.

Achievability

Market and viability factors

The design of development, a heritage statement and flood risk mitigation may impact viability.

Can the constraints be overcome?

With flood risk mitigation and good design which enhances the heritage asset.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is potential for negative or positive effect on this SA Objective
Accessibility	+	Bus stops are located 40m from the site offering an hourly bus service to Kingston, Guildford, Staines and Cobham Downside. Esher train station is located 280m away from the site. A dentist and Esher district centre are located within 800m of the site. It is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 800m from Esher District Centre which provides some employment.
Employment	0	The site will retain jobs and create temporary construction jobs
Flooding	-	All in Flood Zone 2 but with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	0	The site adjoins the Green Belt
Biodiversity	+	The site adjoins the Green Belt and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Flood risk mitigation measures could improve the single negative impact for flooding. The design of the proposal could enhance the heritage asset and change the neutral to a positive score. Overall, the site is considered sustainable in terms of its location to transport and services.

US278: 45 More Lane, Esher

Ward: Esher

Site reference: US278

Site area: 0.26 ha

Site address: 45 More Lane, Esher, KT10 8AP

Map:



Satellite image:



Site description: The site is vacant but previously contained a two-storey detached property with detached double garage, however this has now been demolished. The site is situated on the west side of More Lane.

Existing land use: Residential (Use Class C3)

Source of site: Planning history

Is the Site Previously Developed Land: PDL

Relevant planning history / Status:

2021/1791 – Under consideration

Development comprising 25 flats in 2 blocks with associated parking and amenity areas

2019/0215 – Appeal pending

Redevelopment of site to provide a 46-bed care home including new access, associated parking, amenity, landscaping and tree retention.

2018/1215 – Refused – Appeal Dismissed

Redevelopment of site to provide a 61-bed care home including new access, associated parking, amenity, landscaping and tree retention.

Refused at committee.

2017/3585 - Withdrawn

Redevelopment of site to provide a 68-bed care home including new access, associated parking, amenity and landscaping

2017/1422 - Withdrawn

PD Prior Notification Demolition: Demolition of house

Landowners: Private

Policy designations/ constraints

- Adjoins Green Belt on east and west boundaries
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 25 Gross: 25

Proposed density (dph): 96dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential area and has no direct constraints.

The site is in a suitable location with local bus stops and is within 800m of Esher district centre and a state school (south). The site is not within 800m of a health centre or a train station.

Availability

Availability Information

An application has been received which suggests potential to redevelop the site. Certificate D has been submitted alongside the application.

Achievability

Market and viability factors

There are no market and viability factors.

Can the constraints be overcome?

There are no major constraints that require to be overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The site is located on a bus route into Esher district centre, where there are a number of shops and services. There is a secondary school within 400m of the site
Brownfield land	++	PDL
Economic growth	+	It is located within 800m from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and within the built-up urban area.
Landscape	0	Site located in the urban built-up area but does adjoin Green Belt on east and west boundaries.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has reasonable accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and location in flood zone 1.

US279: Esher Place, 30 Esher Place Avenue, Esher

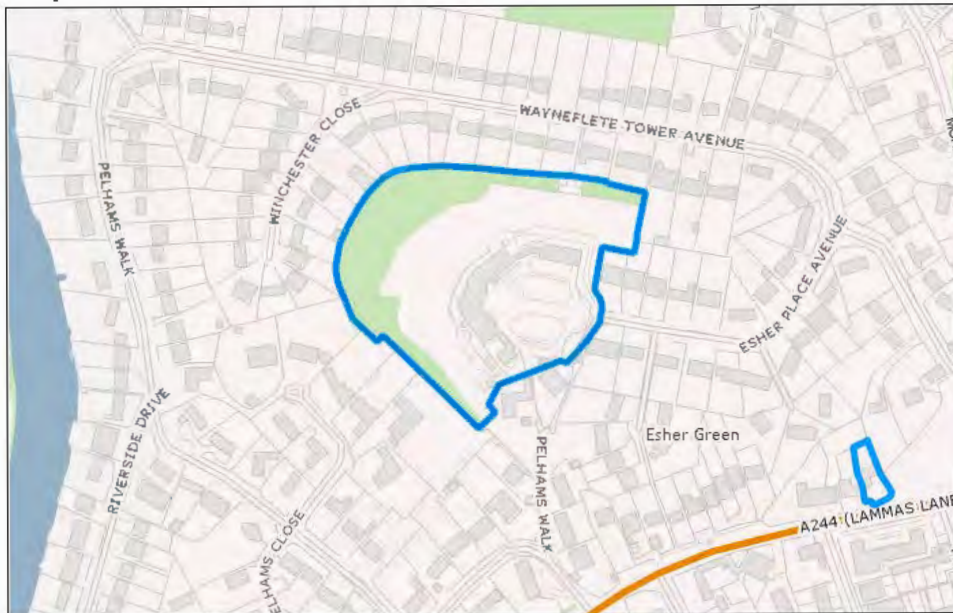
Ward: Esher

Site reference: US279

Site area: 2.8 ha

Site address: Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ

Map:



Satellite image:



Site description: Large site containing a Grade II statutory listed building and currently used as a training centre. All the species of trees of this site are subject to a blanket TPO.

Existing land use: Residential (Use Class C2), education and training centre (Use Class F1)

Source of site: Pre-application and UCS.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2010/1176 – Granted at appeal:

Three-storey building linked to main listed building to incorporate 36 bedrooms; single storey extension of main kitchen and part demolition and single storey extension to dining room

Various planning and listed building applications regarding alterations to the training centre

2020/0437 – Refused:

Change of use from conference centre (D2) to residential (C3) to provide 21 flats with associated single and two-storey extensions to east wing, parking, bin and cycle stores, landscaping and alterations to fenestration following removal of existing staircase in association with application for listed building consent 2020/0567

2020/0438 – Refused:

Three storey rear extension to create 8 flats (C3) with associated parking and bin and cycle stores in association with application for listed building consent 2020/0568

2020/0439- Refused:

Terrace of 3 two-storey houses with associated access road, parking, bin and cycle stores following demolition of existing buildings.

2020/0440- Refused:

Two pairs of semi-detached houses with associated access road, parking and bin and cycle stores.

2020/0567- Refuse Listed Building consent:

Listed Building Consent: Change of Use from Conference Centre (D2) to Residential (C3) to provide 21 flats with associated single and two-storey extensions to east wing, parking, bin and cycle stores, landscaping and alterations to fenestration following removal of existing external staircase in association with application for planning permission 2020/0437.

2020/0568- Refuse Listed Building Consent:

Listed Building Consent: Three-storey rear extension to create eight flats (C3) with associated parking and bin and cycle stores in association with application for planning permission 2020/0438.

Landowners: Private

Policy designations/ constraints

- Minor Surface Water Flooding 1 to 100 year (medium) and 1 to 30 year (high) (north)

- Grade II statutorily listed building
- Tree Preservation Order EL: 19/01

Potential use of site

Residential development: Yes

Proposed yield: Net: 22 **Gross:** 22

Proposed density (dph): 8dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: /N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable area of local bus stop and within 800m of Esher district centre (south) and a state school (north) and a health centre (north).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site

Achievability

Market and viability factors

The site has a statutorily listed building and redevelopment will need to retain the building and protect the historic setting of it. Careful design should be considered when redeveloping the site as it is in a historically sensitive area. A heritage statement would be required alongside tree protection measures and a strategy for tackling the ground floor levels.

Achievability

Can the constraints be overcome?

With tree protection measures and sensitive design to enhance the listed building and the setting.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	This is unknown at this stage.
Accessibility	+	There are 3 bus routes that operate 500m from the site. Two of these offer hourly bus journeys to Kingston, Staines and one is a school bus. Esher train station is located 2.5km away. The site is located 400m from a state school and 800m from a dentist and NHS GP Surgery. Esher district centre is located 500m from the site. Natural greenspace with a local park is located 500m away.
Brownfield land	++	PDL
Economic growth	+	It is located 600m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a very small surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development.
Landscape	0	The site is located in the built-up area but does have a blanket TPO reflecting its landscape character.
Biodiversity	0	Site is PDL but it is covered by a blanket TPO.

Sustainability Appraisal qualitative assessment of the development potential: The site is expected to have significant positive results in terms of making best use of PDL. It is unknown at this stage whether the development would impact on the site listed building and historic character of the site. The design of the development must be sensitive to its historic landscape character, protect existing trees and enhance biodiversity. This will improve many of the neutral scores recorded above.

US283: 1-5 Milbourne Lane, Esher

Ward: Esher

Site reference: US283

Site area: 0.36 ha

Site address: 1 to 5 Milbourne Lane, Esher, KT10 9DU

Map:



Satellite image:



Site description: Three detached dwellings located on the north side of Milbourne Lane and neighbouring a pavilion and Lawn tennis club to the east.

Existing land use: Residential (Use Class C3)

Source of site: Call for sites 2018, Urban Capacity Study and pre-applications.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment

Potential use of site

Residential development: Yes

Proposed yield: Net: 25 **Gross:** 28

Proposed density (dph): 78dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Located in a residential area accessible to local bus stops.

Availability

Availability Information

Pre-application queries and the 2018 call for sites confirm availability.

Achievability

Market and viability factors

There are no obvious market or viability factors to consider.

Can the constraints be overcome?

There are no major constraints that prevent the site from redevelopment.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	A regular bus route to Esher and Kingston with bus stops are located just outside the site. Claygate train station is located 1.4km away from the site. A private surgery and primary school are located within 400m of the site and an NHS practice is located within 800m. Esher district centre is located within 800m. The site is within 800m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 80km from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with an area of low surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has good accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and its public transport provisions and access to local services.

US286: Highwaymans Cottage Car Park, Portsmouth Road, Esher

Ward: Esher

Site reference: US286

Site area: 0.18 ha

Site address: Highwaymans Cottage Car Park, Portsmouth Road, Esher

Map:



Satellite image:



Site description: Public car park located on the east side of Portsmouth Road.

Existing land use: Car Pak (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Adjoins Esher Conservation Area
 - Adjoins a Grade I listed building (Clive House) and a locally listed building (1 to 5 Clive Place (west) and 115 and 115a High Street (north))
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 9

Proposed density (dph): 50dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Esher district centre with access to local bus stops, shops and services. It is within 800m of a private surgery, dentist and primary school.

Availability

Availability Information

EBC confirmed availability in 2018 and in 2020

Achievability

Market and viability factors

The existing car parking could be re-located closer to the district centre as part of a more holistic review of the public car park provision in Esher.

Can the constraints be overcome?

There are no major constraints, but the neighbouring heritage assets will need to be considered when considering the design of future development.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	The proposal could impact on neighbouring heritage assets however it is uncertain whether that could be positive or negative.
Accessibility	+	Located in Esher district centre, within 800m of a state school, a dentist and private surgery. A bus stops are located 65m from the site with regular bus routes to Kingston and Guildford. It is also located within 800m to natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site in in the built-up urban area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to a bus route and local services, it is considered a sustainable site.

US475: Willow House, Mayfair House and Amberhurst House, 4B Claremont Lane, Esher

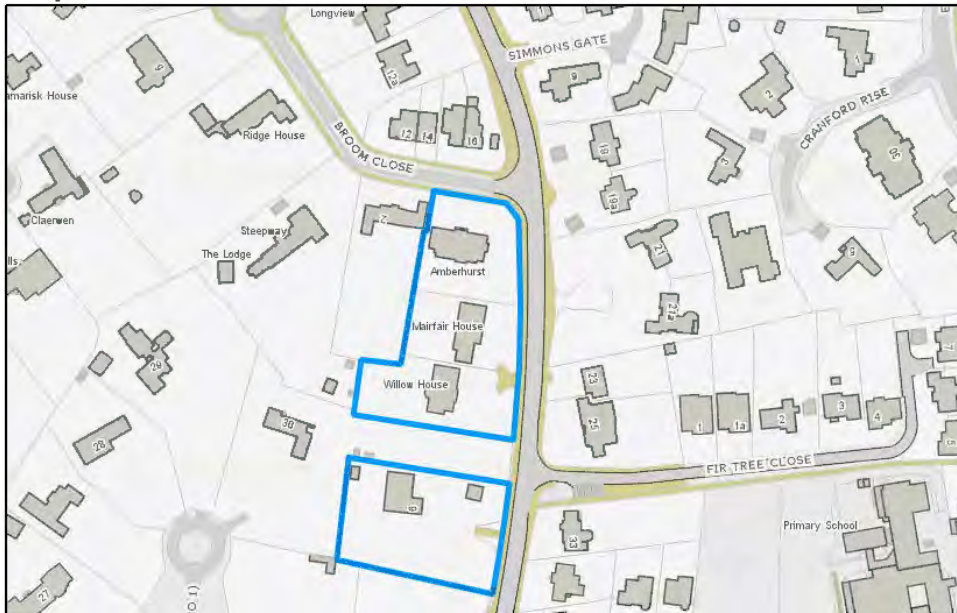
Ward: Esher

Site reference: US475

Site area: 0.5 ha

Site address: Willow House, Mayfair House and Amberhurst House, 4b Claremont Lane, Esher, KT10 9DW

Map:



Satellite image:



Site description: The site contains three large detached dwelling houses and are of traditional appearance. They are located on the western side of Claremont Lane close to the junctions with Fir Tree Close and Broom Close. The site does have several mature trees that are designated as TPOs.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Tree Preservation Orders (TPOs) – EL:11/26

Potential use of site

Residential development: Yes

Proposed yield: Net: 57 **Gross:** 60

Proposed density (dph): 120dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location with access to a local bus route and is within 800m of Esher district centre (north), a state school and a health centre (east).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

Further information would need to be supplied with any future application scheme in respect to the affordable housing and viability.

Can the constraints be overcome?

A transport assessment (including parking stress survey), tree surveys and significant landscaping details will be required to overcome constraints.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	Bus stops are located 150m away from the site offering a regular bus route to Esher and Kingston. Claygate train station is located 1.8km away from the site. A private surgery, dentist and NHS practice is located within 800m of the site and a primary school is located within 400m of the site. Esher district centre is located within 400m. The site is within 800m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 400m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has good accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and its public transport provisions and reasonable access to local services.

US481: 6 Bracondale and 43 Claremont Lane, Esher

Ward: Esher

Site reference: US481

Site area: 0.22 ha

Site address: 6 Bracondale and 43 Claremont Lane, Esher, KT10 9EN

Map:



Satellite image:



Site description: The site is located on a corner plot off Claremont Lane and Milbourne Lane comprising of two residential detached dwellings with car parking and garden space. Both dwellings are accessed via Bracondale Road off Milbourne Lane. There are also a number of mature trees between the two dwellings and bordering the site.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Surface Water Flooding 1 to 100 year (medium) and 1 in 30 year (high)
- Adjoins Grade II listed North and South Lodges and Gates to Claremont House

Potential use of site

Residential development: Yes

Proposed yield: Net: 16 **Gross:** 18

Proposed density (dph): 82dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Esher district centre (north) with local transport links. It is also in a suitable location of Claygate local centre (east) and of a state school (north), a health centre (south).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

There are no obvious market or viability factors to consider.

Can the constraints be overcome?

A flood risk assessment and flood risk mitigation will be required.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	A regular bus route to Esher and Kingston with bus stops are located just outside the site. Claygate train station is located 1.4km away from the site. A private surgery and primary school are located within 400m of the site and an NHS practice is located within 800m. Esher district centre is located within 800m. The site is within 800m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 80km from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site has a 1 in 30-year surface water flood risk over 20% of the site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has good accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and its public transport provisions and access to local services. However, flood risk mitigation will be required to reduce future flood risk on site.

US526: 40 New Road, Esher

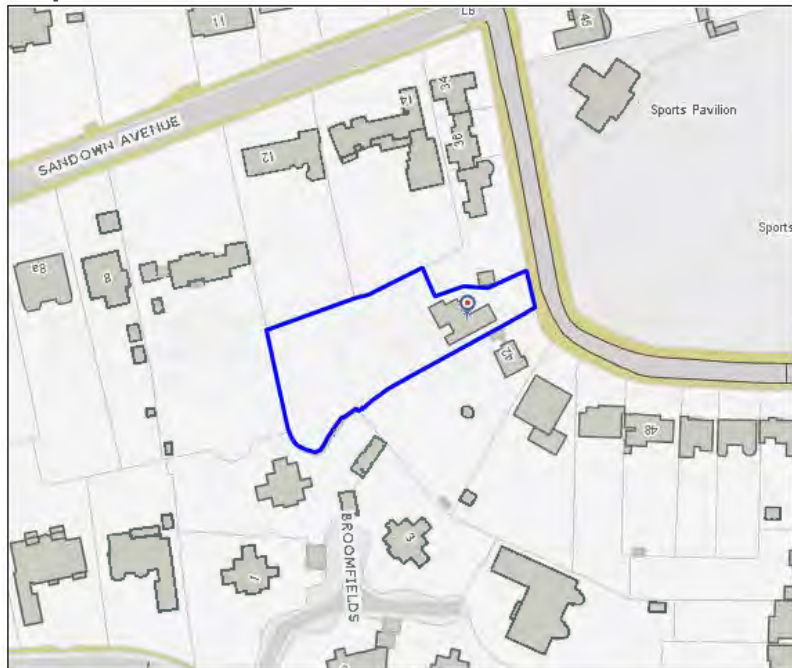
Ward: Esher

Site reference: US526

Site area: 0.3 ha

Site address: 40 New Road, Esher, KT10 9NU

Map:



Satellite image:



Site description: The site contains a large detached residential dwelling and lies opposite a sports ground on New Road, a private residential road.

Existing land use: Residential (Use Class C3)

Source of site: Planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/1238- Registered

3 pairs of semi-detached three-storey houses, 1 detached three-storey house and associated landscaping and parking following demolition of existing house.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Surface Water Flooding 1 in 30 years (high), 1 in 100 year (medium) and 1 in 1000 year (low)

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 Gross: 7

Proposed density (dph): 24dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is a suitable residential location close to local bus stops and within 400m of Esher district centre (west) and within 800m of Claygate local centre and train station (east), a state school (south) and a health centre (south).

Availability

Availability Information

Ownership certificate B has been submitted for the registered planning application.

Achievability

Market and viability factors

There have been other flatted developments in this residential road and therefore there is a reasonable prospect that this site could be developed.

Can the constraints be overcome?

There will need to be surface water flood risk mitigation however this could be achieved and overcome.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	Bus stops are located 467m away from the site offering an hourly bus service to Kingston and Esher. Claygate train station is located 1.4km away from the site. An NHS practice is located within 400m of the site and a dentist and primary school are located within 800m of the site. Esher district centre is located within 400m. The site is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located within 400m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 1 with a small area of high surface water flood risk 1 in 30 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and is located within built up urban land..
Landscape	+	Site located in the urban built-up area
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has reasonable accessibility and environmental scores. It does however score 1 negative impact in terms of surface water flooding which could be reduced with the correct mitigation.

US379: Hersham Shopping Centre, Molesey Road

Ward: Hersham Village

Site reference: US379

Site area: 1.55ha

Site address: Hersham Shopping Centre, Molesey Road, Hersham

Map:



Satellite image:



Site description: The site consists of the Hersham shopping centre with Waitrose and other shops. It includes a large car park for Waitrose customers and is located to the south east of the Waitrose building. Residential properties neighbour the site to the north and Burhill primary school is located on the opposite side to the south.

Existing land use: Retail (Use class E) Car Park (Sui Generis)

Source of site: Pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5–7km
 - Adjoins Hersham Village Conservation Area
 - Strategic View 5 - The Valley of the River Mole from The Ledges at Esher.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 200 (C2/C3) **Gross:**
200 (C2/C3)

Proposed density (dph): 129dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location in Hersham district centre with local bus stops, a health centre and a state school.

Availability

Availability Information

Owners have confirmed availability in 2022.

Achievability

Market and viability factors

The mixed-use development will be achievable in the district centre. Although proposing specialist C2 accommodation, these appear to be self-contained retirement apartments which would contribute to the housing numbers.

Can the constraints be overcome?

Future development will need to consider the adjoining Conservation Area and historical setting of Hersham.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	++	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether the proposed development will impact on the adjoining conservation area.
Accessibility	+	Located in Hersham district centre, 400m to GP, dentist and state schools. Bus stops are located 200m from the site with regular routes (once an hour 5 days a week) to Whiteley Village and Heathrow and Kingston, Staines and Addlestone. Hersham train station is located 1.4km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located in Hersham district centre and 270m from strategic employment land.
Employment	+	Will retain existing jobs at Waitrose and may increase jobs at the retirement centre and retail improvements.
Flooding	0	Located in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	0	The site located in the urban built-up area with no open green space adjoining or neighbouring it. However, it does fall within a strategic view but it unlikely to impact this.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US441: 63 Queens Road, Hersham

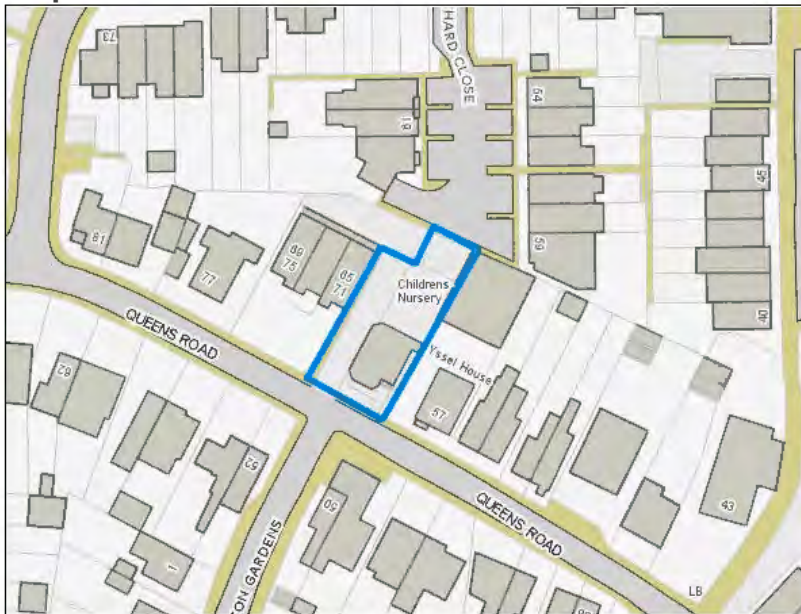
Ward: Hersham Village

Site reference: US441

Site area: 0.05 ha

Site address: 63 Queens Road, Hersham, KT12 5NF

Map:



Satellite image:



Site description: The application site is located on the north side of Queens Road in Hersham. The property consists of the former Trinity United Reform Church which has been more recently used as a day nursery. The site is currently unoccupied and has a modern appearance. The surrounding area has a mixed use feel with a number of commercial facilities including interspersed commercial units and offices etc although the area does have a more residential suburban feel to it.

Existing land use: Community Use (Use Class F1)

Source of site: Planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2019/1320 – Refused

Detached part three/ two-storey building incorporating basement comprising 7 flats with associated groundworks and landscaping following demolition of the existing building (171.5 sqm)

2018/2972 – Withdrawn

Detached part three/ part two-storey building incorporating basement comprising 7 flats with associated groundworks and landscaping following demolition of the existing building (171.5 sqm)

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area – 5-7km buffer
 - Strategic View 5 – The Valley of the River Mole from The Ledges at Esher
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 5

Proposed density (dph): 111

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 800m of a Hersham district centre (east) and Halfway local centre (north) that has local bus stops, a state school and a health centre (south east).

Availability

Availability Information

Certificate B has been signed for the 2019 application serving notice on the owners

Achievability

Market and viability factors

A viability assessment suggesting possible relocation of the community use will be required to strengthen the case of redevelopment to housing. There was also lack of provision of affordable housing in a poorly design schemed. Good design will be expected including a reasonable contribution of affordable housing.

Can the constraints be overcome?

The identified constraints can be overcome with good design, affordable housing contributions and justification for the loss of community use.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	Buses stops are located just outside the site and offer regular bus routes to Kingston, Staines and Addlestone. Located 800m to Halfway local centre and Hershams District Centre, GP, dentist and state schools. Within 400m from natural greenspace, a pocket park, children's play area and a local park.
Brownfield land	++	PDL on the site will be used.
Economic growth	++	Within 800m to district centre and strategic employment land.
Employment	-	Only creates temporary construction jobs and represents a loss of employment from community use.
Flooding	0	Located in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered sustainable as it is in the urban built up area close to green infrastructure and local services. The loss of community use would have to be justified in order to change the employment SA objective to a neutral score. This could be achieved with the relocation of the use to a better site perhaps in a local centre or district centre.

US489: 19 Old Esher Road, Hersham

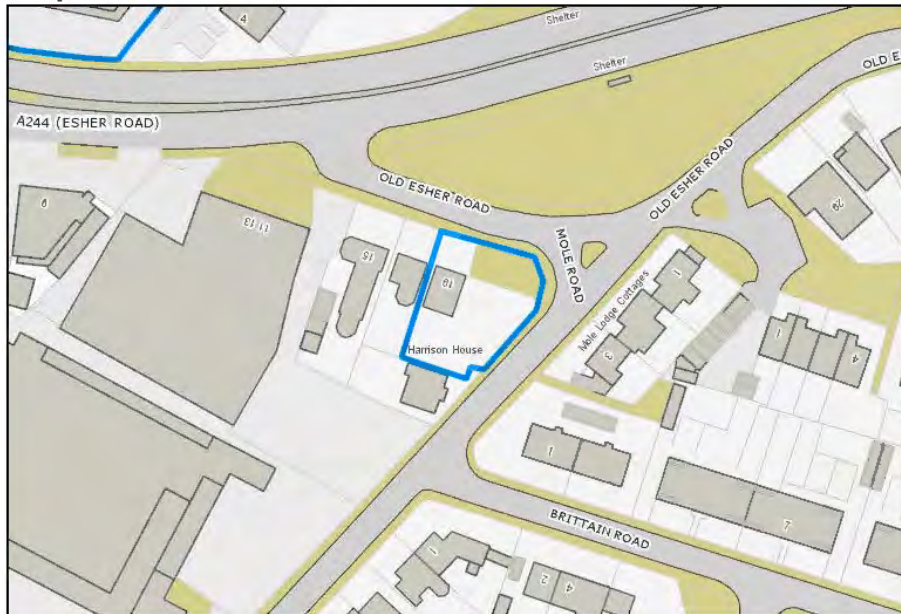
Ward: Hersham Village

Site reference: US489

Site area: 0.06 ha

Site address: 19 Old Esher Road, Hersham, KT12 4LA

Map:



Satellite image:



Site description: The site is located on the corner of Old Esher Road and Mole Road and comprises of a single detached dwelling house and an open garden.

Existing land use: Residential (Use Class C3)

Source of site: 2020 Planning Application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

Pre-application for a three-storey building containing nine self-contained apartments (submitted in 2020).

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 100

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location in close proximity to Hersham district centre with local bus stops. The site is also within 800m of state schools (north and south), a health centre (south).

Availability

Availability Information

Having submitted a pre-application request, it is considered that the site is available for development.

Achievability

Market and viability factors

There is no known market or viability factors to take into account at this stage.

Can the constraints be overcome?

There are no major constraints that will prevent the redevelopment of this site. For the above reason the deliverability of the site is reflected in the 1-5-year timescale.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	++	Bus route to Staines and Kingston every hour outside property. Within 400m of Hersham district centre and dentist and 800m to GP and state schools. Natural greenspace, recreation ground and pocket park within 400m of the site.
Brownfield land	++	PDL
Economic growth	++	The site is located next to Strategic Employment Land and within 400m of the district centre.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with only a small area of surface water flooding 1 in 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores three significant positive results in terms of its location close to strategic employment land, its transport links, its location of services and green infrastructure and its use of brownfield land. There are no negative results and minor positives are seen across the social, economic and environmental SA objectives.

US517: Park House, Pratts Lane, Hersham

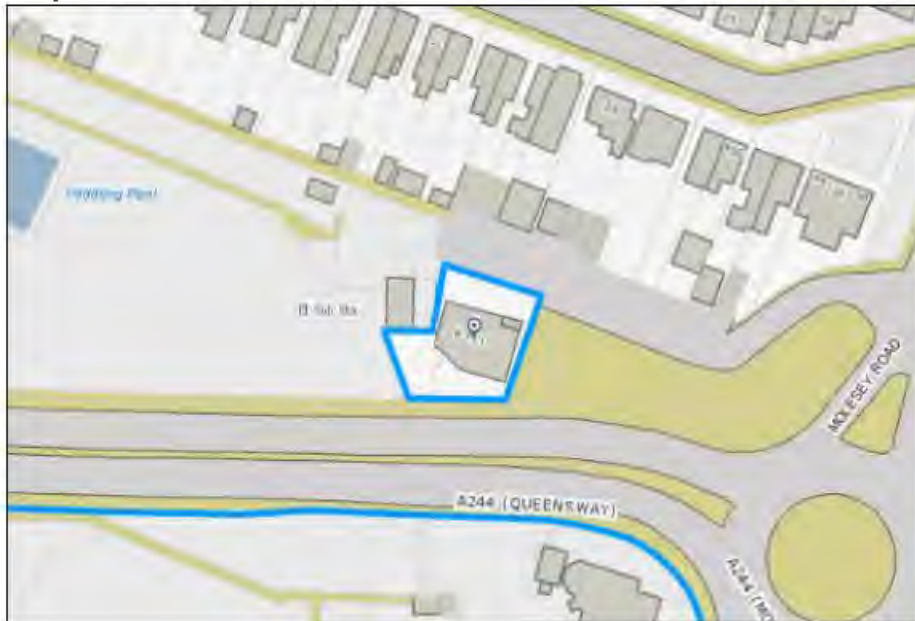
Ward: Hersham Village

Site reference: US517

Site area: 0.05 ha

Site address: Park House, Pratts Lane, Hersham, KT12 4RR

Map:



Satellite image:



Site description: The site is a residential block located on Pratts Lane accessed off Molesey Road. It comprises of 4 flats with associated parking.

Existing land use: Residential (Use Class C3)

Source of site: Planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/0079 – Refused:

Prior Approval Schedule 2, Part 20, Class A: Additional storeys above existing block of flats to create 5 dwellings

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km
 - Adjoins Grade II statutorily listed building - The Barley Mow public house (west)
 - Strategic View 5 - The Valley of River Moles from Ledges at Esher
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 9

Proposed density (dph): 180dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located within 400m of Hersham district centre supplying services and local bus services. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Prior approval application submitted 2021. No official confirmation of availability.

Achievability

Market and viability factors

The site would benefit from an intensified use, but good design will be required to mitigate any impact on the character of the area.

Can the constraints be overcome?

The site adjoins a Grade II listed building and is within a strategic view. Good design will be required to mitigate impact.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	Located within 400m of Hersham district centre, a GP, dentist and state schools. Bus stops are located outside the site with four buses providing at least once per hour five days a week from Kingston to Staines and Addlestone and, Whiteley Village to Heathrow, there is another less frequent service from Kingston to Weybridge. Hersham train station is located 1.25km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL
Economic growth	++	Located within 400m of Hersham district centre and strategic employment land.
Employment	0	Will retain existing jobs and create temporary construction jobs.
Flooding	0	Located in flood zone 1, with no fluvial or surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potentially known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	-	Site could impact on the strategic view and also adjoins natural green space.
Biodiversity	+	Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has one minor negative impact because it could have an impact on the adjoining natural greenspace and a strategic view. This score could be improved with good use of design. Future development will also need to enhance the adjoining Grade II listed building to have a positive impact on heritage. The site is otherwise in a suitable location that is accessible to transport services, health care provisions, education and natural greenspace.

US151: Garages to the rear of Belvedere Gardens, West Molesey

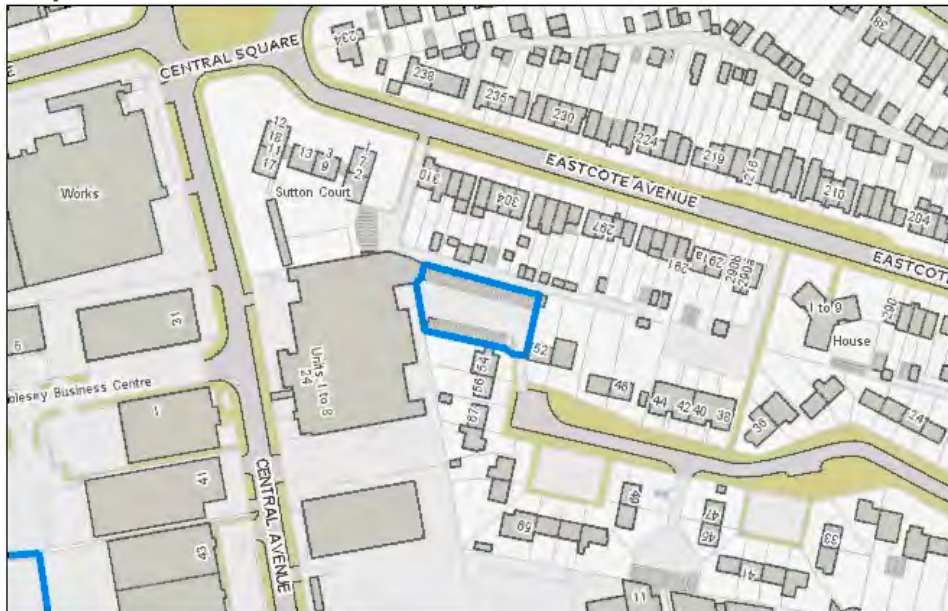
Ward: Molesey West

Site reference: US151

Site area: 0.09 ha

Site address: Garages to the rear of Belvedere Gardens, West Molesey

Map:



Satellite image:



Site description: Garage blocks with access via Belvedere Gardens. Residential properties surround the site to the north, east and south but abutting the west boundary are large warehouse units in the Molesey Industrial Estate, which is strategic employment land.

Existing land use: Garages and hardstanding (Use Class Sui Generis)

Source of site: 2018 pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/3003- Under consideration

Terrace of 4 two-storey houses with associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings

Landowners: PA Housing

Policy designations/ constraints

-
- Adjoins M3 Contaminated Land Poly – C021 (west)

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 44dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/a **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a semi residential and industrial area and is in within 800m of a state school (east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period. The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

There are no major constraints that would need to be overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located over 2km from a rail station and bus stops are located 70km away and offer hourly bus routes into Kingston and Weybridge. Molesey Hospital and a state primary school are located within 800m of the site. The nearest district centre is over 2km away and the nearest local centre is over 1km away. Grovelands Recreation ground with children's play area, natural greenspace and a local park is located within 400m of the site.
Brownfield land	++	PDL
Economic growth	++	Located next to strategic employment land, 2km from a district centre and 1km from a local centre which provides employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	It does adjoin potentially contaminated land.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fair in terms of its accessibility and is expected to have significant positive changes in terms of the use of previously developed land and economic growth. It could result in a positive change for land if the site does need any remediation following investigation. There are no negative impacts expected from future development and therefore no mitigation is required.

US152: Garages to the rear of Island Farm Road, West Molesey

Ward: Molesey West

Site reference: US152

Site area: 0.1 ha

Site address: Garages to the rear of Island Farm Road, West Molesey

Map:



Satellite image:



Site description: Garage blocks located behind dwellings to the south of Island Farm Road and dwellings to the east of Approach Road. Allotments are located to the east of the site.

Existing land use: Garages and hardstanding (Use Class Sui Generis)

Source of site: Urban Capacity Study, 2019 pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/3004- Under Consideration

Terrace of 4 two-storey houses with associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings.

Landowners: PA Housing

Policy designations/ constraints

- Historic Landfill Sites EL/039, 289 Fleetside Estate
- Historic Landfill Sites 250m buffer
- Adjoins Site of Nature Conservation Importance (south)
- Adjoins Biodiversity Opportunity Area (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 Gross: 4

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/a Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of a state school (north) and local bus stops.

Availability

Availability Information

Availability has been confirmed in 2020.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period. The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

Potential land contamination could be remediated.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 2.4km from a rail station and although bus stops are located 250m away they offer an infrequent bus route into Kingston and Weybridge. Molesey Hospital is located opposite the site and a primary school is within 400m of the site. The nearest district centre is over 2km away and the nearest local centre is over 1km away. The site lies next to allotments and natural greenspace is available within 400m of the site. Grovelands Recreation ground with children's play area, natural greenspace and a local park is within 800m of the site.
Brownfield land	++	PDL
Economic growth	++	Located 270m from strategic employment land, 2km from a district centre and 1km from a local centre which provides employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	0	Even though the site borders the Green Belt to the rear, it is within the urban built up area.
Biodiversity	?	Site in within the built-up urban area, on PDL but borders a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fair in terms of its accessibility and sustainability. The design of development should consider the biodiversity opportunity area at the rear of the site so that it helps support biodiversity in this area.

US299: East Molesey Car Park, Walton Road, East Molesey

Settlement/ward: Molesey East

Site reference: US299

Site area: 0.4ha

Site address: East Molesey Car Park, Walton Road, East Molesey

Map:



Satellite image:



Site description: The car park is located to the south of Walton Road, behind a parade of shops in the East Molesey district centre. The car park is accessed off Walton Road. Part of the site is located within East Molesey Old Village conservation area.

Existing land use: Car park (sui generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Landowners: Elmbridge Borough Council

Relevant planning history / Status: No relevant planning history.

Policy designations/ constraints

- Flood Zone 2
- East Molesey Old Village Conservation Area (east)
- Adjacent to Locally Listed Building – No.92 The Old Fire Station, Walton Road

Potential use of site

Residential development: Yes

Proposed yield: Net: 23 **Gross:** 23

Proposed density (dph): 58dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area within a district centre with public transport and access to local services.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The loss of the car park will require consideration as it could impact upon the performance of the district centre. However, there is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

Yes, with flood mitigation and the relocation/ provision of parking.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the g conservation area.
Accessibility	+	The site lies within 1km from Hampton Court train station and is located only 35m from a bus stop with an hourly service to West Molesey and Kingston. It is located in a district centre and within 400m to a state primary school, NHS GP and dentist. A pocket park and natural greenspace is located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is located in a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	-	The site is located in flood zone 2 and has surface water flooding risk 1 to 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site scores a minor negative result in terms of flooding and will require mitigation to address the risk. Being in a district centre with access to a regular bus route and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US507: 133-135 Walton Road, East Molesey

Settlement/ward: Molesey East

Site reference: US507

Site area: 0.11 ha

Site address: 133-135 Walton Road, East Molesey, KT8 0DT

Map:



Satellite image:



Site description: The site is located to the north of Walton Road, a classified 'B' road and is located on a corner plot with Park Road to the east. It consists of an electrical retailer on ground floor level with residential property above.

Existing land use: Retail (Use class E) and residential (use class C3)

Source of site: Pre-application 2021

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status:

2018/3346: Land rear of 1-7 Park Road – Detached two storey house, front gate and associated parking and landscaping- Granted Planning Permission

Policy designations/ constraints

- Air Quality Management Area
 - District Centre
 - Primary Shopping Frontage
 - Flood Zone 2
 - Low Risk Surface Water Flooding (1 in 1000 years)
 - Medium Risk Surface Water Flooding (1 in 100 years) on west boundary
 - Adjoins East Molesey Ken Town conservation area.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 9

Proposed density (dph): 82dph

Commercial uses: Yes- ground floor only

Proposed floorspace (sqm): TBC

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area within a district centre with public transport and access to local services.

Availability

Availability Information

Having submitted a pre-application request, it is considered that the site is available for development.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

Good design will be required to mitigate the potential flood issues and air pollution.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the adjoining conservation area.
Accessibility	+	The site lies within 1.6km from Hampton Court train station and is located only 120m from a bus stop with an hourly service to West Molesey and Kingston, a weekend service from Kingston to Weybridge and school only day service from Kingston to Esher High School. It is located in a district centre and within 400m to a state junior school, NHS GP and dentist. A local park and natural greenspace is located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is located in a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs and will retain the commercial use on ground floor.
Flooding	-	The site is located in flood zone 2 and has surface water flooding risk 1 to 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site but does adjoin potential contamination.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site scores a minor negative result in terms of flooding and will require mitigation to address the risk. There is also a double negative with the site being located in an AQMA and good design will be required to mitigate the air pollution impact. Being in a district centre with access to a regular bus route and local services, it is considered a sustainable site.

US509: 2 Beauchamp Road, East Molesey

Settlement/ward: Molesey East

Site reference: US509

Site area: 0.24 ha

Site address: 2 Beauchamp Road, East Molesey, KT8 0PA

Map:



Satellite image:



Site description: The site is a residential dwelling on the corner of Spencer Road and Beauchamp Road. There is a double access route to the dwelling and it also has large garden space with trees.

Existing land use: Residential (Use Class C3)

Source of site: Planning history

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status:

2019/1255 - Refused:

4 detached two-storey houses with rooms in the roof space, dormer windows, roof lights, integral garages, new access and alterations to existing accesses following demolition of existing house and detached garage

2020/1273 – Refused / Appeal dismissed:

Two detached two-storey buildings with rooms in the roof space to create 10 flats with associated parking, new access from Spencer Road, bin and cycle stores, landscaping, alterations of two existing accesses from Beauchamp Road and removal of one existing access following demolition of existing house.

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium)
- Adjoins Tree Preservation Order – EL:89/01

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 10

Proposed density (dph): 41.6dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area within a district centre with public transport and access to local services.

Availability

Availability Information

Owners were served notice in 2020.

Achievability

Market and viability factors

Flood mitigation may impact on viability.

Can the constraints be overcome?

The site has medium surface water flooding which will need mitigating prior to redevelopment.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological historic and cultural assets.
Accessibility	+	The site lies within 1.34km from Hampton Court train station and is located only 300m from a bus stop with an hourly service to West Molesey and Kingston, a weekend service from Kingston to Weybridge and school only day service from Kingston to Esher High School. It is located 230m south of a district centre and within 400m to a state primary school, NHS GP and dentist. A pocket park and natural greenspace is located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is in close proximity of a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	0	The site is in Flood Zone 1 with medium surface water flooding (1 in 100 year)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have a number of positive impacts on sustainability. There are no negative impacts expected that would require mitigation.

US529: Garage block west of 14 and north of 15 Brende Gardens

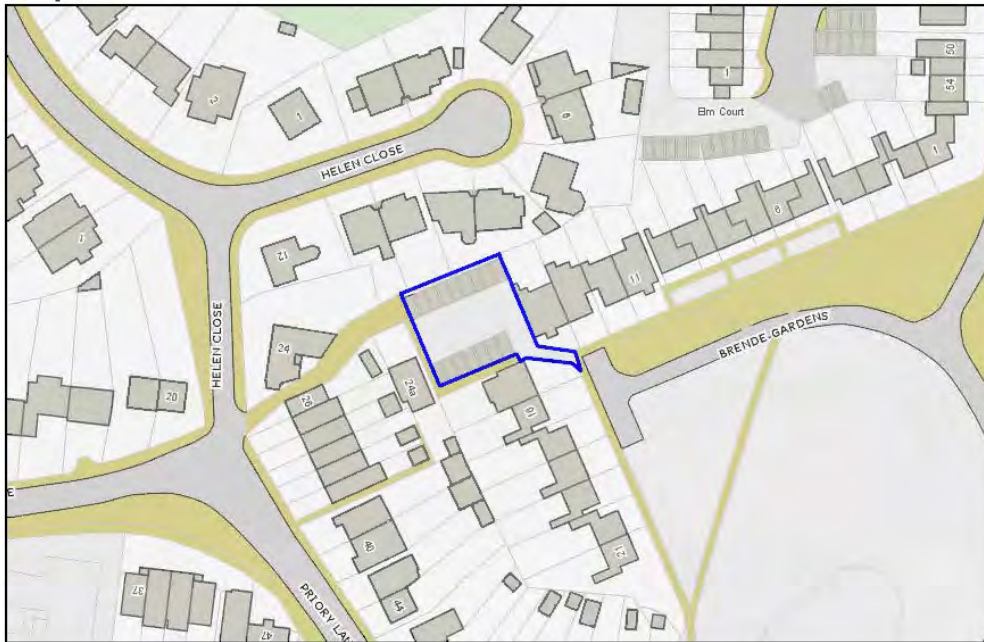
Ward: Molesey West

Site reference: US529

Site area: 0.05 ha

Site address: Garage block west of 14 and north of 15 Brende Gardens, West Molesey

Map:



Satellite image:



Site description: The site is located on the north west of Brende Gardens and comprises two rows of garages.

Existing land use: Garages (Sui Generis)

Source of site: Planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/0345- Under consideration

Pair of semi-detached two-storey houses, associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings.

Landowners: PA Housing

Policy designations/ constraints

No constraints

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 80dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and 220m from a local bus stop and 100m of state school. East Molesey District Centre, Hampton Court train station and a health centre are over 800m away.

Availability

Availability Information

Planning application received in 2021.

Achievability

Market and viability factors

There are no obvious market or viability factors to consider at this stage.

Can the constraints be overcome?

There are no constraints on the site to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 2.45km from a rail station and although bus stops are located 220m away they offer an infrequent bus route into Kingston to Weybridge and also Kingston to Esher High School (twice a day on school days). Molesey community hospital is located within 800m away as well as a dentist. The nearest school is a primary school is within 200m of the site. The nearest district centre is over 1km away. A children's play area is located within Brende Gardens.
Brownfield land	++	PDL
Economic growth	+	Located 800m from strategic employment land and 1km of a district centre providing employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	0	The site is in a built-up urban area with unlikely intrusions from light or noise pollution.
Landscape	+	Site located in the urban built-up area.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fair in terms of its accessibility and sustainability..

US135: 12-16a High Street, Walton-on-Thames

Ward: Walton Central

Site reference: US135

Site area: 0.08 ha

Site address: 12-16a High Street, Walton-on-Thames, KT12 1DA

Map:



Satellite image:



Site description: The site comprises a three-storey building located on the western side of the High Street, Walton-on-Thames. This includes retail units on the ground floor, assembly and leisure on the first floor and residential on the second floor.

Existing land use: Ground floor retail (Use Class E) upper floors assembly & leisure (Use Class E) and residential (Use Class C3).

Source of site: Planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/1947 – Refused

Change of use of first floor from Assembly & Leisure (D2) (268sqm) to Residential (C3).

2019/0083 – Withdrawn

A mixed-use development comprising Retail (A1) (388 sqm) at ground floor level, and 32 flats incorporating car and cycle parking, bin storage and associated works following demolition of existing buildings except front facade.

2018/1099 – Refuse Planning Permission

Change of use of first floor from Assembly & Leisure (D2) (268sqm) to Residential (C3).

2018/1098- Grant Permission

Change of use of ground and basement floors from Shops (A1) (378sqm) to Restaurants and Cafes (A3).

Landowners: Private

Policy designations/ constraints

- Primary Shopping Frontage
 - Air Quality Management Area
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 24 Gross: 26

Proposed density (dph): 388dph

Commercial uses: Yes- at ground floor

Proposed floorspace (sqm): Net: 23 sqm Gross: 388 sqm

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location in Walton-on-Thames town centre with local bus stops. It is also within 400m of a state school and within 800m to a health centre (south).

Availability

Availability Information

Owners were served notice under the 2018, 2019 and 2020 planning applications.

Achievability

Market and viability factors

Air quality mitigation will need investigation and may have viability implications.

Can the constraints be overcome?

Yes, with design measures.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	Located in a town centre, within 400m of a state school and 800m of a dentist and GP. A bus stop with 3 hourly bus routes is located outside the site. It is also located within 400m to a park with natural greenspace and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located in Walton town centre which provides employment.
Employment	0	The site will retain some employment for the existing commercial use but not from the leisure use.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores a significant positive result in terms of making best use of PDL. Being in the town centre with access to a number of buses and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US166: Garages to the rear of 17-27 Field Common Lane, Walton-on-Thames

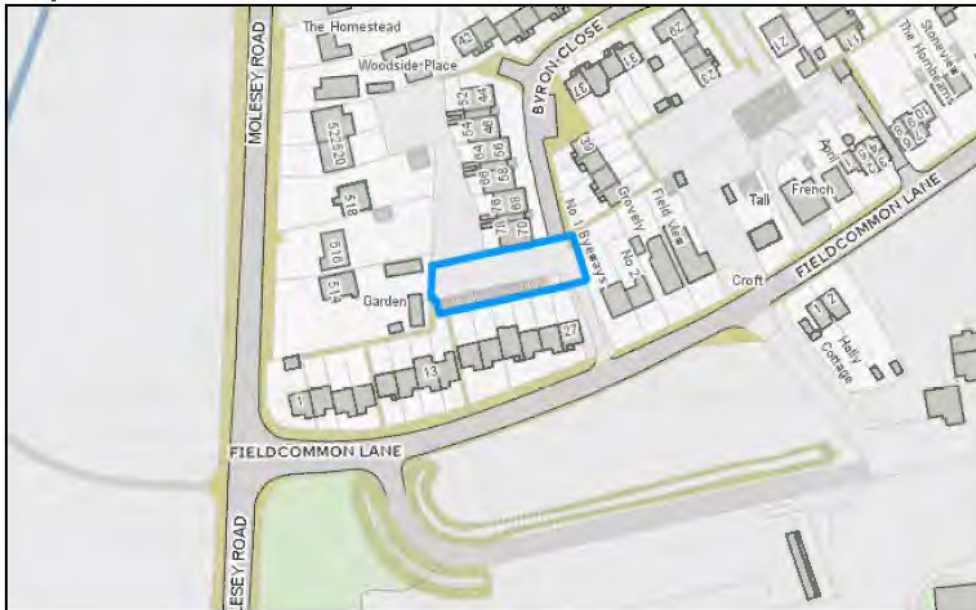
Ward: Walton South

Site reference: US166

Site area: 0.08 ha

Site address: Garages to the rear of 17-27 Field Common Lane, Walton-on-Thames, KT12 3QH

Map:



Satellite image:



Site description: Site comprises of hardstanding and garages and is accessed via Field Common Lane.

Existing land use: Garages and hardstanding (Use Class Sui Generis)

Source of site: Urban Capacity Study, 2019 pre-applications and planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/3500- Under consideration

Detached three-storey building to create 3 flats, bin and cycle stores, parking and landscaping following demolition of existing garages

Landowners: PA Housing

Policy designations/ constraints

- Biodiversity Opportunity Area
 - Flood Zone 2
 - Flood Warning Areas – River Mole at Esher and East Molesey including Walton-on-Thames, West Molesey and Thames Ditton
 - Ground Water Vulnerability 100k
 - Historic Landfill Sites 250m Buffer
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 3 Gross: 3

Proposed density (dph): 37.5dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/a Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is currently used for garaged parking by nearby residents. The area is characterised by residential development, with residential properties enveloping the site.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

There is a reasonable prospect that the site could be achieved in a 1-5-year time period, subject to the cost of a flood risk assessment and flood mitigation measures.

Can the constraints be overcome?

The site is within Flood Zone 2 and will require a flood risk assessment to determine whether this can be mitigated for and overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 1.1km from a rail station and health care (GP and dentist) are located over 1.5km away. It does however have two bus routes with hourly services into Kingston, Addlestone, Hersham and Walton Leisure centre located 200m away. A primary school and Walton Town Centre are located within 800m and Walton Terrace Road Local Centre is located within 400m. The site lies next to a recreation ground that offers natural greenspace, local park and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located 800m from Walton town centre and 400m from a local centre which provides some employment.
Employment	0	The site will include the same level of employment for the existing D1 use but will only create temporary construction work.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk 1- 100 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	0	As the site is surrounded by residential properties it is unlikely to impact on the Green Belt and a local green space designation that is 40m from the site.
Biodiversity	0	Site in within the built-up urban area, on PDL but it does fall within a biodiversity opportunity area due to its location near the reservoir.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fair in terms of its accessibility and sustainability. It does score many neutral impacts, but it is unlikely that development would impact on the landscape and biodiversity as the site is surrounded by built up residential properties.

US326: 9-21a High Street, Walton-on-Thames

Ward: Walton Central

Site reference: US326

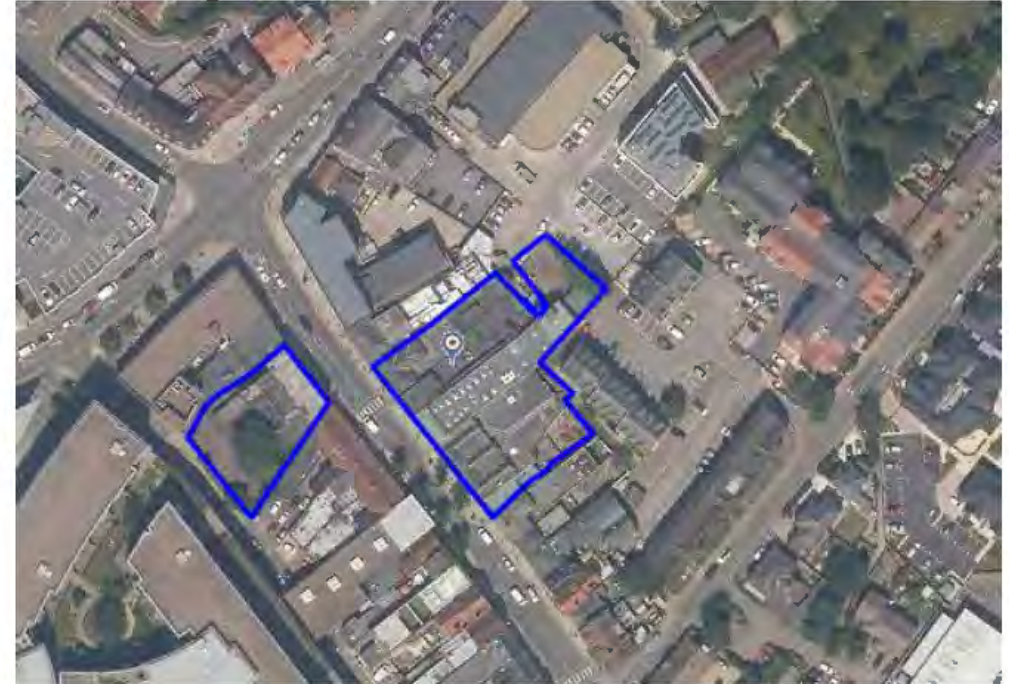
Site area: 0.24 ha

Site address: 9-21a High Street, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises five, two storey retail units which are located on the north eastern side of the High Street. There is 1 flat above 21a High Street. The site is situated directly adjacent to the Heart Shopping Centre which is immediately to the south-east of the site. Immediately to the rear of the site are The Quintets, which are utilised as offices.

Existing land use: Retail (Use Class E) and C3.

Source of site: Urban capacity study, pre-application and refused planning application and 2021 pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2018/1683 – Refused

Mixed-use development comprising retail (A1) (522 sqm), retail (A1)/ restaurant (A3) (209 sqm) and 30 flats incorporating car and cycle parking, bin stores and associated works following demolition of existing buildings.

Landowners: Private

Policy designations/ constraints

- Primary Shopping Frontage
 - Air Quality Management Area
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 71 Gross: 72

Proposed density (dph): 300dph

Commercial uses: Yes- at ground floor

Proposed floorspace (sqm): Gross: 942sqm (retail)

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location in Walton-on-Thames town centre with local bus stops. It is also within 800m of a state school and a health centre (south).

Availability

Availability Information

Owners were served notice under the 2018 application.

Achievability

Market and viability factors

Air quality mitigation will need investigation and may have viability implications.

Can the constraints be overcome?

The constraints could be overcome and the reason for refusal solved with further design work and justification of parking level.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	Located in a town centre, within 400m of a state school and 800m of a dentist and GP. A bus stop with 3 hourly bus routes is located outside the site. It is also located within 400m of a park with natural greenspace and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located in Walton town centre which provides employment.
Employment	0	The site will retain some employment from the existing commercial use.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores a significant positive result in terms of making best use of PDL. Being in the town centre with access to a number of bus routes and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US339: Walton Park Car Park, Walton Park, Walton-on-Thames

Ward: Walton South

Site reference: US339

Site area: 0.34 ha

Site address: Walton Park Car Park, Walton Park, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises of a public car park with residential properties surrounding the site.

Existing land use: Car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

No constraints.

Potential use of site

Residential development: Yes

Proposed yield: Net: 17 **Gross:** 17

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area and is adjacent to Hersham train station and close to local bus services.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

There are no market or viability factors to consider. However, the loss of the public car park would need consideration.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is located 110m from Hershams train station and 50m from a bus stop which has an hourly service to Hershams and Walton Leisure Centre. It is also located 1.36km from a local centre and within 800m of a dentist and primary school. Coronation recreation ground is located within 800m of the site and offers natural greenspace, a local park and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	++	It is located opposite a strategic employment area.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have many positive changes towards sustainability across the social, economic and environmental objectives.

US350: Leylands House, Westfield Road, Walton-on-Thames

Ward: Walton South

Site reference: US350

Site area: 0.31 ha

Site address: Leylands House, Westfield Road, Walton-on-Thames, KT12 3PW

Map:



Satellite image:



Site description: The site comprises of warehouses used for storage and offices and associated hardstanding. It is located on a corner plot between Molesey Road and Fernbank Avenue with residential units to the south.

Existing land use: Offices and Storage (E and B8 use)

Source of site: Urban Capacity Study and 2020 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private and PA Housing

Policy designations/ constraints

- Biodiversity Opportunity Area
 - Flood Zone 2
 - Historic Landfill Sites 250m buffer
 - M3 Contaminated Land Poly – C005
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 56 **Gross:** 56

Proposed density (dph): 181dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location with local bus stops.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The site is in a Biodiversity Opportunity Area and in Flood Zone 2 both will require consideration as to whether they will be further impacted by future redevelopment. There is also the potential of contamination from the site being in the buffer zone of a historic landfill which will need to be investigated.

Can the constraints be overcome?

If the land contamination can be remediated and the loss of commercial units justified, housing could be delivered in a 1-5-year time period.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no archaeological, historic and cultural assets on or nearby to the site.
Accessibility	0	The site is located 60m from a bus stop offering less frequent bus routes into Kingston, Weybridge and Addlestone. It is 1.2km from Hersham train station. Its nearest local centre is located 2.2km away and schools, dentist and NHS practices are all located over 800m away. There is 1 play area within 400m of the site.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located 3km of a town centre.
Employment	-	In residential use only, the development will result in a loss of employment.
Flooding	-	Mostly all flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	Contaminated land will need to be remediated.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	0	Site does fall within a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of using brownfield land and reducing land contamination. It is not the most accessible of locations and relies on transport to access local centre shops, services, healthcare and schools. A more regular bus route could help to make the site more sustainable. The site could offset the loss of commercial use to a more strategic employment area allowing sole use of residential units which would mitigate the loss of employment. Flood mitigation would also be required to mitigate the potential risk of future flooding.

US361: Garages adjacent to 1 Tumbling Bay, Walton-on-Thames

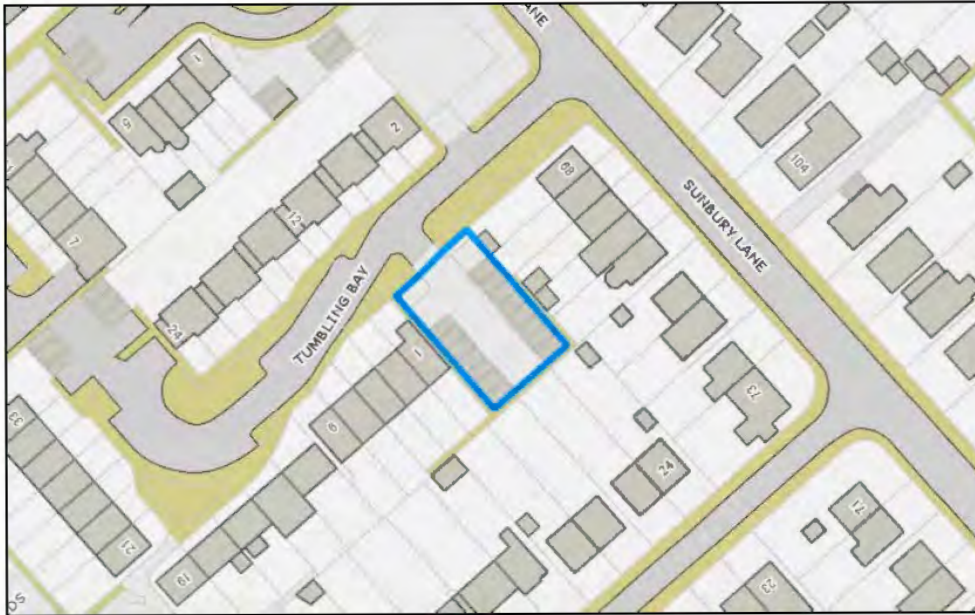
Ward: Walton North

Site reference: US361

Site area: 0.05 ha

Site address: Garages adjacent to 1 Tumbling Bay, Walton-on-Thames

Map:



Satellite image:



Site description: The site contains of two rows of garages and hardstanding which lies between Tumbling Bay and houses on Sunbury Lane.

Existing land use: Garages (Sui Generis).

Source of site: Urban Capacity Study and 2021 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

- M3 Contaminated Land Poly - C021
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 2 Gross: 2

Proposed density (dph): 40dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location and is within 800m of Walton-on-Thames town centre and a state school and within 400m to Walton Terrace Road local centre.

Availability

Availability Information

Availability has been confirmed by the landowners in 2021 with pre-application request.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

Potential land contamination can be remediated.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located over 2.5km from a rail station and health care (GP and dentist) are located over 1.5km away. There are two bus routes with hourly services into Kingston, Addlestone, Hershaw and Walton Leisure centre located 0.6km away. A primary school and Walton Town Centre are located within 800m and Walton Terrace Road Local Centre is located within 400m. The site lies within 400m of a recreation ground that offers natural greenspace, local park and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located 800m from Walton town centre and 400m from a local centre which provides some employment.
Employment	0	Only creates temporary construction work.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is fair in terms of its accessibility and sustainability. This could be improved by providing a closer bus stop that extends the regular bus routes that already exist.

US464: 63 to 69 High Street, Walton-on-Thames

Ward: Walton Central

Site reference: US464

Site area: 0.13 ha

Site address: 63 to 69 High Street, Walton-on-Thames, KT12 1DJ

Map:



Satellite image:



Site description: The site contains a small terrace of 4 three storey units with commercial units on the ground floor and residential/ office space on the upper floors.

Existing land use: Retail and financial services (use Class E), residential (use Class C3) and office (use class E).

Source of site: 2019 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Secondary shopping frontage
- Air Quality Management Area
- Adjoins M3 Contaminated Land Poly – C006 (north)

Potential use of site

Residential development: Yes (affordable) **Proposed yield: Net:** 28 **Gross:** 29 **Proposed density (dph):** 223dph

Commercial uses: Yes **Proposed floorspace (sqm): Gross:** 366sqm

Gypsy/Travelling Showpeople: No **No. of pitches:** N/A

Other: N/A **Specify:** N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location in Walton-on-Thames town centre with local bus stops. It is also within 800m of a state school and a health centre (south).

Availability

Availability Information

A recent pre-application suggests potential to develop the site.

Achievability

Market and viability factors

Air quality mitigation will need investigation and may have viability implications.

Can the constraints be overcome?

The neighbouring site has just had planning permission for a similar scheme so it is likely that this development could be delivered within 1-5 years.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	Located in a town centre, within 400m of a state school and 800m of a dentist and GP. A bus stop with 3 hourly bus routes is located outside the site. It is also located within 400m to a park with natural greenspace and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located in Walton town centre which provides employment.
Employment	0	The site will include some employment for the existing commercial use.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores a significant positive result in terms of making best use of PDL. Being in the town centre with access to a number of buses and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US487: 16-18 Sandy Lane, Walton-on-Thames

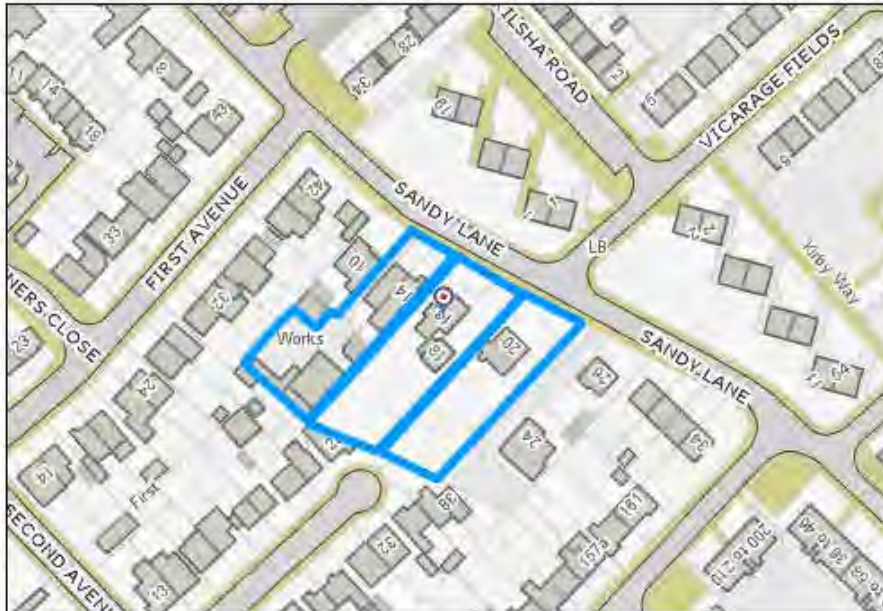
Ward: Walton North

Site reference: US487

Site area: 0.11 ha

Site address: 16-18 Sandy Lane, Walton-on-Thames, KT12 2EQ

Map:



Satellite image:



Site description: The site comprises of a semi-detached building with rear caravans previously used as travelling showmen site.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study, pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2021/0628- Pending

Development comprising terrace of 3 two-storey houses one with room in the roof space and terrace of 3 two-storey houses and 1 one-storey house, following demolition of existing buildings.

2017/1743 – Refused

Development comprising 10 residential units (10 flats) with associated parking following demolition of existing semi-detached houses.

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
 - M3 Contaminated Land Poly - C020
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 9

Proposed density (dph): 80dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Walton Terrace Road local centre (west) and a state school (north).

Availability

Availability Information

Certificate A was signed in the 2017 and 2021 planning application confirming ownership.

Achievability

Market and viability factors

The cost of flood risk mitigation and potential remediation of land may affect viability.

Can the constraints be overcome?

Constraints can be overcome with the appropriate flood risk mitigation and land remediation.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is within 400m of a primary school and Terrace Road local centre. There is 1 bus stop 100m away which offers 1 bus route to Hersham and Walton Leisure Centre. Walton Town centre is 1.1km away from the site and the nearest GP and dentist is also over 1km away. Children plays areas, natural greenspace and allotments are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	Located over 1.5km from Walton town centre which provides some employment.
Employment	0	The development will only create temporary construction work.
Flooding	0	50% of the site is in flood zone 2 and low surface water flood risk 1- 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Located within the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to result in significant positive impacts in terms of its use of brownfield land and its ability to reduce land contamination. It scores minor positive impacts across the environment objectives and is considered a sustainable site for future housing development.

US528: Garages to the rear of 84-92 Rodney Road

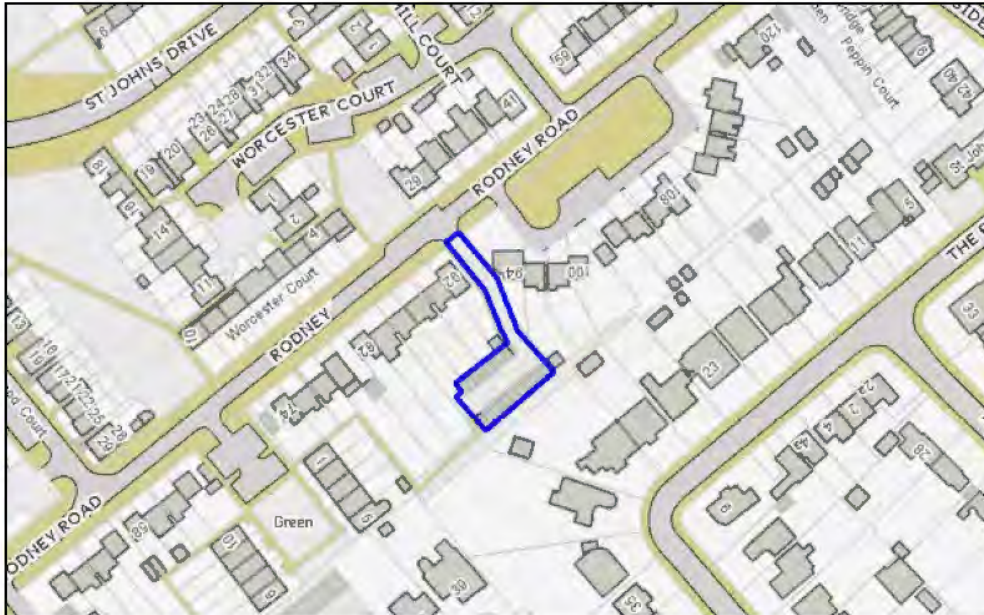
Ward: Walton North

Site reference: US528

Site area: 0.06 ha

Site address: Garages to the rear of 84-92 Rodney Road, Walton-on-Thames

Map:



Satellite image:



Site description: The site is located on the south side of Rodney Road and comprises two rows of garages.

Existing land use: Garages (Sui Generis)

Source of site: 2019 Pre-application and 2020 planning application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/3450- Under consideration

A pair of semi-detached two-storey houses, bin and cycle stores, parking and landscaping following demolition of existing garages

Landowners: PA Housing

Policy designations/ constraints

No constraints

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 Gross: 4

Proposed density (dph): 67dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops to Walton town centre. It is within 400m of Walton Oak primary school, Walton community health centre and dentists.

Availability

Availability Information

Planning application received in 2020.

Achievability

Market and viability factors

There are no obvious market or viability factors to consider at this stage.

Can the constraints be overcome?

There are no constraints on the site to overcome.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is located within 400m of a primary school. Bus stops are located some 80m from the site which allow bus routes into Walton town centre, Hershams and Walton Leisure centre. It falls within 400m of a NHS practice, dentists and Walton Community Hospital. The site is located within 400m of 2 children's play areas, a local park and natural green space.
Brownfield land	++	PDL
Economic growth	+	Located 1km from Walton Town Centre which provides some employment.
Employment	0	The development will only provide temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no areas of surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have a number of positive impacts on sustainability in terms of its accessibility and built up urban location.

US117: 9 and land rear of 11 and 13 Hall Place Drive, Weybridge

Ward: Oatlands and Burwood Park

Site reference: US117

Site area: 0.32 ha

Site address: 9 and rear of 11 and 13 Hall Place Drive, Weybridge, KT13 0AJ

Map:



Satellite image:



Site description: Site contains one detached dwelling along with the rear garden space of the two detached properties to the north. Mature trees are located on the site some with Tree Preservation Orders.

Existing land use: Residential (Use class C3)

Source of site: Pre- application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No planning history involving this exact site.

Landowners: Private

Policy designations/ constraints

- Tree Preservation Orders EL: 03/57
- Surface Water Flooding 1 in 100 year (medium), and 1 in 30 year (high)
- Part Thames Basin Heath Special Protection Area – 400m–5km (south) and 5-7km (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 8

Proposed density (dph): 25 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of a Weybridge Queens Road local centre (west) and a state school (north).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

There are no immediate market or viability factors.

Can the constraints be overcome?

There are no major constraints to overcome, and development could be achieved in a 1 to 5-year time period.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Bus stops offering infrequent bus routes to Kingston and Addlestone are located 280m from the site. The nearest train station is located 1.8km away. 2 primary schools and Weybridge local centre are located within 800m of the site. Dentists and NHS practices are located over 800km from the site. The site is within 800m of natural greenspace, children's play areas and a town park,
Brownfield land	++	PDL
Economic growth	+	The site is located 2km from Weybridge District centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with many local services and healthcare providers located over 1km from the site. Public transport would need to be improved so that future occupants are not reliant on the car. More frequent bus services could be provided as mitigation.

US395: Weybridge Hospital and car park, Church Street, Weybridge

Ward: Weybridge Riverside

Site reference: US395

Site area: 0.83 ha

Site address: Weybridge Hospital and car park, Church Street, Weybridge, KT13 8DW

Map:



Satellite image:



Site description: The site comprises of Weybridge Health Centre divided into two main buildings to the east and west of the site including other outbuildings. There is also hardstanding car park with several bushes for landscaping. There are trees that border the site which are TPOs.

Existing land use: Health centre (Use Class E) and car park (Sui Generis)

Source of site: Urban Capacity Study and Representations 2019.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: NHS

Policy designations/ constraints

- Air Quality Management Area
- M3 Contaminated Land Poly – C019
- Part Weybridge Conservation Area
- Thames Basin Heath SPA 5 -7km
- Adjoins Tree Preservation Order – EL: 10/20

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 Gross: 30

Proposed density (dph): 36dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is a health centre / hospital and is in a suitable residential location and within 115m of local bus stops and Weybridge district centre. The site is also within 400m of a state school (north) and a dentist (south east and west), and 1.6km of Weybridge train station (south west).

Availability

Availability Information

A partnership with landowners has been formed to devise an appropriate scheme for the incorporation of health facilities and housing on site. The intention to develop the site has been confirmed in 2021.

Achievability

Market and viability factors

Land contamination investigation, heritage statements and air quality mitigation will need to be factored in.

Can the constraints be overcome?

Yes, with land remediation and good design to tackle pollution threats. Design solutions will also help to enhance the historic environment. There is a reasonable prospect that development for housing would be achievable during the plan period.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	The site lies next to a conservation area, but it is unknown whether the proposal may impact positively or negatively on the conservation area at this stage.
Accessibility	++	Bus stops outside site with 5 bus routes offering hourly bus journeys to Kingston, Addlestone, Leatherhead and Oxshott. Sites fall inside Weybridge district centre with access to a range of services, dentists, GPs and state schools. Green infrastructure is also within 400m of Weybridge district centre and dentist and 400m to GP and state schools. Site is 280m from natural greenspace, recreation ground and children's play area.
Brownfield land	++	PDL
Economic growth	++	The site is in a major service centre with employment opportunities (Weybridge district centre).
Employment	0	The site will retain existing NHS jobs and creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site is contaminated and will need remediation.
Pollution	-	The site is partly designated by an air quality management area, but proposed development is set back from the High Street.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: As the site is located within an air quality management area, it does have potential pollution issues that would require mitigation. Any future development on this site would have to comply with policy ENV7 to prevent the National Air Quality Objectives being exceeded or reduce the extent of the air quality deterioration. Other than that, all social, economic and environmental SA objectives score positive results, and this is largely due to its sustainable district centre location.

US416: Garages to the west of Grenside Road, Weybridge

Ward: Weybridge Riverside

Site reference: US416

Site area: 0.07 ha

Site address: Garages to the west of 17 Grenside Road, Weybridge

Map:



Satellite image:



Site description: The site comprises of two rows of garages with access from Grenside Road. Rows of terraced dwellings are located to the east and south of the site.

Existing land use: Garages (Sui Generis)

Source Source of Source of site: Urban Capacity Study and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2020/3495- Withdrawn 2021

A terrace of 4 two-storey houses, cycle stores, parking and landscaping following demolition of existing garages.

Landowners: PA Housing

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km
 - Adjoins Biodiversity Opportunity Area (north)
 - Adjoins the Green Belt (north)
 - Adjoins M3 Contaminated Land Poly - C027 (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 Gross: 4

Proposed density (dph): 57dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location with access to local bus stops and is within 400m to Weybridge District Centre and dentist and 800m to a GP and primary school.

Availability

Availability Information

Availability confirmed in 2020.

Achievability

Market and viability factors

The loss or relocation of the parking will need to be consider prior to future redevelopment. The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	A bus stop is located 500m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is over 2km from the site. The site is within 400m to Weybridge district centre, a dentist and natural greenspace. An NHS practice and two state primary schools are located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in within 400m of Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site adjoins potentially contaminated land.
Pollution	0	The site is PDL.
Landscape	0	Site is in the urban built-up area but does adjoin Green Belt and biodiversity opportunity area.
Biodiversity	+	Site is in the built-up urban area but does adjoin a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible and sustainable.

US469: Heath Lodge, St George's Avenue, Weybridge

Ward: Weybridge St George's Hill

Site reference: US469

Site area: 0.14 ha

Site address: Heath Lodge, St George's Avenue, Weybridge, KT13 0DA

Map:



Satellite image:



Site description: The site comprises a two-storey building with rooms in the roof which is currently used as a residential care home. This site is located to the south of St Georges Avenue in Weybridge with a small area of hardstanding providing parking to the front of the site.

Existing land use: Residential care home (Use Class C2)

Source of site: 2019 pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium)
 - Tree Preservation Orders (TPOs) – EL:17/19
 - Thames Basin Heath Special Protection Area – 400m-5km
 - Adjoins Site of Nature Conservation Importance (SNCI) (west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 C3 -21 C2 **Gross:**
16 C3 -21 C2

Proposed density (dph): 114

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity of local bus stops and of Weybridge train station (west). It is also within 800m of Weybridge Queen's Road local centre and a state school (both north).

Availability

Availability Information

A 2019 pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

Evidence on the loss of the care home as well as surface water flooding mitigation and TPO protection may have viability implications.

Can the constraints be overcome?

The constraints can be overcome with the correct tree protection scheme, flooding mitigation and evidence on the loss of the care home. Due to the site's active pre-application there is potential for a follow up planning application to deliver housing in 1-5-years

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Weybridge rail station with regular fast trains to London and the south east is located within 400m to the site. Less frequent buses are available travelling to Kingston, Addlestone, Leatherhead and Oxshott. The site is within 800m to a dentist, state school and Queens Road local centre but is 1.5km from Weybridge district centre. The site is next to natural greenspace.
Brownfield land	++	PDL
Economic growth	++	The site is located 1.2km from a major service/ strategic employment land at Brooklands with a range of employment opportunities.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Surface Water Flooding 1 in 100 year.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	?	The site is located on the edge of natural greenspace which is a SNCI and SSSI so it is unknown whether the proposed scheme would negatively impact on this neighbouring designation.
Biodiversity	+	Despite being on the edge of Weybridge Heath (SSSI and SNCI) the site is PDL and not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: There are no negative changes towards sustainability expected for the proposed development of this site, but care will be required when developing the site due to its location bordering the Weybridge Heath which is designated a site of scientific interest and a site of nature conservation importance. It is however considered a sustainable site in terms of its location close to Weybridge Train Station and Brooklands strategic employment land.

US470: Oak House, 19 Queens Road, Weybridge

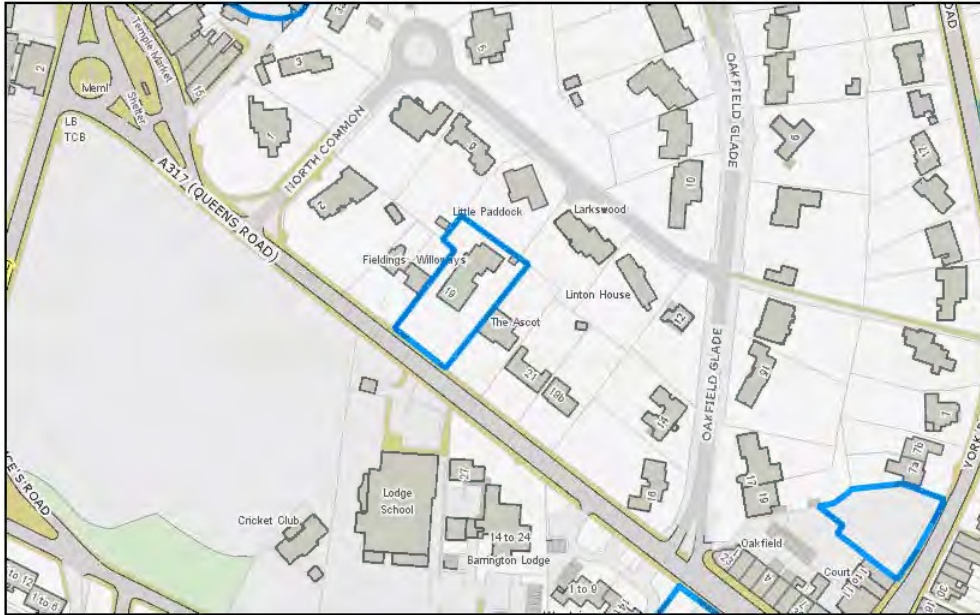
Ward: Weybridge Riverside

Site reference: US470

Site area: 0.16 ha

Site address: Oak House, 19 Queens Road, Weybridge, Surrey, KT13 9UE

Map:



Satellite image:



Site description: The site contains one detached building which is currently a care home providing 16 single rooms. There is hardstanding to the front and garden space with mature trees to the rear of the property.

Existing land use: Care home (Use Class C2)

Source of site:

Pre- applications 2017 and 2019.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Tree Preservation Orders (TPOs) – ELM:34
 - Thames Basin Heath Special Protection Area – 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 C3 -16 C2
Gross:10 C3 -16 C2

Proposed density (dph): 62 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity to local bus stops. It is also within 400m of Weybridge district centre (west), Weybridge Queens Road local centre (south), Oatlands local centre (west).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

Evidence is required for the justification for the loss of the care home.

Can the constraints be overcome?

The site's constraints can be overcome with careful design and tree protection measures.

Deliverability

Deliverable within 5 years: Yes

Developable in 6-10 years: N/A

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There are no heritage assets located on site or nearby.
Accessibility	+	Located within 400m of a local centre and district centre, within 800m of dentist and state schools. An hourly bus to Kingston operates outside the site. It is located opposite natural greenspace, and within 800m from a recreation ground, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located 400m of a local centre and district centre.
Employment	-	The proposal includes a loss of employment from the care home.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of reducing flood risk, economic growth and using brownfield land. Located close to a local centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. However, it does score a negative result for the provision of employment opportunities as it would result in a loss of employment from the care home.

US482: Land to the rear of 24-26 Church Street, Weybridge

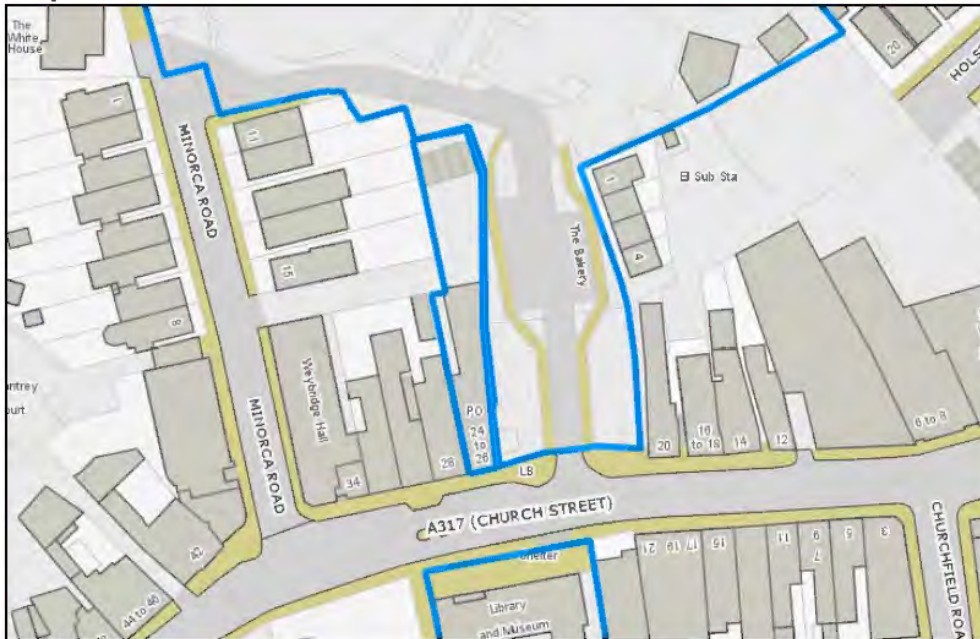
Ward: Weybridge Riverside

Site reference: US482

Site area: 0.05 ha

Site address: Land to the rear of 24-26 Church Street, Weybridge, KT13 8DW

Map:



Satellite image:



Site description: The site is accessed via Minorca Road and comprises of several garages at the rear of the post office at 24 to 26 Church Street. Weybridge Hospital car park sits to the east of the site.

Existing land use: Garages (Sui Generis)

Source of site: Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: Pre-application for the erection of 15 residential apartments (submitted in 2020).

Landowners: Private

Policy designations/ constraints

- Air Quality Management Area
- Tree Preservation Order – EL: 10/20
- Adjoins M3 Contaminated Land Poly – C019
- Within and adjoins Weybridge Conservation Area
- Thames Basin Heath SPA 5 -7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 300

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops that is within Weybridge district centre and is within 400m of health centre and state school (both north).

Availability

Availability Information

Having submitted a pre-application request, it is considered that the site is available for development.

Achievability

Market and viability factors

There are no market or viability factors that could impact development.

Can the constraints be overcome?

There are two TPOs within and adjoining the site and the site is in an area of historical interest both will require consideration. The site will need to mitigation all constraints but there is a reasonable prospect that development for housing would be achievable during the plan period.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	The site lies next to a conservation area, but it is unknown whether the proposal may impact positively or negatively on the conservation area at this stage.
Accessibility	+	Bus stops outside site with 5 bus routes offering hourly bus journeys to Kingston, Addlestone, Leatherhead and Oxshott. Sites fall inside Weybridge district centre with access to a range of services, dentists, GPs and state schools. Green infrastructure is also within 400m of Weybridge district centre and dentist and 800m to GP and state schools. Site is 250m from natural greenspace, recreation ground and children's play area.
Brownfield land	++	PDL
Economic growth	++	The site is in a major service centre with employment opportunities (Weybridge district centre).
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate but adjoins potential contamination.
Pollution	-	The area proposed for development is at the rear of the site that is in an existing air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: As the site is located within an air quality management area, it does have potential pollution issues that would require mitigation. Any future development on this site would have to comply with policy ENV7 to prevent the National Air Quality Objectives being exceeded or reduce the extent of the air quality deterioration. Other than that, all social, economic and environmental SA objective score positive results and this is largely due to its sustainable district centre location.

US496: Quadrant Courtyard, Quadrant Way, Weybridge

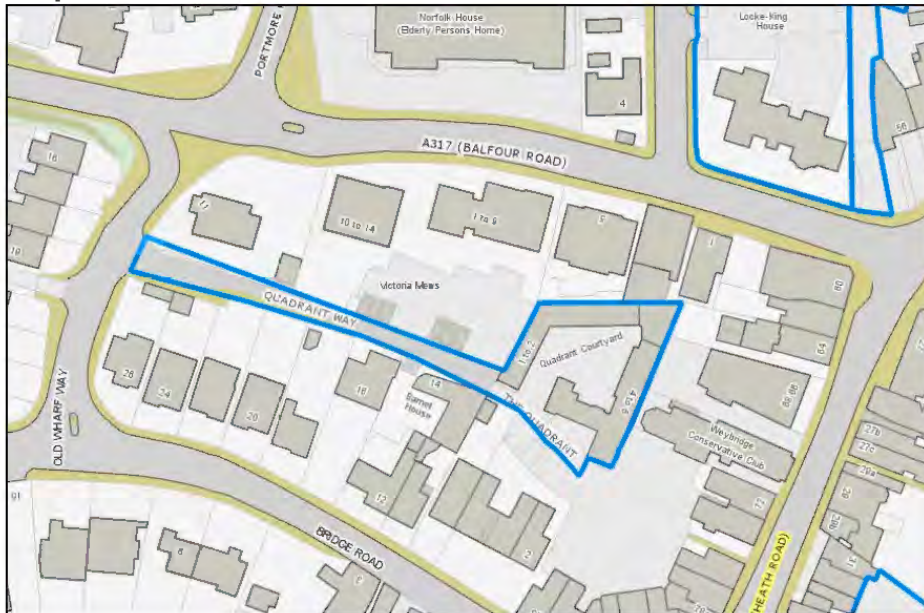
Ward: Weybridge Riverside

Site reference: US496

Site area: 0.15 ha

Site address: Quadrant Courtyard, Quadrant Way, Weybridge, KT13 8DR

Map:



Satellite image:



Site description: The site is accessed on Quadrant Way via Old Wharf Way and comprises of a 'U' shaped office block with associated parking.

Existing land use: Offices (Use Class E)

Source of site: Promoted site and pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km buffer zone
- M3 Contaminated Land Poly – C021
- Conservation Area – Weybridge
- Adjoins Locally Listed building at the access – 11 Balfour Road
- Surface water flooding (low) 1 in 1000 years

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 100dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location that is close to local bus stops. It is also within 400m of Weybridge district centre, a health centre, state school and green infrastructure.

Availability

Availability Information

The owners have indicated that the site is available.

Achievability

Market and viability factors

Loss of employment land will need to be considered. The design of the development will require creative solutions to tackle the potential overlooking issues due to the site location at the rear of neighbouring dwellings. This could impact on cost.

Can the constraints be overcome?

Land remediation could overcome the land contamination issue. Good design to tackle both neighbouring amenity and the enhancement of local heritage assets.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether any new development would impact on the conservation area and neighbouring locally listed building.
Accessibility	+	Bus stops are 75m from the site and offer any hourly service to Kingston. Weybridge train station is located 1.3km from the site. The site is within 400m from a primary state school, GP Surgery, dentist and Weybridge district centre. It is located within 400m of allotments, a recreation ground, natural greenspace, children play area and the riverside.
Brownfield land	++	PDL
Economic growth	++	The site is within 400m of Weybridge district centre with employment opportunities.
Employment	--	Would result in a total loss of jobs.
Flooding	0	Site is in flood zone 1 with low risk surface water flooding 1 to 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and lies within the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered sustainable in terms of its location close to transport links, green infrastructure and key services but it does represent a complete loss of jobs. The benefits of providing housing in a sustainable and accessible location alongside the remediation of polluted land will need to be weighed up. It could be that the office space is re-provided in a strategic employment land site rather than a residential area.

US505: 75 Oatlands Drive, Weybridge

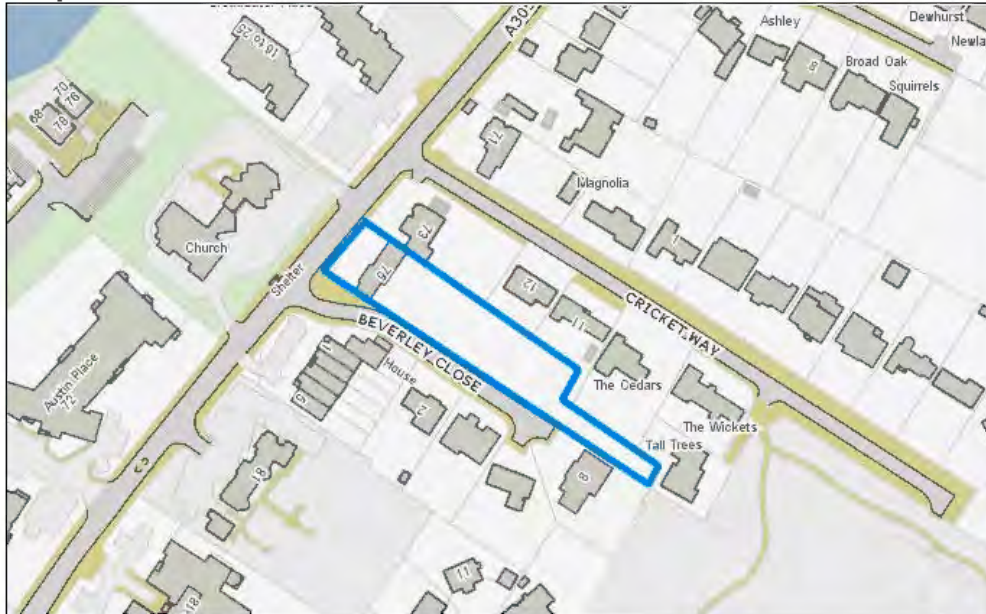
Ward: Oatlands and Burwood Park

Site reference: US505

Site area: 0.22 ha

Site address: 75 Oatlands Drive, Weybridge, KT13 9LN

Map:



Satellite image:



Site description: Located on the east side of Oatlands Drive, a classified 'A' road, the site comprises of a detached dwelling with deep long garden. Residential properties surround the site at Beverley Way and Cricket Way.

Existing land use: Residential (Use class C3)

Source of site: Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- High, medium and low surface water flooding
- Thames Basin Heath SPA 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 10

Proposed density (dph): 45dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops available outside the site. It is also within 800m of Oatlands local centre. The site is within 400m of natural greenspace, children's play areas and a pocket park at Cricket Way boundary park and open space.

Availability

Availability Information

A pre-application enquiry confirmed interest in future development.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period. Flood risk mitigation may impact on viability.

Can the constraints be overcome?

With flood risk mitigation.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Walton-on-Thames railway station is located within 1.6km of the site. Bus stops offering an hourly bus route to Kingston and Addlestone are located outside the site. The site is located within 800m to Oatlands local centre. However, schools and healthcare facilities are located over 800km away from the site. The site is within 400m of natural greenspace, children's play areas and a pocket park,
Brownfield land	++	PDL
Economic growth	+	The site is located 1km from Walton town centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 1 with high, medium and low surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with schools and healthcare providers located over 1km from the site. As there is a regular bus route just outside the site, it is likely that future occupants could access these services by bus. Flood mitigation measures would be required to improve the flooding score.

US520: Weybridge Centre for the Community, Weybridge

Ward: Weybridge Riverside

Site reference: US520

Site area: 0.06 ha

Site address: Weybridge Centre for the Community, Churchfield Place, Weybridge, KT13 8BZ

Map:



Satellite image:



Site description: The site comprises of a single storey community centre located on the south side of Churchfields Place off Churchfield Road.

Existing land use: Community Centre (Class F2)

Source of site: Promoted by the Council in 2021

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Partial Surface Water Flooding 1 in 1000 year (low)
 - Thames Basin Heath Special Protection Area 5-7km
 - Adjoins Grade II listed Gates and Railings and Churchfield Centre (west)
 - Adjoins M3 Categorized Sites 2017
 - Adjoins M3 Contaminated Land Poly – C021
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 133dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location, with local bus stops and Weybridge district centre. The site is also within 400m of a state school (north), a dentist and health centre (north), and 1.6km of Weybridge train station (south west).

Availability

Availability Information

Owners confirmed land availability in 2021

Achievability

Market and viability factors

The loss of the community facility will need to be considered and this could be relocated in the district centre.

Can the constraints be overcome?

There are no major constraints to overcome and the site is in a sustainable district centre location. Redevelopment of the site will need to consider the adjoining heritage asset.

Deliverability

Deliverable within 5 years:

Yes

Developable in 6-10 years:

N/A

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	The site lies next to a heritage asset, but it is unknown whether the proposal may impact positively or negatively on the heritage assets at this stage.
Accessibility	++	Bus stops are located 175m from the site with bus routes offering hourly bus journeys to Kingston, Addlestone and Leatherhead. The site falls inside Weybridge district centre with access to a range of services, dentists, GPs and state schools. Green infrastructure is also within 400m of Weybridge district centre and dentist and 400m to GP and state schools. Site is next to Churchfields recreation ground offering natural greenspace and children's play area.
Brownfield land	++	PDL
Economic growth	++	The site is in a major service centre with employment opportunities (Weybridge district centre).
Employment	0	The loss of employment from the community centre would be minimal and could be re-provided.
Flooding	0	Site is in flood zone 1 with partial low surface water flooding (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site but there is potential contamination adjoining
Pollution	0	The site is PDL and is the built-up urban area.
Landscape	0	Site located in next to natural green space in the recreation ground.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The development of the site would need to consider the relocation or the re- provision of the existing community use. The site is otherwise suitably located in Weybridge district centre and is PDL.

US525: 8 Sopwith Drive, Brooklands Industrial Park

Ward: Weybridge St Georges Hill

Site reference: US525

Site area: 1.07 ha

Site address: 8 Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0YX

Map:



Satellite image:



Site description: The site comprises of one unit with a service yard and hardstanding with parking. There are few trees on and adjacent of the site. The site is also located within the Brooklands Conservation Area.

Existing land use: Class B8

Source of site: Pre-application 2021

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2008/0642 – Refused

Change of use and subdivision of existing warehouse (B8) to warehouse (B8) (3521sqm) and offices (B1) (2285sqm)

Landowners: Private

Policy designations/ constraints

- Strategic Employment Land
 - Scheduled Ancient Monument, Area of High Archaeological Potential and Brooklands Conservation Area
 - Within 100m buffer of Statutory Listed Building – Former Aero Control Tower – Grade II
 - M3 Contamination Land Poly: C008, C020, and C021
 - Flood Zone 2 and 3
 - Surface Water Flooding 1 in 100 year (medium)
 - Thames Basin Heath Special Protection Area 400m-5km
-

Potential use of site

Residential development: No

Proposed yield: Net: N/A **Gross:** N/A

Proposed density (dph): N/A

Commercial uses: Yes

Proposed floorspace (sqm): Net additional 1404sqm

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is suitable for additional employment floorspace as the site has designated strategic employment land status. The road networks allow easy access to the A3 and M25.

Availability

Availability Information

A pre-application has been received which suggests potential to intensify the site.

Achievability

Market and viability factors

The need for intensification may need justification. Land contamination remediation and flooding mitigation may have viability implications.

Can the constraints be overcome?

Future commercial development on site may require flood mitigation, this can be overcome with the correct mitigation. Land contamination can be overcome with remediation if required.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	?	It is uncertain whether there could be an impact on the conservation area and neighbouring heritage assets.
Accessibility	0	Byfleet and New Haw rail station with regular fast trains to London and the south east is located 800m to the site. Less frequent buses are available travelling to Addlestone, Weybridge, Leatherhead and Oxshott. The site is within 800m of Brooklands community park with natural greenspace and children's play areas but not within a suitable distance of a retail centre, schools, health centres or dentists.
Brownfield land	++	PDL
Economic growth	++	Strategic employment land.
Employment	+	Creates new employment floorspace.
Flooding	--	Flood zone 2 and 3 and surface Water Flooding 1 in 1000,100 and 30 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	+	The site is located in an urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Despite being on the edge of Green belt the site is PDL and not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: Although not the most accessible site, it does have good road links to the A3 and M25. Local bus routes could be more regular to allow employees to use Byfleet Station. The design of any new development will have to take into account the heritage setting and flood risk to make sure that it will not cause flooding to nearby residential properties.

US527: 9 Cricket Way, Weybridge

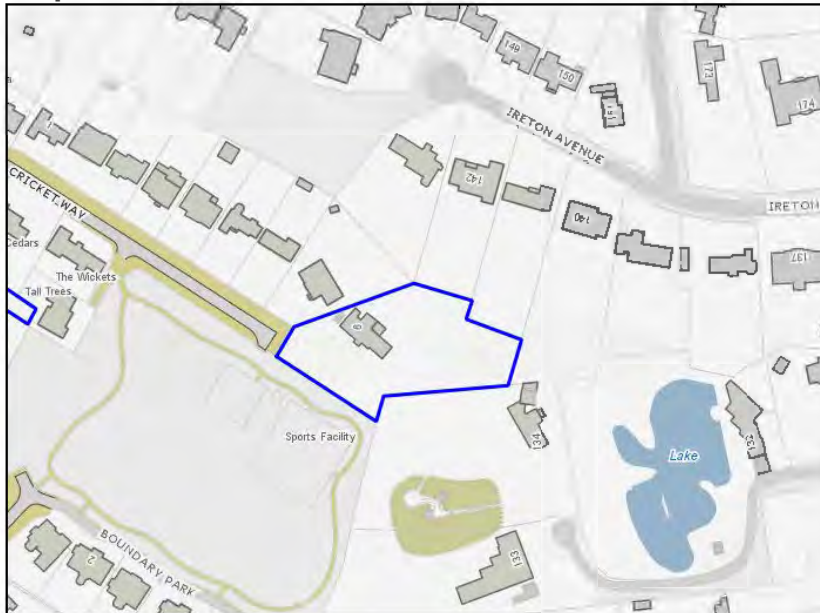
Ward: Oatlands and Burwood Park

Site reference: US527

Site area: 0.35 ha

Site address: 9 Cricket Way, Weybridge, KT13 9LP

Map:



Satellite image:



Site description: Located on at the end of the cul de sac, the site comprises of a detached dwelling with large irregular garden to the east. Residential properties surround the site to the north and east and a park/ open space is located to the south, which has been shortlisted for Local Green Space designation in the draft Local Plan.

Existing land use: Residential (Use class C3)

Source of site: 2022 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath SPA 5-7km
- Locally listed building to the south of site at 133 and 134 Silverdale Avenue
- Cricket Way open space neighbours' site to the south
- TPO on south boundary EL:02/06 and

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 17dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops available outside the site. It is also within 800m of Oatlands local centre. The site is within 400m of natural greenspace, children's play areas and a pocket park at Cricket Way boundary park and open space.

Availability

Availability Information

A pre-application enquiry confirmed interest in future development.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

Constraints in terms of the TPO and shortlisted local green space designation at the boundary can be overcome with the correct design and tree protection measures.

Deliverability

Deliverable within 5 years:	Yes
Developable in 6-10 years:	N/A
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Walton-on-Thames railway station is located within 1.6km of the site. Bus stops offering an hourly bus route to Kingston and Addlestone are located 300m from the site. The site is located within 800m to Oatlands local centre. However, schools and healthcare facilities are located over 800km away from the site. The site is located next to natural greenspace, children's play areas and a pocket park,
Brownfield land	++	PDL
Economic growth	+	The site is located 1km from Walton town centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	0	Site located in the urban built-up area but has a shortlisted local green space designation on its boundary.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with schools and healthcare providers located over 1km from the site. As there is a regular bus route just outside the site, it is likely that future occupants could access these services by bus.

Appendix 4: LAA sites 6-10 years by settlement

Please see detailed proformas which follow the order of the lists of sites.

Claygate

Site reference	Site name
US2	Hare Lane Car Park, Hare Lane, Claygate
US175	Claygate Centre, Elm Road, Claygate, KT10 0EH

Cobham

Site reference	Site name
US160	Garages at Bennett Close, Cobham
US164	Cobham Health Centre and Garages off Tartar Road
US187	87 Portsmouth Road, Cobham, KT11 1JH
US191	73 Between Streets, Cobham, KT11 1AA
US193	Glenelm and 160 Anyard Roads, Cobham, KT11 2LH
US195	Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham, KT11 2LU
US460	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP
US493	Selden Cottage and Ronmar, Leatherhead Road, KT22 0EX

Dittons

Site reference	Site name
US226	Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF
US518	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS

Esher

Site Reference	Site name
US27	81 High Street, Esher, KT10 9QA
US32	Windsor House, 34-40 High Street, Esher, KT10 9QY
US33	River Mole Business Park, Mill Road, Esher, KT10 8BJ
US38	Units C and D, Sandown Industrial Park, Mill Road, Esher
US39	Unit A & B Sandown Industrial Park, Esher, KT10 8BL
US157	Garages at Farm Road, Esher
US274	Two Furlongs and Wren House, Portsmouth Road, Esher, KT10 9AA
US282	42 New Road Esher KT10 9NU

US288	Hawkshill Place Portsmouth Road Esher KT10 9HY
US519	Esher Library and land adjoining, Church Street, Esher, KT10 9NS

Hersham

Site reference	Site name
US40	Hersham Day Centre and Village Hall, Queens Road, Hersham, KT12- 5LU
US45	Car park to the south of Mayfield Road, Hersham
US380	New Berry Lane car park, Hersham

Molesey

Site reference	Site name
US153	11-27 Down Street, West Molesey, KT8 2TG
US318	Vine Medical Centre 69 Pemberton Road East Molesey KT8 9LJ
US456	Molesey Community Hospital, High Street, KT8 2LU
US498	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey, KT8 0JY

Walton-on-Thames

Site reference	Site name
US59	Halfway Car Park, Hersham Road, Walton-on-Thames
US84	Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH
US112	20 Sandy Lane, Walton-on-Thames, KT12 2EQ
US168	Garages at Sunnyside, Walton-on-Thames
US323	Bradshaw House Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames KT12 2PB
US471	147 Sidney Road, KT12 3SA
US532	The Playhouse, Hurst Grove, Walton-on-Thames

Weybridge

Site reference	Site name
US94	Locke King House, 2 Balfour Road, Weybridge
US108	Weybridge Library, Church Street, Weybridge
US397	Floors above Waitrose, 62 High Street, Weybridge KT13 8BL
US403	HFMC House, New Road and 51 Prince's Road Weybridge KT13 9BN
US411	York Road Car Park, Weybridge

US2: Hare Lane Car Park, Hare Lane, Claygate

Ward: Claygate

Site reference: US2

Site area: 0.16 ha

Site address: Hare Lane Car Park, Hare Lane, Claygate

Map:



Satellite image:



Site description: The site comprises of a public car park providing 43 spaces including two disabled bays. There is a martial arts centre (previously occupied by the British Legion) at the rear and there are residential properties adjoining with varying architectural designs.

Existing land use: Car Park (Sui Generis)

Source of site: Urban Capacity Study and Call for Sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: None

Landowners: Elmbridge Borough Council

Policy designations/ constraints

-
- Rythe Catchment
 - Adjoins Claygate Village Conservation Area (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 44dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban area with access to local services, shops, health centres and dentists. It is also located on a regular bus route to Esher and Kingston, and a train station to London is located 0.60km from the site.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

The car park is currently underutilised at 30% average occupancy. The martial arts centre will need to be relocated to allow the site to be redeveloped.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether future development would negatively or positively affect the neighbouring conservation area.
Accessibility	++	The site is located on a bus route and lies 20m from a bus stop. It is also 0.60km of Claygate local centre with a number of services and a train station with access to London. The site is located within 400m of a dentist, NHS GP and a state primary school. Claygate recreation ground is located within 350m of the site and offers natural greenspace, a town park and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 1.5km from Claygate local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and its accessibility. At this stage it is uncertain whether future development would have a negative impact on the neighbouring heritage asset but with good design a positive contribution to this SA objective should be achievable.

US175: Claygate Centre, Elm Road, Claygate

Ward: Claygate

Site reference: US175

Site area: 0.28 ha

Site address: Claygate Centre, Elm Road, Claygate, KT10 0EH

Map:



Satellite image:



Site description: The site contains a detached single-storey building located on the corner of Elm Road and Woodward Close. Built in the late 1980s for use as a day centre for the elderly. There is also hardstanding to the north of site used as car parking.

Existing land use: Day Centre (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Rythe Catchment
- Strategic View 6 – Winey Hill from Telegraph Hill, Hinchley Wood
- Adjoins Claygate Village Conservation Area (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 14 **Gross:** 14

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential urban area with access to local services, shops, health centres and dentists. It is also located close (50m) to a bus stop adjoining with a regular route to Esher and Kingston, and a train station to London is located 0.85km from the site.

Availability

Availability Information

Availability confirmed by Elmbridge Borough Council in 2018 and 2020.

Achievability

Market and viability factors

The site would need to consider the loss and / or relocation of the day centre for housing. A mixed-use scheme could potentially be achieved.

Can the constraints be overcome?

The site does not have any major constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located 64m from the site and has an hourly service to Esher and Kingston. It is 0.85km from Claygate train station and Claygate local centre. It is located within 400m of a GP and over 800m to a dentist and state school. It is within 400m of Claygate recreation ground which offers natural greenspace, children's play areas and town park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 0.85km from Claygate local centre which provides some employment.
Employment	0	The retention of the day centre will protect existing jobs. It will also create temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land. It is considered a sustainable site as it is on a local bus route with connectivity to other borough areas and key community, healthcare and educational venues.

US160: Garages at Bennett Close, Cobham

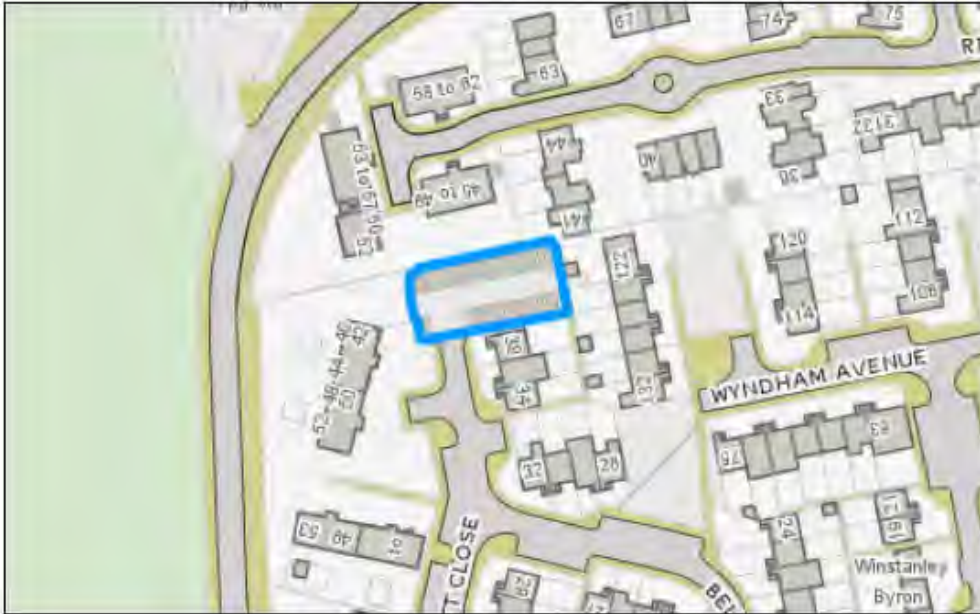
Ward: Cobham & Downside

Site reference: US160

Site area: 0.06 ha

Site address: Garages at Bennett Close, Cobham

Map:



Satellite image:



Site description: Two garage blocks located within a residential area and accessed via Bennett Close.

Existing land use: Garages (Sui Generis)

Source of site: 2018 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Within 250m of a historic landfill site

Potential use of site

Residential development: Yes

Proposed yield: Net: 3 Gross: 3

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is not subject to any major constraints and is suitable for residential development. The site is close to local bus stops and is within 800m of Cobham district centre (south) and a state school (south east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is located 330m from a bus stop which offers an hourly bus service to Kingston and Guildford. It is located within 800m from a primary and secondary school and Cobham district centre. The site is also within 400m of Hamilton Avenue Open Space which offers natural greenspace, children's play areas and a pocket park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be potentially contaminated land on site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and potential remediation of land. It has many minor positive scores across the remaining social, economic and environmental SA objectives.

US164: Cobham Health Centre and Garages off Tartar Road, Cobham

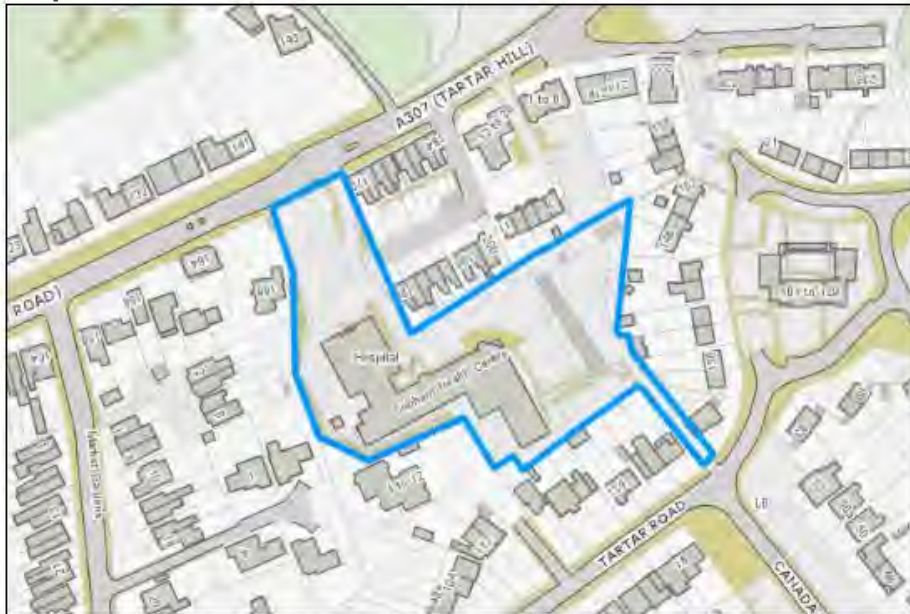
Ward: Cobham & Downside

Site reference: US164

Site area: 0.9 ha

Site address: Cobham Health Centre and Garages off Tartar Road, Cobham

Map:



Satellite image:



Site description: The garages are located to the east with an access road onto Tartar Road. The Cobham Health Centre is located on the western and southern boundary of the site with main access onto the Portsmouth Road.

Existing land use: Medical health centre (Use Class E) and Garages (Sui Generis)

Source of site: Urban Capacity Study, 2018 pre-application, correspondence received in 2020 for joint venture between NHS and PA Housing

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: NHS and PA Housing

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Surface Water Flooding 1 to 100 year (medium)
 - M3 Contaminated Land Poly C019

Potential use of site

Residential development: Yes

Proposed yield: Net: 11 **Gross:** 11

Proposed density (dph): 12.2dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential area within walking distance to local bus stops and is within 800m of Cobham district centre (south west).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Market and viability factors

The garages are part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites. Conversations have been had with the NHS and PA Housing to enable housing above the surgery, but this would depend on costs.

Can the constraints be overcome?

High modelled surface water risk on Portsmouth Road to the north of the site, risk 1 in 30 (3.33% annual exceedance probability) flood event. On the site a 1 in 100 (1% annual exceedance probability) flood event is modelled requiring a flood risk assessment to reduce flood risk on site and to surrounding areas.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There is no potential impact on heritage assets
Accessibility	+	A bus stop is located directly outside the site and offers an hourly bus service to Kingston and Guildford. It is located within 400m from an NHS practice, a hospital and primary and secondary school and is within 800m to Cobham district centre. The site is also within 400m of natural greenspace and allotments.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 800m of Cobham district centre which provides some employment.
Employment	+	The site will retain surgery jobs and also create temporary construction jobs.
Flooding	0	Site is in flood zone 1 but has some medium surface water flooding (1 in 100 year)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potential contamination on the site to remediate.
Pollution	+	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and remediation of land. It has many minor positive scores across the remaining social, economic and environmental SA objectives.

US187: 87 Portsmouth Road, Cobham

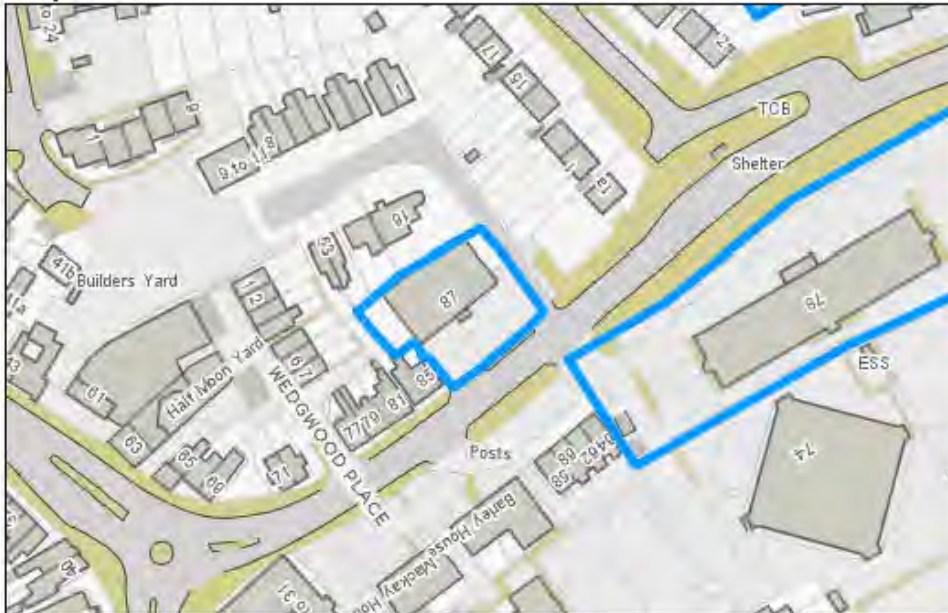
Ward: Cobham & Downside

Site reference: US187

Site area: 0.12 ha

Site address: 87 Portsmouth Road, Cobham, KT11 1JH

Map:



Satellite image:



Site description: The site consists of two retail units; Fired Earth and Aga with a car park at the forefront.

Existing land use: Retail (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 400m-5km Buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 83dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential area with local bus stops in walking distance. It is within 400m to Cobham district centre and 800m of a dentist, NHS GP Practice and a community hospital.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The loss of a retail use will need to be considered. However, there is a reasonable prospect of relocating existing uses given surrounding character and characteristics of site.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological, historic or cultural assets.
Accessibility	+	The site is located 75m from a bus stop which offers an hourly bus service to Kingston and Guildford. It is located within 400m from a dentist, state school and Cobham district centre and is within 800m of an NHS practice and Cobham community hospital. The site is also within 400m of natural greenspace, children's play areas, a pocket park, a town park, allotments and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land. However, it would result in a loss of employment and this significant negative impact would have to be weighed up with the amount of housing that could be accommodated on site and the ability to relocate the retail use to a different location.

US191: 73 Between Streets, Cobham

Ward: Cobham & Downside

Site reference: US191

Site area: 0.68 ha

Site address: 73 Between Streets, Cobham, KT11 1AA

Map:



Satellite image:



Site description: The site comprises of a large detached building currently used as a children's home, which is located on the south side of the A245 (Between Streets).

Existing land use: Children's home (Use Class C2)

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history or current planning status

Landowners: Surrey County Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) (rear of property)
 - Adjacent to a Grade II Listed Buildings (1 to 8 Postboy's Row)
 - Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Adjoins Green Belt (west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 40 **Gross:** 40

Proposed density (dph): 59dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area with some mixed-use buildings. It is located within 800m to dentist, NHS GP, community hospital and state school. Cobham district centre and is within 400m of a primary school.

Availability

Availability Information

Landowners have confirmed availability for a 1-5-year timescale in 2020. However, no information has been provided regarding the existing use and proposed development and hence a 6-10 timescale is considered appropriate.

Achievability

Market and viability factors

The site is currently a children's home and consideration will need to be given for its relocation.

Can the constraints be overcome?

Flood risk mitigation measures and the impact of the listed buildings will need to be considered prior to redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	Unknown whether development would impact on neighbouring grade II listed properties.
Accessibility	0	Considered fair. A bus stop is located 90m from the site with an hourly bus route to Kingston and Guildford. The site is within 800m to dentist/GP/ hospital, state school, Cobham district centre and is within 400m of a primary school. A recreation sports ground, natural greenspace, children's play park, pocket park, town park and local park are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	Located within 800m to a service centre.
Employment	-	Only creates temporary construction jobs and would result in a loss of employment from the loss of children's home staff.
Flooding	0	Flood zone 1 with very small area of low and medium surface water flooding (1 in 1000 and 1 in 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Located in the urban built-up area but does neighbour natural greenspace at the rear of the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The loss of employment on site may be justified with the relocation or re-provision of the children's home. The site is considered fair for accessibility but does have a range of public green infrastructure facilities within 400m of the site. A more regular local bus route could improve accessibility to local community and health care services.

US193: Glenelm and 160 Anyards Road, Cobham

Ward: Cobham & Downside

Site reference: US193

Site area: 0.45 ha

Site address: Glenelm and 160 Anyards Road, Cobham, KT11 2LH

Map:



Satellite image:



Site description: The site is an irregular shape located behind residential properties on Portsmouth Road, Anyards Road and Copse Road. Access is located from Anyards Road and Copse Road. The site comprises of a corner retail unit with residential unit above to the north west, a single storey vacant building and garages to centre. Mature trees are located on the eastern side of the site.

Existing land use: Residential (Use Class C3), retail (Use Class E) and garages (Sui Generis)

Source of site:
Correspondence received in 2020 following call for sites 2019.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history or current planning status

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Thames Basin Heath Special Protection Area – 400m-5km

Potential use of site

Residential development: Yes

Proposed yield: Net: 34 **Gross:** 35

Proposed density (dph): 78dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 400m of Cobham district centre (south), a health centre and a state school (east).

Availability

Availability Information

Landowners have confirmed availability in call for sites 2019.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period

Can the constraints be overcome?

The site is impacted by medium to high surface water flooding and will likely be subject to overlooking concerns as it is located to the rear of other residential properties. Both will need to be considered and overcome prior to future redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	++	50m from bus stop, and within 400m of a dentist/GP/ hospital, state school, town and village centre and green infrastructure.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located close to a service centre and is of a size that could accommodate employment use.
Employment	-	Retail use will be lost and there is no retail / employment use proposed.
Flooding	-	The site has some medium to high surface water flooding zones.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores positive results across many of the social, economic and environmental SA objectives. Existing employment will be lost, but the location of housing could also increase employees in the local area and particularly the district centre location. Surface water flooding risk would need to be mitigated.

US195: Cobham Village Hall and Centre for the Community, Cobham

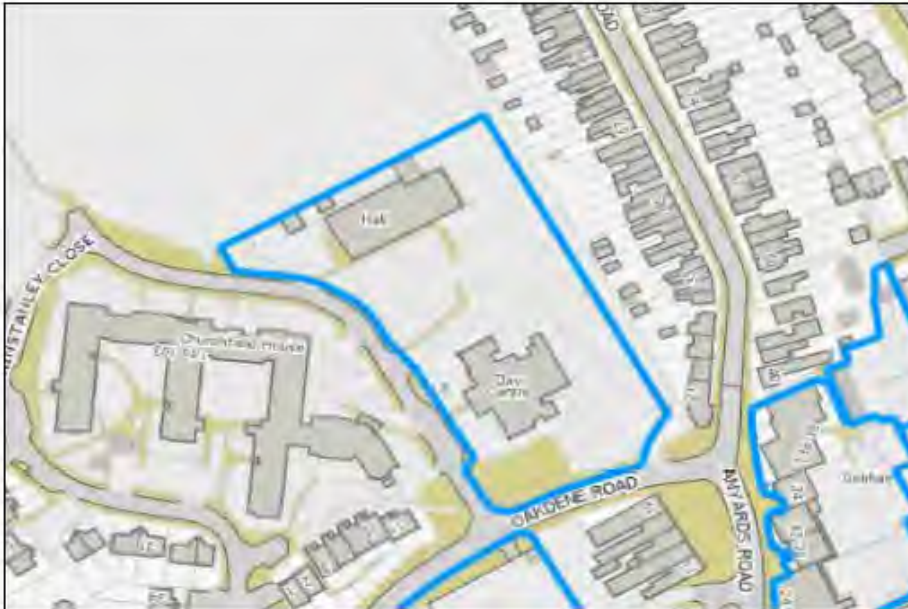
Ward: Cobham & Downside

Site reference: US195

Site area: 0.83 ha

Site address: Cobham Village Hall and Centre for the Community, Lushington Drive, Cobham, KT11 2LU

Map:



Satellite image:



Site description: The site comprises Cobham Village Hall, a day centre and a car park. There are also several trees on site.

Existing land use: Village hall and day centre (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) (south)
 - Thames Basin Heath Special Protection Area – 400m-5km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 37 **Gross:** 37

Proposed density (dph): 45dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location, in Cobham district centre and within 800m of state school and Cobham hospital (both north).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

Consideration will need to be given to loss of the community facilities on site. There would be a reasonable prospect for a mixed-use scheme on site.

Can the constraints be overcome?

The site is impacted by medium to high surface water flooding and will need to consider flood mitigation measures. The on-site trees may also need tree protection measures.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	++	The site is within Cobham district centre and there is a bus stop directly outside the site. It is within 800m of a dentist/GP/ hospital and a state school. The site adjoins Cobham recreation ground providing natural green space, town park, and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is in Cobham district centre where there is employment and services.
Employment	0	The site will be optimised to provide housing creating temporary workforce. The existing workforce could be retained in a mixed-use scheme.
Flooding	0	The site is in flood zone 1 with some medium surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Site located in the urban built-up area but is adjacent to Cobham recreation ground and natural greenspace.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site positively scores on the basis that it is PDL, centrally located in the Cobham district centre and it is in an accessible location close to public transport and services. Being located next to natural greenspace, the design of development will need consideration to prevent any negative impacts to landscape occurring.

US460: 1, 3 and 5 Goldrings Road, Oxshott

Ward: Oxshott and Stoke D'Abernon

Site reference: US460

Site area: 0.9 ha

Site address: 1, 3 and 5 Goldrings Road, Oxshott, KT22 0QP

Map:



Satellite image:



Site description: The site comprises of three detached dwellings that are located on the corner of Goldrings Road, Warren Lane and Holtwood Road.

Existing land use: Residential (Use Class C3)

Source of site: 2019 Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area – 5-7km
- Strategic View – Dorking Gap from Oxshott
- Tree Preservation Order (TPO) – EL: 19/53
- Small area of surface water flooding (1 in 30 years)

Potential use of site

Residential development: Yes

Proposed yield: Net: 32 **Gross:** 35

Proposed density (dph): 39dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity of local bus stops and Oxshott train station. It is also within 800m of Oxshott local centre, a health centre and a state school (all south).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The site will need to demonstrate the most efficient use of the land and that it meets local housing needs.

Can the constraints be overcome?

The small surface water flood risk can be mitigated through design.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	A bus stop is located 200m from the site and offers an infrequent service to Kingston and Downside. Oxshott train station is located 400m from the site. The site is located within 400m of Oxshott local centre, an NHS practice and Oxshott Heath natural greenspace. It is also within 800m to a dentist and primary school.
Brownfield land	++	PDL
Economic growth	+	It is located 5km from Cobham district centre and 4km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of high surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development. There may be noise pollution from rail lines.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	0	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores many positive impacts across the social, economic and environmental SA objectives.

US493: Selden Cottage and Ronmar, Leatherhead Road, Oxshott

Ward: Oxshott and Stoke D'Abernon

Site reference: US493

Site area: 0.5 ha

Site address: Selden Cottage and Ronmar, Leatherhead Road, Oxshott, KT22 0EX

Map:



Satellite image:



Site description: Located on the north side of Leatherhead Road, a classified A road, the site consists of two detached dwelling houses.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Thames Basin Heaths Special Protection Area – 5-7km
- Surface Water Flooding 1 in 100 year (medium)
- Adjoins Surface Water Flooding 1 in 30 year (high)
- Adjoins Biodiversity Opportunity Areas
- Adjoins Biodiversity Action Plan Habitat
- Adjoins Green Belt.

Potential use of site

Residential development: C3/C2

Proposed yield: Net: 18 Gross: 20

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location but is over 1km from local shops and services.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

The site will need to demonstrate the most efficient use of the land and that it meets local housing needs. Due to the significant lack of C3 housing (affordable & market) viable evidence should be submitted to justify the reasoning for C2 accommodation. Flood risk mitigation and in particular drainage design will need to be considered.

Can the constraints be overcome?

The constraints can be overcome on the site. However, viable evidence is required to justify C2 accommodation because there is an overwhelming need for C3 accommodation. There is a reasonable prospect that the site can be delivered within 10 years should an appropriate planning application be submitted.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Even though the pre-application proposes 50 gross C2 units, this could be C3 accommodation if this use is not justified.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	-	A bus stop is located 155m from the site and only offers infrequent services to Weybridge, Leatherhead, Cobham and Epsom. Oxshott train station is located over 1.6km from the site. The site is located over 1km from Oxshott local centre and a primary school. It does however back on to natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located over 5km from Cobham district centre and Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs. If C2 use, it could result in additional care home employment.
Flooding	0	Site is in flood zone 1 with small areas of low, medium and high surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development.
Landscape	0	Site adjoins the Green Belt and natural greenspace to the rear.
Biodiversity	0	A biodiversity action plan, opportunity area and site of natural conservation is located to the rear of the site.

Sustainability Appraisal qualitative assessment of the development potential: The accessibility of the site is considered moderate and could be improved with more regular bus routes into village centres which allow access to health care provisions and local services. The design of new development would need to consider the landscape setting and neighbouring biodiversity designations.

US226: Sandpiper, Newlands Avenue, Thames Ditton

Ward: Thames Ditton

Site reference: US226

Site area: 0.53 ha

Site address: Sandpiper, Newlands Avenue, Thames Ditton, KT7 0HF

Map:



Satellite image:



Site description: The site comprises of a detached property with two large garden spaces to the north and south of the property. The property is access via a long driveway off Newlands Avenue.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No planning history

Landowners: Private

Policy designations/ constraints

- Flood Zone 2 to the north of the site.
- Surface Water Flood Risk – 1 in 1000 year (medium)
- Tree Preservation Orders (TPOs) – EL: 96/15 and El: 97/22 (south)
- Adjoins the Green Belt
- Adjoins Historic Landfill Sites 250m (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 29 **Gross:** 30

Proposed density (dph): 57dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential location and 480m of local bus stops. It is within 800m of Thames Ditton (north) and Esher (south) train station. The site is within 800m of a state school and a health centre (both north east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

Flood risk mitigation and tree protection measures could have an impact on viability.

Can the constraints be overcome?

The site will require good design as it is located to the rear of residential properties with the risk of overlooking. It is possible for all other constraints to be overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Thames Ditton and Esher train station are located within 800m of the site and a bus stop is located 480m away, but this does only offer an infrequent bus to Kingston and Downside. A state primary schools, an NHS GP surgery and dentist are located within 800m of the site. Thames Ditton local centre is located 1.5km of the site. Natural greenspace, children's play areas and a local park are all located within 800m of the site.
Brownfield land	0	Mix use of PDL and greenfield.
Economic growth	+	It is located with 1.5km of Thames Ditton local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	There is a small area of flood zone 2 and a small area of low surface water flood risk (1 to 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area and is unlikely to be a noticeable intrusion to light or noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of accessibility and location in the built-up urban area. Consideration will need to be given to the flood risk and appropriate tree protection measures to improve these SA objective scores.

US518: Thames Ditton Centre for the Community, Mercer Close, Thames Ditton

Ward: Thames Ditton

Site reference: US518

Site area: 0.17 ha

Site address: Thames Ditton Centre for the Community, Mercer Close Thames Ditton, KT7 0BS

Map:



Satellite image:



Site description: Site comprises of a single storey building used as a community centre.

Existing land use: Community Centre (Class F2).

Source of site: Urban Capacity Study and Planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2002/0924 – Refused – Appeal Dismissed:

New youth centre following demolition of existing, 4x4 bedroom houses and 12x2 bedroom flats and construction of accesses and car park.

2001/2268 – Refused

New youth centre following demolition of existing, 5x4 bedroom houses, 12x2 bedroom, block of 5 garages, construction of accesses and car park

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Rythe Catchment
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 18 **Gross:** 18

Proposed density (dph): 105dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location that is in close proximity of bus stops and within 400m of Thames Ditton train station (north). It is also within 400m of Thames Ditton local centre (north), a health centre and state school (west).

Availability

Availability Information

Owners confirmed land availability in 2021

Achievability

Market and viability factors

The loss of a community facility will need to be re-provided or relocated. There is a reasonable prospect that a mixed-used scheme would be achievable during the later end of the plan period.

Can the constraints be overcome?

There are no major constraints to be overcome.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	++	Thames Ditton rail station and bus stops are located within 400m of the site. Bus stops offer two regular bus services to Kingston, Staines and Guildford. The site is within 400m of Thames Ditton local centre, an NHS practice, dentist and primary school. Natural greenspace, a local park and children's play area is within 400m from the site.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located within 400m of a local centre and strategic employment land.
Employment	0	If a mixed-use development is not viable, the scheme would result in a small loss of employment from the community use.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	The site is in the built-up urban area.
Biodiversity	+	Site in the built-up urban area and on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The development of the site would need to consider the relocation or the provision of the community use.

US27: 81 High Street, Esher

Ward: Esher

Site reference: US27

Site area: 0.1 ha

Site address: 81 High Street, Esher, KT10 9QA

Map:



Satellite image:



Site description: The site is located within the district centre and Conservation Area of Esher, located on the southern side of the High Street west of the A244 (Claremont Lane). The site consists of a Locally Listed 2/3 storey building used for commercial purposes (Knight Frank); office building to the rear; and an existing car park. It sits within a cluster of Grade II Listed Buildings including No's. 77, 79, 79a, 83 and 85 High Street. The site is surrounded by other 2 storey buildings used for retail/commercial use with accommodation in the roof space. There is an access path running alongside 81 High Street between No. 79. Access to the rear is via Claremont Lane.

Existing land use: Part Offices (Use Class E)
and vacant land/car park (Sui Generis)

Source of site: Urban capacity study and pre application 2013.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

-
- Surface Water Flooding 1 to 100 year (medium) (centre north of the two sites)
 - Rythe Catchment
 - Esher Conservation Area
 - Site is Locally listed.
 - It adjoins No. 77, 79, 79a, 83 & 85 High Street – Grade II Listed.
 - Air Quality Management Area.
 - Secondary Shopping Frontage

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 80dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Esher district centre with local bus stops and is within 800m of a health centre (south and a state school (south east)).

Availability

Availability Information

A pre-application has been received in 2013 which suggests previous potential to redevelop the site.

Achievability

Market and viability factors

This site could work well as a comprehensive development with 83-85 High Street. Consideration into whether a mixed-use scheme with retention of commercial use could be built. It is predicted that development would be achieved in 6-10 years due to the lack of planning activity since 2013.

Can the constraints be overcome?

Any future development will need to ensure the design would enhance the heritage assets. There is a reasonable prospect that development for housing would be achievable during the plan period

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	The proposal will impact on heritage assets however it is uncertain whether that could be positive or negative.
Accessibility	+	Located in Esher district centre, within 800m of a state school, a dentist and GP. A bus stops are located 150m from the site with regular bus routes to Kingston, Staines and Guildford. It is also located within 400m to a park with natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	0	There may be some loss of employment if a mixed-use scheme is not viable.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to a number of bus routes and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US32: 34-40 High Street, Esher

Ward: Esher

Site reference: US32

Site area: 0.14 ha

Site address: 34-40 High Street, Esher, KT10 9QY

Map:



Satellite image:



Site description: The site is occupied by a 3-storey mixed use office and retail development situated the corner of Esher High Street and Esher Green. The sites access is at the rear and where the deliveries are located and has limited parking. The location is sustainable offering a range of local services and goods within walking distance, and convenient access to local bus services.

Existing land use: Shops and Restaurants (Use Class E) and offices (Use Class E)

Source of site: Urban capacity study and pre application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

Relating to car park west of 34 to 40 High Street, Esher:

2009/0859 – Withdrawn

Three-storey incorporating 8 flats on first and second floors and commercial unit (23sqm), bicycle enclosure and parking facilities on ground floor

2008/1938 – Refused and Appeal Dismissed

Three storey blocks containing 8 flats on first and second floors and a commercial unit (32sqm) and parking facilities on ground floor

Windsor House:

2019/1030 – Withdrawn and 2019/1462 – Granted

Change of use first floor-floor from retail (A1) to business (B1), storage and distribution (B8), Non-residential institution (D1) and assembly and leisure (D2) uses.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - Primary and Secondary shopping frontage
 - Air Quality Management Areas
 - M3 Contaminated Land Poly – C005
 - Adjoins Esher Conservation Area
 - Neighbours a locally listed building – 17-19 Esher Green
 - Air quality management area
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 57dph

Commercial uses: Yes- on ground floor

Proposed floorspace (sqm): 600m²

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Esher district centre with local bus stops and is within 800m of a health centre (south and a state school (south east)).

Availability

Availability Information

Owner replied to letter in 2018 and has confirmed availability. There is also a pre-application that has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

There is a reasonable prospect that development for a mixed-use development including housing could be achieved during the plan period.

Can the constraints be overcome?

Pollution protection measures will have to be designed to overcome the air quality issues. The design of the development will also need to enhance the neighbouring conservation area.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is uncertain whether development would have a positive or negative impact on the neighbouring conservation area and locally listed building.
Accessibility	+	Located in Esher district centre, within 400m of a dentist and 800m of a state school and GP. A bus stops are located 25m from the site with regular bus routes to Kingston, Staines and Guildford. It is also located within 400m to natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	-	There would be a partial loss of employment from the existing office use.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to regular bus routes and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats. The loss of employment will need to be weighed up with the need to provide housing.

US33: River Mole Business Park, Esher

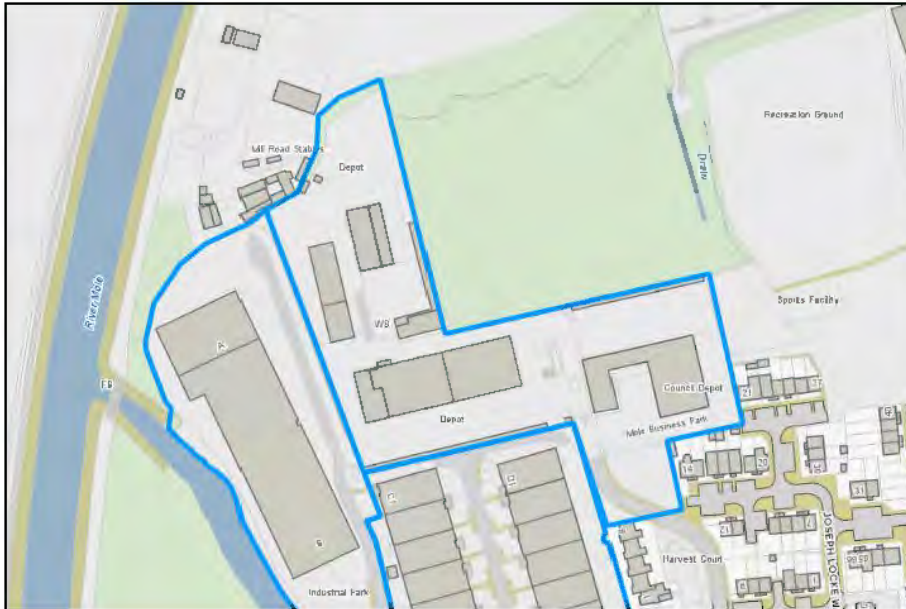
Ward: Esher

Site reference: US33

Site area: 2.1 ha

Site address: River Mole Business Park, Mill Road, Esher, KT10 8BJ

Map:



Satellite image:



Site description: The site is located to the north of an industrial park and comprises of 6 units used for office and storage with associated outside yards for storage and car parking. Access is provided from Joseph Locke Way to the south in a residential area. To the north is open countryside, recreational and Green Belt land.

Existing land use: Office (Use Class E), storage (B8) and car parking (Sui Generis)

Source of site: Urban Capacity Study, Call for Sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

1997/1989 – Outline Permission – 65 two storey houses with access roads parking and landscaping following demolition of all existing buildings - Granted

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Flood Zone 2 (north)
 - Surface Water Flooding 1 in 1000 year (low), 1 in 100 year (medium) and 1 in 30 years (high) (south east)
 - M3 Contaminated Land Poly C021 and C022
 - The majority of the site is within the Planning Consultation area for a Government Oil Pipeline which is east of the site.
 - Historic Landfill Sites 250m buffer
 - Within and adjoins the Green Belt to the north
 - Adjoins Flood Zone 3 and 3b
 - Adjoins Biodiversity Opportunity Areas
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 200 **Gross:** 200

Proposed density (dph): 95.2dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable distance of a local bus stop and within 800m of a state school and health centre (south). The site is over 800m of a district centre and train station.

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The site is in commercial use and its loss of employment will need to be justified as to whether it is surplus to requirements and can be replaced in quantity and quality in another suitable location. Flood mitigation measures and land remediation may impact viability.

Can the constraints be overcome?

The constraints can be overcome with the correct mitigation and remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	++	Strategic site (100+ units)
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Esher train station is located 1.65km from the site and a bus stop is located 400m away, offering infrequent bus routes to Weybridge and Addlestone. Esher High School and a health centre are located within 800m. Esher district centre and a dentist are located over 800m of the site (south). Natural greenspace, children's play areas and a local park adjoins the site.
Brownfield land	++	PDL on the site will be used
Economic growth	+	It is located with 1.5km of Esher district centre which provides some employment.
Employment	--	Loss of all employment
Flooding	0	Site is in flood zone 1 with low, medium and high surface water flooding (1 in 1000, 1 in 100 and 1 in 30 year)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site has potentially contaminated land to remediate.
Pollution	0	The site is PDL and adjacent to the built-up urban land
Landscape	-	The site adjoins open space and will have a moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site is in commercial use and there will be a loss of all employment on site which would result in a significant negative impact. This could be mitigated by the relocation of this use to a strategic employment land area. The site also requires flood mitigation measures and biodiversity net gains would mitigate the potential negative impacts of the adjoining open space. It is otherwise suitably located in an urban area within a reasonable distance of services and public transport.

US274: Two Furlongs and Wren House, Portsmouth Road, Esher

Ward: Esher

Site reference: US274

Site area: 0.21 ha

Site address: Two Furlong and Wren House, Portsmouth Road, Esher, KT10 9AA

Map:



Satellite image:



Site description: The site contains two detached office buildings off Portsmouth Road.

Existing land use: Offices (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Tree Preservation Order (TPO) EL: 02/34
- In close proximity of statutorily (1 to 4 Myrtle Cottages and Tax Post) and locally listed buildings (Tollhouse, Portsmouth Road)
- Adjoins Site of Nature Conservation Importance (SNCI) – Littleworth Common (south)
- Adjoining the Green Belt (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 47.6dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location close to Esher district centre (south west) and also local bus stops and Esher train station (north east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The loss of office space and its possible relocation will need to be considered prior to any redevelopment.

Can the constraints be overcome?

The site is next to a statutory and locally listed buildings with TPOs. Therefore, good design will need to be considered and tree protection will be required.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is potential for negative or positive effect on this SA Objective
Accessibility	+	Bus stops are located 250m from the site offering an hourly bus service to Kingston, Guildford, Staines and Cobham Downside. Esher train station is located 400m away from the site. A dentist and Esher district centre are located within 800m of the site. It is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 800m from Esher District Centre which provides some employment.
Employment	--	Loss of all jobs.
Flooding	0	No fluvial or surface water flood risk / Flood Zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	0	The site adjoins the Green Belt
Biodiversity	0	The site adjoins the Green Belt and adjoins Site of Nature Conservation Importance (SNCI)

Sustainability Appraisal qualitative assessment of the development potential: Future development solely for housing will result in a loss of jobs resulting in a significant negative impact on employment. This could be re-provided in a different location, however the need for housing could outweigh the loss of employment particularly if the existing offices are not being used or the market for office space in this location is not viable. This will need to be investigated further and could result in the positive result for housing outweighing that of employment in this location.

US39: Units A&B Sandown Industrial Estate, Mill Road, Esher

Ward: Esher

Site reference: US39

Site area: 1.33 ha

Site address: Units A&B Sandown Industrial Estate, Mill Road, Esher, KT10 8BL

Map:



Satellite image:



Site description: The site is located at the end of Mill Road on the most western side of Sandown Industrial Park. It adjoins the River Mole to the west, industrial buildings to the east and residential development further beyond that. The site currently contains a long rectangular shaped industrial building, which is subdivided into separate units.

Existing land use: Light industrial and warehousing (Use Classes B2/B8)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Planning Consultation Government Oil Pipeline
 - M3 Contaminated land – C021 and C022
 - Historic Landfill Sites 250m buffer
 - Within and adjoins Biodiversity Opportunity Areas (west)
 - Adjoins Flood zones 2, 3 and 3b on the western edge of the site
 - Adjoins the Green Belt.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 40 **Gross:** 40

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable distance of a local bus stop and within 800m of a state school and health centre (south). The site is over 800m of a district centre and train station.

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The site is in commercial use and its loss of employment will need to be justified as to whether it is surplus to requirements and can be replaced in quantity and quality in another suitable location. Potential land remediation costs may impact viability.

Can the constraints be overcome?

The site also adjoins significant flood risk and care will need to be taken. The constraints can be overcome with the correct flooding mitigation and land remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Contributing to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Esher train station is located 1.85km from the site and a bus stop is located 500m away, offering infrequent bus routes to Weybridge and Addlestone. Esher High School and a health centre are located within 800m. Esher district centre and a dentist are located over 800m of the site (south). Natural greenspace, children's play areas and a local park adjoins the site.
Brownfield land	++	PDL on the site will be used
Economic growth	+	It is located with 1.5km of Esher district centre which provides some employment.
Employment	--	Loss of all employment
Flooding	0	Site is in flood zone 1 with no surface water flooding. It does adjoin flood zone 2, 3 and 3b.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site has potentially contaminated land to remediate.
Pollution	0	The site is PDL and adjacent to the built-up urban land
Landscape	+	The site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site is in commercial use and there will be a loss of all employment on site which would result in a significant negative impact. This could be mitigated by the relocation of this use to a strategic employment land area. The site requires the remediation of potential contamination on site and will also need to consider the adjoining flood risk. It is otherwise suitably located in an urban area within a reasonable distance of services and public transport.

US157: Garages at Farm Road, Esher

Ward: Esher

Site reference: US157

Site area: 0.10 ha

Site address: Garages at Farm Road, Esher, Surrey, KT10 8AX

Map:



Satellite image:



Site description: The site contains 2 rows of garaging that backs onto Green Belt land (east).

Existing land use: Garages

Source of site: Pre-application

Is the Site Previously Developed Land: Yes.

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

- Flood Zone 2
 - Historic Landfill Sites 250m buffer
 - Adjoins Green Belt (east)
 - Adjoins Historic Landfill Sites (east)
 - Adjoins Molesey and Hersham Biodiversity Opportunity Area.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 3 **Gross:** 3

Proposed density (dph): 29 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 400-800m of a state school (north) and a suitable distance of local bus stops and Esher train station (east). The site is over 800m of a town, district or local centre or a health centre.

Availability

Availability Information

PA Housing have confirmed availability in 2018.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites. Flood mitigation measures and land remediation may impact viability.

Can the constraints be overcome?

The site is part of a larger redevelopment of PA housing property and therefore there is a likelihood that the constraints can be overcome with the correct mitigation and remediation.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	0	Esher train station is located within 1.5km from the site and a bus stop is located 420m away, offering infrequent bus routes to Weybridge and Addlestone. Esher district centre is located 1km from the site. A state primary and secondary school and an NHS GP is located within 800m of the site. Natural greenspace, children's play areas and a local park are all located within 400m of the site.
Brownfield land	++	PDL.
Economic growth	+	It is located with 1km of Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 2
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	0	Site is in the urban built-up area but does adjoin the Green Belt.
Biodiversity	0	The site adjoins Greenfield land which is also a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its reduction in land contamination. Flood mitigation measures would be required to change the flooding SA objective to a neutral score.

US274: Two Furlongs and Wren House, Portsmouth Road, Esher

Ward: Esher

Site reference: US274

Site area: 0.21 ha

Site address: Two Furlong and Wren House, Portsmouth Road, Esher, KT10 9AA

Map:



Satellite image:



Site description: The site contains two detached office buildings off Portsmouth Road.

Existing land use: Offices (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Tree Preservation Order (TPO) EL: 02/34
- In close proximity of statutorily (1 to 4 Myrtle Cottages and Tax Post) and locally listed buildings (Tollhouse, Portsmouth Road)
- Adjoins Site of Nature Conservation Importance (SNCI) – Littleworth Common (south)
- Adjoining the Green Belt (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 47.6dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location close to Esher district centre (south west) and also local bus stops and Esher train station (north east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The loss of office space and its possible relocation will need to be considered prior to any redevelopment.

Can the constraints be overcome?

The site is next to a statutory and locally listed buildings with TPOs. Therefore, good design will need to be considered and tree protection will be required.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is potential for negative or positive effect on this SA Objective
Accessibility	+	Bus stops are located 250m from the site offering an hourly bus service to Kingston, Guildford, Staines and Cobham Downside. Esher train station is located 400m away from the site. A dentist and Esher district centre are located within 800m of the site. It is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located 800m from Esher District Centre which provides some employment.
Employment	--	Loss of all jobs.
Flooding	0	No fluvial or surface water flood risk / Flood Zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	0	The site adjoins the Green Belt
Biodiversity	0	The site adjoins the Green Belt and adjoins Site of Nature Conservation Importance (SNCI)

Sustainability Appraisal qualitative assessment of the development potential: Future development solely for housing will result in a loss of jobs resulting in a significant negative impact on employment. This could be re-provided in a different location, however the need for housing could outweigh the loss of employment particularly if the existing offices are not being used or the market for office space in this location is not viable. This will need to be investigated further and could result in the positive result for housing outweighing that of employment in this location.

US282: 42 New Road, Esher

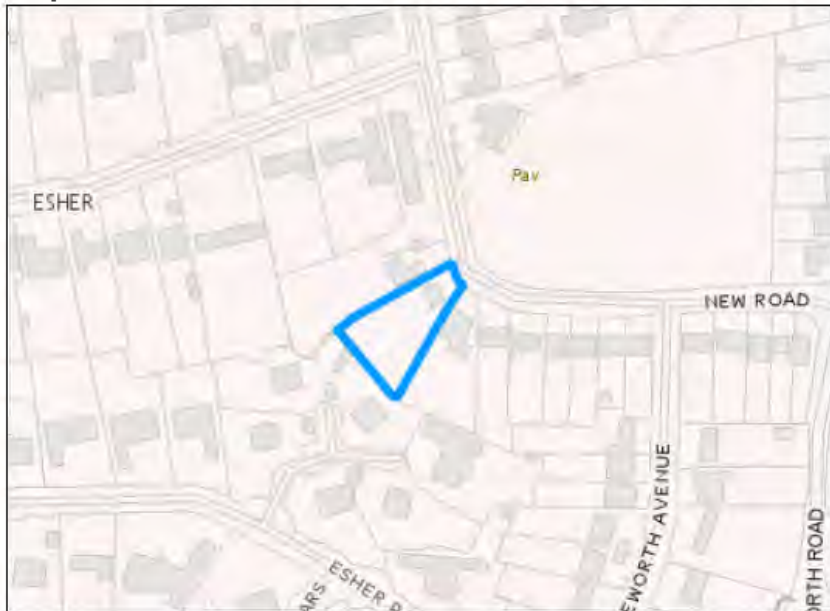
Ward: Esher

Site reference: US282

Site area: 0.23 ha

Site address: 42 New Road, Esher, KT10 9NU

Map:



Satellite image:



Site description: The site contains a large detached residential dwelling and lies opposite a sports ground on New Road, a private residential road.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- Surface Water Flooding 1 in 100 year (medium) and 1 in 1000 year (low)

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 Gross: 7

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is a suitable residential location close to local bus stops and within 400m of Esher district centre (west) and within 800m of Claygate local centre and train station (east), a state school (south) and a health centre (south).

Availability

Availability Information

The landowner confirmed in October 2018 that the site was available for development within a 5-year period.

Achievability

Market and viability factors

There have been other flatted developments in this residential road and therefore there is a reasonable prospect that this site could be developed. As there is no pre-application query or planning application, it is more likely to take longer than 5 years to be developed.

Can the constraints be overcome?

There will need to be surface water flood risk mitigation however this could be achieved and overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets
Accessibility	+	Bus stops are located 467m away from the site offering an hourly bus service to Kingston and Esher. Claygate train station is located 1.4km away from the site. An NHS practice is located within 400m of the site and a dentist and primary school are located within 800m of the site. Esher district centre is located within 400m. The site is within 400m of natural greenspace.
Brownfield land	++	PDL
Economic growth	+	It is located within 400m from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk 1 in 1000 and 1 in 100 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to contribute positively towards sustainability as it has reasonable accessibility and environmental scores. This is largely due to its location in the urban area, its use of brownfield land and location in flood zone 1.

US288: Hawkshill Place, Portsmouth Road, Esher

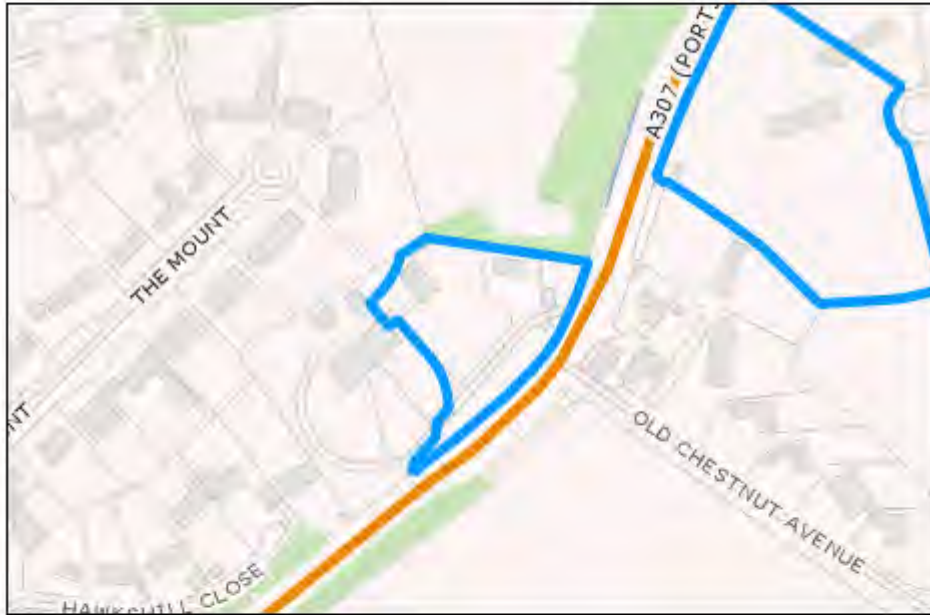
Ward: Esher

Site reference: US288

Site area: 0.61 ha

Site address: Hawkshill Place, Portsmouth Road, Esher, KT10 9HY

Map:



Satellite image:



Site description: Three detached dwellings located on the west side of Portsmouth Road, a classified A road.

Existing land use: Residential (Use class C3)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7 km
 - Adjoins three Grade II listed building (Hawkshill Place (west) and 7 and 8 Old Chestnut Avenue (east))
 - Adjoins Green Belt
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 **Gross:** 15

Proposed density (dph): 24.6dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location and within 1km of Esher district centre (north) and a state school (north).

Availability

Availability Information

Landowners have replied to the ownership letter in October 2018 confirming availability.

Achievability

Market and viability factors

There are no market or viability factors.

Can the constraints be overcome?

The relationship between the listed building and the new development will need to be factored into the design. As there is no pre-application query or live planning application, the development is likely to be delivered in a 6 to 10-year period.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	The proposal could impact on neighbouring heritage assets however it is uncertain whether that could be positive or negative.
Accessibility	0	A bus stop is located outside the site and provides an hourly service to Kingston and Guildford. It is located 1km from Esher district centre and over 1km from a dentist, NHS GP surgery, state school and train station. It is also located within 400m to natural greenspace.
Brownfield land	++	PDL
Economic growth	+	Located 1km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 in 1000 years and 1 in 100 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Site is in the urban area but lies opposite a landscape character area, natural greenspace and adjoins Green Belt.
Biodiversity	+	Site is within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site's accessibility is fair and could be improved with more regular bus routes into Kingston and Esher where there is access to local services and health provisions. The impact on heritage assets will depend on the design of the development and whether this can enhance the historic environment.

US519: Esher Public Library and land adjoining, Church Street, Esher

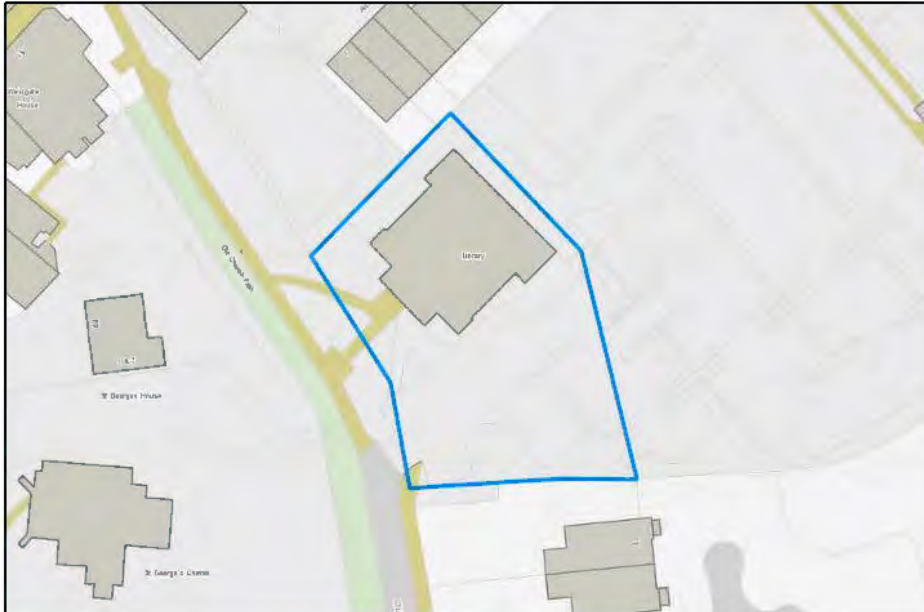
Ward: Esher

Site reference: US519

Site area: 0.2 ha

Site address: Esher Public Library and land adjoining, Church Street, Esher, KT10 9NS

Map:



Satellite image:



Site description: The site includes a two-storey building with Esher Library at ground floor level. This is accessed from Old Church Path and the public car park which is located behind Esher High Street. The Civic Centre is located to the east of the site.

Existing land use: Library (Class F1) and public car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Rythe Catchment
 - Partial Air Quality Management Area (AQMA)
 - Located opposite to Esher conservation area
 - Opposite Grade 1 Listed building: Church of St. George, Esher Park Avenue, Esher
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 75dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Esher district centre with local bus stops and is within 800m of a health centre (south and a state school (south east)).

Availability

Availability Information

Owners have confirmed availability in 2021

Achievability

Market and viability factors

The loss of the library will need to be re-provided or relocated. There is a reasonable prospect that a mixed-used scheme would be achievable during the later end of the plan period.

Can the constraints be overcome?

A heritage statement will be required and good design would be able to enhance the historic environment opposite the site.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	The impact on close by historic assets are unknown at this stage.
Accessibility	+	Located in Esher district centre, within 400m of a dentist and 800m of a state school and GP. A bus stops are located 70m from the site with regular bus routes to Kingston, Staines and Guildford. It is also located within 400m to natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	0	If the library is re-provided there would be no loss of employment.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	-	The site falls partially within an existing air quality management area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to regular bus routes and local services, it is considered a sustainable site. However, the site falls partially within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US40: Hersham Day Centre and Village Hall, Queens Road, Hersham

Ward: Hersham Village

Site reference: US40

Site area: 0.39 ha

Site address: Hersham Day Centre and Village Hall, Queens Road, Hersham, KT12 5LU

Map:



Satellite image:



Site description: The site contains Hersham Day Centre and Village Hall and is located between two flatted developments. The site includes an access road off Molesey Road and public parking to the rear.

Existing land use: Day Centre (Use Class E)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Opposite (south) Hersham Village Conservation Area
 - Thames Basin Heath Special Protection Area 5-7km
 - Located in District Centre
 - Strategic View 5 - The Valley of River Moles from Ledges at Esher
 - 1 Tree Preservation Order (TPO) on the northern rear boundary EL: 17/16 (north)
 - Adjoins Hersham Village Conservation Area (south)
 - Adjoins a Locally Listed building – 1 (The Watermans) Queens Road.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 38dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and has large flatted development on both boundaries. It is located within Hershams district centre with local bus stops offering regular services. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

A mixed-use scheme could offer a renovated community centre as well as residential units.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether the proposed development will impact on any archaeological, historic and cultural assets.
Accessibility	+	Located in Hersham district centre, 400m to GP, dentist and state schools. Bus stops are located outside the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines and Addlestone. Hersham train station is located 1.4km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located in Hersham district centre and 140m from strategic employment land.
Employment	0	Only creates temporary construction jobs and could retain staff from community use.
Flooding	0	Located in flood zone 1, with very small area of low surface water flooding (1 in 1000 years) on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	0	Site located in the urban built-up area with no local green space designation nearby. However, it does fall within a strategic view but it is unlikely to impact this.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US45: Car Park to the south of Mayfield Road, Hersham

Ward: Hersham Village

Site reference: US45

Site area: 0.4 ha

Site address: Car park to the south of Mayfield Road, Hersham

Map:



Satellite image:



Site description: Public car park located on the south side of Mayfield Road opposite Walton-on-Thames train station. The site has a wide frontage and is triangular in shape.

Existing land use: Car park (Sui Generis)

Source of site: Urban capacity study, Call of Sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) (north east)
- Thames Basin Heath Special Protection Area 7km buffer
- Adjoins Tree Preservation Order's (TPO) – Group EL:300 (east)
- Adjoins M3 Contaminated Land – C012 (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 9

Proposed density (dph): 20dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban area with access to local services, shops, health centre and a dentist. It is located west of Halfway local centre and is 50m from the nearest bus stop and 100m from the Walton-on-Thames train station. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The loss of the car parking will need to be considered and likely reallocated.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The site is not located to any historical assets
Accessibility	+	Located within 800m to Halfway local centre, a GP, dentist and state schools. Bus stops are located outside the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, Whitely Village to Heathrow. Walton-on-Thames train station is located 100m from the site. It is within 350m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Located 600m from strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1, with medium surface water flooding (1 in 100 years) on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	-	The site is across from Walton-on-Thames train station with the likelihood of noise pollution.
Landscape	0	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has scored one minor negative impact from likely noise pollution being located close to Walton-on-Thames train station. This could be mitigated with noise reduction materials as well as design and layout. This could change the SA score to a neutral score.

US380: New Berry Lane Car Park, Hershams

Ward: Hershams Village

Site reference: US380

Site area: 0.11 ha

Site address: New Berry Lane Car Park, Hershams

Map:



Satellite image:



Site description: The site is a publicly owned car park located on the north side of New Berry Lane and neighbours Waitrose car park.

Existing land use: Car Park (Sui Generis)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5–7km
 - Adjoins Hersham Village Conservation Area
 - Strategic View 5 - The Valley of the River Mole from The Ledges at Esher.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 7

Proposed density (dph): 64dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location in Hersham district centre with local bus stops, a health centre and a state school.

Availability

Availability Information

Owners have confirmed availability in 2020.

Achievability

Market and viability factors

The loss or reduction in customer car parking will need to be considered.

Can the constraints be overcome?

Future development will need to consider the adjoining Conservation Area and historical setting of Hersham.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether the proposed development will impact on the adjoining conservation area.
Accessibility	+	Located in Hersham district centre, 400m to GP, dentist and state schools. Bus stops are located 200m from the site with regular routes (once an hour 5 days a week) to Whiteley Village and Heathrow and Kingston, Staines and Addlestone. Hersham train station is located 1.4km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located in Hersham district centre and 270m from strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	0	The site located in the urban built-up area with no open green space adjoining or neighbouring it. However, it does fall within a strategic view but it unlikely to impact this.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US153: 11 to 27 Down Street, West Molesey

Ward: Molesey West

Site reference: US153

Site area: 0.2 ha

Site address: 11 to 27 Down Street, West Molesey, KT8 2TG

Map:



Satellite image:



Site description: A residential block of flats to the south of Down Street with garage block located to the rear of the flats.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

-
- Flood Zone 2

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 16

Proposed density (dph): 80dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/a **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and 160m from a local bus stop and 200m of state school. East Molesey District Centre, Hampton Court and Hersham train station and a health centre are over 800m away.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 through the pre-application enquiry

Achievability

Market and viability factors

There is reasonable prospect that there can be intensification at the site but there will need to be consideration to the temporary relocation of existing residents while development is taking place.

Can the constraints be overcome?

The site is partially within Flood Zone 2 and this will need to be mitigated.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

Yes

Developable in 11-15 years:

N/A

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 2.45km from a rail station and although bus stops are located 160m away they offer an infrequent bus route into Kingston to Weybridge and also Kingston to Esher High School (twice a day on school days). A health centre is 1.1km away, 1.1km of a dentist and the nearest school is a primary school is within 200m of the site. The nearest district centre is over 1.3km away. The nearest natural greenspace, children's play area and local park is available within 400m of the site at Grovelands Recreation ground.
Brownfield land	++	PDL
Economic growth	++	Located 400m from strategic employment land and 1.3km of a district centre providing employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is partially in flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	0	The site is in a built-up urban area with unlikely intrusions from light or noise pollution.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fair in terms of its accessibility and sustainability. There is partial flood risk to the north of the site as it is in Flood Zone 2 which can be mitigated with the appropriate measures.

US318: Vine Medical Centre, 69 Pemberton Road, East Molesey

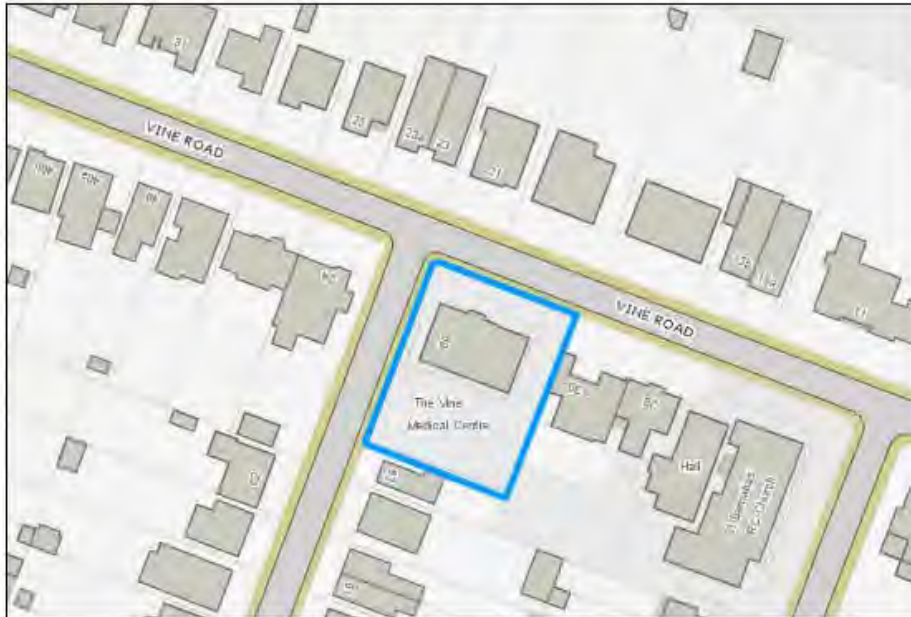
Ward: Molesey East

Site reference: US318

Site area: 0.11 ha

Site address: Vine Medical Centre, 69 Pemberton Road, East Molesey, KT8 9LJ

Map:



Satellite image:



Site description: The site contains a detached two storey building and is located within East Molesey (Kent Town) Conservation Area.

Existing land use: Medical Centre (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

1986/0502 – Withdrawn – Erection of 12 two-storey one-bedroom flats for the elderly with associated car parking and communal garden areas.

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
 - East Molesey Kent Town Conservation Area
-

Potential use of site

Residential development: Yes.

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 63.6dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is a health centre with a bus stop 550m at East Molesey district centre to the south. There is also a state school 200m to the north and Hampton Court train station is over 800m to the east.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The loss of a medical centre will require investigative work to understand whether this use could be provided elsewhere or re-provided on site in a mixed-use scheme.

Can the constraints be overcome?

These could be overcome with a mixed-use development. The site will require good design as it is within an area of historical context and also flood risk mitigation measures.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the conservation area.
Accessibility	+	Hampton Court train station is located within 1.6 km from the site and a bus stop is located 550m at East Molesey district centre south offering an hourly bus service to Kingston and West Molesey. State primary schools are located within 200m and 800m of the site and a dentist is 500m of the site. The site is also within 500m to Molesey Hurst recreation ground which offers a children's play area and a local park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 550m from the district centre which provides some employment.
Employment	0	Could retain community jobs in a mixed-use scheme.
Flooding	-	Site is in flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is within the urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: This is considered a sustainable location and could retain existing employment if the existing use is retained in a mixed-use scheme. Flood risk mitigation measures will be required in order to change the negative score that is expected for flooding. Good design could enhance the conservation area and result in a positive score but at this stage the design details are unknown.

US456: Molesey Community Hospital, High Street, West Molesey

Ward: Molesey West

Site reference: US456

Site area: 0.73 ha

Site address: Molesey Community Hospital, High Street, West Molesey, KT8 2LU

Map:



Satellite image:



Site description: The site is located off Island Farm Road and comprises of two buildings (Molesey Hospital and Wesley Lodge) and other small outbuildings. There is also associated car parking spaces for patients to the north. Open space and trees are also present on the site.

Existing land use: Healthcare centre / hospital (Use Class E)

Source of site: Call for Sites 2019

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: NHS

Policy designations/ constraints

- Surface Water Flooding 1 to 100 year (medium) and 1 to 30 year (high) (north)
- M3 Contaminated Land Poly – C019
- Historic Landfill Sites 250m buffer
- Adjoins four Tree Preservation Orders (TPOs) – EL:03/60 (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 70 Gross: 70

Proposed density (dph): 96dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is a health centre and is in a suitable residential location within 800m of a state school (north) and local bus stops. East Molesey district centre and Hampton Court Train Station is over 800m away.

Availability

Availability Information

A call for sites form was submitted indicating its availability in 2019.

Achievability

Market and viability factors

Including housing on the site as part of a mixed-use scheme would be subject to health commissioning requirements.

Can the constraints be overcome?

There is partial medium to high surface water flooding to the north that will need to be mitigated. Potential contaminated land will need to be investigated and remediated.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 2.5km from a rail station and although bus stops are located 100m away they offer an infrequent bus route into Kingston and Weybridge and also Kingston to Esher High School (twice a day on school days). The site is a health centre, it is 1.2km of a dentist and the nearest school is a primary school is within 340m of the site. The nearest district centre is over 1.5km away. The site is opposite to allotments and natural greenspace is available within 400m of the site. Grovelands Recreation ground with children's play area, natural greenspace and a local park is within 800m of the site.
Brownfield land	++	PDL
Economic growth	++	Located 270m from strategic employment land and 1.5km of a district centre providing employment.
Employment	0	Only creates temporary construction jobs and could retain existing healthcare staff.
Flooding	0	Site is in flood zone 1 with medium and high surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is in a built-up urban area with unlikely intrusions from light or noise pollution.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Sie is in the built-up urban area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is fair in terms of its accessibility and this could be improved by providing more regular bus routes to allow people to access shops and community services.

US498 – 7 Seymour Close and land to the rear of 103-113 Molesey Park Road, East Molesey

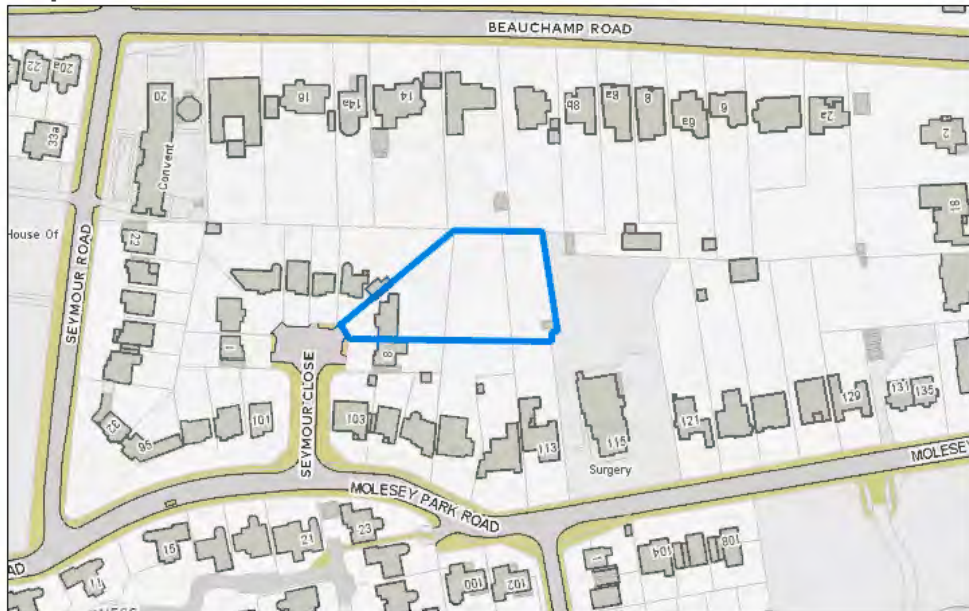
Ward: Molesey East

Site reference: US498

Site area: 0.24ha

Site address: 7 Seymour Close and land to the rear of 103-113 Molesey Park Road, East Molesey, KT8 0JY

Map:



Satellite image:



Site description: The site is located in the north eastern corner of Seymour Close, a cul-de-sac to the north of Molesey Park Road. It encompasses the entire residential dwelling and the rear of residential plots of no.109 & 113 Molesey Park Road. It is largely free of buildings but has soft landscaping with trees along the boundaries.

Existing land use: Residential (Use Class C3)

Source of site: Planning History

Is the Site Previously Developed Land: Yes- partially greenfield (gardens)

Landowners: Private

Relevant planning history / Status:

2017/3711 – Refused

3 detached two-storey houses, 2 with rooms in the roof space and 1 with dormer windows, and a pair of semi-detached two-storey houses with rooms in the roof space and dormer windows, with associated access and landscaping, following demolition of an existing house.

2016/2272 – Refused

3 detached two-storey houses, 2 with rooms in the roof space and 1 with dormer windows and a pair of semi-detached two-storey houses with rooms in the roof space and dormer windows, with associated and landscaping following demolition of an existing houses and resurfacing of Seymour Close as a private drive

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium)
- Adjoins a Local Listed Building – Ice House, rear of 12 Beauchamp Road, East Molesey (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 24dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 400m of East Molesey district centre with access to local bus routes (north). It is also within 400m of a state school (west) and a health centre (east).

Availability

Availability Information

Certificate B was signed in the most recent application serving notice to residents.

Achievability

Market and viability factors

There are no market and viability factors.

Can the constraints be overcome?

There are no major constraints to overcome but based on the reasons for past refused applications, sensitive design is required to mitigate any loss or harm to neighbouring amenity.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the neighbouring locally listed building.
Accessibility	+	The site is located 2km from Hampton Court train station and 220m from bus stops which offer less frequent bus routes to Kingston and Weybridge. The site is located within 400m to East Molesey district centre, a primary school, NHS practice and dentist. Natural greenspace, a local park and children's play areas and all located within 400m of the site.
Brownfield land	0	A mix of PDL and greenfield land on the site will be used.
Economic growth	++	The site is within 400m of East Molesey district centre and 1.2km from strategic employment land.
Employment	0	Only creates temporary construction jobs (not a new workforce)
Flooding	0	The site is located in flood zone 1 with a small area of surface water flooding (1 in 1000 and 1 in 100 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	Site located in the urban area with no potentially contaminated land.
Pollution	0	The site is PDL and in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: There are no negative impacts expected from the development. Overall, the site is expected to result in positive impacts across the social, environmental and economic objectives.

US59: Halfway Car Park, Hersham Road, Walton-on-Thames

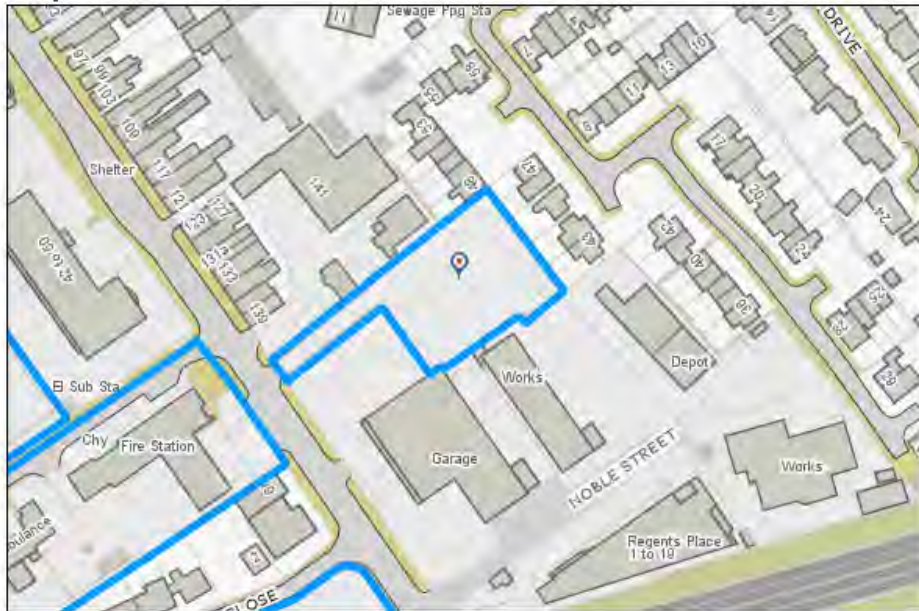
Ward: Walton South

Site reference: US59

Site area: 0.23 ha

Site address: Halfway Car Park, Hersham Road, Walton-on-Thames

Map:



Satellite image:



Site description: Public car park located on the east side of Hersham Road within the local centre providing car parking for customers of the shops to the north.

Existing land use: Car park (Sui Generis)

Source of site: Urban capacity study, Call of Sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (Medium)
 - Thames Basin Heaths Special Protection Area - 5-7 kilometres
 - Adjoins M3 Contaminated Land Poly – C021 and C020
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 35dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in the Halfway local centre and is 50m from the nearest bus stop and 100m from the Walton-on-Thames train station. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The loss of the car parking will need to be considered and likely reallocated.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The site is not located to any historical assets
Accessibility	+	Bus stops are located 88m from the site with an hourly service to Whiteley Village to Heathrow. Walton-on-Thames train station is located within 800m from the site along with a primary school, Walton Community hospital, GP and dentists. A secondary school and two other dentists are located with 400m of the site. It is located within Halfway local centre and is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Located 300m from strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1, with medium and low surface water flooding (1 in 100 and 1000 years) on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate.
Pollution	0	The site is in a built-up urban area.
Landscape	0	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being located in a local centre, the site is considered to be a suitable sustainable location for future development.

US84: Elm Grove, 1 Hersham Road, Walton-on-Thames

Ward: Walton Central

Site reference: US84

Site area: 1.0 ha

Site address: Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH

Map:



Satellite image:



Site description: A large site containing a main hall and various outbuildings used for community events, clubs and hiring. The site also includes a children's nursery to the rear. The main hall is a listed Grade II building. At the front is a large area of greenspace with a one-way entrance and exit and parking is available in various places across the site.

Existing land use: Community uses and nursery (Use Class E).

Source of site: Urban Capacity Study and call for sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2013/0538 - Prior Notification Demolition: Granted

Demolition of detached single storey building

2012-0417 – Granted

Change of use from residential house to children's nursery (96 sqm)

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Local Green Space
 - Statutory Listed Building – Grade II Listed Elm Grove Hall
 - Adjoins Air Quality Management Area (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 70 Gross: 70

Proposed density (dph): 70dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: N/A

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location in Walton-on-Thames town centre with a number of local bus routes available. It is also within 400m of a state school, health centre, GP and dentist.

Availability

Availability Information

EBC have confirmed availability in 2020.

Achievability

Market and viability factors

The site consists of community facilities and their loss or relocation will need to be considered prior to any redevelopment. It is expected with the addition of the listed status of the main building, that redevelopment would be most likely achieved in 6 to 10 years' time.

Can the constraints be overcome?

The site will need to address the high surface water risk on site, the preservation of the listed building and the loss of community facilities on site.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown at this stage whether the development will impact on the statutory listed building.
Accessibility	++	Located in the town centre and within 400m of a dentist, NHS GP practice and primary school. 2 bus services are available 50m from the site and provide hourly services to Kingston, Staines, Hershams and Walton Leisure Centre. It is also located behind Elm Grove recreation ground and within 400m to a town park with natural greenspace and children's play area, allotments and pocket park.
Brownfield land	++	PDL
Economic growth	+	Located in Walton town centre which provides employment.
Employment	0	The site will only create temporary construction jobs and may result in a loss of employment from community uses.
Flooding	-	Site is in flood zone 1 with an area of surface water flood risk (1 to 30 and 1 to 100 years to the front of site).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	-	The site neighbours an existing air quality management area.
Landscape	0	Site is located in the urban area but the recreation ground to the rear has been shortlisted for local green space designation.
Biodiversity	+	Site is within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores two significant positive results in terms of making best use of PDL and accessibility. Being in the town centre, with access to a number of buses and local services, it is considered a sustainable site. However, the site also neighbours an existing air quality management area which would require investigation and possible design solution to mitigate air pollution. There is a small area of surface water flood risk which will require mitigation to ensure that future development will not increase flood risk to properties on or neighbouring the site.

US112: 20 Sandy Lane, Walton-on-Thames

Ward: Walton North

Site reference: US112

Site area: 0.1 ha

Site address: 20 Sandy Lane, Walton-on-Thames, KT12 2EQ

Map:



Satellite image:



Site description: Site comprises of a detached dwelling house with hardstanding and mobile homes to the rear. There are trees located at the front of the property, but these are not designated as TPOs.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study, pre-application and planning history.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2017/0310 – Withdrawn

Outline application for a detached two-storey building with rooms in the roof space comprising 6 flats and detached single storey building with rooms in the roof space comprising 4 flats following demolition of existing house (for access, appearance and layout)

2011/5024 – Refused

One two storey block with additional rooms in the roof space comprising 8 flats and one two storey block of 2 flats following demolition of existing bungalow and outbuildings (42.47 sqm).

Landowners: Private

Policy designations/ constraints

- Half Flood Zone 2 (south)
- Historic Landfill Sites 250m buffer
- Adjoins M3 Contaminated Land Poly (west)

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 8

Proposed density (dph): 80dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Walton Terrace Road local centre (west) and a state school (north).

Availability

Availability Information

Certificate A was signed in the 2017 planning application confirming ownership.

Achievability

Market and viability factors

The cost of flood risk mitigation and potential remediation of land may affect viability.

Can the constraints be overcome?

Constraints can be overcome with the appropriate flood risk mitigation and land remediation.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is within 400m of a primary school and Terrace Road local centre. There is 1 bus stop 100m away which offers 1 bus route to Hershams and Walton Leisure Centre. Walton Town centre is 1.1km away from the site and the nearest GP and dentist is also over 1km away. Children plays areas, natural greenspace and allotments are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	Located over 1.5km from Walton town centre which provides some employment.
Employment	0	The development will only create temporary construction work.
Flooding	-/0	50% of the site is in flood zone 2 and surface water flood risk 1- 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Located within the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to result in significant positive impacts in terms of its use of brownfield land and its ability to reduce land contamination. It scores minor positive impacts across the environment objectives and is considered a sustainable site for future housing development.

US168: Garages at Sunnyside, Walton-on-Thames

Ward: Walton North

Site reference: US168

Site area: 0.13 ha

Site address: Garages at Sunnyside, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises of garages and hardstanding for car parking.

Existing land use: Garages and hardstanding (Use Class Sui Generis)

Source of site: 2019 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

- Historic Landfill Sites 250m Buffer
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 4 **Gross:** 4

Proposed density (dph): 31dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is currently used for garaged parking by nearby residents. The area is characterised by residential development, with residential properties surrounding the site.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

There are no significant constraints on the site that prevent the development on the site.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	-	Overall accessibility of this site is considered moderate. It is located 800m from a state primary school, 0.6km from a bus stop offering 1 bus route to Hersham and Walton Leisure Centre per hour. It is located over 800m from a local centre and over 1.6km from Walton Town Centre and further to GPs and dentists. Natural Greenspace is located opposite the site and a children's play area is within 800m of the site.
Brownfield land	++	PDL
Economic growth	0	Located over 1.5km from Walton town centre which provides some employment.
Employment	0	The development will only create temporary construction work.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk 1- 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Even though the site is located 60m from the Green Belt, it is still located within the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is moderate in terms of its accessibility and therefore is considered to present a negative change towards sustainability. Possible mitigation could include a more frequent bus route towards the town centre and rail station, which would allow access to healthcare provisions and employment. Any large-scale residential development at the greenfield site behind Sunnyside should include children's play space and access to green infrastructure, which would improve accessibility. It does have minor positive impacts in terms of other environmental objectives such as water quality, protecting the landscape and protecting biodiversity.

US323: Bradshaw House, Bishops Hill and Walton Centre for the Community, Manor Road, Walton-on-Thames

Ward: Walton Central

Site reference: US323

Site area: 0.47 ha

Site address: Bradshaw House, Bishops Hill and Walton Centre for Community, Manor Road, Walton-on-Thames, KT12 2PB

Map:



Satellite image:



Site description: The site comprises of two buildings. One is a single storey day centre and the other is a three-storey building containing 31 retirement flats. The site also contains hardstanding for parking and garden spaces with trees.

Existing land use: Community Centre (Use Class E) and retirement housing (C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council and PA Housing

Policy designations/ constraints

- Part M3 Contaminated Land Poly - C021
 - Adjoins M3 Contaminated Land Poly - C014 (south)
-

Potential use of site

Residential development: Yes (C2)

Proposed yield: Net: 18 **Gross:** 49

Proposed density (dph): 104dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

It is in a suitable residential location within 400m of Walton town centre and local bus stops.

Availability

Availability Information

Availability has been confirmed by the EBC in 2020 but will need confirmation from PA housing.

Achievability

Market and viability factors

The site provides an opportunity to optimise and intensify for assisted housing. Remediation costs for the contaminated land will also need to be factored into the cost of redevelopment.

Can the constraints be overcome?

The site has potential contamination that will need to be remediated prior to future redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no archaeological, historic and cultural assets on or nearby to the site.
Accessibility	+	Located within 400m of Terrace Road local centre and Walton Town centre and within 800m of a primary state school and dentist. The site is 1.2km from the nearest GP. There are hourly buses to Kingston, Addlestone, Hersham and Walton Leisure centre are available 310m away. It is also within 400m of natural greenspace and 800m of a town park and children's play area at Elmgrove Recreation Area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located within 400m of a local centre and town centre.
Employment	0	It will only create temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	Contaminated land will need to be remediated.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: There are no negative result that require mitigation. Being located 400m from a town centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location for future development.

US471: 147 Sidney Road, Walton-on-Thames

Ward: Walton North

Site reference: US471

Site area: 0.1 ha

Site address: 147 Sidney Road, Walton-on-Thames, KT12 3SA

Map:



Satellite image:



Site description: The site is located on the corner of Sidney Road and Clements Road and comprises of a detached two-storey dwelling. Parking is located to the rear and fronts Clements Road.

Existing land use: Residential (Use Class C3)

Source of site: 2019 Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

No constraints

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 9

Proposed density (dph): 90dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/a **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops. It is within 800m of Walton-on-Thames town centre (north) and Halfway local centre (south), a state school (north) and also a health centre (south).

Availability

Availability Information

Pre-application received in 2019 suggests an interest in developing the site.

Achievability

Market and viability factors

There are no obvious market or viability factors to consider at this stage.

Can the constraints be overcome?

There are no constraints on the site to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is located 1.6km from Walton Train Station and 200m from a bus stop offering an hourly service to Hersham and Walton Leisure centre. It falls within 400m of a NHS practice and Walton Community Hospital and 800m to dentist, state primary school, Halfway Local Centre and Walton Town Centre. The site is located within 400m of 2 children's play areas, a local park and natural green space.
Brownfield land	++	PDL
Economic growth	+	Located 800m from Walton town centre and local centre which provides some employment.
Employment	0	The development will only provide temporary construction jobs.
Flooding	0	Site is in flood zone 1 with some areas of surface water flood risk 1- 1000 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have a number of positive impacts on sustainability in terms of its accessibility and built up urban location.

US532: The Playhouse, Hurst Grove, Walton-on-Thames

Ward: Walton Central

Site reference: US532

Site area: 0.21 ha

Site address: The Playhouse, Hurst Grove, Walton-on-Thames, KT12 1AU

Map:



Satellite image:



Site description: The site contains the former Playhouse with associated parking. It is located between a car showroom and mixed used development at Bonham Gate. Trees are located on its eastern boundary.

Existing land use: Playhouse (Sui Generis)

Source of site: Promoted site.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 1000 year (low)
- Adjoins one Tree Preservation Order (TPOs) - EL:06/30
- Potential contaminated land (M3 categorised sites 2017).

Potential use of site

Residential development: Yes

Proposed yield: Net: 20 **Gross:** 20

Proposed density (dph): 95dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location as it lies 350m of Walton-on-Thames town centre with local shops and services. It is located within 800m of a state school (east), but a health centre is over 800m (south).

Availability

Availability Information

Elmbridge Borough Council have confirmed the availability of the Playhouse in 2020.

Achievability

Market and viability factors

The Playhouse has been relocated in the borough.

Can the constraints be overcome?

The site is subject to surface water flood risk and will require flood mitigation measures. Land remediation and tree protection measures will also be required.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	++	Located 350m of Walton town centre and is within 400m of a state school and dentist and 1.1km of a GP. Bus stops are located 250m from the site and offer hourly bus routes to Kingston, Addlestone, Staines, Whiteley Village and Heathrow. It is also located within 400m of Ashley Park natural greenspace.
Brownfield land	++	PDL
Economic growth	+	Located 350m of Walton town centre which provides employment.
Employment	0	Previous jobs have been re-provided at new playhouse site.
Flooding	0	Site is in flood zone 1 but with areas of medium and low surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	+	The site is in the built-up urban area and unlikely to be impacted from light or noise pollution
Landscape	+	Site is located in the urban area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The significant negative score for employment could be improved if a mixed-use scheme provides a similar amount of employment than the existing use. This would result in the site being considered a sustainable site due to its proximity to the borough's town centre, local shops and services.

US94: Locke King House, 2 Balfour Road, Weybridge

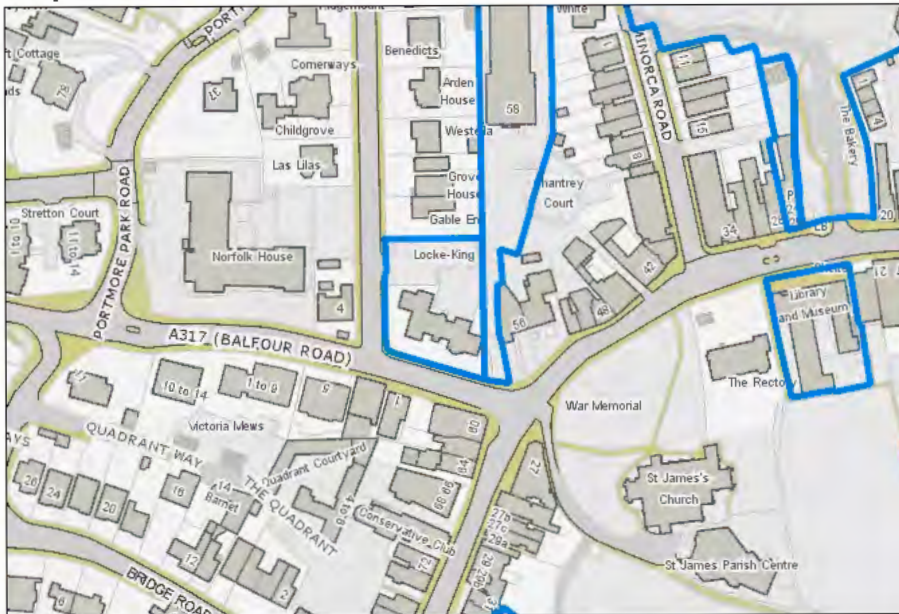
Ward: Weybridge Riverside

Site reference: US94

Site area: 0.17 ha

Site address: Locke King House, 2 Balfour Road, Weybridge, KT13 8HD

Map:



Satellite image:



Site description: The site comprises a detached two building located to the east of the junction of Balfour Road and Devonshire Road in Weybridge. The site is located within the Conservation Area and adjoins Listed Buildings. The northern part of the site is currently used for car parking, with the existing building occupying the southern part of the site fronting Balfour Road. The wider area has a mixed character, with the Conservation Area spreading east and south of the site, with newer developments to the west.

Existing land use: Offices (Use Class E) **Source of site:** Urban Capacity Study and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2017/1681 – Refused – Appeal Dismissed

Detached two-storey building with rooms in the roof space and dormer windows to provide 10 flats with associated basement parking, landscaping, new access and entrance gates and piers (a maximum of 2m high) following demolition of existing office building (B1) (514.6 sqm)

2015/2684 – Refused

Detached two-storey building with rooms in the roof space and dormer windows to provide 18 retirement flats, including communal areas, basement parking and landscaping following demolition of existing B1 office building (514.6 sqm)

Landowners: Private

Policy designations/ constraints

- Air Quality Management Areas
 - M3 Contamination Land Poly - C019
 - Weybridge Conservation Area and neighbours Grade II Listed building
 - Thames Basin Heath Special Protection Area - 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 **Gross:** 12

Proposed density (dph): 71 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location within Weybridge district centre. It is also within 800m of a state school and health centre (east).

Availability

Availability Information

A certificate of ownership has been signed for the 2017 application.

Achievability

Market and viability factors

The map identifies the corner of another LAA site to the east known as US394 (NHS North West, 58 Church Street). This site could form part of a comprehensive development.

Can the constraints be overcome?

The sites' recent appeal was dismissed because of the potential impacts to the conservation area. With a revised design scheme, the constraints can be overcome to deliver housing.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	-	Currently the proposal would have a negative impact on this objective.
Accessibility	++	Located within Weybridge District centre, it is within 400m of a dentist, GP surgery and primary state school. An hourly bus to Kingston operates outside the site. It is located 200m from a recreation ground, children's play area and allotments.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located 400m from Weybridge district centre.
Employment	-	The proposal includes a loss of employment from the offices.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site from a former cottage hospital.
Pollution	--	The site falls within an existing Air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of economic growth, using brownfield land and reducing land contamination. Located in a district centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. However, it does score a significant negative result for the air pollution as it is located in an existing air quality management area. Mitigation through design will be needed to address existing pollution threats. Additionally, the design of the development must enhance the heritage value of the conservation area and the loss of employment use needs justification.

US108: Weybridge Library, Church Street, Weybridge

Ward: Weybridge Riverside

Site reference: US108

Site area: 0.13 ha

Site address: Weybridge Library, Church Street, Weybridge, KT13 8DE

Map:



Satellite image:



Site description: The site comprises of a three-storey building used a library. It is located on the south side of Church Street and is located within the district centre.

Existing land use: Library (Use Class F1)

Source of site: Call for sites 2016 and Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Surrey County Council

Policy designations/ constraints

- Air Quality Management Areas
- Weybridge Conservation Area
- Thames Basin Special Protection Area 5-7km
- Adjoins statutorily listed building – Grade II – The Rectory, Church Street

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 **Gross:** 30

Proposed density (dph): 231dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site has no major constraints but does fall within an AQMA as it is located alongside an A road. The site is in suitable mixed-use location with local bus stops within Weybridge district centre. It is also within 800m of a state school and health centre (north).

Availability

Availability Information

Surrey County Council have confirmed availability in 2020.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing as part of a mixed-use scheme including a new library would be achievable during the plan period.

Can the constraints be overcome?

The air pollution threat could be overcome with the design and layout of a mixed-use scheme. Design will also be important to enhance the conservation area and neighbouring listed buildings.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	The site lies in a conservation area and neighbours listed buildings, but it is unknown whether the proposal may impact positively or negatively on heritage assets at this stage.
Accessibility	++	Bus stops are located outside the site with bus routes offering hourly bus journeys to Kingston, Addlestone and Leatherhead. The site falls inside Weybridge district centre with access to a range of services, dentists, GPs and state schools. Green infrastructure is also within 400m of Weybridge district centre and dentist and 400m to GP and state schools. Site is next to Churchfields recreation ground offering natural greenspace and children's play area.
Brownfield land	++	PDL
Economic growth	++	The site is in a major service centre with employment opportunities (Weybridge district centre).
Employment	0	No loss of employment.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores four significant positive results in terms of transport, making best use of PDL and economic growth. Being in the district centre with access to a number of buses and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US397: Floors above Waitrose, 62 High Street, Weybridge

Ward: Weybridge Riverside

Site reference: US397

Site area: 0.17 ha

Site address: Floor above Waitrose, 62 High Street, Weybridge, KT13 8BL

Map:



Satellite image:



Site description: The site comprises of a three-storey building containing a supermarket (Waitrose) on the ground floor and personal fitness studio and offices above. The first and second floor appear to be vacant.

Existing land use: Retail (Use Class E) on ground floor Super Source of Source of site: Urban Capacity Study training studio (Use class E) and office (Use Class E) on second floor.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2014/4357 – Change of use from B1 (Office) to D2 (Personal training studio) (136.8 sqm) – granted permission.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Secondary Shopping Frontage
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Thames Basin Special Protection Area 5-7km
 - Air Quality Management Area
 - Borders Weybridge Monument Green Conservation Area
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 Gross: 9

Proposed density (dph): 52.9dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location that has local bus stops and within Weybridge District Centre and within 800 metres of a state school and a health centre.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

There is a reasonable prospect that the two floors above Waitrose would be developed for housing during the plan period.

Can the constraints be overcome?

Air quality mitigation will be required through design to resist existing air pollution.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	+	Future development above the existing shop should not negatively impact on neighbouring Weybridge Monument Green conservation area and new development has the potential to enhance the street scene.
Accessibility	+	A bus stop is located outside the site and offers hourly services to Kingston and Addlestone. Weybridge train station is 1.68km from the site. Located in the district centre, the site is within 400m of a dentist and NHS practice. 3 primary schools are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	-	Only creates temporary construction jobs and would result in a loss of jobs from office and fitness centre.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 30 years, 1 in 100 years and 1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site would result in a loss of employment which could be mitigated by providing a mixed-use development, but this would significantly impact on the amount of homes that could be delivered. The site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats. Otherwise, this location is considered accessible and sustainable across many of the SA objectives.

US403: HFMC House, New Road and 51 Prince's Road, Weybridge

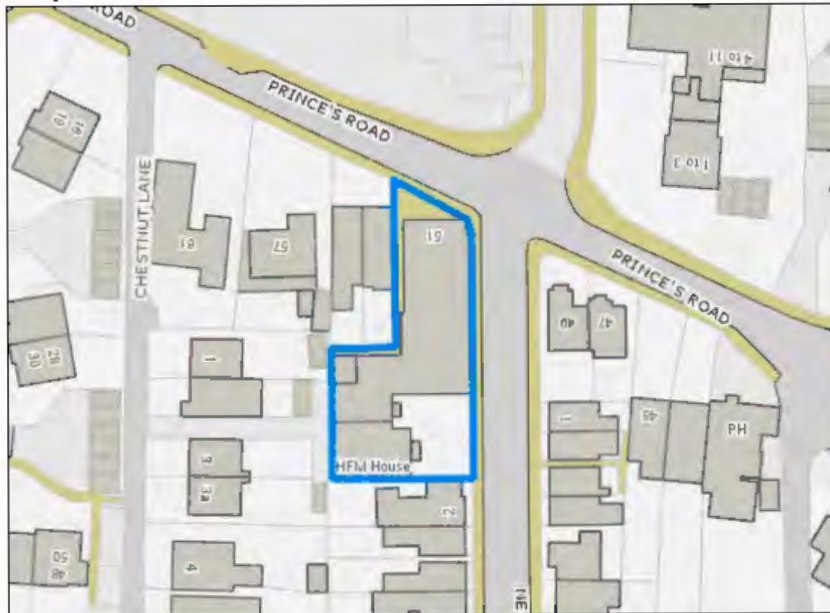
Ward: Weybridge St Georges Hill

Site reference: US403

Site area: 0.08 ha

Site address: HFMC House, New Road and 51 Prince's Road, Weybridge, KT13 9BN

Map:



Satellite image:



Site description: Located on the south side of Prince's Road, the site contains a two-storey building with a rear extension. It also contains a small parcel of land used as hardstanding car parking accessed from New Road.

Existing land use: Office (Use Class E) **Source of site:** Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area – 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 **Gross:** 6

Proposed density (dph): 75dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location with local bus stops that is within 400m Weybridge Queens Road local centre (east) and a state school (north).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The site is available but will need to consider the loss of the existing office use.

Can the constraints be overcome?

The site has no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Located within 400m of a local centre, dentist and infant school. A regular bus to Kingston operates 240m from the site. It is 60m from natural greenspace and with 800m of a town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located within 400m of a local centre.
Employment	--	The proposal includes a complete loss of employment from the office building.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	+	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of using brownfield land. Located within 400m of local centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. However, it does score a significant negative result for the provision of employment opportunities as it would result in a complete loss of office space. Further evidence would be required to justify the loss of office space in this location.

US411: York Road Car Park, Weybridge

Ward: Weybridge Riverside

Site reference: US411

Site area: 0.12 ha

Site address: York Road Car Park, York Road, Weybridge

Map:



Satellite image:



Site description: The site comprises of a public car park to the west of York Road and north of the Queens Road local centre parade of shops.

Existing land use: Car Park (Sui Generis)

Source of site:

Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners:

Elmbridge Borough Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area - 5-7km
- Adjoins Tree Preservation Orders (TPOs) (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 67dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location with access to local bus stops and within Weybridge Queens Road small village centre. It is also within 800m of Weybridge district centre (north west), Oatlands local centre (north east) and a state school (east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The car park is currently well used so the relocation of a public car park will need consideration.

Can the constraints be overcome?

The site has no major constraints.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Located in a local centre, within 400m of dentist and state schools. A regular bus to Kingston operates outside the site. It is 200m from natural greenspace and 500m of a town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located within in a local centre and within 800m of Weybridge district centre.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of using brownfield land. Located in a local centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location.

Appendix 5: LAA sites 11-15 years by settlement

Please see detailed proformas which follow the order of the lists of sites.

Claygate

Site reference	Site name
US6	Crown House, Church Road, Claygate, KT10 0BF
US169	Claygate Station Car Park, The Parade

Cobham

Site reference	Site name
US7	20 Stoke Road, Cobham
US121	Oxshott Medical Practice and Village Centre Hall, Holtwood Road
US124	St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE
US178	Sainsbury's car park, Bridge Way, Cobham, KT11 1HW
US183	BMW Cobham, 18-22 Portsmouth Road, Cobham
US186	78 Portsmouth Road, Cobham
US188	Ford Garage, 97 Portsmouth Road, Cobham, KT11 1JJ
US189	Premier Service Station, 101 Portsmouth Road, Cobham, KT11 1JN
US190	Shell Fairmile, 270 Portsmouth Road, Cobham KT11 1HU
US194	Protech House, Copse Road, Cobham KT11 2TW
US201	Tiltwood Care Home, Hogshill Lane, Cobham, KT11 2AQ
US214	Above Waitrose, 16-18 Between Streets, Cobham KT11 1AF
US215	38 Copse Road, Cobham, KT11 2TW
US217	68 Between Streets and 7-11 White Lion Gate, Cobham
US218	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road, Cobham
US221	Garages and parking to the rear of Cobham Gate, Cobham
US467	Ambleside, 3 The Spinney, Queens Drive, KT22 0PL

Dittons

Site reference	Site name
US18	British Legion, Betts Way, Long Ditton, KT6 5HT
US24	Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF
US232	Nuffield Health Club, Simpson Way, Long Ditton
US233	Nuffield Health car park, Simpson Way, Long Ditton
US237	Ashley Road Car Park, Thames Ditton
US248	School Bungalow, Mercer Close, Thames Ditton, KT7 0BS

US250	Community centres at the junction of Mercer Close and Watts Road, Thames Ditton
US251	Old Pauline Sports Ground Car Park
US260	46 St Marys Road, Long Ditton, KT6 5EY
US265	5A-6A Station Road, Esher, KT10 8DY
US271	118-120 Bridge Road East Molesey KT8 9HW
US272	Industrial units at 67 Summer Road East Molesey KT8 9LX

Esher

Site Reference	Site name
US280	St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA
US287	15 Clare Hill Esher KT10 9NB
US531	Civic Centre, High Street, Esher, KT10 9SD

Hersham

Site reference	Site name
US43	Hersham Technology Park (Air Products)
US374	Hersham Library, Molesey Road, Hersham, KT12 4RF
US375	Volkswagen Ltd Esher Road Hersham KT12 4JY
US376	Trinity Hall and 63-67 Molesey Road, Hersham
US378	All Saints Catholic Church hall Queens Road Hersham KT12 5LU
US389	Hersham sports and social club 128 Hersham Road Hersham KT12 5QL
US390	The Royal George 130-132 Hersham Road Hersham KT12 5QJ
US435	Car Park next to Waterloo Court

Molesey

Site reference	Site name
US56	Joseph Palmer Centre, 319a Walton Road
US296	5 Matham Road East Molesey KT8 0SX
US302	43 Palace Road East Molesey KT8 9DN
US306	Molesey Clinic and library, Walton Road, West Molesey, KT8 2HZ
US309	Water Works south of Hurst Road, West Molesey
US312	Henrietta Parker Centre, Ray Road, West Molesey
US315	Parking /garages at Grove Court Walton Road East Molesey KT8 0DG
US317	Tesco Metro car park, Walton Road, East Molesey
US319	Pavilion Sports Club car park Hurst Lane East Molesey KT8 9DX

Walton-on-Thames

Site reference	Site name
US72	Courtlands & 1-5 Terrace Road, Walton-on-Thames
US79	Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT
US321	Case House 85-89 High Street Walton On Thames KT12 1DZ
US324	Manor Road Car Park, Manor Road, Walton-on-Thames, KT12 2QN
US325	Garages to the rear of 8 Sidney Road, Walton-on- Thames
US327	Bridge Motor Works, New Zealand Avenue, Walton-On-Thames, KT12 1AU
US331	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames
US335	Garages at Home Farm Gardens, Walton-on-Thames
US346	Garages at Collingwood Place, Walton-on-Thames
US348	Cornerstone Church, 38 Station Avenue, Walton- On-Thames, KT12 1NU
US351	Land north of Mellor Close, Walton-on-Thames, KT12-3RX
US352	Fire/Ambulance station Hersham Road Walton-On-Thames KT12 1RZ
US353	Fernleigh Day Centre Fernleigh Close Walton-On-Thames KT12 1RD
US354	P G S Court, Halfway Green, Walton-on-Thames, KT12 1FJ
US356	Station Avenue Car Park, Station Avenue, Walton-on-Thames
US357	Rylton House, Hersham Road, Walton-On-Thames
US360	Walton Comrades Club 7 Franklyn Road Walton-On-Thames KT12 2LF
US363	Unit Rear of and 12-14 Sandy Lane Walton-On-Thames KT12 2EQ
US366	Garages off Copenhagen Way, Walton-on-Thames
US370	The Heath Centre, Rodney Road, Walton-on-Thames, KT12 3LB
US372	1 Cleveland Close Walton-On-Thames KT12 1RB

Weybridge

Site reference	Site name
US92	GlaxoSmithKline, St. Georges Avenue
US93	Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ
US107	Weybridge Delivery Office, Elmgrove Road
US110	The Heights, Weybridge
US125	Baker Street Car Park, Weybridge
US391	Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge, KT13 9XU
US393	The Old Warehouse, 37A Church Street, Weybridge KT13 8DG
US394	NHS North West, 58 Church Street, Weybridge KT13 8DP

US398	1-8 Dovecote Close, Weybridge, KT13 8PW
US402	1 Princes Road Weybridge KT13 9TU
US404	2-8 Princes Road Weybridge KT13 9BQ
US406	179 Queens Road Weybridge KT13 0AH
US407	Foxholes, Weybridge KT13 0BN
US410	Oatlands car park, Oatlands Drive, Weybridge
US417	Garages to the rear of Broadwater House Greside Road Weybridge KT13 8PZ
US419	35-47 Monument Hill, Weybridge KT13 8RN
US420	59-65 Baker St, Weybridge KT13 8AH
US421	181 Oatlands Drive, Weybridge KT13 9DJ
US424	Weybridge Bowling Club 19 Springfield Lane Weybridge KT13 8AW
US429	Garages at Brockley Combe, Weybridge
US431	Shell Petrol Filling Station 95 Brooklands Road Weybridge KT13 0RP

US6: Crown House, Church Road, Claygate

Ward: Claygate

Site reference: US6

Site area: 0.21 ha

Site address: Crown House, Church Road, Claygate, KT10 0BF

Map:



Satellite image:



Site description: The site contains a two-storey office building located to the west of Church Road which runs between the High Street and Claygate Common. A number of mature trees with TPOs are located on the boundaries of the site.

Existing land use: Offices (Use Class E)

Source of site: Urban Capacity Study and 2015 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - Tree Preservation Order (TPO) – EL:210-397 (around all boundaries of the site)
 - Claygate Village Conservation Area at east boundary
 - Adjoins locally listed building (10-11 High Street)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 Gross: 12

Proposed density (dph): 57dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban area with access to local services, shops, health centres and dentists. It is also located on a regular bus route to Esher and Kingston, and a train station to London is located 0.72km from the site.

Availability

Availability Information

A pre-application has been received in 2015 which suggests potential to redevelop the site. Owners were contacted in 2020 but no formal indication of availability has been provided.

Achievability

Market and viability factors

The site could be converted under permitted development. Any extensions to the existing building will need to consider the TPOs on the boundaries.

Can the constraints be overcome?

The site will need to consider the historic context of the area and tree protection measures.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	Currently unclear whether future development would negatively or positively impact on heritage assets.
Accessibility	+	A bus stop sits 30m from the site and offers an hourly service to Esher and Kingston. It is 0.71km from Claygate train station and Claygate local centre. The site is within 400m for an NHS GP and primary state school and is within 800km from a dentist. It is within 400m of Claygate recreation ground which offers natural greenspace, children's play park and town park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 0.71km from Claygate local centre which provides some employment.
Employment	--	Only creates temporary construction jobs and would result in a loss of employment.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding at the rear of the site (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land. It has many minor positive scores across the remaining social, economic and environmental SA objectives. However, it would result in a loss of employment and this significant negative impact would have to be weighed up with the amount of housing that could be accommodated on site.

US169: Claygate Station car park, The Parade, Claygate

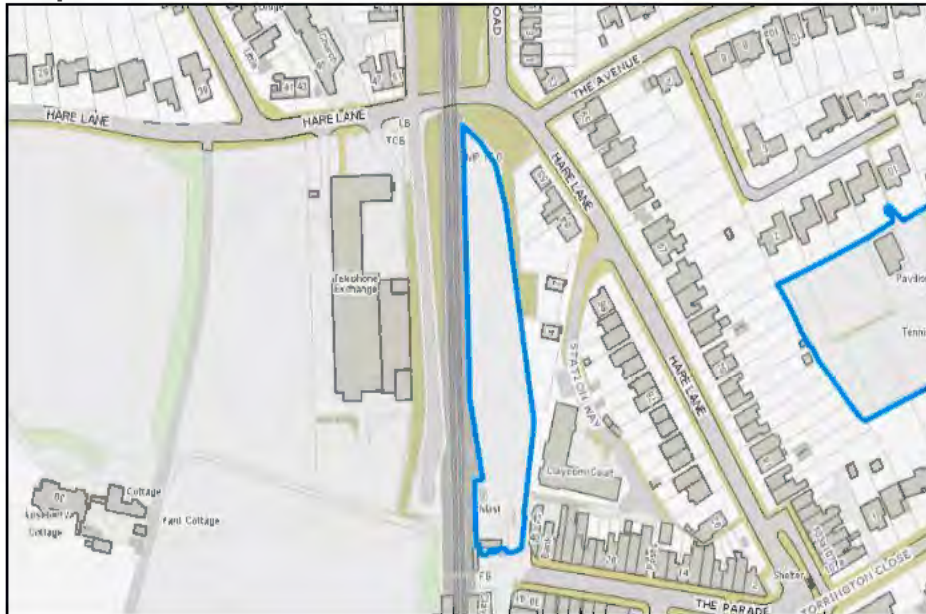
Ward: Claygate

Site reference: US169

Site area: 0.4 ha

Site address: Claygate Station car park, The Parade, Claygate

Map:



Satellite image:



Site description: The site contains the commuter car park for the rail station and runs parallel to the railway line.

Existing land use: Car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2005/2238 – Granted: Outline application to determine the acceptability in principle of the redevelopment of the site for residential development and car parking with alterations to existing accesses. Siting, design, external appearance, means of access and landscaping all being reserved matters for future consideration, and no details of the numbers, density, form, layout or extent of development are included in the proposals at this stage.

Landowners: Network Rail Infrastructure

Policy designations/ constraints

- Rythe Catchment
 - M3 Contaminated Land Point (C022) and Poly (C018 and C022)
 - Adjoins Locally Listed building (railway station south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 37.5dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in the local centre of Claygate with access to local services, shops, health centres and dentists. It is also located next to a bus stop with a regular route to Esher and Kingston and a train station to London.

Availability

Availability Information

Network Rail have not confirmed availability.

Achievability

Market and viability factors

There are no market or viability factors to consider. However, the loss of the public car park would need consideration.

Can the constraints be overcome?

There is potential contaminated land that will need to be investigated and remediated.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	++	The site adjoins Claygate train station and a bus stop which have an hourly service to Esher and Kingston. It is also located in Claygate local centre and within 400m of a private surgery, an NHS practice, dentist and primary school. Claygate recreation ground is located within 800m of the site and offers natural greenspace, a town park and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located in Claygate local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 1000 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	-	The site is adjacent to Claygate train station with the likelihood of noise pollution.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: A negative impact in terms of noise pollution is expected due to the site's location next to Claygate train station. This could be overcome with the design and layout of the development.

US7: 20 Stoke Road, Cobham

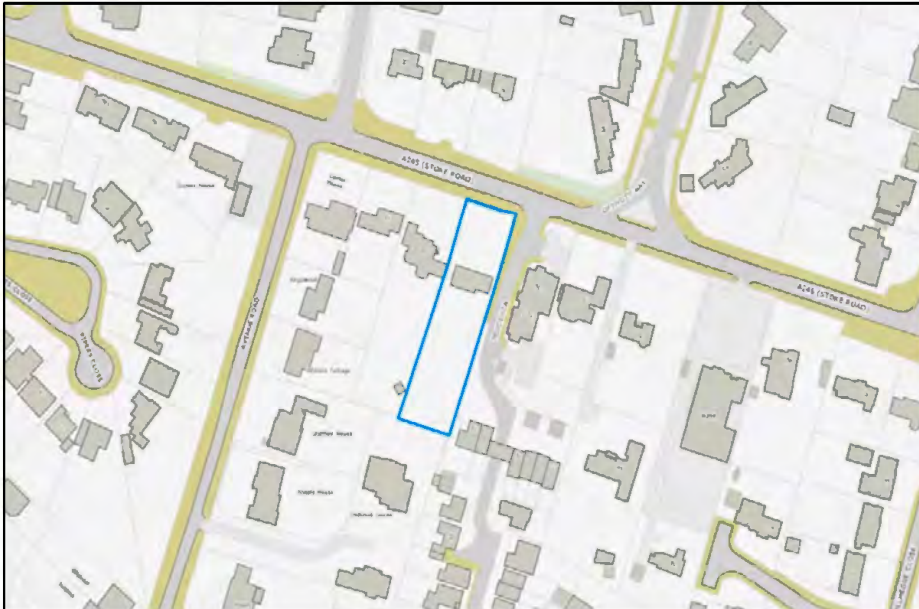
Ward: Cobham and Downside

Site reference: US7

Site area: 0.18 ha

Site address: 20 Stoke Road, Cobham, KT11 3BD

Map:



Satellite image:



Site description: The site comprises of large detached house with mature trees on south side of Stoke Road. There are five Tree Preservation Orders within the site boundary.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2007/2519 – Refused/ Appeal Dismissed: Two storey building with rooms in the roof space containing 9 two-bedroom apartments following demolition of existing house.

2004/0571 – Refused: Detached three storey building including rooms in the roof space comprising eleven two bed apartments with new access onto Stoke Road and associated car parking

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5km Buffer
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Tree Preservation Order x5, (TPO) - EL:04/03
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 9

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential area.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018

Achievability

Market and viability factors

The site does not have any market or viability factors that would prevent development.

Can the constraints be overcome?

The site will need to consider flood risk mitigation and tree protection measures prior to future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	The site is over 800km from NHS practices, states schools and dentists. A bus stop is located 150m from the site and offers four infrequent services to Kingston and Downside, Weybridge, Leatherhead, Oxshott, Cobham and Epsom. Stoke D'Abernon rail station is located 1km from the site and Cobham district centre is 1.25km away from the site. It is also within 800m of natural green space.
Brownfield land	++	PDL
Economic growth	+	It is located 1.25km from Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 1 with an area of medium to high surface water flooding (1 to 100 and 1 to 30 years)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and within the built-up urban area.
Landscape	0	Site located in the urban built-up area but has TPOs
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to be fairly accessible and is located 150m from a local bus stop. Consideration will need to be given to the design of the development, flood risk mitigation and protection of the designated TPOs.

US121: Oxshott Medical Practice, Holtwood Road, Oxshott

Ward: Oxshott and Stoke D'Abernon

Site reference: US121

Site area: 0.81 ha

Site address: Oxshott Medical Practice, Holtwood Road, KT22 0QJ

Map:



Satellite image:



Site description: The site comprises Oxshott Village and Medical Centre with hardstanding, car park and a large open green space. Mature trees border the site.

Existing land use: Community and Medical Centre (Use Class E)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- Surface Water Flooding 1 to 100 year (medium)
- Thames Basin Heath Special Protection Area 5-7km
- Strategic View – Dorking Gap from Oxshott
- Opposite Locally Listed Building – St Andrews Church

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 13dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: Community use retained / redesigned

Specify: 1395sqm

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Oxshott train station (north), Oxshott local centre (east), a state school (east) and a health centre (north east).

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site for additional medical use. It may take longer to design a mixed-use scheme including housing on site.

Achievability

Market and viability factors

The land is currently in community use and this could be retained. The site could benefit from expansion and enhanced facilities for the local community. Flood mitigation measures and a heritage assessment may impact on viability.

Can the constraints be overcome?

Flood mitigation and a design to enhance the adjoining local listed building could overcome the constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Contributes to housing need.
Heritage	?	The design of the development could have a positive impact on the adjoining heritage asset.
Accessibility	+	The site is within 800m from Oxshott train station and bus stops offering less frequent bus journey to Weybridge, Cobham and Kingston are located right outside the site.
Brownfield land	++	PDL
Economic growth	0	The size of the development and its location is unlikely to support economic growth.
Employment	0	Only creates temporary construction jobs and existing health care employment.
Flooding	-	Site is located partially in flood zone 2 with a small area of surface water flooding (1 in 1000 and 1 to 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development.
Landscape	0	Site is located within a strategic view.
Biodiversity	+	Site is in the built-up urban area.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered good in terms of accessibility however it is likely that this community use would provide services for the local residential area who could walk or cycle to the site. The design of the development would have to factor in the heritage value of the adjoining locally listed building. Flood mitigation measures would be required to reduce flood risk as it is partially located in flood zone 2 and has surface water flood issues.

US124: St Andrew's Church, Oakshade Road, Oxshott

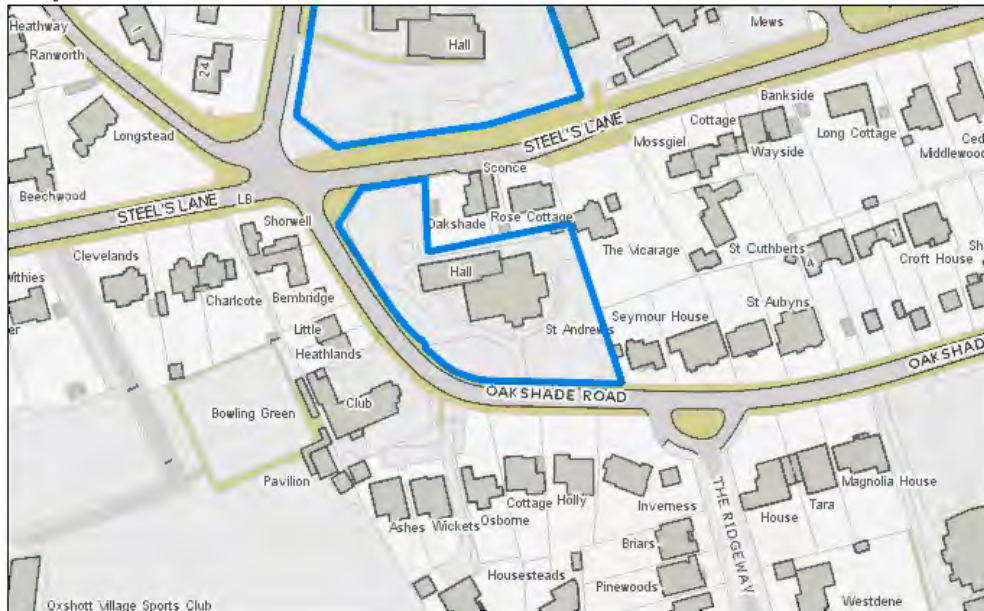
Ward: Oxshott and Stoke D'Abernon

Site reference: US124

Site area: 0.39 ha

Site address: St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE

Map:



Satellite image:



Site description: The site is on the corner of Steels Lane and Oakshade Road. It comprises of St Andrew's Church with hardstanding for car parking to the north. Mature trees border the site.

Existing land use: Place of worship (Use class F1)

Source of site: Urban Capacity Study and pre- application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- Surface Water Flooding 1 to 100 year (medium)
- Thames Basin Heath Special Protection Area 5-7km
- Strategic View – Dorking Gap from Oxshott
- Locally Listed Building – St Andrews Church

Potential use of site

Residential development: No

Proposed yield: Net: N/A **Gross:** N/A

Proposed density (dph): N/A

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: Community Use

Specify: 127sqm

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is close proximity of local bus stops and within 800m of Oxshott train station (north). It is also within 800m of Oxshott local centre (east), a state school (east) and a health centre (north east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018 and 2020.

Achievability

Market and viability factors

Flood mitigation measures and a heritage assessment may impact on viability.

Can the constraints be overcome?

Flood mitigation could be designed as well as a design to enhance local listed building.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	?	The design of the development could have a positive impact on the heritage asset.
Accessibility	+	The site is within 800m from Oxshott train station and bus stops offering less frequent bus journey to Weybridge, Cobham and Kingston are located right outside the site.
Brownfield land	++	PDL
Economic growth	0	The size of the community development and its location is unlikely to support economic growth.
Employment	0	Only creates temporary construction jobs and existing community employment.
Flooding	-	Site is located in flood zone 2 with a small area of surface water flooding (1 in 1000 and 1 to 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development.
Landscape	0	Site is located within a strategic view.
Biodiversity	+	Site is in the built-up urban area.

Sustainability Appraisal qualitative assessment of the development potential: The site is good in terms of accessibility however it is likely that this community use would provide services for the local residential area who could walk or cycle to the site. The design of the development would have to factor in the heritage value of the locally listed building. Flood mitigation measures would be required to change the negative score for reducing flood risk.

US178: Sainsbury's car park, Bridge Way, Cobham

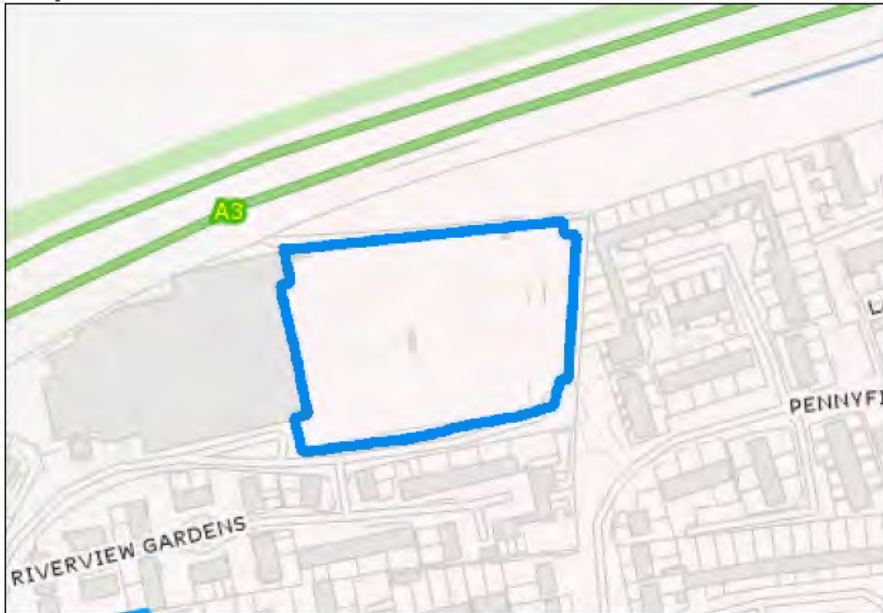
Ward: Cobham & Downside

Site reference: US178

Site area: 1.03 ha

Site address: Sainsbury's car park, Bridge Way, Cobham, KT11 1HW

Map:



Satellite image:



Site description: The car park is adjacent to the superstore and located north of the site is the A3. To the east and south of the site is housing.

Existing land use: Superstore car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Surface water flooding 1 in 100 year (medium)
 - M3 Contaminated Land Poly C015
 - Historic Landfill Sites 250m buffer
 - Thames Basin Heath Special Protection Area 400m-5km
 - Adjoins Site of Nature Conservation Importance (SSSI)
 - Adjoins Biodiversity Opportunity Area (BOA)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 58 **Gross:** 58

Proposed density (dph): 56dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Currently used for car parking for the Sainsbury superstore, the site sits opposite housing to the east and south. It falls within an area that has potentially contaminated land from sewerage works and historic landfill. To the north of the site lies a biodiversity opportunity area and a site of nature conservation importance. The site is close to bus stops and within 800m of Cobham district centre (south), a state school (south) and a health centre (east).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

There will be financial implications to remediate the contamination and mitigate flood risk but there is a reasonable prospect of a long-term commercial choice to rationalise car parking and incorporate residential use with some retention of parking facilities.

Can the constraints be overcome?

With flood risk measures and land remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is located 330m from a bus stop which offers an hourly bus service to Kingston and Guildford. It is located within 800m of Cobham district centre, a primary and secondary school, GP surgery and community hospital. The site is also within 400m of Hamilton Avenue Open Space which offers natural greenspace, children's play areas and a pocket park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Cobham district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with some areas of low and medium surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area but is close by to the A3.
Landscape	0	Site is in the urban built-up area but does neighbour a SNCI and BOA.
Biodiversity	0	Site is in the urban built-up area but does neighbour a SNCI and BOA.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and potential remediation of land. As it neighbours a SNCI and BOA, the site could include some biodiversity net gains to help create more habitats and to help reduce the noise from the A3 for future occupants.

US183: BMW Cobham, 18-22 Portsmouth, Cobham

Ward: Cobham & Downside

Site reference: US183

Site area: 0.47 ha

Site address: BMW Cobham, 18-22 Portsmouth, Cobham, KT11 1JH

Map:



Satellite image:



Site description: The site comprises of a car showroom and workshop for MOT and servicing. There is also hardstanding for outside car show space.

Existing land use: Car showroom (Sui Generis) and MOT/ servicing facilities (Use Class B2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Within the setting of Grade II listed buildings (39, 41 and 41a Portsmouth Road (north)) and locally listed buildings (24 to 36 Portsmouth Road (east)).
 - Surface water flooding 1 in 100 year (medium)
 - Thames basin Heath Special Protection Area 400m-5km Buffer
 - Adjoins Green Belt (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 27 Gross: 27

Proposed density (dph): 57dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential area with local bus stops in walking distance. It is within 400m to Cobham district centre and 800m of a dentist, NHS GP Practice and a community hospital.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The loss of the car garage will need to be considered. However, there is a reasonable prospect of relocating existing uses given surrounding character and characteristics of site.

Can the constraints be overcome?

The site is located adjacent to historical assets and will require good design to consider their setting. Flood risk mitigation will be also be required.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA objective.
Accessibility	+	The site is located 150m from a bus stop which offers an hourly bus service to Kingston and Guildford and an infrequent service to Weybridge, Leatherhead, Oxshott and Epsom. It is located within 800m from a dentist, state school, Cobham district centre and Cobham community hospital. The site is also within 400m of natural greenspace, children's play areas, a pocket park, a town park, allotments and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	Site is in flood zone 1 with partial medium surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	0	Site is in the urban built-up area but adjoins open spaces to the rear that is Green Belt
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The loss of employment use could be mitigated by its relocation in a nearby strategic employment land site. Flood mitigation measures would improve the neutral score and additional landscaping would also improve the landscape SA objective. Otherwise, the site is considered sustainable and accessible.

US186: 78 Portsmouth Road, Cobham

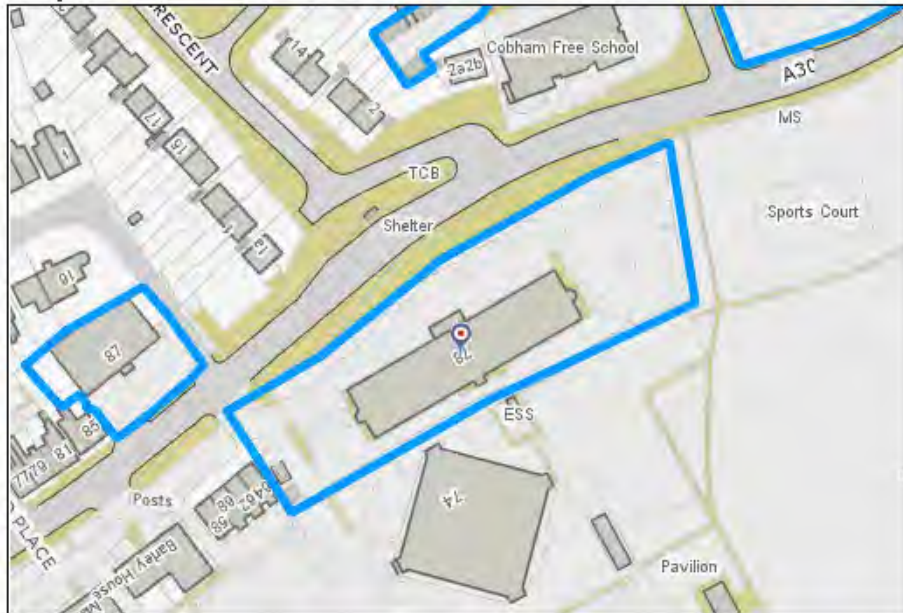
Ward: Cobham & Downside

Site reference: US186

Site area: 0.6 ha

Site address: 78 Portsmouth Road, Cobham, KT11 1HY

Map:



Satellite image:



Site description: The site is a standalone office block with associated car parking and is located on the south side of Portsmouth Road (A307).

Existing land use: Offices (Use class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Strategic Employment Land
 - Opposite Locally Listed Building – Cobham Free School (north)
 - Thames Basin Heaths Special Protection Area 400-5km
 - Area of low surface water flood risk to the north of site.
 - Neighbours a large area of high surface water flood risk to the east.
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 **Gross:** 30

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Although a SEL site, the neighbouring building within this designation has been granted prior approval for residential use. There are residential properties neighbouring and opposite the site. It is considered accessible with local bus stops in walking distance. It is within 400m to Cobham district centre and 800m of a dentist, NHS GP Practice and a community hospital.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020. Despite the landowners stating a 6-10 timeframe, the building is currently let and so may take beyond 10 years.

Achievability

Market and viability factors

Prior approval would be required and assessments concerning transport, flooding and noise will need to be provided.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological, historic or cultural assets.
Accessibility	+	The site is located opposite a bus stop which offers an hourly bus service to Kingston and Guildford. It is located within 400m from a dentist, state school and Cobham district centre and is within 800m of an NHS practice and Cobham community hospital. The site is also within 400m of natural greenspace, children's play areas, a pocket park, a town park, allotments and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	?	Site is in the urban built-up area but does neighbour local greenspace.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and land remediation. However, it would result in a loss of employment and this significant negative impact would have to be weighed up with the amount of housing that could be accommodated on site and perhaps the relocation of the office to a strategic employment land site with an article 4 direction to protect employment use.

US188: 97 Portsmouth Road, Cobham

Ward: Cobham & Downside

Site reference: US188

Site area: 0.3 ha

Site address: 97 Portsmouth Road, Cobham

Map:



Satellite image:



Site description: The site consists of a car showroom and is located on the corner of Portsmouth Road and Old Common Road in a residential area.

Existing land use: Car showroom (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km buffer
 - Adjoins the Green Belt on the north eastern site boundary
 - Adjoins Biodiversity Opportunity Area
 - Adjoins a locally listed building to the west (Cobham Police Station)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 21 **Gross:** 21

Proposed density (dph): 70dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential area with local bus stops in walking distance. It lies next to Cobham free school and is within 400m to Cobham district centre. The site is also within 800m of a dentist, NHS GP Practice and a community hospital.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

The loss of the sales garage will need to be considered and likely relocated to accommodate housing.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is unclear whether future development would impact negatively or positively on neighbouring locally listed Cobham Police Station.
Accessibility	+	There is a bus stop outside of the site which offers an hourly bus service to Kingston and Guildford. It is located within 800m from a dentist, an NHS practice, a Cobham community hospital and 400m to a primary and secondary school and Cobham district centre. The site is also within 400m of natural greenspace, children's play areas, a pocket park, a town park, allotments and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	?	The site is located on the edge of natural greenspace which is designated Green Belt and a Biodiversity Opportunity Area so it is unknown whether the proposed scheme would negatively impact on this neighbouring designation.
Biodiversity	+	Despite being on the edge of edge of natural greenspace which is designated Green Belt and a Biodiversity Opportunity Area the site is not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: Developing the site for housing will result in a complete loss of employment and consideration will need to be given to its surplus and likely relocation. Despite this negative loss of employment, the site scores a significantly positive result with regards to its accessibility to transport and services, and it being brownfield land. A positive impact could be achieved for the heritage SA objective if the design enhances the locally listed Cobham Police Station. Consideration should also be given to the impact that future development may have on the adjoining site's natural green space, Green Belt and a Biodiversity Opportunity Area.

US189: 101 Portsmouth Road, Cobham

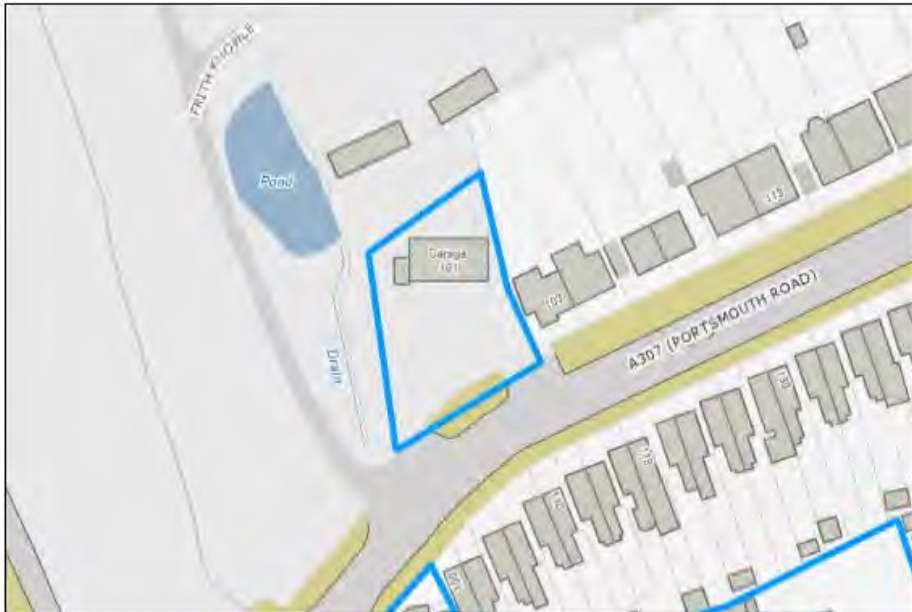
Ward: Cobham & Downside

Site reference: US189

Site area: 0.1 ha

Site address: 101 Portsmouth Road, Cobham

Map:



Satellite image:



Site description: The site is located in a residential area with Old Common and Randalls Allotments located to the rear of the site. The site comprises of single storey building and hardstanding fronting Portsmouth Road.

Existing land use: Car sales (Sui Generis) and servicing (Use Class B2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer
- Adjoins the Green Belt
- Adjoins Biodiversity Opportunity Area

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 70dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 400m of Cobham district centre (south), a health centre and a state school (east).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response given.

Achievability

Market and viability factors

The loss of the sales garage will need to be considered and likely relocated to accommodate housing.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological historic and cultural assets.
Accessibility	++	50m from bus stop, and within 400m of a dentist/GP/ hospital, state school, town and village centre and green infrastructure.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	Site is in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	?	The site is located on the edge of natural greenspace which is designated Green Belt and a Biodiversity Opportunity Area so it is unknown whether the proposed scheme would negatively impact on this neighbouring designation.
Biodiversity	+	Despite being on the edge of edge of natural greenspace which is designated Green Belt and a Biodiversity Opportunity Area the site is not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: Developing the site for housing will result in the loss of employment and consideration will need to be given to its surplus and likely relocation. The site is significantly positive with regards to being brownfield land and its accessibility to transport and services. However, the impact that future development may have on the adjoining site natural green space, Green Belt and a Biodiversity Opportunity Area will require consideration.

US190: 270 Portsmouth Road, Cobham

Ward: Cobham & Downside

Site reference: US190

Site area: 0.14 ha

Site address: 270 Portsmouth Road, Cobham, KT11 1LU

Map:



Satellite image:



Site description: The site is a petrol station located on the south side of Portsmouth Road.

Existing land use: Petrol station (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history or current planning status

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km buffer
 - Adjoining Green Belt
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 71dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 800m of Cobham district centre, Cobham community hospital and health centre, and a state school (all south).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The loss of a petrol station will need to be considered.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	70m from bus stop, and within 800m of a dentist/GP/ hospital, state school, town and village centre and green infrastructure.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located close to a service centre and is of a size that could accommodate employment use.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	The site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores positive results across many of the social, economic and environmental SA objectives. Existing employment will be lost, but the location of housing could also increase employees in the local area and particularly the district centre location.

US194: Protech House, Cobham

Ward: Cobham & Downside

Site reference: US194

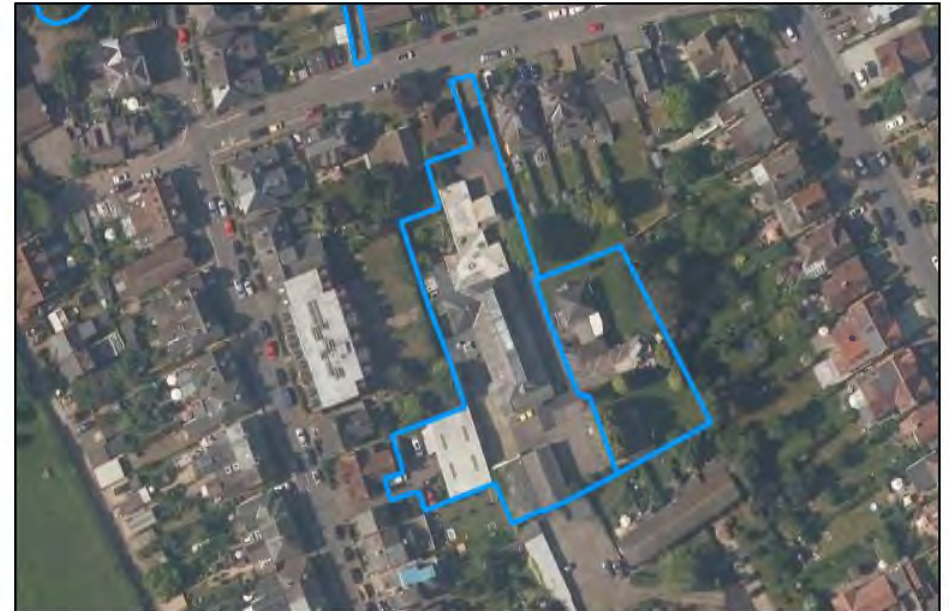
Site area: 0.4 ha

Site address: Protech House, Copse Road, Cobham, KT11 2TW

Map:



Satellite image:



Site description: The site contains a car showroom and facilities for servicing Aston Martins.

Existing land use: Car sales (Sui Generis), servicing (Use Class B2) and parking

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- M3 Contaminated Land Poly - C017
 - Minor Surface water Flooding 1 in 100 year (medium) (east)
 - Thames Basin Heath Special Protection Area 400m-5km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 28 Gross: 28

Proposed density (dph): 70dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 400m of Cobham district centre (south), Cobham hospital and health centre (west) and a state school (east).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response was given.

Achievability

Market and viability factors

The loss of employment at the car sales and servicing garage will need to be considered and potentially relocated.

Can the constraints be overcome?

The site has potentially contaminated land and minor medium surface water flooding. Flood mitigation and land remediation will be required prior to future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	200m from bus stop, and within 400-800m of a dentist/GP/ hospital, state school, town and village centre and green infrastructure.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located close to a service centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	The site in Flood Zone 1 with partial medium surface water flooding zones.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site is in the urban area and has contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores positive results across many of the social, economic and environmental SA objectives. Existing employment will be lost, but the location of housing could also increase employees in the local area and particularly the district centre location. Surface water flooding risk would need to be mitigated and the potentially contaminated land remediated.

US201: Tiltwood Care Home, Hogshell Lane, Cobham

Ward: Cobham & Downside

Site reference: US201

Site area: 0.58 ha

Site address: Tiltwood Care Home, Hogshell Lane, Cobham, KT11 2AQ

Map:



Satellite image:



Site description: The site consists of a residential care home offering 64 bedrooms with en-suites. It is located to the south side of Hogshell Lane. With car parking fronting Hogshell Lane and a garden area to the rear has a number of trees on the southern boundary.

Existing land use: Care home (Use Class C2)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Surrey County Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Partial Surface Water Flooding 1 in 100 years (medium) to the eastern boundary
 - Neighbours Surface Water Flooding 1 in 30 years (high) to the northern boundary
 - Adjoins Tree Preservation Order (TPOs) to the south – EL:03/05
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 24 **Gross:** 88

Proposed density (dph): 152dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity of Cobham district centre (west). The site is also within 800m of state school and Cobham hospital (both north).

Availability

Availability Information

Confirmation of availability for C2 units in 2020 but for later end of the plan period. No immediate plans for the site.

Achievability

Market and viability factors

The design of the development with tree protection and flood risk mitigation may impact on viability.

Can the constraints be overcome?

These could be overcome with the right design, tree protection and flood risk mitigation measures.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	The site is just outside Cobham district centre and is 200m from the nearest bus stop providing less frequent bus routes to Kingston, Downside, Weybridge, Leatherhead, Weybridge, Oxshott and Epsom. It is also within 800m of a dentist/GP/ hospital and a state school. The site is within 400m of Cobham recreation ground providing natural green space, town park, and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is next to Cobham district centre where there is employment and services.
Employment	+	Will provide additional jobs from the additional units for the care home.
Flooding	0	The site is in flood zone 1 with partial medium surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Site is located in the built-up area but has TPOs on the southern boundary
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: There are no negative impacts expected and therefore no mitigation required. The site is considered a sustainable location for future development.

US214: Waitrose, 16-18 Between Streets, Cobham

Ward: Cobham & Downside

Site reference: US214

Site area: 0.67 ha

Site address: Waitrose, 16-18 Between Streets, Cobham, KT11 1AF

Map:



Satellite image:



Site description: The site contains a supermarket and multi-storey car park located at the north western end of Cobham district centre.

Existing land use: Retail (Use Class E) and car park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- M3 Contaminated Land Poly C021 (south)
 - Surface Water Flooding 1 to 100 year (medium) and 1 to 30 year (high) (north)
 - Tree Preservation Order (TPO) - ELM:61
 - Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Adjoins a locally listed post (south east)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 20 **Gross:** 20

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within Cobham district centre with local bus stops. The site is located within Cobham district centre and within 800m of state school and Cobham hospital (both north).

Availability

Availability Information

Owners have not confirmed availability.

Achievability

Market and viability factors

Designing upper floors for residential units above the existing Waitrose should not impact viability.

Can the constraints be overcome?

Creating upper floors on the existing single storey supermarket building means that there will be no impact on the site's flood risk, TPO tree or potential land contamination.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	Will not impact heritage assets.
Accessibility	+	The site is within Cobham district centre and there is a bus stop directly outside the site. It is within 800m of a dentist/GP/ hospital and a state school. The site is also within 400m of Cobham recreation ground providing natural green space, town park, and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is in Cobham district centre where there is employment and services.
Employment	0	Only creates a temporary workforce.
Flooding	0	The site is in flood zone 1 with an area of low and medium surface water flooding and a very small area of high surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site is in the urban area and has potential contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Site is located in the built-up area but has TPOs on the northern boundary
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is located in a sustainable location and this is reflected in the scoring above. As the development would involve additional storeys to the existing single storey supermarket many of the results are neutral.

US215: 38 Copse Road, Cobham

Ward: Cobham & Downside

Site reference: US215

Site area: 0.13 ha

Site address: 38 Copse Road, Cobham, KT11 2TW

Map:



Satellite image:



Site description: The site is set back from Copse Road and shares the same access as Protech House adjoining. The site provides light industry use with car parking and amenity space.

Existing land use: Car servicing (Use Class B2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 400m-5km
 - Adjoins M3 Contaminated Land Poly – C017 (west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 54dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location and is within 400m of Cobham district centre (south), Cobham hospital and health centre (west) and a state school (east).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response was given.

Achievability

Market and viability factors

The loss of employment at the car servicing garage will need to be considered and potentially relocated.

Can the constraints be overcome?

The site adjoins potentially contaminated land and minor medium surface water flooding. Flood mitigation and land remediation will be required prior to future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	200m from bus stop, and within 400-800m of a dentist/GP/ hospital, state school, town and village centre and green infrastructure.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located close to a service centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of employment.
Flooding	0	The site is in Flood Zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	The site is in the urban area and has no contaminated land to remediate but the site adjoining has potentially contaminated land.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores positive results across many of the social, economic and environmental SA objectives. Existing employment will be lost, but the location of housing could also increase employees in the local area and particularly the district centre location. The adjoining potentially contaminated land will need to be investigated and remediated if necessary.

US217: 68 Between Streets and 7-11 White Lion Gate, Cobham

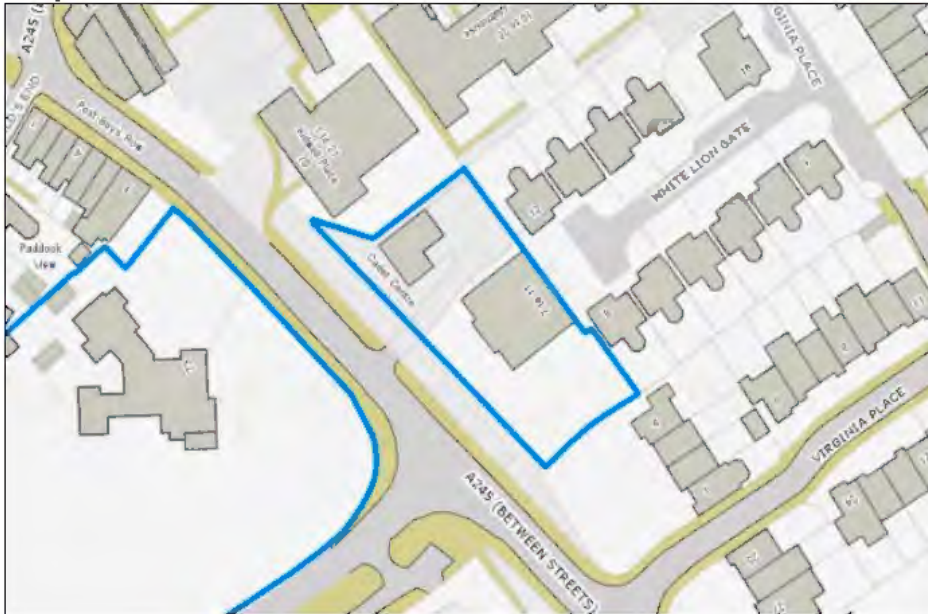
Ward: Cobham & Downside

Site reference: US217

Site area: 0.15 ha

Site address: 68 Between Streets and 7-11 White Lion Gate, Cobham

Map:



Satellite image:



Site description: The site is located on the northern side of Between Streets opposite Painshill Park. It contains an army cadet training centre with parking and a block of flats.

Existing land use: Army Cadet training centre
(Use Class F1) and residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

Territorial Army Centre, 68 Between Streets:

2016/0750 – Refused

Lawful Development Certificate: Whether planning permission is required for a proposed use as a day nursery (Class D1)

2014/1958 – Dismissed on appeal

Lawful Development Certificate: Whether planning permission is required for a proposed change of use to D1 (non-residential education and training centre)

2014/0704 – Withdrawn

Change of use to uses within Use Class D1 - "Non-Residential Education & Training Centre" (180 sqm)

Site of Territorial Army Centre, Site of 68 Between Streets:

2002/0074 – Granted

Following demolition of all buildings; erection of three storey building comprising 5 apartments with underground car parking; 19 x 2/3 storey houses with garages and vehicular access from Virginia Place and erection of replacement two storey T/A centre with access of Between Streets and associated surface car parking.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km Buffer
 - Strategic Employment Land, Portsmouth Road, Cobham (Cadet centre)
 - Adjoins M3 Contaminated Land Poly (south east) – C005
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 **Gross:** 11

Proposed density (dph): 73dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential area with local bus stops in walking distance. It is within 400m to Cobham district centre and 800m of a dentist, NHS GP Practice and a community hospital.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The army cadet's is located on Strategic Employment Land and its loss will need to be justified as surplus to requirements. However, there is a reasonable prospect of the site being optimised for further housing.

Can the constraints be overcome?

The site is located on Strategic Employment Land and also has potential land contamination. Both will need to be overcome prior to future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological historic and cultural assets
Accessibility	+	The site is located 75m from a bus stop which offers an hourly bus service to Kingston and Guildford and an infrequent service to Weybridge, Leatherhead, Oxshott and Epsom. It is located within 800m from a dentist, state school, Cobham district centre and Cobham community hospital. The site is also within 400m of natural greenspace, children's play areas, a pocket park, a town park, allotments and a recreational sports ground.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located within 400m of Cobham district centre which provides some employment.
Employment	--	Only creates temporary construction jobs and represents a complete loss of Strategic Employment Land
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in the urban built-up area with no open space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This army cadets is designated as Strategic Employment Land and justification will be required as to its surplus and likely relocation. Despite, this negative loss of employment the site is significantly positive with regards to its accessibility to transport and services, and being brownfield land. It also adjoins potentially contaminated land and this will need to be investigated further and remediated if necessary.

US218: Coveham House and the Royal British Legion, Cobham

Ward: Cobham & Downside

Site reference: US218

Site area: 0.26 ha

Site address: Coveham House, Downside Bridge Road and the Royal British Legion, Hollyhedge Road, Cobham

Map:



Satellite image:



Site description: The site contains two buildings; one being a two-storey office block with parking on the corner of Between Streets and Downside Bridge Road called Coveham House; the other is a single storey building owned by the Royal British Legion. There are also trees on site.

Existing land use: Office (Use Class E) and club house (Use Class F2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private and Elmbridge Borough Council

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 400m-5km Buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 14 **Gross:** 14

Proposed density (dph): 54dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location, located within Cobham district centre and within 800m of state school and Cobham hospital (both north).

Availability

Availability Information

No response on availability from Coveham House in 2018 and 2020. The Royal British Legion availability has been confirmed by Elmbridge Borough Council.

Achievability

Market and viability factors

Consideration will need to be given to the optimisation of space on site. There is reasonable prospect for a mixed-use scheme on site that can be achieved but design make impact viability.

Can the constraints be overcome?

There are no major constraints on the site to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The site is within Cobham district centre and there is a bus stop directly outside the site. It is within 800m of a dentist/GP/ hospital and a state school. The site is also within 400m of Cobham recreation ground providing natural green space, town park, and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is in Cobham district centre where there is employment and services.
Employment	-	The site will be optimised to provide housing creating temporary construction workforce. There will be partial loss of employment retaining the community use in a mixed-use scheme.
Flooding	0	The site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site is in the urban area and has potential contaminated land to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site is located in the built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores one expected negative impact from the partial loss of employment. A mixed-use scheme could be incorporated to retain the community use on site, but the loss of employment will need to be justified. The site otherwise has a number of positive scores mainly as it is PDL, centrally located in Cobham district centre and it is in an accessible location close to public transport and services.

US221: Garages and parking to the rear of Cobham Gate, Cobham

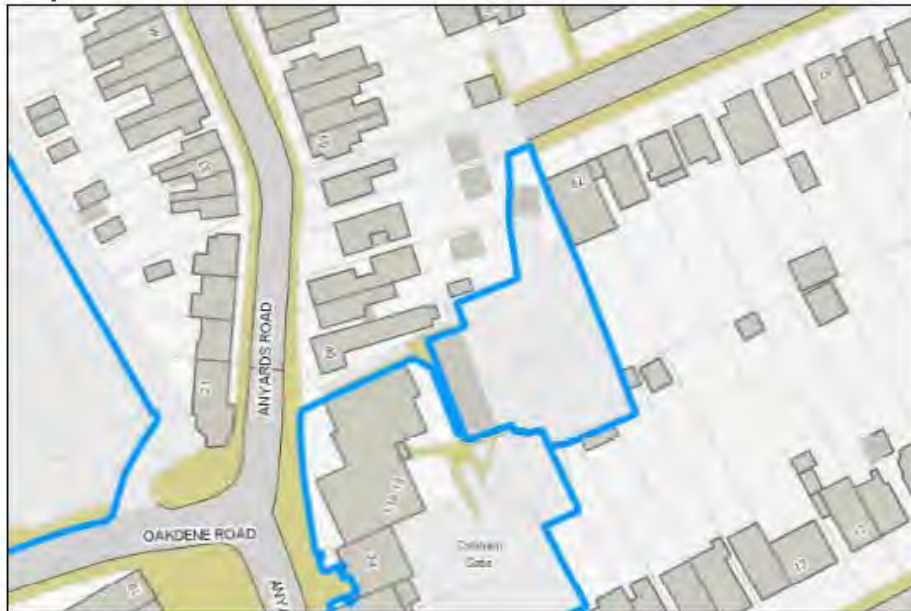
Ward: Cobham & Downside

Site reference: US221

Site area: 0.11 ha

Site address: Garages and parking to the rear of Cobham Gate, Cobham

Map:



Satellite image:



Site description: The site contains garages and car parking to the rear of Cobham Gate with access from Leigh Road.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km buffer
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 73dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located within Cobham district centre and within 800m of state school and Cobham hospital (both north).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

Consideration will need to be given to the optimisation of space on site. There is reasonable prospect that residential development can be achieved but design make impact viability.

Can the constraints be overcome?

The site has no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	The site is within Cobham district centre and 850m from a bus stop providing a service at least once per hour five days a week to Kingston and Guildford and less frequent routes to Downside, Weybridge, Leatherhead and Oxshott. It is within 800m of a dentist/GP/ hospital and a state school. The site is also within 400m of Cobham recreation ground providing natural green space, town park, and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is within short distance of Cobham district centre where there is employment and services.
Employment	0	The site will create a temporary workforce to optimise and provide further housing whilst retaining the existing employment.
Flooding	0	The site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	0	The site is in the built-up urban area.
Landscape	+	Site is located in the built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: There are no negative impacts expected and therefore no mitigation required. The site is considered a sustainable location for future development.

US467: Ambleside, 3 The Spinney, Queens Drive, Oxshott

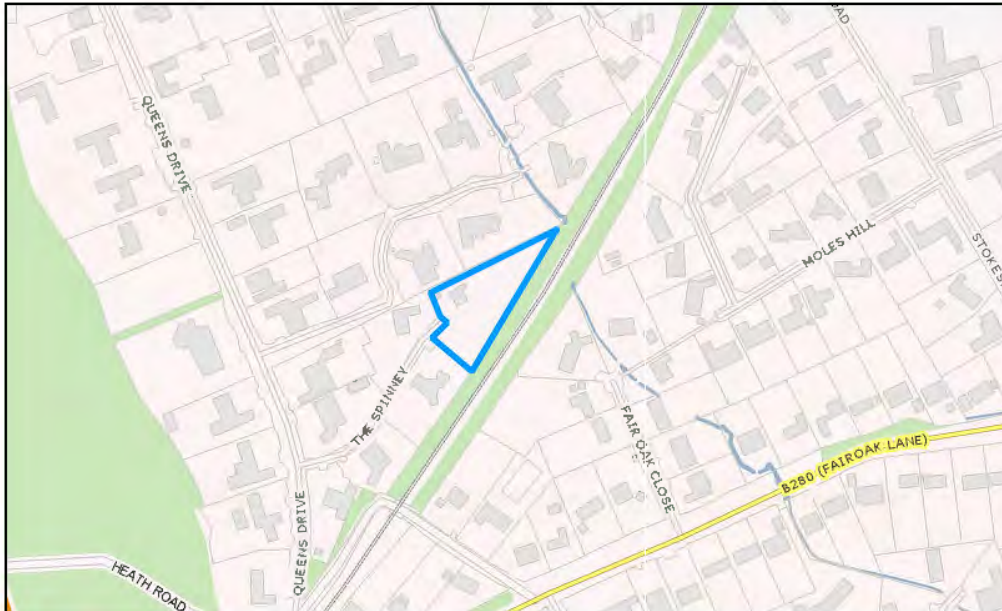
Ward: Oxshott and Stoke D'Abernon

Site reference: US467

Site area: 0.43 ha

Site address: Ambleside, 3 The Spinney, Queens Drive, Oxshott, KT22 0PL

Map:



Satellite image:



Site description: This triangular site comprises of a detached dwelling and mature trees. It is located at the end of a cul-de-sac off Queens Drive and to the east of the site are rail lines and to the west similar residential properties.

Existing land use: Residential (Use Class C3)

Source of site: Pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Very small area of Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Thames Basin Heath Special Protection Area – 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 9

Proposed density (dph): 21dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location 1km from Oxshott train station.

Availability

Availability Information

A pre-application has been received which suggests potential to redevelop the site.

Achievability

Market and viability factors

Flood mitigation may impact on viability.

Can the constraints be overcome?

The site's surface water flooding can be overcome with the correct mitigation measures. Access issues will also need to be investigated and resolved. There are also some legal covenants to resolve.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	-	Bus stops are located 0.7km from the site but these only offer an infrequent service to Kingston and Downside. Oxshott train station is located 1km away from the site. All local services, health care and schools are over 800km of the site. Oxshott Heath is located within 800m of the site which provides natural green space.
Brownfield land	++	PDL
Economic growth	+	It is located 3.8km from Esher District Centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with only a very small area of medium and high surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and adjacent to residential development. There may be noise pollution from rail lines.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	0	Site is in the built-up urban area, on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores one significant positive results in terms of making best use of PDL but it is considered moderate in its accessibility as it is over 1km from local services, schools and healthcare. This could be mitigated by providing and funding a more regular bus route to key district centres which offer a variety of shops, leisure and healthcare services. This would help prevent future occupants of this development being car dependent.

US18: British Legion, Betts Way, Long Ditton

Ward: Long Ditton

Site reference: US18

Site area: 0.17 ha

Site address: British Legion, Betts Way, Long Ditton, KT6 5HT

Map:



Satellite image:



Site description: A site comprising of the British legion building and hardstanding, surrounded by Green Belt to the south and the west.

Existing land use: Club House (Use Class F2b)

Source of site: Urban Capacity Study and pre-application.

Is the Site Previously Developed Land: Yes, club house/ hardstanding.

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Adjoins the Green Belt (south and west)
 - Surface Water Flooding 1 in 100 year (medium)
 - Rythe Catchment
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 9

Proposed density (dph): 53dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area with local bus stops. The site is within 800m of a health centre (north west) and a state school (north and east).

Availability

Availability Information

The pre-application enquiry suggests an indication to develop.

Achievability

Market and viability factors

Incorporating the community use into the scheme could have viability implications.

Can the constraints be overcome?

Any proposal on the site would have to be sensitively designed and consider the neighbouring Green Belt designation and should look to re-provide the community use either on site or elsewhere.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Bus stops are located 150m from the site and offer a regular service into Esher and Kingston. The nearest train station is over 2km from the site. The site is within 400m of a dentist, primary school and allotments. It is located within 800m of an NHS practice but over 1km from a district centre or local centre. A recreation ground offering natural greenspace, a town park and children's play area is within 800m from the site.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located with 1.5km of a local centre (Surbiton) which provides employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 to 1000 and 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development.
Landscape	0	The site adjoins allotments and Green Belt to the rear.
Biodiversity	0	Site on the edge of the built-up urban area and on PDL but it is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The assessment above scores many positive and neutral results as the site is located on the edge of the built-up area with limited constraints. There are no negative impacts expected to warrant mitigation measures.

US24: Flats 9 to 41 and garages, Longmead Road, Thames Ditton

Ward: Thames Ditton

Site reference: US24

Site area: 0.56 ha

Site address: Flats 9 to 41 and garages, Longmead Road, Thames Ditton, KT7 0JF

Map:



Satellite image:



Site description: The site comprises of five blocks of flats, three rows of garages and hardstanding. There is an area of greenfield land and trees to the east of the site.

Existing land use: Residential (Use Class C3)
Garages (Sui Generis), hardstanding and undeveloped land

Source of site: Urban Capacity Study and 2019 pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No planning history

Landowners: PA Housing

Policy designations/ constraints

- Flood Zone 2 (east)
- Historic Landfill Sites 250m Buffer
- Strategic View – The Surrey Hills from Hampton Court
- Adjoins M3 Contaminated Land Line – C012 (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 37 **Gross:** 55

Proposed density (dph): 98dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential location and is in close proximity of local bus stops. It is within 800m of Thames Ditton train station (north), Thames Ditton local centre (north), a state school and a health centre (both east).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

Flood risk mitigation and investigating potential land contamination could have an impact on viability.

Can the constraints be overcome?

The site is part of a larger redevelopment of PA housing property and therefore there is a likelihood that the constraints can be overcome with the correct mitigation and land remediation. Due to lack of an active planning application and re-provision of existing houses, an 11 to 15 year timescale is considered reasonable.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Thames Ditton train station is located within 400m of the site and a bus stop is located 200m away, but this does only offer an infrequent bus to Kingston and Downside. Thames Ditton local centre, state primary schools, an NHS GP surgery and dentist are located within 800m of the site. Natural greenspace, children's play areas and a local park are all located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Thames Ditton local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	There is a small area of flood zone 2 and a small area of surface water flood risk (1 to 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development but there is a rail line adjoining the site which could cause noise pollution.
Landscape	0	Site located in the urban built-up area with no local green space designation nearby. It is located in a partial strategic view site line, but it is unlikely that development would negatively impact this.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have significant positive changes towards sustainability in terms of its use of brownfield land and its reduction in land contamination. It is considered accessible but could benefit for a more regular bus service. Noise pollution from the rail line could be mitigated with boundary screening and this also could help with the flood risk.

US232: Nuffield Health Club, Simpson Way, Long Ditton

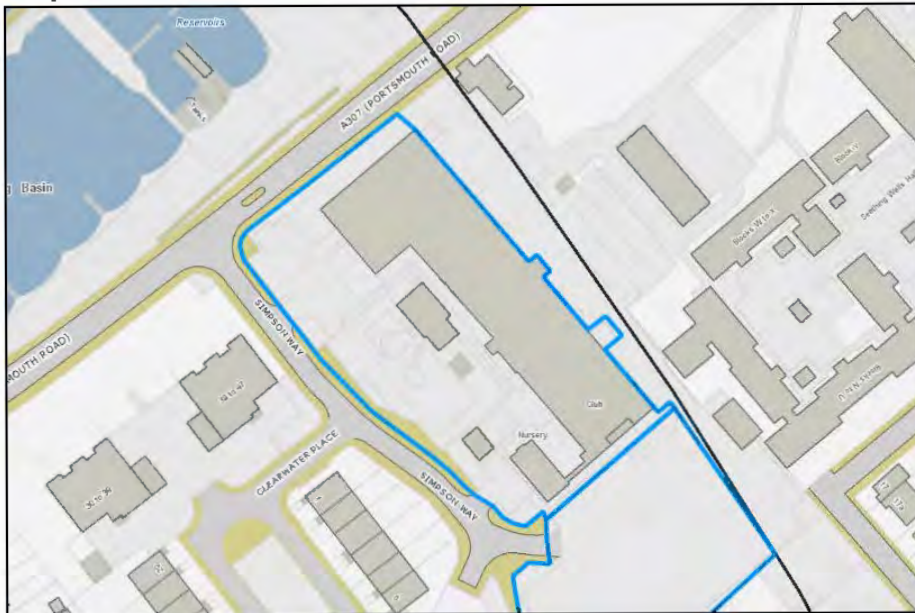
Ward: Long Ditton

Site reference: US232

Site area: 0.66 ha

Site address: Nuffield Health Club, Simpson Way, Long Ditton, KT6 4ER

Map:



Satellite image:



Site description: The site of Nuffield Health Club and is a listed building located on Simpson Way with car parking.

Existing land use: Health club (Use Class E) and Nursery (Use Class E)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Grade II Listed Building and railings (north) – Lambeth Engine House & Pump House
- M3 Contaminated Land Poly – C015
- Adjoins Strategic View – Talman vista from Hampton Court towards the Surbiton Water Treatment Works

Potential use of site

Residential development: Yes

Proposed yield: Net: 16 **Gross:** 16

Proposed density (dph): 24dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location within 200m of local bus routes.

Availability

Availability Information

Owners have been contacted in 2018 but no response has been given.

Achievability

Market and viability factors

The cost of remediation may impact the marketing and viability of the site. The site is also a listed building and will likely constrain what can be redeveloped.

Can the constraints be overcome?

The site's potential contamination will need to be remediated and good design will be required to mitigate any potential impact of the listed building.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	Located within 1.5km to Surbiton train station and local centre. The site is within 800m of a GP and state primary school. Bus stops are located 200m from the site with three regular routes (once an hour 5 days a week) to Kingston, Staines, Guildford and Addlestone, two less frequent services to Kingston, Weybridge and Downside, and a further service twice a day to Kingston and Esher High School. It is within 400m from Long Ditton recreation ground with natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located within 1.5km of Surbiton centre and 2km from a regional service centre (Kingston)
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 with partial low surface water flood risk 1 in 1000 year (medium)
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	Potentially contaminated land on site to be remediated.
Pollution	0	The site is in the built-up urban area and is unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development. The site has potential contamination that will require remediation. In addition, consideration will need to be to the design of future redevelopment in order to enhance the score of the heritage objective.

US233: Nuffield Health car park, Simpson Way, Long Ditton

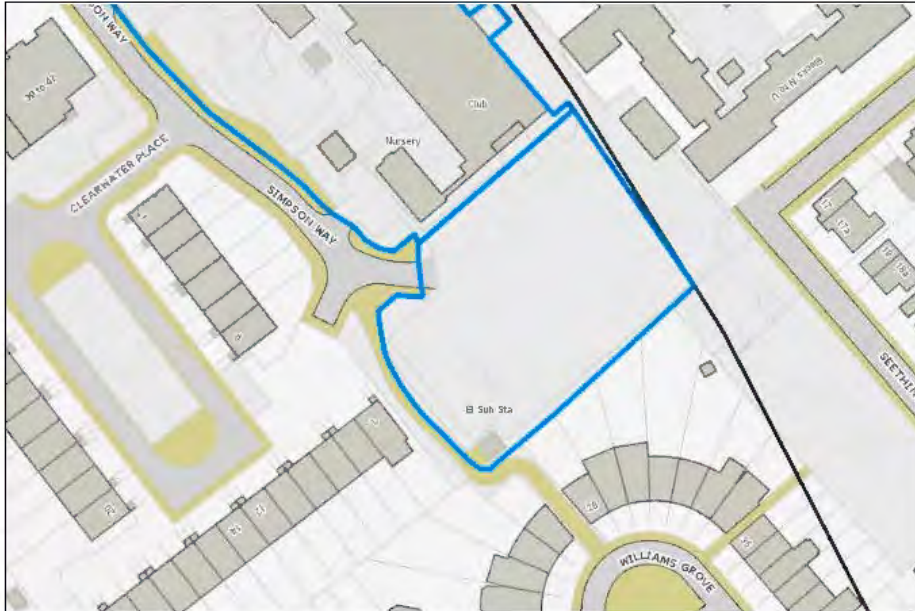
Ward: Long Ditton

Site reference: US233

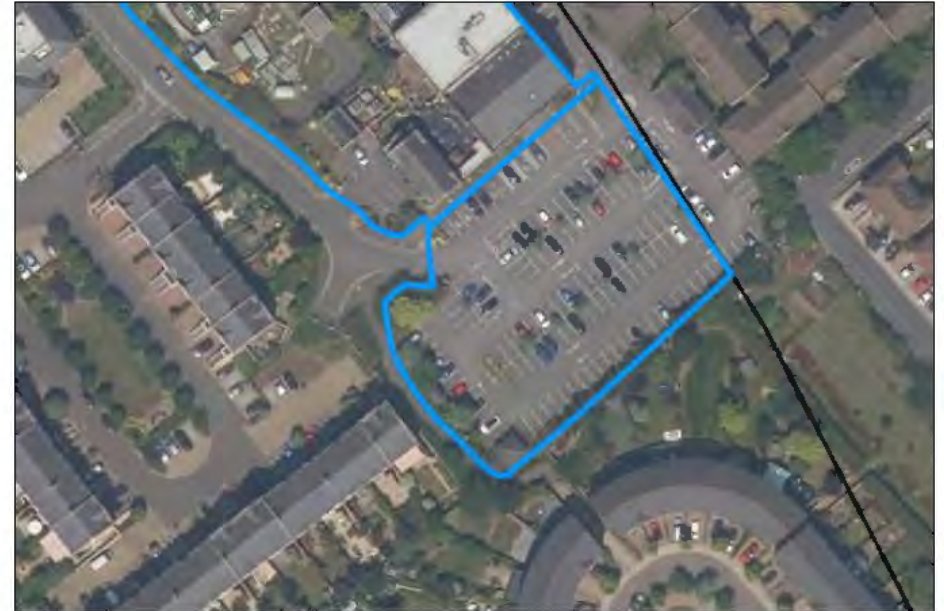
Site area: 0.32 ha

Site address: Nuffield Health car park, Simpson Way, Long Ditton

Map:



Satellite image:



Site description: The car park is adjacent to the Nuffield Health Club which is a listed building. The car park is accessed via Simpson Way.

Existing land use: Car park (Sui Generis)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
- M3 Contamination Land Poly – C015
- Adjoins Grade II Listed Building and railings (north) – Lambeth Engine House & Pump House

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 31dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information The site is in suitable residential location within 200m of local bus routes.

Availability

Availability Information Owners have been contacted in 2018 but no response has been given.

Achievability

Market and viability factors The cost of remediation may impact the marketing and viability of the site. The site is adjacent to a listed building and will likely constrain what can be redeveloped.

Can the constraints be overcome? The site's potential contamination will need to be remediated and good design will be required to mitigate any potential impact to the adjoining listed building.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective as the site adjoins a listed building.
Accessibility	+	Located within 1.5km to Surbiton train station and local centre. The site is within 800m of a GP and state primary school. Bus stops are located 200m from the site with three regular routes (once an hour 5 days a week) to Kingston, Staines, Guildford and Addlestone, two less frequent services to Kingston, Weybridge and Downside, and a further service twice a day to Kingston and Esher High School. It is within 400m from Long Ditton recreation ground with natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located within 1.5km of Surbiton centre and 2km from a regional service centre (Kingston)
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flood risk
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	Potentially contaminated land on site to be remediated.
Pollution	0	The site is in the built-up urban area and is unlikely to be a noticeable intrusion from light or noise pollution.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development. The site has potential contamination that will require remediation. In addition, consideration will need to be to the design of future redevelopment in order to enhance the score of the heritage objective.

US237: Ashley Road Car Park, Thames Ditton

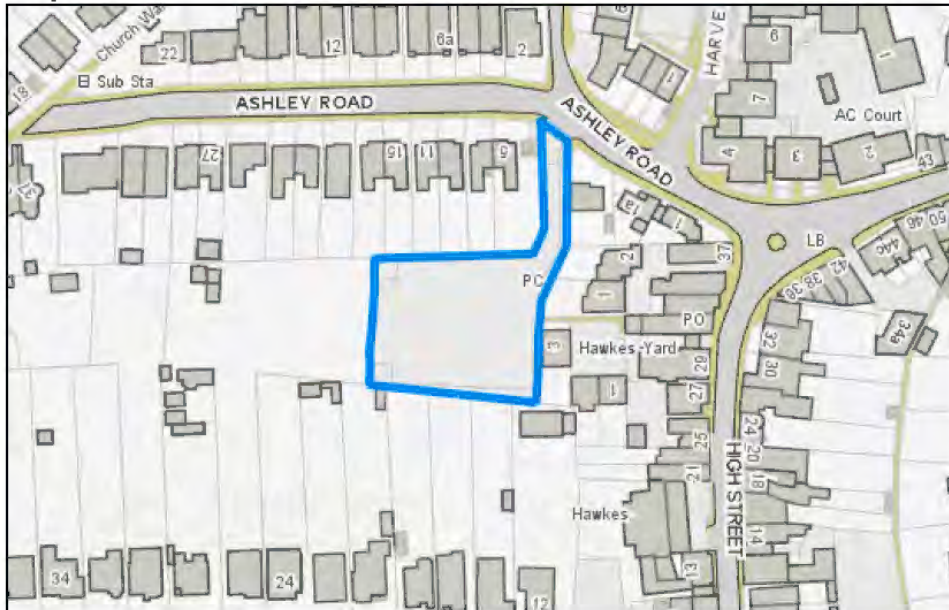
Ward: Thames Ditton

Site reference: US237

Site area: 0.21 ha

Site address: Ashley Road Car Park, Thames Ditton

Map:



Satellite image:



Site description: The site contains a public park accessed from Ashley Road to the east.

Existing land use: Public car park

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Flood Zone 2
- Surface Water Flooding 1 in 100 year (medium), and 1 in 30 year (High)
- Adjoins Thames Ditton Conservation Area

Potential use of site

Residential development: Yes

Proposed yield: Net: 14 Gross: 14

Proposed density (dph): 67dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Flood Zone 2 and also medium to high surface water flooding. The site is in a suitable residential location in close proximity to local bus stops and within Thames Ditton local centre. It is also within 400m of Thames Ditton train station (west), a state school (north) and a health centre (south).

Availability

Availability Information

Availability of the car park has been confirmed by Elmbridge Borough Council.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achieved during the plan period

Can the constraints be overcome?

Flood risk mitigation and a heritage statement will be required to overcome the constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether future development would impact on the neighbouring conservation area.
Accessibility	+	The site is located 400m from Thames Ditton rail station. Bus stops are located 230m from the site and offer an hourly bus route to Kingston and Addlestone. State infant school and two dentists are located within 400m of the site as being within Thames Ditton local centre. A junior school, NHS practice and two other dentists are located within 800m of the site. Natural greenspace, children's play areas and local parks, a pocket park and allotments are all located within 800m of the site.
Brownfield land	++	PDL
Economic growth	+	It is located within a local centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 2 with a small area of surface water flood risk (1 to 1000, 100 and 30 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no contaminated land on site to remediate but it does adjoin contaminated land.
Pollution	0	The site is adjacent to residential development.
Landscape	0	The site is in the urban built up.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Flood risk mitigation is required and could improve the flood SA objective score. The car park area is not in the conservation area but does adjoin this so care will be required when designing a suitable scheme that enhances the historic environment.

US248: School Bungalow, Mercer Close, Thames Ditton

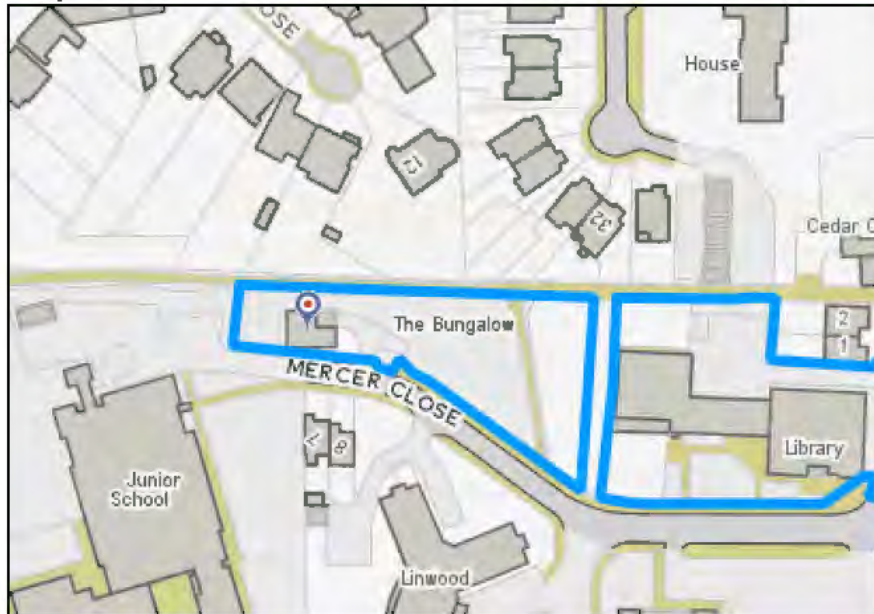
Ward: Thames Ditton

Site reference: US248

Site area: 0.2 ha

Site address: School Bungalow, Mercer Close, Thames Ditton, KT7 0BS

Map:



Satellite image:



Site description: The site includes a single storey bungalow used by the School opposite, with the rest of the site contains trees and greenfield land.

Existing land use: School bungalow (Use Class F1) and undeveloped land

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land:

Part previously developed land and part greenfield

Relevant planning history / Status:

No relevant planning history

Landowners:

Bungalow in Private ownership and Surrey County Council own the open space to the middle of the site.

Policy designations/ constraints

-
- Rythe Catchment

Potential use of site

Residential development: Yes**Proposed yield: Net:** 10 **Gross:** 10**Proposed density (dph):** 50dph

Commercial uses: No**Proposed floorspace (sqm): Net:** N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No**No. of pitches:** N/A

Other: No**Specify:** N/A

Site Assessment

Suitability

Suitability Information The site has no major policy constraints and is suitable for redevelopment. It is in suitable residential location that is close to bus stops and within 400m of Thames Ditton train station (north). It is also within 400m of Thames Ditton local centre (north), a health centre and state school (west).

Availability

Availability Information Owners confirmed in 2020 that the site is occupied and there are no immediate plans made for its redevelopment.

Achievability

Market and viability factors There are no market or viability factors.

Can the constraints be overcome? There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A
Developable in 6-10 years: N/A
Developable in 11-15 years: Yes
Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on the historic environment.
Accessibility	++	Thames Ditton rail station and bus stops are located within 400m of the site. Bus stops offer two regular bus services to Kingston, Staines and Guildford. The site is within 400m of Thames Ditton local centre, an NHS practice, dentist and primary school. Natural greenspace, a local park and children's play area is within 400m from the site.
Brownfield land	0	Part PDL and greenfield land will be used.
Economic growth	+	It is located within 400m of a local centre and strategic employment land.
Employment	0	Only create temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	The site is in the built-up urban area.
Biodiversity	-	Site is partially greenfield.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible and sustainable. To improve the biodiversity score, future development could be focussed on the brownfield area and the greenfield area could be enhanced with biodiversity net gains.

US250: Community Centres at the junction of Mercer Close and Watts Road, Thames Ditton

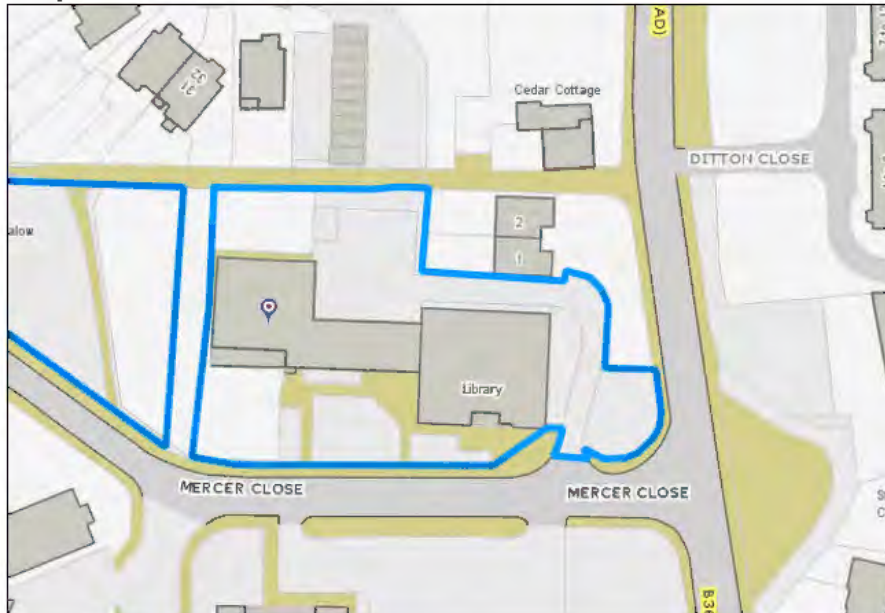
Ward: Thames Ditton

Site reference: US250

Site area: 0.29 ha

Site address: Community Centres at the junction of Mercer Close and Watts Road, Thames Ditton

Map:



Satellite image:



Site description: Site comprises of a single storey building used as a community centre with associated hard standing for parking including several trees.

Existing land use: Community Centre (Use Class D1).

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Shared ownership with Elmbridge Borough Council and Surrey County Council

Policy designations/ constraints

- Rythe Catchment
 - Conservation Area – Giggs Hill Green
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 29 **Gross:** 29

Proposed density (dph): 100dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in suitable residential location that is in close proximity of bus stops and within 400m of Thames Ditton train station (north). It is also within 400m of Thames Ditton local centre (north), a health centre and state school (west).

Availability

Availability Information

Owners have been contacted in 2020. Availability of the car park has been indicated by Elmbridge Borough Council and Surrey County Council in 2020.

Achievability

Market and viability factors

The loss of a community facility will need to be re-provided or relocated. Part of the site is located in a Conservation Area and redevelopment will need to reflect the historical context of the area. There is a reasonable prospect that a mixed-used scheme would be achievable during the later end of the plan period.

Can the constraints be overcome?

There are no major constraints to overcome A heritage statement as well as good design would enhance the historic environment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown whether future development could impact on the setting of the conservation area.
Accessibility	++	Thames Ditton rail station and bus stops are located within 400m of the site. Bus stops offer two regular bus services to Kingston, Staines and Guildford. The site is within 400m of Thames Ditton local centre, an NHS practice, dentist and primary school. Natural greenspace, a local park and children's play area is within 400m from the site.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located within 400m of a local centre and strategic employment land.
Employment	-	If a mixed-use development is not viable, the scheme would result in a loss of employment.
Flooding	0	Site is in flood zone 1 with a small area of low surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	+	The site is in the built-up urban area.
Biodiversity	+	Site in the built-up urban area and on PDL and is not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Future development would need to consider the conservation area and with the right design could change the unknown result featured above to a positive change for the heritage SA objective. If developed solely for housing, it would result in a loss of employment from the community use, but the community use could be included in the development and result in a neutral score.

US251: Old Pauline Sports Ground Car Park, St Nicholas Road, Thames Ditton

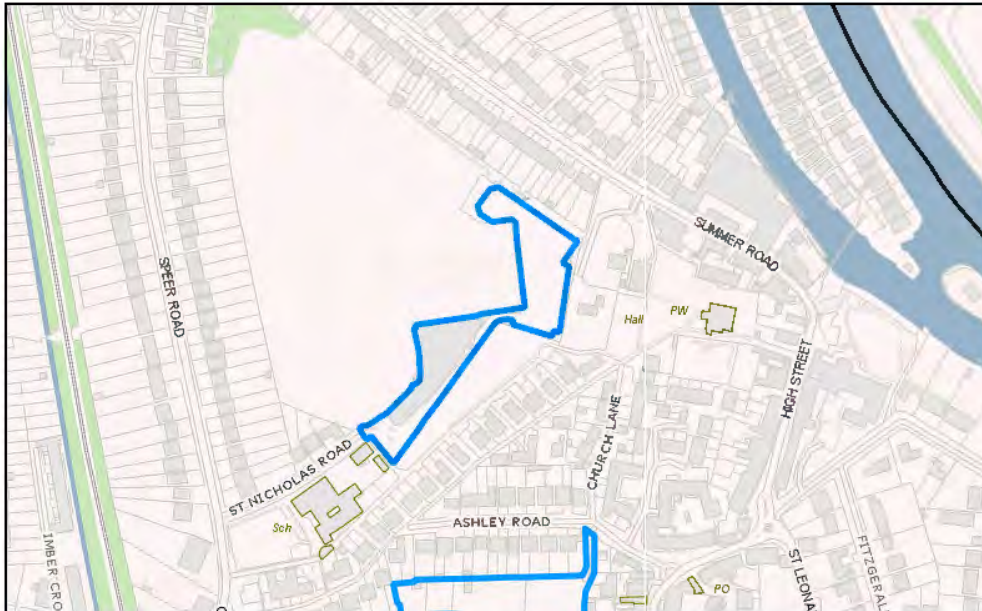
Ward: Thames Ditton

Site reference: US251

Site area: 0.85 ha

Site address: Old Pauline Sports Ground Car Park, St Nicholas Road, Thames Ditton

Map:



Satellite image:



Site description: Site comprises a three-storey building with extensions used as a fitness centre with associated car parking.

Existing land use: Colets Health and Fitness Club (F2 use class) with hardstanding for car parking

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No planning history

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium)
 - Adjoins Thames Ditton Conservation Area (south)
 - Adjoins M3 Contaminated Land Poly - C007 (south)
 - Adjoins Tree Preservation Order (TPOs) (north east)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 35 Gross: 35

Proposed density (dph): 41dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is not subject to any major designations, but it adjoins a conservation area, an area of land contamination and several TPOs. The site is in a suitable residential location that is in close proximity of local bus stops and within 800m of Thames Ditton train station (south west). The site is also within 800m of Thames Ditton local centre, a state school and a health centre (all south).

Availability

Availability Information

The landowners have stated that the site could be available in 11-15 years' time.

Achievability

Market and viability factors

The community facility could be included in a mixed used scheme. There is a reasonable prospect that development for housing would be achieved during the plan period

Can the constraints be overcome?

The site is not subject to any major constraints but adjoins constraints that may impact redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether future development would impact on the neighbouring conservation area.
Accessibility	+	The site is located 800m from Thames Ditton rail station. Bus stops are located 90m from the site and offer an hourly bus route to Kingston and Addlestone. State infant school and two dentists are located within 400m of the site as well as Thames Ditton local centre. A junior school, NHS practice and two other dentists are located within 800m of the site. Natural greenspace, children's play areas and local parks, a pocket park and allotments are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	It is located with 400m of a local centre which provides some employment.
Employment	0	Only creates temporary construction jobs and could retain community jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 to 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no contaminated land on site to remediate but it does adjoin contaminated land.
Pollution	0	The site is adjacent to residential development.
Landscape	0	The site adjoins an open sports field and has been shortlisted for local greenspace designation.
Biodiversity	+	The site is in the urban built up area with no biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible and scores many positive results across the SA objectives. At this stage it is uncertain whether future development could retain the community facility, existing employment and enhance the neighbouring conservation area and landscape setting as it has been shortlisted for local greenspace designation.

US260: 46 St Mary's Road, Long Ditton

Ward: Long Ditton

Site reference: US260

Site area: 0.25 ha

Site address: 46 St Mary's, Long Ditton, KT6 5EY

Map:



Satellite image:



Site description: The site contains a detached dwelling and has a long garden with a tennis court at the rear.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - Adjoins a Tree Preservation Order – ESH:18 (north west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 6

Proposed density (dph): 24dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a residential area within 800m of local bus stops and also within 400m of a state school (west).

Availability

Availability Information

Owners confirmed availability in 2018.

Achievability

Market and viability factors

The site is linear in shape and will require good design due to the risk of overlooking from adjoining properties. The impact of overlooking may impact the viability and amount of housing on site.

Can the constraints be overcome?

The site does contain trees and one adjoining tree is a TPO. Good design and tree protection will be required prior to future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Bus stops are located 800m from the site and offer a regular service into Esher and Kingston. The nearest train station is over 3km from the site. The site is within 400m of a primary school It is located within 1km of a dentist and an NHS practice but is 2.5km from a Thames Ditton local centre. A recreation ground offering natural greenspace, a town park, children's play area and allotments are within 800m from the site.
Brownfield land	++	PDL will be used.
Economic growth	+	It is located with 2.5km of a local centre which provides employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is adjacent to residential development.
Landscape	+	The site is located in the urban built-up area with no green space adjoining or neighbouring the site.
Biodiversity	+	The site is in built-up area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The assessment above is positive and neutral as the site is located in a residential area with limited constraints.

US265: 5a-6a Station Road, Esher

Ward: Hinchley Wood & Weston Green

Site reference: US265

Site area: 0.09 ha

Site address: 5a-6a Station Road, Esher, KT10 8DY

Map:



Satellite image:



Site description: The site is currently a small builder's yard which is surrounded by residential houses and a railway line to the south.

Existing land use: Builders yard (Use Class B8)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- M3 Contaminated Land – C005 and adjoins C012 (railway line)
- Adjoins Tree Preservation Order – EL02/12 on west boundary
- Adjoins Site of Nature Conservation Importance (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 5

Proposed density (dph): 56dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is 200m from a local bus stop and opposite Esher train station. The site is over 800m from a town, district and local centre, state school and a health centre.

Availability

Availability Information

Owners have been contacted in 2018 but no response has been given.

Achievability

Market and viability factors

The loss of commercial floor space will need to be justified and whether the site is surplus to requirements and equivalent replacement in quantity and quality can be provided in a suitable location.

Can the constraints be overcome?

The site is in Flood Zone 2 and may have potential land contamination. The flood risk will need to be mitigated and the contamination investigated and remediated prior to future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	Located 2.5km from Esher district centre, 2km from a GP, 1.1km from a state school, and 900m from a dentist. The site does have bus stops located 200m from the site with regular routes (once an hour 5 days a week) from Kingston to Addlestone and it is opposite Esher train station with regular trains to Guildford and London. The site is also 350m from the nearest natural green space.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Located 2.5km to Esher district centre and 5km from the nearest employment site at Hersham.
Employment	--	Total loss of employment.
Flooding	-	Flood Zone 2
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potential contamination that will need to be remediated.
Pollution	-	The site is in the built-up urban area and is next to Esher train station with increased perception of noise pollution.
Landscape	+	The site is located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	The site is in the built-up area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Future development for housing would result in a loss of employment and therefore scores a significant negative impact on this SA objective. However, this employment use could be relocated on nearby vacant strategic employment land which would be better suited to this type of development. Flood mitigation measures would alleviate the flood risk and careful design would be required to tackle the noise pollution from the neighbouring train station. The location scores a neutral result for accessibility because it is located some distance from key services but its good public transport links (train and bus) means that there is a sustainable way to access these.

US271- 118-120 Bridge Road, East Molesey

Ward: Thames Ditton

Site reference: US271

Site area: 0.08ha

Site address: 118-120 Bridge Road, East Molesey, KT8 9HW

Map:



Satellite image:



Site description: The site contains of a two-storey building with associated hardstanding for car show space.

Existing land use: Sales Car Garage (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status: No relevant planning history

Policy designations/ constraints

- Flood Zone 2
 - M3 Contaminated Land Poly - C020
 - Adjoins a Grade II Listed building – 1-15 Kingfisher Court, Bridge Road, East Molesey (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 **Gross:** 6

Proposed density (dph): 75dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location that is within 400m of East Molesey district centre (west) and Molesey Bridge Road local centre (east) with local bus stops. It is also within 400m of a train station (east), a state school (south) and a health centre (west).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been received.

Achievability

Market and viability factors

Flood risk mitigation and land remediation may have viability implications.

Can the constraints be overcome?

A flood risk assessment and heritage statement will need to be submitted prior to the redevelopment of the site.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the neighbouring listed building.
Accessibility	+	Within 800m from Hampton Court train station and 22m from a bus stop with once an hour service to West Molesey and Kingston. Within 400m to a primary school and within 800m to three dentists, health centre/ GP, junior school and East Molesey district centre and Molesey Bridge Road local centre. Natural greenspace and a pocket park is located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Within 800m from a district centre.
Employment	-	Loss of employment.
Flooding	0	The site is located in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	Site has potentially contaminated land.
Pollution	0	The site is PDL or adjacent to the built-up urban land.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The car sales garage could be relocated to a more suitable site such as strategic employment land and therefore the negative impact could be reduced to a neutral score. Other than this, the site scores many positive impacts across social, economic and environmental SA objectives.

US272: Industrial units at 67 Summer Road, East Molesey

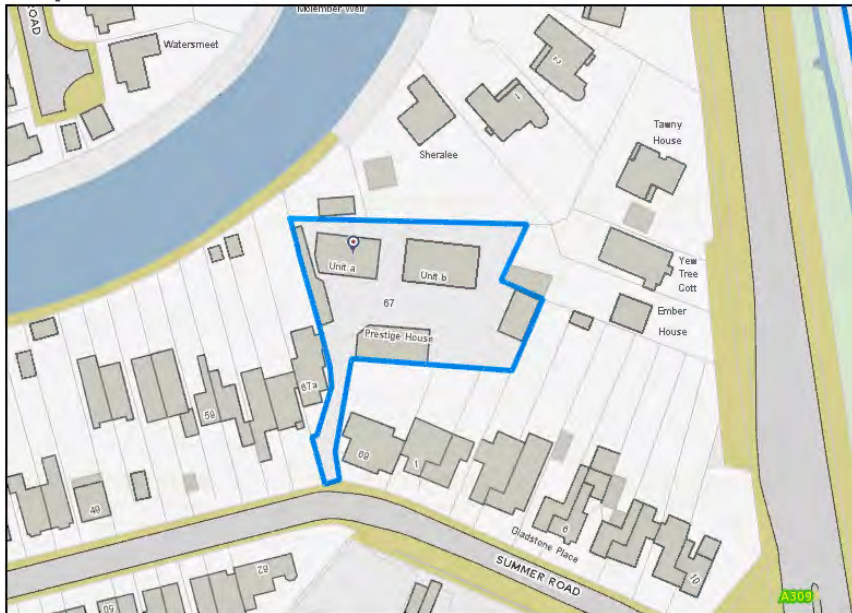
Ward: Thames Ditton

Site reference: US272

Site area: 0.17 ha

Site address: Industrial units at 67 Summer Road, East Molesey, KT8 9LX

Map:



Satellite image:



Site description: The site contains three warehouse buildings, two outbuildings and hardstanding. It is located to the south of the River Ember and residential properties surround the north, east, south and west boundaries on Summer Road and Molemer Road.

Existing land use: Warehouses and industry (Use Class B2/ B8)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning permission

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- Adjoins Flood Zone 3
- Surface Water Flooding 1 in 100 year (medium)
- M3 Contaminated Land Poly Line - C027
- Adjoins an Air Quality Management Area

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 **Gross:** 12

Proposed density (dph): 71dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: N/A

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is designated in Flood Zone 2, has limited medium surface water flooding and potential contamination to the north of the site. The site is in suitable residential location in close proximity to local bus stops and neighbours Hampton Court train station to the north. The site is also within 800m of East Molesey district centre (west) and Molesey Bridge Road local centre (north) and a state school (west).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

Flood risk mitigation and investigating potential land contamination could have an impact on viability.

Can the constraints be overcome?

Flood risk mitigation schemes could be incorporated, and land contamination remediated.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	Access is considered good from this location and is within 400m to Hampton Court train station and is on an hourly bus route to Kingston. State primary schools and a dentist are located within 800m of the site as well as East Molesey district centre and Molesey Bridge Road local centre. Natural greenspace, children's play areas, local parks, a pocket park and allotments are all located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located with 800m of Molesey Bridge Road local centre and East Molesey district centre which provides some employment.
Employment	-	Will result in a loss of existing employment.
Flooding	-	Site is in flood zone 2 with a small area of surface water flood risk (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There could be contaminated land on site to remediate.
Pollution	0	The site is located in the built-up urban area.
Landscape	+	Site located in the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is expected to have significant positive impacts on making the best use of previously developed and reducing land contamination. The site does have good accessibility, but it is located in flood zone 2, which will require flooding mitigation. The loss of employment score could be improved if the use could be relocated on nearby strategic employment land.

US280: St Andrews House and Hillbrow House, Portsmouth Road, Esher

Ward: Esher

Site reference: US280

Site area: 0.28 ha

Site address: St Andrews House and Hillbrow House, Portsmouth Road, Esher, KT10 9SA

Map:



Satellite image:



Site description: The site contains two commercial office buildings which are located on the east side of Portsmouth Road a classified A road. The site is included in the Esher district centre and lie opposite to Sandown Park, Esher.

Existing land use: Offices (Use Class E)

Source of site: Urban capacity study and pre application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Rythe Catchment
 - Surface Water Flooding 1 in 100 year (medium)
 - Adjoins M3 Contamination Land Poly – C019 (south)
 - Opposite Green Belt (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 **Gross:** 30

Proposed density (dph): 107dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information The site is in a suitable location within Esher District Centre that is in close proximity of local bus stops and a train station. The site is also within 800m of a state school and a health centre (north west).

Availability

Availability Information The landowner has confirmed availability in October 2018.

Achievability

Market and viability factors Loss of employment use will need investigation.

Can the constraints be overcome? No major constraints to overcome. Will require flood mitigation for the surface water flood risk.

Deliverability

Deliverable within 5 years: N/A
Developable in 6-10 years: N/A
Developable in 11-15 years: Yes
Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	Will not impact on heritage assets.
Accessibility	+	Claygate, Esher and Hinchley Wood train stations are located 1.6km from the site. Bus stops are located 25m from the site with regular bus routes to Kingston, Staines and Guildford. Located in Esher district centre within 400m of a dentist and 800m of a state school and GP. It is also located within 400m to natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	-	There would be a loss of employment from the existing office use.
Flooding	0	Site is in flood zone 1 with small areas of surface water flood risk (1 to 100 and 1 to 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the urban built-up area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to regular bus routes and local services, it is considered a sustainable site. However, the loss of employment will need to be weighed up with the need to provide housing.

US287: 15 Clare Hill, Esher

Ward: Esher

Site reference: US287

Site area: 1.35 ha

Site address: 15 Clare Hill, Esher, KT10 9NB

Map:



Satellite image:



Site description: The site contains a large detached dwelling located centrally. The plot backs onto Portsmouth Road.

Existing land use: Residential (Use class C3)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 1000 year (low)
- Thames Basin Heath Special Protection Area 7km buffer
- Rythe Catchment
- Tree Preservation Order ESH:81 and EL:89/07
- Adjoins Green Belt

Potential use of site

Residential development: Yes

Proposed yield: Net: 55 **Gross:** 56

Proposed density (dph): 41.5dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location and within 1km of Esher district centre (north) and a state school (north).

Availability

Availability Information

The landowner has not replied to the ownership letter sent out in 2018 and 2020.

Achievability

Market and viability factors

There are no market or viability factors.

Can the constraints be overcome?

The future development would need to be carefully designed with tree protection measures to take account of the TPOs towards the north. As there is no pre-application query or live planning application, the development is likely to be delivered in a 11 to 15-year period.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	0	A bus stop is located outside the site and provides an hourly service to Kingston and Guildford. It is located 1km from Esher district centre and over 1km from a dentist, NHS GP surgery, state school and train station. It is also located within 400m to natural greenspace.
Brownfield land	++	PDL
Economic growth	+	Located 1km from Esher district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flood risk (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is in the built-up urban area.
Landscape	0	Site is in the urban area but lies opposite a landscape character area, natural greenspace and adjoins Green Belt.
Biodiversity	+	Site is within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site's accessibility is fair and could be improved with more regular bus routes into Kingston and Esher where there is access to local services and health provisions. The impact on the protected trees will depend on the design of the development.

US531: Civic Centre, High Street, Esher

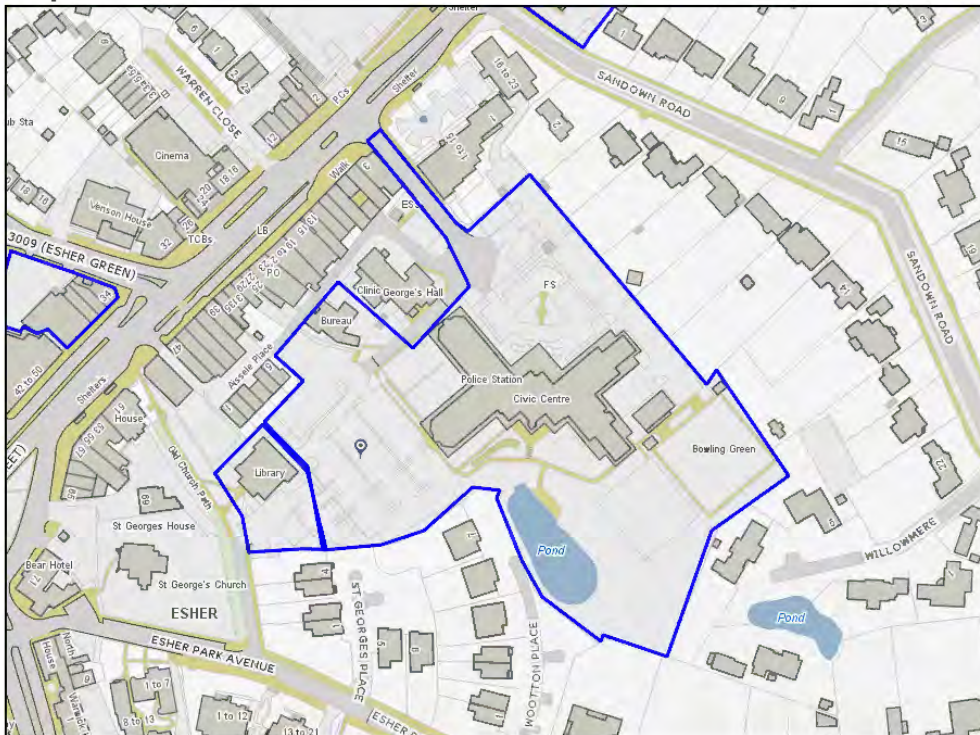
Ward: Esher

Site reference: US531

Site area: 2.71ha

Site address: Civic Centre, High Street, Esher, KT10 9SD

Map:



Satellite image:



Site description: The site contains a three-story office building containing the Elmbridge Borough Council Civic Centre and includes a visitor car park, staff car parking, Esher Bowling Club, tennis courts, pond and public car park. This is accessed from Esher High Street with the public library located to the west of the site.

Existing land use: Civic Centre and public car park (Sui Generis)

Source of site: Promoted in 2022

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Rythe Catchment
- Partial Air Quality Management Area (AQMA) at access point.
- Located next to statutory Grade II listed building at Sandown House and area of high archaeological potential.
- Potential contaminated land from previous hospital at Sandown House.

Potential use of site

Residential development: Yes

Proposed yield: Net: 400 **Gross:** 400

Proposed density (dph): 147dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Esher district centre with local bus stops and is within 800m of a health centre (south and a state school (south east).

Availability

Availability Information

Owners have confirmed availability in 2022

Achievability

Market and viability factors

Significant loss of employment is a factor that will need consideration.

Can the constraints be overcome?

The constraints such as potential land contamination, impacts to nearby heritage assets and air pollution can be overcome with the correct mitigation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	++	Will significantly contribute to meeting the housing requirement
Heritage	?	The impact on close by historic assets are unknown at this stage.
Accessibility	+	Located in Esher district centre, within 400m of a dentist and 800m of a state school and GP. A bus stops are located 70m from the site with regular bus routes to Kingston, Staines and Guildford. It is also located within 400m to natural greenspace and a local park.
Brownfield land	++	PDL
Economic growth	+	Located in Esher district centre which provides some employment.
Employment	--	There would be a significant loss of employment.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	+	There is potentially contaminated land neighbouring the site.
Pollution	-	The site falls partially within an existing air quality management area.
Landscape	+	Site is in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being in a district centre with access to regular bus routes and local services, it is considered a sustainable site. However, developing the site for housing use only would result in a significant loss of employment and therefore scores a major negative impact. The site falls partially within an existing air quality management area and mitigation would be required through design to resist pollution threats.

US43: Hersham Place Technology Park, Molesey Road, Hersham

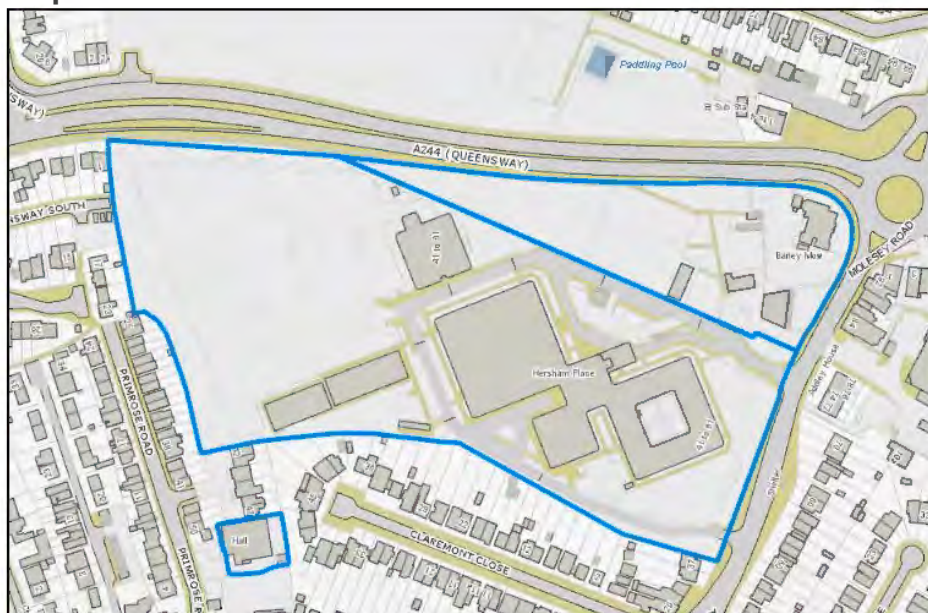
Ward: Hersham Village

Site reference: US43

Site area: 4.1 ha

Site address: Hersham Place Technology Park, Molesey Road, Hersham, KT12 4RZ

Map:



Satellite image:



Site description: The site is an office development with extensive hard standing that is accessed from Molesey Road. The surrounding area is predominately a mix of residential and industrial land uses.

Existing land use: Offices (Use Class E)

Source of site: Urban capacity study and Call for Sites 2016

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Strategic Employment Land (SEL)
 - Surface Water Flooding 1 in 100 year (medium) in small places within sites (north west)
 - Thames Basin Heath Special Protection Area 5-7km
 - M3 Contaminated Land Poly C021 - Contaminated land-factory or works from 1930s and 1960s
 - Strategic View 5 - The Valley of River Moles from Ledges at Esher
 - Tree Preservation Order on front boundary WAL: 16/73 (east) and 1 at the rear of site (north) tree on rear boundary.
-

Potential use of site

Residential development: No

Proposed yield: Net: 0 **Gross:** 0

Proposed density (dph): 0dph

Commercial uses: Yes

Proposed floorspace (sqm): 4350sqm

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in strategic employment land and within 400m of Hersham district centre supplying services and local bus services. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The site would benefit from the intensification of employment, but additional employment space may need to be justified. Land contamination remediation may have viability implications.

Can the constraints be overcome?

Future commercial development on site will require flood mitigation so not to cause great risk for neighbouring properties. This can be overcome with the correct mitigation. Due to the size of the site, future development can be directed away from the TPOs. Land contamination can be overcome with remediation.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	++	Located within 400m of Hersham district centre, a GP, dentist and state schools. Bus stops are located outside the site with four buses providing at least once per house five days a week from Kingston to Staines and Addlestone and, Whiteley Village to Heathrow, there is another less frequent service from Kingston to Weybridge. Hersham train station is located 1.25km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located within 400m of Hersham district centre and is strategic employment land.
Employment	++	Strategic employment land.
Flooding	0	Located in flood zone 1, with partial medium surface water flooding (1 in 100 years) on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potentially known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	-	The site adjoins open space and will have a moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site has one minor negative impact due to the location on the site adjoining natural greenspace. Tree protection measure to the existing trees and further planting would be required to enhance the landscape character to add biodiversity net gains and improve this SA score. The site is otherwise in a suitable location that is accessible to transport services, services and natural greenspace. The site has contamination that will need remediating prior to future redevelopment.

US374: Hersham Library, Molesey Road, Hersham

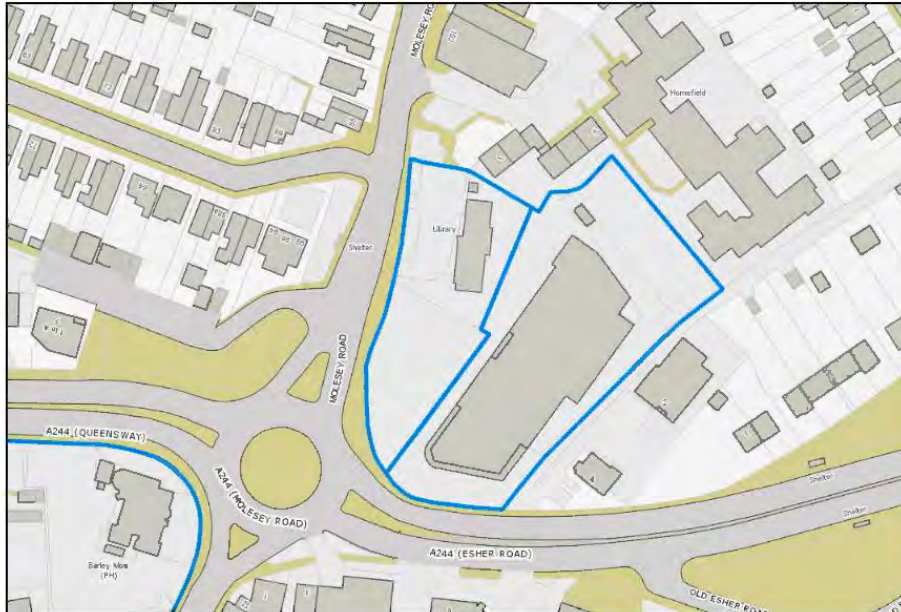
Ward: Hersham Village

Site reference: US374

Site area: 0.24 ha

Site address: Hersham Library, Molesey Road, Hersham, KT12 4RF

Map:



Satellite image:



Site description: The site contains a single storey library building with hardstanding at the front for parking and a large open green space with trees to the south of the site.

Existing land use: Public Library (Use Class F1)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Surrey County Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km
- Part of the site is a pocket park and natural Greenspace.
- Strategic View 5 - The Valley of the River Mole from The Ledges at Esher.
- Adjoins M3 Contaminated Land Poly – C020
- Close proximity to two Grade II statutorily listed buildings – The Barley Mow PH, Molesey Road (west) and Lytheys, Esher Road (east).

Potential use of site

Residential development: Yes

Proposed yield: Net: 13 Gross: 13

Proposed density (dph): 54dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location in close proximity to Hersham district centre with local bus stops. The site is also within 800m of state schools (north and south), a health centre (south).

Availability

Availability Information

Surrey County Council have confirmed the availability of the site in 2020.

Achievability

Market and viability factors

A mixed-use scheme could offer a renovated library space and keep the pocket park at the front of the site. This should not present any market and viability factors.

Can the constraints be overcome?

The site includes a pocket park, adjoins potential land contamination and listed buildings. These can be overcome with design and layout.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	There is a bus stop directly outside the site with less frequent routes from Kingston to Weybridge, two services providing at least once per hour five days a week to Hersham, Walton Leisure Centre, Whiteley Village and Heathrow, and another service from Kingston to Esher High School twice a day. The site is also within 400m of Hersham district centre and dentist and 800m to GP and state schools. A pocket park adjoins the site and there is also natural greenspace and a recreation ground within 400m.
Brownfield land	0	Mix use of PDL and greenfield
Economic growth	++	The site is located within 400m of a Strategic Employment Land and a district centre.
Employment	0	No loss of employment.
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate but adjoins potentially contaminated land.
Pollution	0	The site is in the built-up urban area
Landscape	0	The site adjoins open space.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: Some of the above neutral scores can be improved with the right design and layout allowing the landscape of the open space to be retained and enhancements to the neighbouring heritage assets. The site is otherwise in a suitable location in close proximity to services and employment and is accessible with local public transportation.

US375: Volkswagen Ltd, Esher Road, Hersham

Ward: Hersham Village

Site reference: US375

Site area: 0.46 ha

Site address: Volkswagen Ltd, Esher Road, Hersham, KT12 4LG

Map:



Satellite image:



Site description: The site contains a car showroom with car sales space fronting the site and surface car parking to the rear.

Existing land use: Car showroom (Sui Generis) and servicing (Use Class B2)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) – north east
 - Thames Basin Heaths Special Protection Area 5-7km Buffer
 - M3 Contaminated land C020 - The building almost covers the entire site apart from the small hardstanding parking area which exists to the rear. The service area is also situated to the rear of the building.
 - Strategic View 5 - The Valley of the River Mole from The Ledges and Esher.
 - Adjoins Grade II statutorily listed building – Lytheys, Esher Road (east).
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 27 Gross: 27

Proposed density (dph): 59dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable location in close proximity to Hershams district centre with local bus stops. The site is also within 800m of state schools (north and south), a health centre (south).

Availability

Availability Information

The owner stated in 2018 that the site is available in a 6-10-year basis.

Achievability

Market and viability factors

Despite owners stating a 6-10-year timescale, the loss of employment use, the neighbouring listed building and the cost of land remediation may take time to resolve so it is expected that the timescales for delivery will be later.

Can the constraints be overcome?

The site adjoins a pocket park and listed buildings and has potential land contamination. This can be overcome with design and layout and land remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	There is a bus stop 140m providing less frequent routes from Kingston to Staines and Addlestone, and another service from Kingston to Esher High School twice a day. The site is also within 400m of Hersham district centre and dentist and 800m to GP and state schools. A pocket park adjoins the site and there is also natural greenspace and a recreation ground within 400m.
Brownfield land	++	PDL on the site
Economic growth	++	The site is located within 400m of a Strategic Employment Land and a district centre.
Employment	--	Total loss employment to accommodate housing.
Flooding	0	Site is in flood zone 1 with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate
Pollution	0	The site is in the built-up urban area
Landscape	-	The site adjoins open space and will have a moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site has two negative impacts due to the location on the site adjoining natural greenspace and the site losing all employment for housing. Mitigation could involve relocating the car sales showroom to a strategic employment land site. The design of the development could help to reduce the impact of development on the local greenspace, but this is a small site and existing development already adjoins this. Consideration will also need to be given to the design of the site and to how the heritage score can be improved. The site is otherwise in a suitable location in close proximity to services and employment and is accessible with local public transportation.

US376: Trinity Hall and 63-67 Molesey Road, Hersham

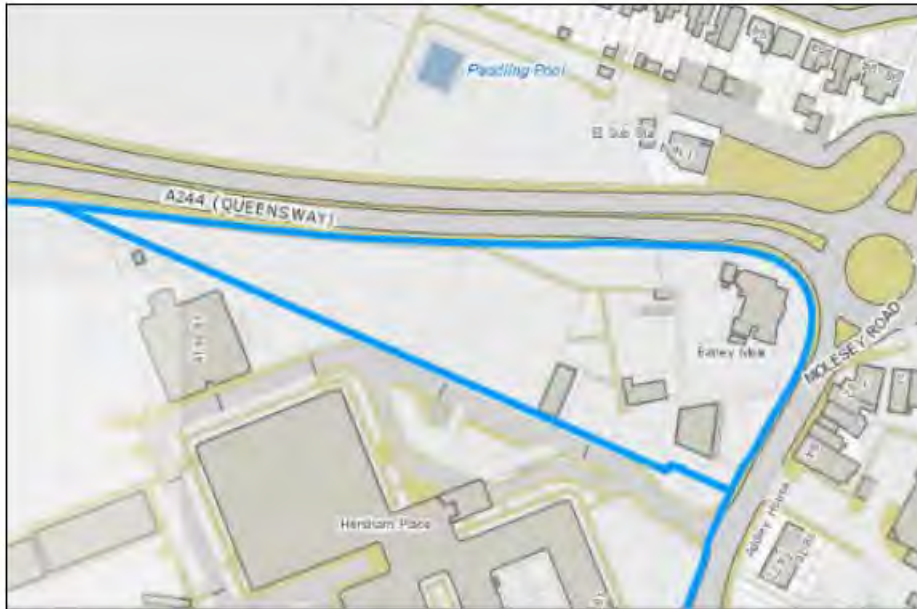
Ward: Hersham Village

Site reference: US376

Site area: 1.1 ha

Site address: Trinity Hall and 63-67 Molesey Road, Hersham, KT12 4RS

Map:



Satellite image:



Site description: The site is accessed via Molesey Road and contains a public house at the roundabout (Grade II listed), a wine merchants and a community centre/ day nursery with rear garden space. The rest of the site comprises of undeveloped greenfield land.

Existing land use: Public house (Sui Generis), community centre/
day nursery (Use Class E), wine merchants (Use Class E) and
residential (Use Class C3)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Mix of PDL and greenfield

Relevant planning history / Status: No relevant planning history.

Landowners: Private and Elmbridge Borough Council

Policy designations/ constraints

- Grade II statutorily listed building - The Barley Mow public house (west)
- Thames Basin Heath Special Protection Area 5-7km
- Within and adjoins M3 Contaminated Land poly – C021
- Strategic View 5 - The Valley of River Moles from Ledges at Esher

Potential use of site

Residential development: Yes

Proposed yield: Net: 47 **Gross:** 48

Proposed density (dph): 43.6dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located within 400m of Hersham district centre supplying services and local bus services. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Private owners indicate intentions to redevelop but no timescales were provided in 2018. Elmbridge Borough Council confirm site availability.

Achievability

Market and viability factors

The site would benefit from a mixed-use scheme and optimisation of space. The site being within and adjoining contamination may have cost implications impacting viability.

Can the constraints be overcome?

The site has potential contamination that will require remediation. It also has a Grade II listed building and a strategic view and good design will need to be considered to mitigate impact.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	++	Located within 400m of Hersham district centre, a GP, dentist and state schools. Bus stops are located outside the site with four buses providing at least once per hour five days a week from Kingston to Staines and Addlestone and, Whiteley Village to Heathrow, there is another less frequent service from Kingston to Weybridge. Hersham train station is located 1.25km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	0	Mix use of PDL and greenfield
Economic growth	++	Located within 400m of Hersham district centre and strategic employment land.
Employment	0	Will retain existing jobs and create temporary construction jobs.
Flooding	0	Located in flood zone 1, with low surface water flooding (1 in 1000 years) on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potentially known contaminated land to remediate.
Pollution	0	The site is in the built-up urban area
Landscape	-	Site will impact on the strategic view and also the natural green space.
Biodiversity	-	Site is partially natural greenspace/ greenfield land but is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has two minor negative impacts because it has natural greenspace and a strategic view designation. Consideration will need to be given to its mitigation which can be enhanced through further planning to add biodiversity net gains and improve these SA scores. The site will also need to remediate the potential contamination on and adjoining the site and consider the Grade II listed building. The site is otherwise in a suitable location that is accessible to transport services, services and natural greenspace.

US378: All Saints Catholic Church hall, Hersham

Ward: Hersham Village

Site reference: US378

Site area: 0.08 ha

Site address: All Saints Catholic Church hall, Queens Road, Hersham, KT12 5LU

Map:



Satellite image:



Site description: The site is a single storey church hall situated at the rear of All Saints Church with access from Queens Road.

Existing land use: Community Hall (Use Class F2)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km
- Strategic View 5 - The Valley of the River Mole to Ledges at Esher
- Adjoins M3 Contaminated Land Poly C020 (west)
- Close proximity Hersham Village Conservation Area (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 66.7dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within Hersham district centre where there are local bus stops offering regular services. The site is also within 400m of a state school and a health centre (south).

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The loss of community hall will need to be considered and a mixed-use scheme could offer a renovated community centre as well as residential units.

Can the constraints be overcome?

There are no major constraints to overcome. The site does adjoin potential contamination, and this might impact viability.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether the proposed development will impact on any archaeological, historic and cultural assets as it is in close proximity of Hersham conservation area.
Accessibility	+	Located in Hersham district centre, 400m to GP, dentist and state schools. Bus stops are located outside the site with a regular route (once an hour 5 days a week) to Kingston, Staines and another route that is less frequent from Kingston to Weybridge. Hersham train station is located 1.4km from the site. It is within 400m from a recreation ground, natural greenspace, local park, pocket park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located in Hersham district centre and 600m from strategic employment land.
Employment	0	Only creates temporary construction jobs and could retain staff from community use.
Flooding	0	Located in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate. It does though adjoin contamination.
Pollution	0	The site is in the built-up urban area
Landscape	0	Site located in the urban built-up area with no local green space designation nearby. However, it does fall within a strategic view but it is unlikely to impact this.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has no minor or significant negative impacts expected and is considered a sustainable location for future development. Consideration should be given to future design as the site is in close proximity of Hersham Conservation Area and also the potential contamination adjoining the site.

US389: Hersham sports and social club, 128 Hersham Road, Hersham

Ward: Hersham Village

Site reference: US389

Site area: 0.12 ha

Site address: Hersham sports and social club, 128 Hersham Road, Hersham, KT12 5QL

Map:



Satellite image:



Site description: The site contains a detached social club located on the south side of Hersham Road. Residential properties neighbour the site to the west and south and a large area of parking is located to the front.

Existing land use: Sports and social club (Use Class F2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- M3 Contaminated Land Poly – C007
- Thames Basin Heath Special Protection Area – 5-7km buffer
- Adjoins Locally Listed Building – Cemetery Chapel, Falmouth Road (east)

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 66.7dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 400m of Halfway local centre (north) and Hersham district centre (south) with services local bus routes. It is also within 400-800m from a state school (north) and health centre (south).

Availability

Availability Information

No availability confirmation received.

Achievability

Market and viability factors

The loss of community facilities will need to be considered before the site can be deliverable. There could be opportunities for a mixed-use development.

Can the constraints be overcome?

The site has potentially contaminated land which will need investigation and remediation prior to future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	Located within 400m to a district centre, to GP, dentist and state schools. 75m to bus stop with one regular route (once an hour 5 days a week) from Whiteley Village to Heathrow. Both Hersham (north east) and Walton-on-Thames train station (north west) are located 1.6km from the site. It is within 400m from natural greenspace, local park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Within 400m to a district centre and 600m from strategic employment land.
Employment	+	Will likely retain employment with a mixed-use development and create temporary construction jobs.
Flooding	0	Located in flood zone 1, with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site is in the urban area and has potential contaminated land to be remediated.
Pollution	0	The site is in the built-up urban area
Landscape	+	Site located in the urban built-up area with no local green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The score for heritage will depend on the design of development and its ability to enhance the locally listed building. The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US390: The Royal George 130-132 Hersham Road, Hersham

Ward: Hersham Village

Site reference: US390

Site area: 0.12 ha

Site address: The Royal George 130-132 Hersham Road, Hersham, KT12 5QJ

Map:



Satellite image:



Site description: The site is located to the south of Hersham Road and contains a pub with parking and garages to the rear.

Existing land use: Pub and garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Locally Listed Building adjacent to the site - Cemetery Chapel, Falmouth Road (west)
 - Thames Basin Heath Special Protection Area 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 15 **Gross:** 15

Proposed density (dph): 71.4dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 400m of Halfway local centre (north) and Hersham district centre (south) with services local bus routes. It is also within 400-800m from a state school (north) and health centre (south).

Availability

Availability Information

Multiple landowners were contacted in 2018 and four out of nine residents indicated the site was available. No further response from other landowners. .

Achievability

Market and viability factors

The loss of the pub will need to be considered and tested against viability. There could be opportunities for a mixed-use development.

Can the constraints be overcome?

The site adjoins a locally listed building and good design will need to be considered prior to future redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective
Accessibility	+	Located within 800m to a district centre, to GP, dentist and state schools. 100m to bus stop with one regular route (once an hour 5 days a week) from Whiteley Village to Heathrow. Both Hersham (north east) and Walton-on-Thames train station (north west) are located 1.6km from the site. It is within 400m from natural greenspace, local park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Within 400m to a district centre and 600m from strategic employment land.
Employment	+	Will likely retain employment with a mixed-use development and create temporary construction jobs.
Flooding	0	Located in flood zone 1, with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no potential contaminated land to be remediated.
Pollution	0	The site is in the built-up urban area
Landscape	+	Site located in the urban built-up area with no local green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Consideration will need to be given to the loss of the pub, but it could be provided within a mixed-use scheme. Good design will be required to mitigate any potential impact on the adjoining locally listed building. The site has no minor or significant negative impacts expected and is considered a sustainable location for future development.

US435: Car park next to Waterloo Court, Hershham

Ward: Hershham Village

Site reference: US435

Site area: 0.63 ha

Site address: Car park next to Waterloo Court, Mayfield Road, Hershham

Map:



Satellite image:



Site description: The car park is accessed via Mayfield Road and is in close proximity of Walton train station. The car park is located between the trainline, Fenner House and residential blocks at Waterloo Court.

Existing land use: Car park (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: No

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) (west)
 - Thames Basin Heath Special Protection Area 5-7km
 - M3 Contaminated Land Poly - C012
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 62 **Gross:** 62

Proposed density (dph): 98.4dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban area within 800m to local services at Halfway local centre (east), 120m from the nearest bus stop and 350m from the Walton-on-Thames train station. The site is also within 400m of a state school (west).

Availability

Availability Information

Owners have confirmed availability in 2018

Achievability

Market and viability factors

The loss of the car park will need to be justified as surplus and demonstrated that there is equivalent replacement in quantity and quality in another suitable location.

Can the constraints be overcome?

The site has medium surface water and contamination that will require flood mitigation measures and remediation.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The site is not located to any historical assets
Accessibility	+	Located within 800m to Halfway local centre, a GP, dentist and state schools. Bus stops are located within 330m with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, and Addlestone, and a third route on weekends only from Kingston to Weybridge. Walton-on-Thames train station is located 350m from the site. Natural greenspace is located within 350m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located within 800m from strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potentially contaminated land to remediate.
Pollution	0	The site is adjacent to residential development but there is a rail line adjoining the site which could cause noise pollution.
Landscape	0	The site is adjacent to natural green space and will have a moderate landscape character impact.
Biodiversity	+	The site is in its entirety greenfield land.

Sustainability Appraisal qualitative assessment of the development potential: There are no negative scores for this site but the loss of car parking for Walton Station will need to be justified. The main positives of the site are a result of its accessibility to transport links, services and natural green space. The potential contamination will require remediation, and good design will be required to enhance the adjoining natural greenspace and mitigate potential noise impacts.

US56: Joseph Palmer Centre, West Molesey

Ward: Molesey West

Site reference: US56

Site area: 0.5 ha

Site address: Joseph Palmer Centre, 319a Walton Road, West Molesey, KT8 2QQ

Map:



Satellite image:



Site description: The site contains two buildings with associated parking area. It is currently in use as the Joseph Palmer Centre, which is a social services department for Surrey County Council, the Surrey Oaklands NHS Trust and also Henrietta's Playgroup. The site is centrally located in a residential area with a cemetery to the rear.

Existing land use: Social and medical services
(Use Class E)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: Surrey County Council

Policy designations/ constraints

- Air Quality Management Area
- Surface Water Flooding 1 in 1000 year (medium)
- Adjoins two Grade II Listed Buildings 518 (The Vicarage) Walton Road (south) and Church of St Peter, Walton Road (east)
- Adjoins M3 Contaminated Land Poly – C007

Potential use of site

Residential development: Yes

Proposed yield: Net: 60 C2 **Gross:** 60 C2

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within a local bus stops located outside and a state school is within 800m (south west).

Availability

Availability Information

Surrey County Council has confirmed availability in 2020.

Achievability

Market and viability factors

The loss of the community services would need to be justified as surplus and demonstrated that there is equivalent replacement in quantity and quality in a suitable location. There is a reasonable prospect of intensification of assisted housing and social care on site.

Can the constraints be overcome?

The site is within an Air Quality Management Area and is liable to poor air quality. This could be overcome with the appropriate layout and design. The site also adjoins two listed buildings and contamination both will need to be considered prior to redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether there is the potential for a negative or positive effect on the SA Objective due to the adjoining listed buildings.
Accessibility	0	Hampton Court train station is located over 2.5km away from the site. Bus stops are located outside of the site offering two services at least once per five days a week all year Kingston to Addlestone and West Molesey to Kingston, another less frequent journeys from Kingston to Weybridge, and a school day only service twice a day from Kingston to Esher High School. A state primary school and a dentist are within 800m of the site but a GP is located 1.3km away. The site is within 1.25km of East Molesey district centre. Natural greenspace is located next to the site, children's play areas and a local park are located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 900m from strategic employment land.
Employment	+	Will provide additional jobs from the additional units for the care home.
Flooding	0	Site is in Flood Zone 1 with the low surface water flood risk (1 in 1000 year)
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site but there is potential contamination adjoining
Pollution	--	Site location falls within an existing Air Quality Management Area and would require mitigation through design to resist existing pollution threats.
Landscape	-	The site adjoins open space and will have a moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: This site has two negative impacts as a result of the existing AQMA and the adjoining open space. Through good design the air pollution impact could be mitigated and also with possible biodiversity net gains mitigation could minimise the low surface water flooding whilst softening the character impact of the adjoining open space. The site is located next to a bus stop with multiple bus routes which provides accessibility of employment opportunities and services.

US296: 5 Matham Road, East Molesey

Settlement/ward: Molesey East

Site reference: US296

Site area: 0.41 ha

Site address: 5 Matham Road, East Molesey, KT8 0SX

Map:



Satellite image:



Site description: The site contains a large detached property which is locally listed and has a tennis court and swimming pool to the rear. The large garden also contains trees and backs onto the River Mole.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status: No relevant planning history.

Policy designations/ constraints

- Flood Zone 2
 - Locally Listed Building – 5 (Mole House) Matham Road
 - Conservation Area – East Molesey Old Village
 - Adjoins Flood Zone 3 (east)
 - Adjoins other locally listed buildings – 1 and 3 and former fire station and 1A Matham Road (north)
 - Adjoins a Grade II Statutory Listed Building – 6 (Matham Manor) Matham Road (west)
 - Adjoins an Air Quality Management Area (north)
 - Adjoins the Green Belt (east)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 23 **Gross:** 24

Proposed density (dph): 58.5dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area within 120m of a district centre with public transport and access to local services.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The existing dwelling is a locally listed building and will likely need to be incorporated into a new scheme which could impact the viability of the site.

Can the constraints be overcome?

The site has a number of constraints from flood risk and heritage, whilst also adjoining other constraints such as air pollution. All constraints will need to be considered prior to future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the heritage assets.
Accessibility	+	The site lies within 1km from Hampton Court train station and is located only 170m from a bus stop with an hourly service to West Molesey and Kingston. It is located 120m of a district centre and within 400m to a state primary school and dentist, and 800m of an NHS GP. A local park, children's play area, pocket park and natural greenspace is located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is located in 120m of a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	-	The site is mostly located in flood zone 2 but with no surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	-	Site location is not within but adjoins an existing air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site scores two minor negative result in terms of flooding and will require mitigation to address the pollution. Good design will be required to mitigate impact on the local historical assets, flooding and likely air pollution. The site being in close proximity to a district centre provides access to a regular bus route and local services, and it is therefore considered a sustainable site.

US302: 43 Palace Road, East Molesey

Ward: Molesey East

Site reference: US302

Site area: 0.27 ha

Site address: 43 Palace Road, East Molesey, KT8 9DN

Map:



Satellite image:



Site description: The site comprises of a residential dwelling set back from Palace Road with a long drive way and garden. The site also contains a number of trees.

Existing land use: Residential (use class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: Varying planning applications related to Tree Preservation Orders.

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
- Flood Zone 3 (partially north)
- East Molesey Kent Town Conservation Area
- Tree Preservation Orders (TPOs) Number ESH:76 x 5 (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 18 **Gross:** 19

Proposed density (dph): 70.4dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located within 800m of East Molesey district centre (south) and Molesey Bridge Road local centre (east) which have local bus stops. It also within 800m of a health centre and a state school (south).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The design of the development, tree protection and flood risk mitigation may impact on viability.

Can the constraints be overcome?

These could be overcome with the right design to enhance the conservation area, tree protection and flood risk mitigation measures.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether any future revised design could impact on the conservation area.
Accessibility	+	Hampton Court train station is located 650m from the site and a bus stop is available 500m providing a service to West Molesey and Kingston (at least one per house 5 days a week). A state school, dentist and NHS GP are located south within 800m. The site is within 800m of Molesey Bridge Road local centre and East Molesey district centre. The site is 400m of natural greenspace, a children's play, a local park and a pocket park.
Brownfield land	++	PDL on site will be used
Economic growth	+	It is located 800m from the district centre which provides some employment.
Employment	0	Only creates temporary construction jobs (not a new workforce) / smaller sites and modest additions.
Flooding	-	Site is mostly in flood zone 2 with a small area of flood zone 3, there is no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is within the urban area.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area on PDL not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: There is some uncertainty as to whether a more intensified development can make a positive change within a setback location on Palace Road and also the site being in a conservation area. Flood risk mitigation measures will also be required in order to change the negative score that is expected for flooding. Tree protection measures will also need to be considered. The site is otherwise in an accessible location or public transport and services.

US306: Molesey Clinic and Library, Walton Road, East Molesey

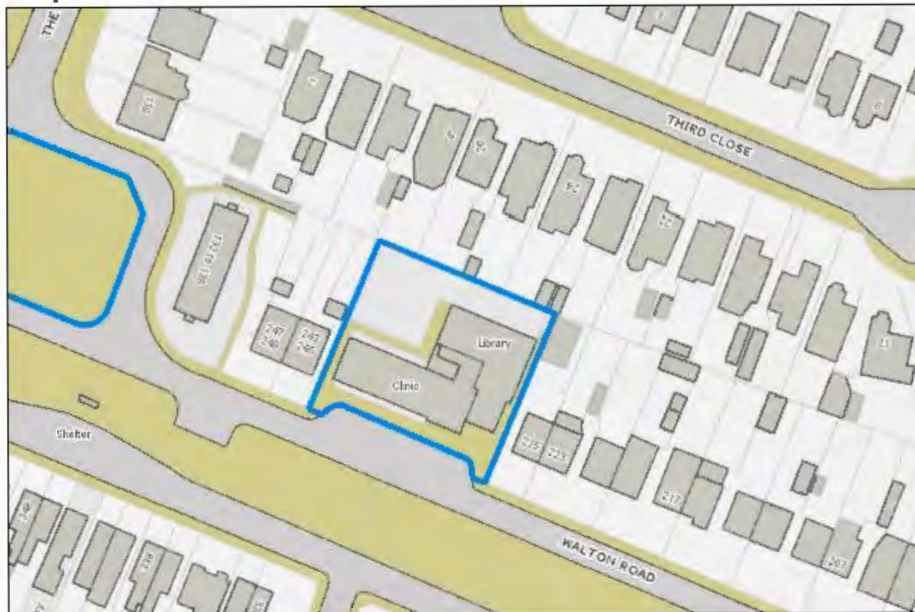
Ward: Molesey East

Site reference: US306

Site area: 0.14 ha

Site address: Molesey Clinic and Library, Walton Road, East Molesey, KT8 2HZ

Map:



Satellite image:



Site description: The site is located north of Walton Road and comprises of a two storey building for the health centre and library. To the rear there is a small area of garden space.

Existing land use: Health centre (use class E) and library (Use Class F1)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: No

Relevant planning history / Status:

No relevant planning history

Landowners: Surrey County Council

Policy designations/ constraints

- Air Quality Management Area
- Partial Surface Water Flooding 1 in 100 year (medium)

Potential use of site

Residential development: Yes.

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 71dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 650m of East Molesey district centre and is 85m from a local bus stop. It is also within 800m of a health centre and a state school (north). The site is over 800m of a train station (east).

Availability

Availability Information

Surrey County Council confirm availability in 2020.

Achievability

Market and viability factors

The loss of the health centre and library will need to be justified as surplus and demonstrated that there is equivalent replacement in quantity and quality in a suitable location. There would be a reasonable prospect for a mixed-use scheme on site.

Can the constraints be overcome?

The site is within an Air Quality Management Area and is liable to poor air quality. This could be overcome with the appropriate layout and design.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Hampton Court train station is located within 1.8 km from the site and a bus stop is located 70m from the site offering an hourly bus service to Kingston and West Molesey. A state primary school, a GP and a dentist are within 400m and 800m of the site. The site is within 550m of East Molesey district centre. The site adjacent to natural greenspace known as The Forum and is also within 400m to Molesey Hurst recreation ground which offers a children's play area and a local park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 650m from the district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood Zone 1 with partial medium surface water flooding to the north
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	Site location falls within an existing Air Quality Management Area.
Landscape	-	The site adjoins open space and will have a moderate landscape character impact.
Biodiversity	+	Site is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: This site has two negatives scores with it being located in an AQMA and it also adjoining an area of open space. Both will require good design to mitigate likely air pollution and character impact. The site is otherwise located on a PDL and is in a suitable and accessible location of public transport and services.

US309: Water Works south of Hurst Road, West Molesey

Ward: Molesey West

Site reference: US309

Site area: 0.31 ha

Site address: Water Works south of Hurst Road, West Molesey

Map:



Satellite image:



Site description: The water works treatment site is located to the south of Hurst Road, a classified 'A' road. Residential properties surround the east, south and west boundaries.

Existing land use: Water works (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Opposite Sites of Nature Conservation Importance (SNCI) (north)
 - Opposite Biodiversity Opportunity Areas (north)
 - Opposite M3 Contaminated Land Poly (north)
 - Opposite Greenbelt (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 14 **Gross:** 14

Proposed density (dph): 45dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is not subject to any major constraints. The site is within a suitable residential area within 800m of local bus stops and a state school (east).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been received.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The site is not subject to any major constraints.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no heritage assets on the site or nearby.
Accessibility	-	Hampton Court train station is located over 3km away from the site. Bus stops are located 70km from the site and offer frequent journeys to Kingston, Addlestone and West Molesey. 1 state primary schools is located within 800m of the site. District centres and local centres are located over 2km away from the site. Grovelands Recreation Ground offers natural greenspace, children's play areas and a local park and are located within 800m of the site.
Brownfield land	++	PDL
Economic growth	+	It is located 300m from strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	0	Site is located in an urban built up area.
Landscape	+	Site is located in an urban built up area with Green Belt land opposite
Biodiversity	+	Sie is in the built-up urban area on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site has scored a minor negative result in terms of transport and accessibility. This is because the site is located over 1km from a train station and nearly 800m to a bus stop to enable people to reach key local services sustainably. This could be overcome with a regular bus route along the 'A' road into the borough's local and district centres.

US312: Henrietta Parker Centre, Ray Road, West Molesey

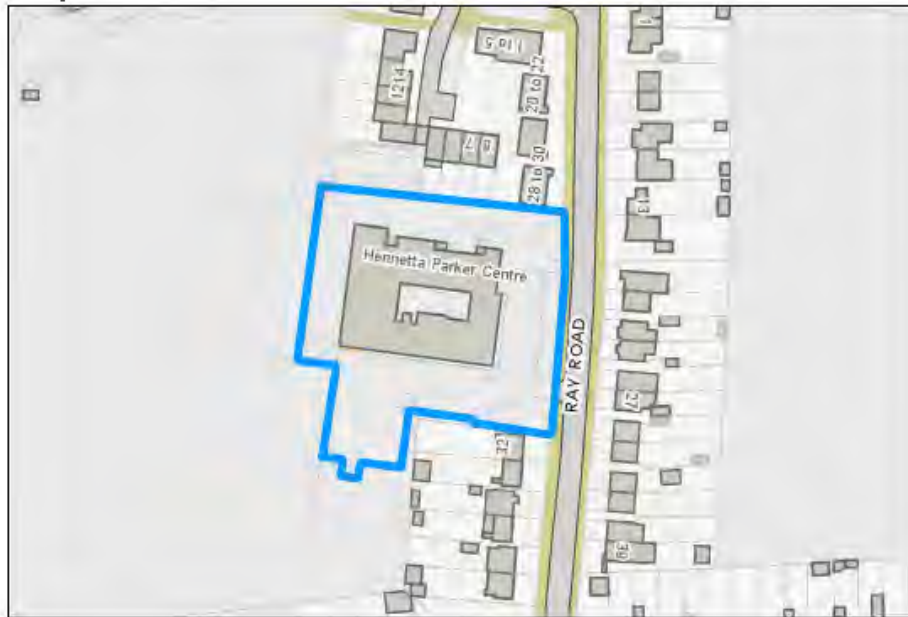
Ward: Molesey West

Site reference: US312

Site area: 0.51 ha

Site address: Henrietta Parker Centre, Ray Road, West Molesey, KT8 2LG

Map:



Satellite image:



Site description: The site is located to the west of Ray Road it contains a large detached building with car parking. Residential properties are located to the north, east and south and a school field neighbours the site on the west boundary.

Existing land use: Adult Learning Centre (Use Class F1)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Surrey County Council

Policy designations/ constraints

- Flood Zone 2
- Surface Water Flooding 1 to 100 year (medium)
- Historic Landfill Sites 250m buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 13 **Gross:** 13

Proposed density (dph): 26dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is currently an adult learning centre and is in a suitable residential location within 800m of a state school (north) and local bus stops. East Molesey district centre and Hampton Court Train Station is over 800m away.

Availability

Availability Information

Owners have been contacted in 2018 but no response has been given.

Achievability

Market and viability factors

The loss of a community facility will need to be considered and potentially relocated or re-provided on site with a mixed-use scheme.

Can the constraints be overcome?

The site will need to consider flood risk mitigation measures and potential land remediation. The need to confirm availability, overcome the constraints and relocate/incorporate the community use is reflected in the 11-15 timescale.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located 2.5km from a rail station and although bus stops are located 20m away they offer an infrequent bus route into Kingston and Weybridge and also Kingston to Esher High School (twice a day on school days). The site is within 400m of Molesey hospital and a primary school. Another primary school, a dentist and NHS practice are within 800m of the site. The nearest district centre is over 800km away. Allotments, natural greenspace and children's play areas are available within 400m of the site.
Brownfield land	++	PDL
Economic growth	++	Located 55m from strategic employment land and 1km of a district centre providing employment.
Employment	0	Only creates temporary construction jobs and could retain staff in a mixed-use development.
Flooding	-	Site is in flood zone 2 with medium and low surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is in a built-up urban area with unlikely intrusions from light or noise pollution.
Landscape	+	Site located in the urban built-up area.
Biodiversity	+	Sie is in the built-up urban area on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Retaining the use of the adult learning centre and optimising the land for housing could be achieved as the site is fair in terms of its accessibility and sustainability. The site will need to remediate potential contamination prior to future redevelopment and mitigate flood risk.

US315: Parking and garages at Grove Court, East Molesey

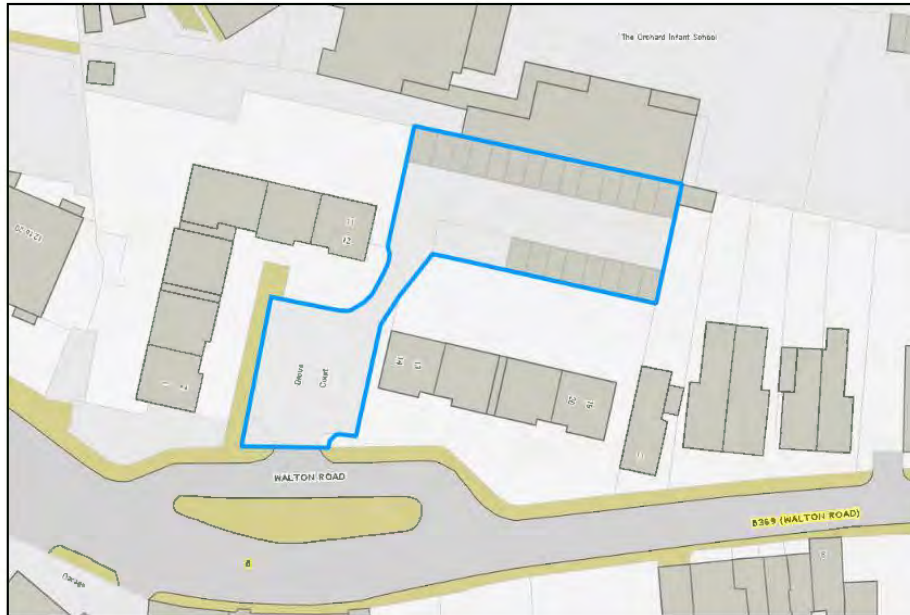
Ward: Molesey East

Site reference: US315

Site area: 0.11 ha

Site address: Parking and garages at Grove Court, Walton Road, East Molesey

Map:



Satellite image:



Site description: The site comprises of an access route at Grove Court to garages set behind residential blocks behind Walton Road.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status: No relevant planning history.

Policy designations/ constraints

- Air Quality Management Area
 - Conservation Area – East Molesey Bridge Road (east) and East Molesey Old Village (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 7

Proposed density (dph): 63.6dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area outside of the East Molesey district centre with public transport and access to local services.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

There would be a reasonable prospect for residential redevelopment on the site.

Can the constraints be overcome?

The site is within an Air Quality Management Area and is liable to poor air quality. This could be overcome with the appropriate layout and design.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the g conservation area.
Accessibility	+	The site lies within 900m from Hampton Court train station and is located only 80m from a bus stop with an hourly service to West Molesey and Kingston, a weekend service from Kingston to Weybridge and school only day service from Kingston to Esher High School. It is located 50m of a district centre and within 400m to a state primary school and dentist, and 800m of an NHS GP. A local park, children's play area, pocket park and natural greenspace is located within 800m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is located in 50m of a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	0	Flood Zone 1 with no fluvial or surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	--	Site location falls within an existing Air Quality Management Area and would require mitigation through design to resist existing pollution threats.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site scores one double negative score as a result of it being location in an existing AQMA. The site is also in a Conservation Area. Both constraints will require good design to mitigate impact on the local historical assets and likely air pollution. Being in close proximity to a district centre, the site provides access to a regular bus route and local services, and it is therefore considered a sustainable site.

US317: Tesco Metro car park, Walton Road, East Molesey

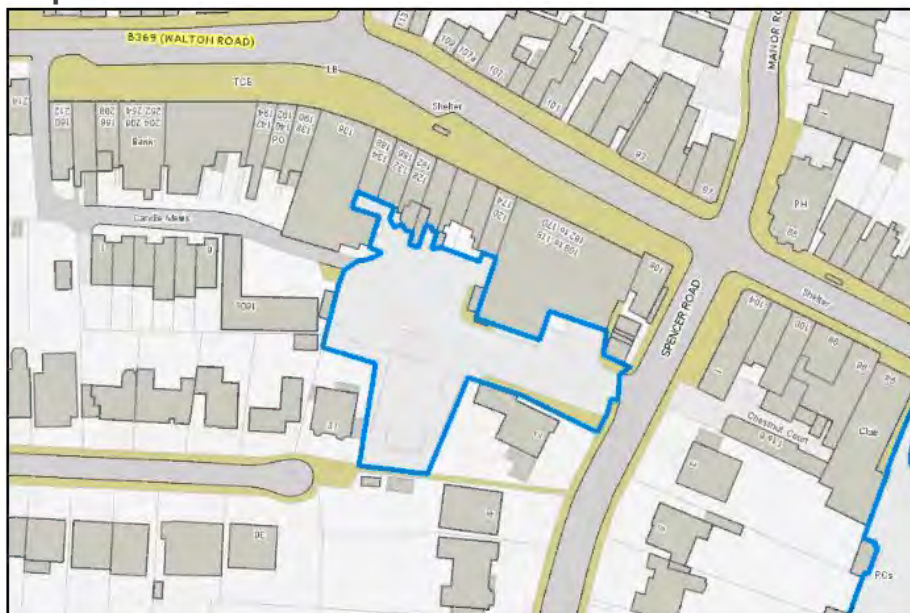
Settlement/ward: Molesey East

Site reference: US317

Site area: 0.21 ha

Site address: Tesco Metro car park, Walton Road, East Molesey

Map:



Satellite image:



Site description: The car park is located to the rear of the retail store south of Walton Road and is accessed via Spencer Road. The site is a surface car park with trees on its southern boundary.

Existing land use: Car park (sui generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Landowners: Private

Relevant planning history / Status: No relevant planning history.

Policy designations/ constraints

- Flood Zone 2
 - Surface Water Flooding 1 in 1000 year (low) and 1 in 100 year (medium)
 - Air Quality Management Area
 - Adjoins Statutorily Grade II building – Kent Chemists, 104 Walton Road (east)
 - Adjoins M3 Contaminated Land Poly – C005 (west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 11 **Gross:** 11

Proposed density (dph): 52.4dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in a suitable residential area within a district centre with public transport and access to local services.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response was given.

Achievability

Market and viability factors

The loss of the car park will require consideration as it could impact upon the performance of the district centre. However, there is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

Good design will be required to mitigate the potential flood issues and air pollution. Loss of the car park will also need to be considered. The site also adjoins contaminations and historical assets and these will need to be considered prior to future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is not known whether the proposal will impact positively or negatively on the adjoining historical assets.
Accessibility	+	The site lies within 1.2km from Hampton Court train station and is located only 130m from a bus stop with an hourly service to West Molesey and Kingston, a weekend service from Kingston to Weybridge and school only day service from Kingston to Esher High School. It is located in a district centre and within 400m to a state primary school, NHS GP and dentist. A pocket park and natural greenspace is located within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	The site is located in a district centre with employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	-	The site is located in flood zone 2 and has surface water flooding risk 1 to 1000 years and 1 to 100 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site but does adjoin potential contamination.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site scores a minor negative result in terms of flooding and will require mitigation to address the risk. There is also a significant negative with the site being located in an AQMA and good design will be required to mitigate the air pollution impact. Being in a district centre with access to a regular bus route and local services, it is considered a sustainable site.

US319: Pavilion Sports Club car park, East Molesey

Ward: Molesey East

Site reference: US319

Site area: 0.34 ha

Site address: Pavilion Sports Club car park, East Molesey

Map:



Satellite image:



Site description: The site comprises of a car park accessed via Hurst Lane that is owned by the Pavilion Sports Club to the west. There are trees on site that are designated as TPOs.

Existing land use: Car park (Sui Generis)

Source of site: Urban Capacity Study, pre-application and planning history

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No on site planning history but three applications (two dismissed and one allowed at appeal adjoining for the Pavilion Sports Club:

2017/1421 – Refused/ Appeal Allowed: Development comprising 40 residential units with associated garaging, landscaping and amenity areas including mini-soccer pitch, outdoor gym and children’s play area with new access from Hurst Lane following relocation of 3 tennis courts.

2016/2444 – Refused/ Appeal Dismissed: Development comprising 42 residential units with associated garaging, landscaping and amenity areas including mini-soccer pitch, outdoor gym and children’s play area with new access from Hurst Lane following relocation of 3 tennis courts.

2010/2618 – Refused/ Appeal Dismissed: Residential development of 76 units (64 houses and 13 flats) with associated open space, landscaping, car parking and access from Hurst Lane.

Landowners: Private

Policy designations/ constraints

- Flood Zone 2
 - Tree Preservation Order (TPO) - EL: 90/08
-

Potential use of site

Residential development: Yes.

Proposed yield: Net: 9 Gross: 9

Proposed density (dph): 26.5dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within 800m of East Molesey district centre with local bus stops. It is also within 800m of a health centre and a state school (south).

Availability

Availability Information

There was confirmation of availability via a Call for Sites in December 2017 which suggests potential to redevelop the site. Owners were contact in 2020 but no update on availability has been provided by the owners.

Achievability

Market and viability factors

The site could be included as part of the next phase of development for the owners after having their appeal allowed for residential redevelopment adjoining the site. However, the loss of car parking will need to be considered or re-provided.

Can the constraints be overcome?

The loss of car parking will need to be considered. In addition, there are flood issues and TPOs that will need to be mitigated against any impact from future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A`

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Hampton Court train station is located within 1.5km from the site and a bus stop is located 270m from the site offering a bus service at least once an hour five days from Kingston to Addlestone. State primary schools are located within 400m and 800m of the site. A dentist and NHS practice are located within 800m of the site. The site is within 800m to East Molesey district centre. The site is also within 400m of a pocket park and Molesey Hurst recreation ground which offers a children's play area and a local park.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	It is located 800m from the district centre which provides some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 2 but with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is within the urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation

Sustainability Appraisal qualitative assessment of the development potential: The site has one negative score due it being located in Flood Zone 2 and this will need to be mitigated. There is reasonable prospect that residential development can be achieved but the site will also need to consider the TPOs and the loss of the car park. The site is in a sustainable location because it is PDL and is close to public transport and services.

US72: Courtlands & 1-5 Terrace Road, Walton-on-Thames

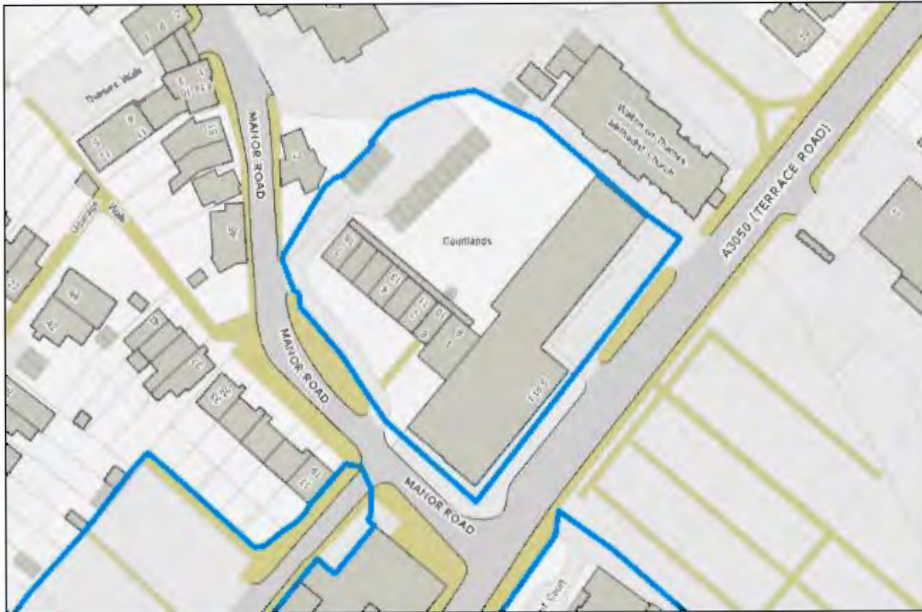
Ward: Walton Central

Site reference: US72

Site area: 0.44 ha

Site address: Courtlands & 1-5 Terrace Road, Walton-on-Thames, KT12 2SS

Map:



Satellite image:



Site description: The site comprises of two buildings. The building fronting terrace road is a retail unit with storage above. The building fronting Manor Road is a three-storey block consisting of flats. There is hardstanding parking and garden spaces with trees to the rear.

Existing land use: Residential (Use Class C3) and Pets at Home (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2012/4476 – Refused: Part five/ part four/ part three storey building comprising 2 retail units and 93 bed hotel following demolition of existing retail units (2,375 sqm)

2012/ 2931 – Withdrawn: Part five/ part four/ part three/ part two storey building (4,473 sqm) comprising 2 retail units (835 sqm) and 95 bed hotel following demolition of existing retail units (2375 sqm).

2008/0134 – Refused and Appeal Dismissed: Four storey building comprising 42 residential units, retail units at ground floor and basement with car park following demolition of existing building.

Landowners: Private

Policy designations/ constraints

- Secondary Shopping Frontage (south)
 - Adjoins local listed building Walton Methodist Church (north east)
 - Adjoins Air Quality Management Area (south)
 - Adjoins M3 Contaminated Land Poly – C007 (south east)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 63 **Gross:** 78

Proposed density (dph): 177dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

It is in a suitable residential location within Walton town centre and close proximity of services and local bus stops.

Availability

Availability Information

Owners contacted in 2018 and 2020. Only one landowner has confirmed in 2020, no response from other landowners.

Achievability

Market and viability factors

The site provides an opportunity to optimise and intensify for housing. However, consideration will need to be given to the relocation of existing residents. The site is also designated on a secondary retail frontage in Walton Town Centre and the ground floor retail use could be retained in a mixed-use scheme.

Can the constraints be overcome?

The site has no direct constraints that will prevent future redevelopment.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no archaeological, historic and cultural assets on or nearby to the site.
Accessibility	+	Located within Walton town centre and is within 400m of Terrace Road local centre. It is also within 800m of a primary state school and dentist. The site is 1km from the nearest GP. There are hourly buses to Kingston, Addlestone, Hershaw and Walton Leisure centre are available 200m away. It is also within 400m of natural greenspace and 800m of a town park and children's play area at Elmgrove Recreation Area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located within a town centre and 400m of a local centre.
Employment	0	The site will retain existing jobs and will only create temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site but the site does adjoin contamination.
Pollution	0	The site is PDL and in an existing built up area, but the site does adjoin an AQMA.
Landscape	0	Site located in the urban built-up area and adjoins an area of natural greenspace.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of its location on PDL and economic growth. The site would benefit from a mixed-use scheme but would need to factor in good design to address the adjoining AQMA and natural greenspace designation.

US79: Regnolruf Court, Church Street, Walton-on-Thames

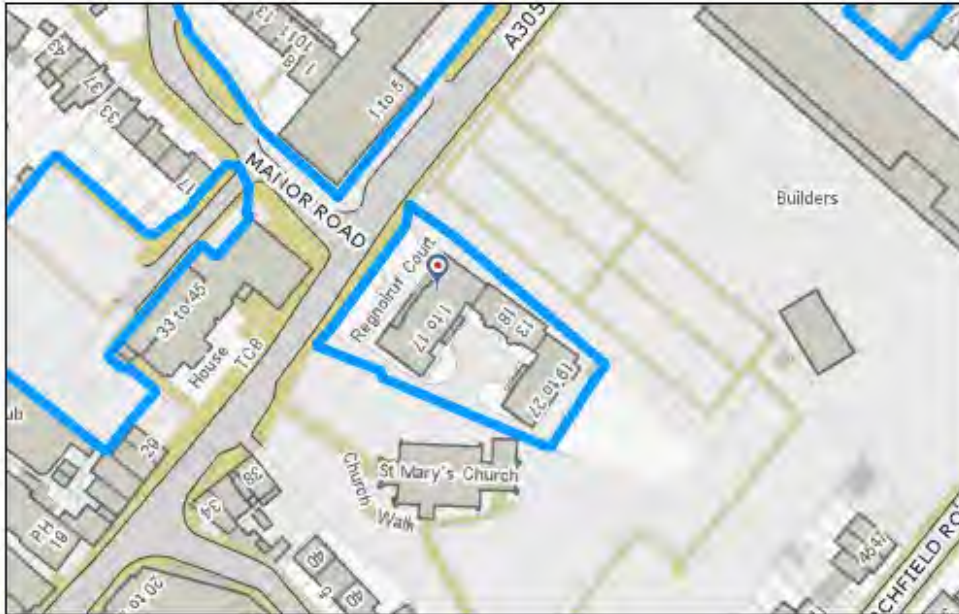
Ward: Walton Central

Site reference: US79

Site area: 0.23 ha

Site address: Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT

Map:



Satellite image:



Site description: Site comprises of residential block of flats with hardstanding for car parking. The site has garden space fronting Terrace Road containing several mature trees.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study and pre-application.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Part Air Quality Management Area (east)
 - Part M3 Contaminated Land Poly - C007 (north)
 - Adjoins a Statutory Listed Building - Grade I Church of St Mary and 6 tombs – Grade II listed (south)
 - Adjoins Walton Bridge Street/ Church Street Conservation Area (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 **Gross:** 33

Proposed density (dph): 143dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

It is in a suitable residential location within Walton town centre and close proximity of services and local bus stops.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The site provides an opportunity to optimise and intensify for housing. There is a reasonable prospect that development would be achievable during the plan period.

Can the constraints be overcome?

Investigation into the land contamination is required as well as design solutions to help enhance the historic environment and mitigate the air pollution expected from the Air Quality Management Area.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unclear whether future development could impact on the historical environment.
Accessibility	+	Located within Walton town centre and is within 400m of Terrace Road local centre. It is also within 800m of a primary state school and dentist. The site is 1km from the nearest GP. There are hourly buses to Kingston, Addlestone, Hershaw and Walton Leisure centre are available 200m away. It is also within 400m of natural greenspace and 800m of a town park and children's play area at Elmgrove Recreation Area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located within a town centre and 400m of a local centre.
Employment	0	Will only create temporary construction jobs.
Flooding	0	Flood zone 1 with a small area of low surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is a small area of potentially contaminated land on site.
Pollution	-	The site is PDL and an existing AQMA falls over part of the site.
Landscape	0	Site located in the urban built-up area and adjoins an area of natural greenspace.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of its location on PDL, land remediation and economic growth. It scores a minor negative result for pollution as an existing air quality management area impacts some of the site. Design solutions will be required to tackle air pollution and enhancements to the historic setting.

US321: Case House, 85-89 High Street, Walton-on-Thames

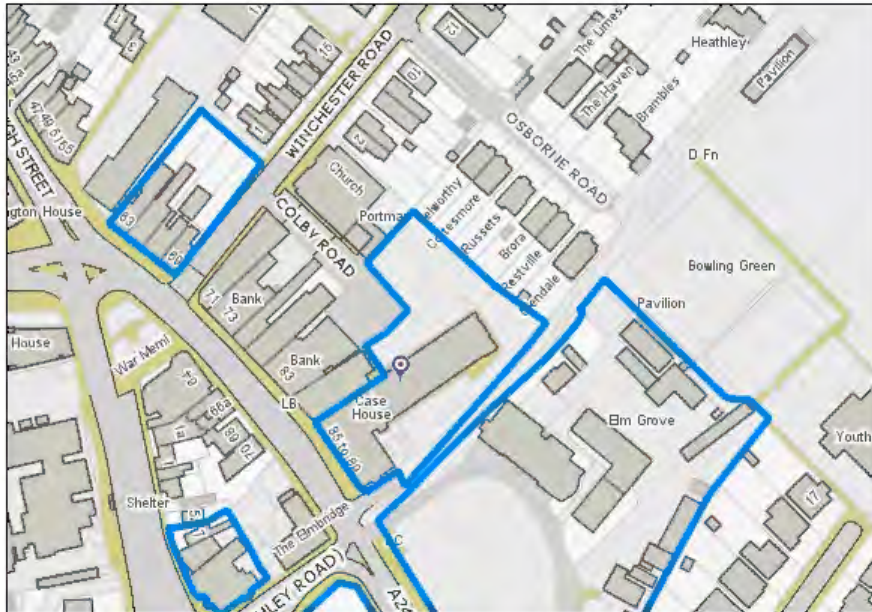
Ward: Walton Central

Site reference: US321

Site area: 0.32 ha

Site address: Case House, 85-89 High Street, Walton-on-Thames, KT12 1DZ

Map:



Satellite image:



Site description: The site contains an L shaped building that is subdivided with a cinema (D1) and offices (B1) and has hardstanding and parking to the rear.

Existing land use: Cinema (Sui Generis) and offices (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning permission

Landowners: PA Housing

Policy designations/ constraints

- Secondary shopping frontage
 - Surface Water Flooding 1 in 100 year (medium) (west)
 - Air Quality Management Area
 - Adjoins statutorily listed building – Grade II listed Elm Grove Hall (south east) and Grade II listed 68 High Street (west)
Adjoins locally listed building Walton Library (south west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 28 Gross: 28

Proposed density (dph): 86dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: N/A

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location in Walton-on-Thames town centre with a number of local bus routes available. It is also within 400m of a state school, health centre, GP and dentist.

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners contacted in 2020 but no response received.

Achievability

Market and viability factors

The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites. Investigations into whether a mixed-use scheme could retain the cinema and office space, as well as providing housing will need to be undertaken.

Can the constraints be overcome?

The site will need to address the surface water risk on site, the enhancement of the heritage assets nearby and the potential loss of employment on site.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown at this stage whether the development will impact on the neighbouring heritage assets.
Accessibility	++	Located in the town centre and within 400m of a dentist, NHS GP practice and primary school. 2 bus services are available outside the site and provide hourly services to Kingston, Staines, Hershams and Walton Leisure Centre. It is also located behind Elm Grove recreation ground and within 400m to a town park with natural greenspace and children's play area, allotments and pocket park.
Brownfield land	++	PDL
Economic growth	+	Located in Walton town centre which provides employment.
Employment	0	The site will only create temporary construction jobs and may result in a loss of employment from the existing cinema and office uses, if a mixed-use scheme cannot be achieved.
Flooding	0	Site is in flood zone 1 with an area of surface water flood risk (1 to 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site is within an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores two significant positive results in terms of making best use of PDL and accessibility. Being in the town centre, with access to a number of buses and local services, it is considered a sustainable site. However, the site is within an existing air quality management area which would require a design solution to mitigate air pollution. There is a small area of surface water flood risk which will require mitigation to ensure that future development will not increase flood risk to properties on or neighbouring the site.

US324: Manor Road Car Park, Manor Road, Walton-on-Thames

Ward: Walton Central

Site reference: US324

Site area: 0.29 ha

Site address: Manor Road Car Park, Manor Road, Walton-on-Thames, KT12 2QN

Map:



Satellite image:



Site description: The site comprises of a public car park accessed from Manor Road off Terrace Road. Residential properties surround the site on the west and north boundaries. Shop fronts fronting Terrace Road and a community building lie to the south east of the site.

Existing land use: Car Park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Partly within Walton Bridge Street/ Church Street Conservation Area (south east)
 - Surface Water Flooding and 1 in 100 year (medium)
 - Adjoins a statutory listed building – Grade II 23-27 Church Street
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 31 **Gross:** 31

Proposed density (dph): 107dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

It is in a suitable residential location within Walton town centre and in close proximity of services and local bus stops.

Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

Achievability

Market and viability factors

The loss of car parking space will need to be considered and may require relocation as part of the redevelopment. There is a reasonable prospect that development for housing would be achievable in a 11-15-year time period.

Can the constraints be overcome?

A heritage statement will be required alongside a design that will enhance the conservation area and neighbouring listed buildings. Flood mitigation to overcome the surface water flood risk will be required.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown whether future design will enhance the historic environment.
Accessibility	+	Located within Walton town centre and is within 400m of Terrace Road local centre. It is also within 800m of a primary state school and dentist. The site is 1km from the nearest GP. There are hourly buses to Kingston, Addlestone, Hershaw and Walton Leisure centre are available 200m away. It is also within 400m of natural greenspace and 800m of a town park and children's play area at Elmgrove Recreation Area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located within a town centre and 400m of a local centre.
Employment	0	Only temporary construction jobs.
Flooding	0	Flood zone 1 with a small area of low and medium surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	0	The site is PDL and in an existing built up area with an AQMA close by but not adjoining.
Landscape	0	Site located in the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of its accessibility, location on PDL and economic growth. At this stage, it is unknown whether any future development would positively or negatively impact on the historic environment.

US325: Garages to the rear of 8 Sidney Road, Walton-on-Thames

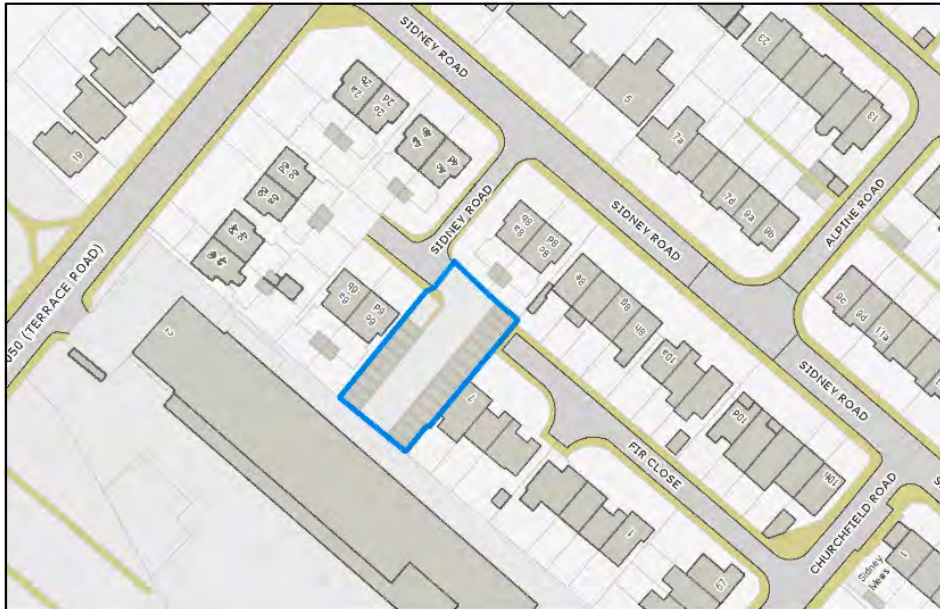
Ward: Walton Central

Site reference: US325

Site area: 0.07 ha

Site address: Garages to the rear of 8 Sidney Road, Walton-on-Thames

Map:



Satellite image:



Site description: Site comprises two rows of garages which lie behind residential properties on Sidney road, Fir Close and Terrace Road. A builder's yard is located to the south of the site.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Adjoins M3 Contaminated Land Poly – C005 (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 114dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information The site has no major constraints but borders to the south a large area of potentially contaminated land. The site is within a suitable residential location with access to regular bus routes and neighbours Walton-on-Thames town centre. It is within 800m of a state school and 400m to Walton Terrace Road local centre.

Availability

Availability Information Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome? The site has no direct constraints that will prevent future redevelopment.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no archaeological, historic and cultural assets on or nearby to the site.
Accessibility	+	Located next to Walton town centre and within 400m of Terrace Road local centre. It is also within 800m of a primary state school and dentist. The site is 1km from the nearest GP. There are hourly buses to Kingston, Addlestone, Hershaw and Walton Leisure centre are available 120m away. It is also within 400m of natural greenspace and 800m of a town park and children's play area at Elmgrove Recreation Area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is next to Walton town centre and 400m of a local centre.
Employment	0	Only create temporary construction jobs.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site but the site does adjoin contamination.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	+	Site located in the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of its location on PDL and many other minor positive scores across the social, economic and environmental SA objectives. It has no negative scores to warrant mitigation although some of the neutral scores could be improved with design.

US327: Bridge Motor Works, New Zealand Avenue

Ward: Walton Central

Site reference: US327

Site area: 0.29 ha

Site address: Bridge Motor Works, New Zealand Avenue, Walton-on-Thames, KT12 1AU

Map:



Satellite image:



Site description: The site is a corner plot and contains a two storey building which is used as a car sales garage with hardstanding car show space.

Existing land use: Car sales garage (Sui Generis)

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private.

Policy designations/ constraints

- Small area of Surface Water Flooding 1 in 100 year (medium) to the north of site
- Potential contaminated land (M3 categorised sites 2017).

Potential use of site

Residential development: Yes

Proposed yield: Net: 35 **Gross:** 35

Proposed density (dph): 120dph

Commercial uses: N/A

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location as it lies 350m of Walton-on-Thames town centre with local shops and services. It is located within 800m of a state school (east), but a health centre is over 800m (south).

Availability

Availability Information

The availability of the site is currently unknown.

Achievability

Market and viability factors

The loss of employment will need to be justified as to whether it is surplus to requirements and can be replaced in quantity and quality in another suitable location.

Can the constraints be overcome?

The site will require potential land contamination investigation work.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	++	Located 350m of Walton town centre and is within 400m of a state school and dentist and 1.1km of a GP. Bus stops are located 250m from the site and offer hourly bus routes to Kingston, Addlestone, Staines, Whiteley Village and Heathrow. It is also located within 400m of Ashley Park natural greenspace.
Brownfield land	++	PDL
Economic growth	+	Located 350m of Walton town centre which provides employment.
Employment	--	Loss of all jobs
Flooding	0	Site is in flood zone 1 with a very small area of low surface water flooding
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	+	The site is in the built-up urban area and unlikely to be impacted from light or noise pollution
Landscape	+	Site is located in the urban area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The significant negative score for employment could be improved if a mixed-use scheme provides a similar amount of employment than the existing use. This would result in the site being considered a sustainable site due to its proximity to the borough's town centre, local shops and services.

US331: Land to the rear of 60-70 Sandy Lane, Walton-on-Thames

Ward: Walton North

Site reference: US331

Site area: 0.16 ha

Site address: Land to the rear of 60-70 Sandy Lane, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises of a hardstanding car park.

Existing land use: Hardstanding car park (Sui Generis)

Source of Site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

-
- Surface Water Flooding 1 in 100 year (medium)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Walton Terrace Road local centre (west) and a state school (north).

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners contacted in 2020 but no response received.

Achievability

Market and viability factors

The cost of flood risk mitigation may affect viability.

Can the constraints be overcome?

Constraints can be overcome with the appropriate flood risk mitigation.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is within 800m of Terrace Road local centre. There is 1 bus stop 115m away which offers 1 bus route to Hershams and Walton Leisure Centre. Walton Town centre and the nearest GP and dentist are over 1km away. Children plays areas, natural greenspace and allotments are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	Located over 1.5km from Walton town centre which provides some employment.
Employment	0	The development will only create temporary construction work.
Flooding	0	Flood zone 1 with surface water flood risk 1- 1000 years and 1 to 100 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Located within the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores minor positive impacts across many of the SA objectives and is considered a sustainable site for future housing development.

US335: Garages at Home Farm Gardens, Walton-on-Thames

Ward: Walton South

Site reference: US335

Site area: 0.11 ha

Site address: Garages at Home Farm Gardens, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises two rows of garages and hardstanding with residential properties surrounding the site.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: Private

Policy designations/ constraints

No constraints.

Potential use of site

Residential development: Yes

Proposed yield: Net: 6 Gross: 6

Proposed density (dph): 55dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site has no major policy constraints and is in a suitable residential location. The site is in close proximity to local bus stops and also within 800m of Hershams train station (east). It is also within 800m of Walton Halfway local centre (west), four state schools (south) and two health centres (north).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been received.

Achievability

Market and viability factors

There are no market or viability factors to consider.

Can the constraints be overcome?

The site does not have any major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	The site is within 800m from Hersham local centre and train station and 500m from a bus stop which has an hourly service to Kingston and Staines. It is also located 800m from an NHS surgery, Walton community hospital, three primary schools, four dentists and a secondary school. Another dentist is located 400m from the site. Coronation recreation ground is located within 800m of the site and offers natural greenspace, a local park and children's play area.
Brownfield land	++	PDL
Economic growth	+	It is located within 800m from two strategic employment areas.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a very small area of low surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area.
Landscape	+	Site is in an urban built-up residential area.
Biodiversity	+	Site is in an urban built-up residential area, on PDL with no biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible and sustainable and there are no negative scores that require mitigation.

US346: Garages at Collingwood Place, Walton-on-Thames

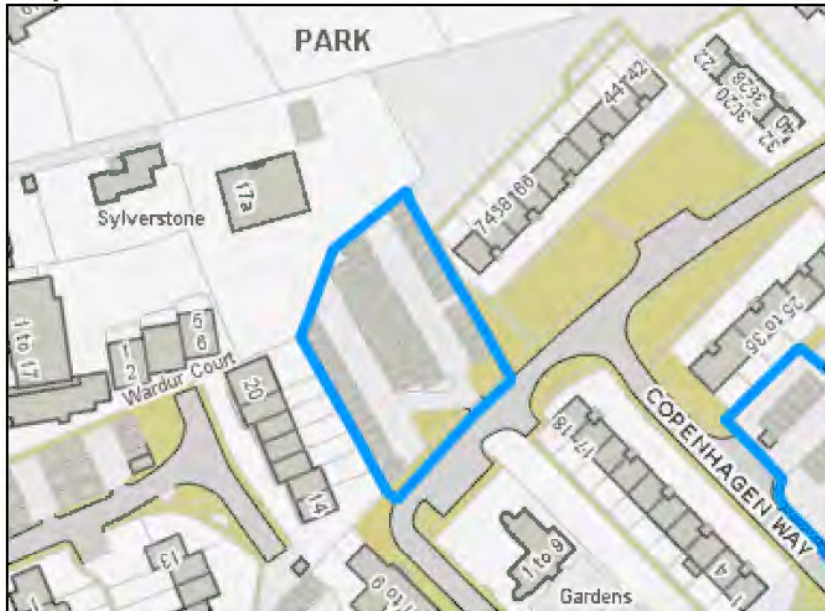
Ward: Walton South

Site reference: US346

Site area: 0.19 ha

Site address: Garages at Collingwood Place, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises five rows of garages and hardstanding with several trees to north and south boundaries of the site.

Existing land use: Garages (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Partial Surface Water Flooding 1 in 100-year flood (Medium) (north)
 - Thames Basin Heaths Special Protection Area - 5-7 kilometres
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 Gross: 9

Proposed density (dph): 47dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban residential area with access to local services, shops, health centre and a dentist. It is located west of Halfway local centre and is 60m from the nearest bus stop and 200m from the Walton-on-Thames train station. The site is also within 800m of a state school (west), a dentist and a health centre (north). The site has partial medium surface water flooding to the north but does not have any major policy constraints.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been received.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The site is not subject to any major constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Located within 130m to Halfway local centre, and within 800m of a GP, dentist and state schools. Bus stops are located 225m from the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, Whiteley Village to Heathrow. Walton-on-Thames train station is located 200m from the site. It is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located opposite to strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1 with some low surface water flood risk (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site has no potentially contaminated land that requires remediation.
Pollution	0	The site is in the urban built up area.
Landscape	0	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered sustainable and accessible. There are no negative impacts expected that would require mitigation.

US348: Cornerstone Church, 38 Station Avenue, Walton-on-Thames

Ward: Walton South

Site reference: US348

Site area: 0.17 ha

Site address: Cornerstone Church, 38 Station Avenue, Walton-on-Thames, KT12 1NU

Map:



Satellite image:



Site description: The site is a corner plot of land that comprises of a two-storey building and associated hardstanding used for parking.

Existing land use: Place of worship (Use Class F1)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- M3 Contaminated Land Poly – C020
- Thames Basin Heath Special Protection Area 7km buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 30 **Gross:** 30

Proposed density (dph): 176dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban area with access to local services, shops, health centre and a dentist. It is located west of Halfway local centre and is 55m from the nearest bus stop and 120m from the Walton-on-Thames train station. The site is also within 800m of a state school (west), a dentist and a health centre (north).

Availability

Availability Information

Availability has been confirmed by the landowners in 2018

Achievability

Market and viability factors

The site consists of community facilities and their loss or relocation will need to be considered prior to any redevelopment.

Can the constraints be overcome?

The site has potential land contamination that will need to be remediated.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The site is not located to any historical assets
Accessibility	+	Located within 60m to Halfway local centre, and within 800m of a GP, dentist and state schools. Bus stops are located outside the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, Whiteley Village to Heathrow. Walton-on-Thames train station is located 120m from the site. It is within 350m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located 50m from strategic employment land and 60m from a local centre
Employment	0	Only creates temporary construction jobs and a loss of church staff which would be minimal.
Flooding	0	Located in flood zone 1
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	The site has potentially contaminated land that requires remediation.
Pollution	-	The site lies opposite to Walton-on-Thames train station with the likelihood of noise pollution.
Landscape	0	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has one minor negative impact due to the potential for noise pollution being located close to Walton-on-Thames train station. This could be mitigated with the correct design, layout and sound proofing materials. It is PDL, accessible and could provide a suitable sustainable location for future development.

US351: Land north of Mellor Close, Walton-on-Thames

Ward: Walton South

Site reference: US351

Site area: 0.2 ha

Site address: Land north of Mellor Close, Walton-On-Thames, KT12 3RX

Map:



Satellite image:



Site description: The site comprises of hand standing and is located to the north of houses on Mellor Close. Green Belt land adjoins the site to the north.

Existing land use: Hard standing

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: PA Housing

Policy designations/ constraints

- Biodiversity Opportunity Area
 - Flood Zone 2
 - Historic Landfill Sites and 250m buffer
 - Adjoins Historic Landfill (north)
 - Adjoins Green Belt land (north)
 - Adjoins Mineral Safeguarding Area (north)
 - Adjoins M3 Contaminated Land Poly – C001 and C026 (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 **Gross:** 5

Proposed density (dph): 25dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a residential location with local bus stops.

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners contacted in 2020 but no response received.

Achievability

Market and viability factors

The site is in a Biodiversity Opportunity Area and in Flood Zone 2 both will require consideration as to whether they will be further impacted by future redevelopment. There is also the potential of contamination from the site being in the buffer zone of a historic landfill which will need to be investigated.

Can the constraints be overcome?

Flood risk mitigation measures, land contamination remediation and providing biodiversity net gains should overcome the constraints.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There are no archaeological, historic and cultural assets on or nearby to the site.
Accessibility	-	The site is located 400m from a bus stop offering an hourly bus routes into Kingston and Addlestone. It is within 1.6km from Hersham train station. Its nearest district centre is located over 3km away and schools, dentist and NHS practices are all located over 800m away. There is 1 play area within 400m of the site.
Brownfield land	++	PDL on the site will be used
Economic growth	+	The site is located 3km of a district centre.
Employment	0	Only creates temporary construction jobs.
Flooding	-	More than half of the site is in flood zone 2.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	Contaminated land will need to be remediated.
Pollution	0	The site is PDL and in an existing built up area
Landscape	?	Site neighbours Green Belt land.
Biodiversity	?	The site falls within a biodiversity opportunity area.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of using brownfield land and reducing land contamination. It is not the most accessible of locations and relies on transport to access local centre shops, services, healthcare and schools. A more regular bus route could help to make the site more sustainable. Flood mitigation would also be required to reduce the potential risk of future flooding and biodiversity net gains would help enhance biodiversity particularly as the site falls within an opportunity area.

US352: Fire/ Ambulance Station, Hershams Road, Walton-on-Thames

Ward: Walton South

Site reference: US352

Site area: 0.52 ha

Site address: Fire/ Ambulance Station, Hershams Road, Walton-on-Thames, KT12 1RZ

Map:



Satellite image:



Site description: The site comprises of several single storey buildings and one main building at two-storeys. It also includes a tower used in fire service training. The site has associated hardstanding for vehicle parking and is accessed off Hershams Road.

Existing land use: Fire and Ambulance Station (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Surrey County Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium)
 - Thames Basin Heaths Special Protection Area - 5-7 km
 - Adjoins Strategic Employment Land (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 21 **Gross:** 21

Proposed density (dph): 40dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Currently used as an ambulance/ fire station, there are no major constraints on the site. It has a small amount of surface water flooding. Residential properties are located to the south of the site, and local bus stops, shops and service are located within Walton Halfway local centre. It is also within 800m of two additional schools (south), two health centres (north) and a train station (west).

Availability

Availability Information

Owners have been contacted in 2020 and indicate that there are no immediate plans to redevelop.

Achievability

Market and viability factors

The relocation of the emergency service stations would be required in order to develop the site for housing. Investigating a potential strategic employment site may present viability issues.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located 80m from the site with an hourly service to Whiteley Village to Heathrow. Walton-on-Thames train station is located within 800m from the site along with a primary school, Walton Community hospital, GP and three dentists. A secondary school and three other dentists are located with 400m of the site. It is located within Halfway local centre and is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Neighbours strategic employment land.
Employment	0	Employment could be relocated.
Flooding	0	Located in flood zone 1, with some medium surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate on site.
Pollution	0	The site is in a built-up urban area.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered a suitable, accessible and sustainable location for future development. Flood risk measures will be required to mitigate the medium risk of surface water flooding. If the emergency services station cannot be relocated, this would have a negative impact on employment.

US353: Fernleigh Day Service, Fernleigh Close, Walton-on-Thames

Ward: Walton South

Site reference: US353

Site area: 0.61 ha

Site address: Fernleigh Day Service, Fernleigh Close, Walton-on-Thames, KT12 1RD

Map:



Satellite image:



Site description: The site comprises of a three-storey main building with one to two storey extensions. The site has associated hardstanding for car parking and has green space to the south and rear of the main building. It is located next to rail lines to the south and an ambulance and fire station to the east.

Existing land use: Day Centre (Use class E)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Surrey County Council

Policy designations/ constraints

- Small Surface Water Flooding 1 in 100 year (medium) (south east)
- Thames Basin Heaths Special Protection Area - 5-7 kilometres
- Adjoins two Tree Preservation Orders (TPOs) – EL:113 (north)
- Adjoins Strategic Employment Land (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 19 **Gross:**19

Proposed density (dph): 31dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

Currently used as a day centre, there are no major constraints on the site. It has a small amount of surface water flooding and it also adjoins two TPOs. The site adjoins a contaminated land line from the railways at the rear of the site.

Residential properties are located to the east of the site, and local bus stops, shops and service are located within Walton Halfway local centre. It is also within 800m of two additional schools (south), two health centres (north) and a train station (west).

Availability

Availability Information

Owners have been contacted in 2020 and indicate that there are no immediate plans to redevelop.

Achievability

Market and viability factors

There is a reasonable prospect that the development for housing would be achievable during the plan period. It could include either a mixed-use building or separate day centre and residential building on site.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The neighbouring listed building has been demolished.
Accessibility	+	A bus stop is located 155m from the site with an hourly service to Whiteley Village to Heathrow. Walton-on-Thames train station is located within 400m from the site along with a dentist. A primary school, Walton Community hospital, GP, a secondary school and two other dentists are located with 800m of the site. It is located 50m from Halfway local centre and is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Neighbours strategic employment land.
Employment	0	A mixed-use scheme will retain existing employment.
Flooding	0	Located in flood zone 1, with some medium surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate on site.
Pollution	0	The site is in a built-up urban area but does adjoin rail lines.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered a suitable, accessible and sustainable location for future development. The design of development will need to consider mitigating noise pollution from the rail lines. Additionally, flood risk measures will be required to mitigate the medium risk of surface water flooding. This would improve some of the SA objectives neutral scores.

US354: PGS Court, Halfway Green, Walton-on-Thames

Ward: Walton South

Site reference: US354

Site area: 0.67 ha

Site address: PGS Court, Halfway Green, Walton-on-Thames, KT12 1FJ

Map:



Satellite image:



Site description: The site comprises of a three-storey building, it also has a single-storey building to the south west of the site. The rest of the site is made up of hardstanding for parking.

Existing land use: Offices (Use class E)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Strategic Employment Land (SEL)
- M3 Contaminated Land Poly – C021
- Thames Basin Heaths Special Protection Area - 5-7 km
- Adjoins one Tree Preservation Order (TPO) – EL:113 (south)
- Adjoins Local Green Space (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 23 **Gross:** 23

Proposed density (dph): 34dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is designated as Strategic Employment Land and is currently used as offices. There are no major constraints on the site but does have potentially contaminated land.

Residential properties are located to the east of the site, and local bus stops, shops and services are located within Walton Halfway local centre. It is also within 800m of two additional schools (south), two health centres (north) and a train station (west).

Availability

Availability Information

The owner has suggested the site could be available in 11-15 years.

Achievability

Market and viability factors

The cost of remediation may impact on viability. The loss of employment will also need to be considered unless it can be relocated elsewhere. There is a possibility that housing could be achieved in a mixed-use scheme, but the capacity of the existing employment would reduce.

Can the constraints be overcome?

The site is designated as Strategic Employment Land and the protection of the employment use will need to be considered prior to future redevelopment and the changing of use. There is also contamination land that will require remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The neighbouring listed building has been demolished.
Accessibility	+	A bus stop is located 55m from the site with an hourly service to Kingston, Staines, Whiteley Village to Heathrow. Walton-on-Thames train station is located within 400m from the site along with three dentists. A primary school, Walton Community hospital, GP, a secondary school and three other dentists are located with 800m of the site. It is located 50m from Halfway local centre and is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Located in strategic employment land.
Employment	0	A mixed-use scheme will retain existing employment.
Flooding	0	Located in flood zone 1, with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	++	There is potentially contaminated land to remediate on site.
Pollution	0	The site is in a built-up urban area.
Landscape	0	Site located in the urban built-up area but neighbour's natural greenspace.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered a suitable, accessible and a sustainable location for future development. There are no negative scores to warrant mitigation, but the potential loss of employment will need to be looked at depending on whether future development is a mixed-use scheme or solely housing.

US356: Station Avenue car park, Walton-on-Thames

Ward: Walton South

Site reference: US356

Site area: 0.59 ha

Site address: Station Avenue car park, Walton-on-Thames

Map:



Satellite image:



Site description: This triangular shaped site provides car parking for commuters of the rail station.

Existing land use: Car park (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Surface Water Flooding 1 in 100 years (medium) and in 30 years (high)
 - Thames Basin Heaths Special Protection Area - 5-7 kilometres
 - Adjoins M3 Contaminated Land Poly – C012 (south)
 - Adjoins M3 Contaminated Land Line – C012 (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 50 **Gross:** 50

Proposed density (dph): 84.7dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban residential area with access to local services, shops, health centre and a dentist. It is located west of Halfway local centre and a bus stop is located outside of the site. Walton-on-Thames train station is 150m away. The site is also within 800m of a state school (west), a dentist and a health centre (north).

Availability

Availability Information

Elmbridge Borough Council have confirmed availability in 2020.

Achievability

Market and viability factors

The loss of the car parking will need to be considered and likely reallocated.

Can the constraints be overcome?

The site is subject to medium to high surface water flooding and will likely need flood risk measures to mitigate potential impact. The site also adjoins potential contamination and consideration will need to be given to likely remediation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The listed building next to the site has been demolished.
Accessibility	+	Located within 400m to Halfway local centre, and within 800m of a GP, dentist (both north) and state schools (east). Bus stops are located outside of the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, Whiteley Village to Heathrow. Walton-on-Thames train station is located 150m from the site. It is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located 280m of strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1 but has medium to high surface water flooding (1-100 and 1-30 year)
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site has no potentially contaminated land that requires remediation, but it does adjoin contamination.
Pollution	-	The site lies behind rail lines which could cause noise pollution to future occupants.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site has one minor negative impact from likely noise pollution being located close to Walton-on-Thames train station and rail lines. However, this could be mitigated through design and noise protection measures.

US357: Rylton House, Hersham Road, Walton-on-Thames

Ward: Walton Central

Site reference: US357

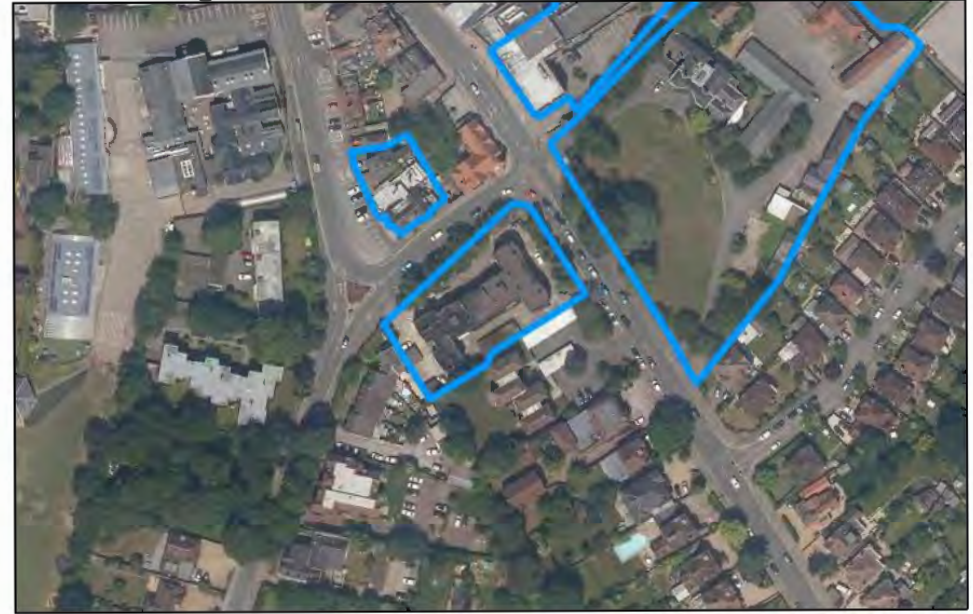
Site area: 0.23 ha

Site address: Rylton House, Hersham Road, Walton-on-Thames, KT12 1LB

Map:



Satellite image:



Site description: The site contains a three-storey block of flats consisting of 18 residential units. Hardstanding and trees surrounding the building.

Existing land use: Residential (Use Class C3)

Source of site: Urban Capacity Study and pre-application

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Multiple private owners

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high) (north)
 - Adjoins locally listed building – Walton Library (north west)
 - Adjoins statutory listed building – Elm Grove Hall (Grade II Listed) (north east)
 - Adjoins Air Quality Management Area (north)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 26

Proposed density (dph): 113dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: N/A

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with local bus stops and is within 400m of Walton-on-Thames town centre (north), a state school (north) and a health centre (south).

Availability

Availability Information

A recent pre-application suggests potential to develop the site.

Achievability

Market and viability factors

Air quality mitigation will need investigation, flood mitigation schemes need to be designed and the overall design of the development will need to consider the locally listed building to the north. These factors may have viability implications.

Can the constraints be overcome?

There is a reasonable prospect that the site could be achieved in a 1-5-year time period.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is unknown at this stage whether the development will impact on the locally listed building and statutory listed building to the east of the site.
Accessibility	++	Located just outside the town centre and within 400m of a dentist, NHS GP practice and primary school. 3 bus services are available outside the site and provide hourly services to Heathrow, Whitely Village, Kingston, Staines, Hershams and Walton Leisure Centre. It is also located within 400m to a town park with natural greenspace and children's play area. Allotments and pocket park.
Brownfield land	++	PDL
Economic growth	+	Located just outside Walton town centre which provides employment.
Employment	0	The site will only create temporary construction jobs.
Flooding	0	Site is in flood zone 1 with some small areas of surface water flood risk (1 to 1000 and 1 to 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	-	The site neighbours an existing air quality management area.
Landscape	+	Site is located in the urban area with no local green space designation nearby.
Biodiversity	+	Site in within the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores two significant positive results in terms of making best use of PDL and accessibility. Being located on the town centre boundary with access to a number of buses and local services, it is considered a sustainable site. However, the site also neighbours an existing air quality management area and mitigation would be required through design to resist pollution threats.

US360: Walton Comrades Club, 7 Franklyn Road, Walton-on-Thames

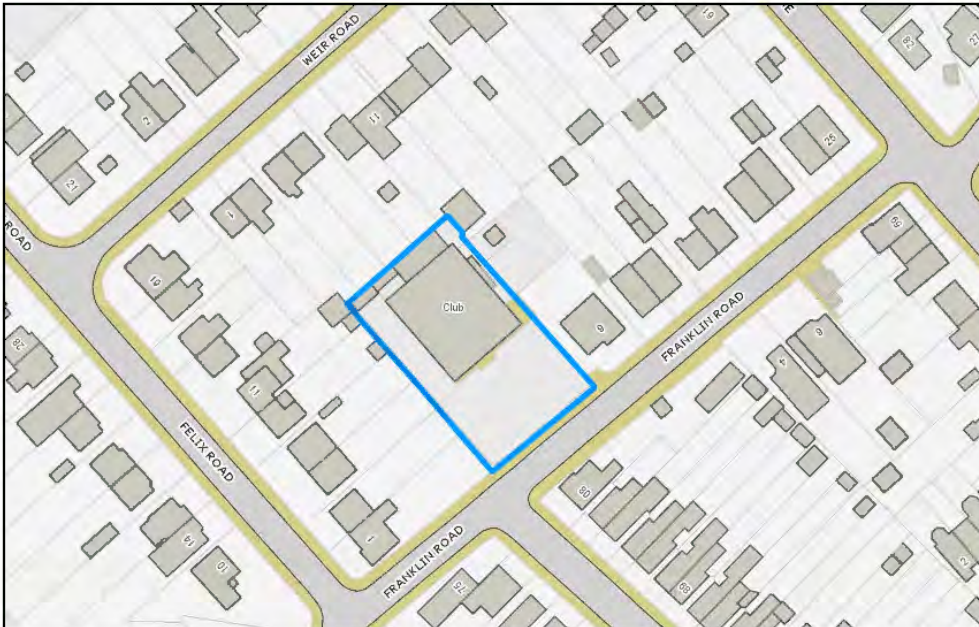
Ward: Walton North

Site reference: US360

Site area: 0.14 ha

Site address: Walton Comrades Club, 7 Franklyn Road, Walton-on-Thames, KT12 2LF

Map:



Satellite image:



Site description: The site contains single storey building used as a community hall. Site is fronted by a hardstanding car park on Franklyn Road.

Existing land use: Community Centre (Use Class F2)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

No constraints

Potential use of site

Residential development: Yes

Proposed yield: Net: 16 **Gross:** 16

Proposed density (dph): 114dph

Commercial uses: N/A

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location and is within 800m of Walton-on-Thames town centre and a state school and within 400m to Walton Terrace Road local centre. The site has no major constraints but is currently in community use.

Availability

Availability Information

Owners contacted in 2018 but no response received.

Achievability

Market and viability factors

The community use could be retained at ground floor and housing provided above.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Overall accessibility of this site is considered fair. This is because it is located over 2.5km from a rail station and health care (GP and dentist) are located over 1.5km away. There are two bus routes with hourly services into Kingston, Addlestone, Hershams and Walton Leisure centre located 0.6km away. A primary school and Walton Town Centre are located within 800m and Walton Terrace Road Local Centre is located within 400m. The site lies within 400m of a recreation ground that offers natural greenspace, local park and children's play area.
Brownfield land	++	PDL
Economic growth	+	Located 800m from Walton town centre and 400m from a local centre which provides some employment.
Employment	0	Only creates temporary construction work.
Flooding	0	Site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is fair in terms of its accessibility and sustainability. This could be improved by providing a closer bus stop that extends the regular bus routes that already exist.

US363: Land to rear of and 12-14 Sandy Lane, Walton-on-Thames

Ward: Walton North

Site reference: US363

Site area: 0.11 ha

Site address: Land to rear of and 12-14 Sandy Lane, Walton-on-Thames

Map:



Satellite image:



Site description: The site contains semi-detached housing with rear garden space fronting Sandy Lane. To the rear there is a MOT servicing garage.

Existing land use: Residential (Use Class C3) and MOT servicing garage (Use class B2).

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Multiple private owners

Policy designations/ constraints

-
- Historic Landfill Sites 250m buffer
 - Adjoins Flood Zone 2
 - Adjoins M3 Contaminated Land Poly - C020

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 Gross: 11

Proposed density (dph): 100dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Walton Terrace Road local centre (west) and a state school (north). The site has potentially contaminated land.

Availability

Availability Information

Multiple landowners were contacted in 2018 and 2020 but only one owner confirmed availability.

Achievability

Market and viability factors

The cost to investigate potential land contamination and the remediation may affect viability.

Can the constraints be overcome?

Constraints can be overcome with land remediation.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is within 400m of a primary school and Terrace Road local centre. There is 1 bus stop 100m away which offers 1 bus route to Hershams and Walton Leisure Centre. Walton Town centre is 1.1km away from the site and the nearest GP and dentist is also over 1km away. Children plays areas, natural greenspace and allotments are all located within 400m of the site.
Brownfield land	++	PDL
Economic growth	+	Located over 1.5km from Walton town centre which provides some employment.
Employment	-	The development will only create temporary construction work and would result in a loss of employment from the MOT service garage.
Flooding	0	The site is in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Located within the urban built-up area.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered to result in significant positive impacts in terms of its use of brownfield land and its ability to reduce land contamination. It scores a minor negative impact as it will result in a loss of employment. Due to the size of the MOT garage this may be minimal and the business could be relocated to a strategic employment land site to mitigate the loss. Even though the site itself has no flood risk, it does border flood zone 2 to the south of the site so care will be required to ensure development does not add to the neighbouring flood risk.

US366: Garages off Copenhagen Way, Walton-on-Thames

Ward: Walton South

Site reference: US366

Site area: 0.14 ha

Site address: Garages off Copenhagen Way, Walton-on-Thames

Map:



Satellite image:



Site description: The site comprises two rows of garages and hardstanding. It also includes an area of green space to the southeast.

Existing land use: Garages (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area 5-7km buffer

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is located in an urban residential area with access to local services, shops, health centre and a dentist. It is located west of Halfway local centre and is 60m from the nearest bus stop and 200m from the Walton-on-Thames train station. The site is also within 800m of a state school (west), a dentist and a health centre (north).

Availability

Availability Information

Owners contacted in 2020 and have indicated that there are no immediate plans to redevelop but is in their future programmes.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The site is not subject to any major constraints.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The listed building opposite has been demolished.
Accessibility	+	Located within 130m to Halfway local centre, and within 800m of a GP, dentist and state schools. Bus stops are located 200m from the site with 2 regular routes (once an hour 5 days a week) to Kingston, Staines, Whiteley Village to Heathrow. Walton-on-Thames train station is located 200m from the site. It is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	++	Located opposite strategic employment land.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Located in flood zone 1 with no surface water flood risk.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site has no potentially contaminated land that requires remediation.
Pollution	0	The site is in the urban built up area.
Landscape	0	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered sustainable and accessible. There are no negative impacts expected that would require mitigation.

US370: The Health Centre, Rodney Road, Walton-on-Thames

Ward: Walton North

Site reference: US370

Site area: 1.2 ha

Site address: The Health Centre, Rodney Road, Walton-on-Thames, KT12 3LB

Map:



Satellite image:



Site description: The site comprises of a health centre and hardstanding for car parking. There are areas of green space on site with trees.

Existing land use: Health Centre (Use Class E)

Source of site: Urban Capacity Study and Representations 2019.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: NHS

Policy designations/ constraints

- M3 Contaminated Land Poly - C019
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 36 **Gross:** 36

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable residential location with a bus stop outside the health centre. The site within 800m of Walton-on-Thames town centre (north) and Halfway local centre (south), a state school (north) and also a health centre (south).

Availability

Availability Information

Availability confirmed through representations in the 2019 Options consultation.

Achievability

Market and viability factors

Representations in 2019 indicate that the delivery of housing is subject to health commissioning requirements. The site has potential land contamination that might have cost implications impacting viability.

Can the constraints be overcome?

The site has potential land contamination that will require remediation. Consideration will also need to be given to medium to high surface water flooding located on Rodney Road and likely mitigation maybe required prior to future redevelopment.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	+	The site is located 1.1km from Walton Train Station and a bus stop is located outside the site offering an hourly service to Hershams and Walton Leisure centre. The site is a health centre/ Community Hospital and is within 800m of a dentist, a state primary school, Halfway Local Centre and Walton Town Centre. The site is also located within 400m of 2 children's play areas, a town/ local park, a pocket park and natural green space.
Brownfield land	++	PDL
Economic growth	+	Located 800m from Walton town centre and local centre which provides some employment.
Employment	0	The development will only provide temporary construction jobs.
Flooding	0	Site is in flood zone 1 with some areas of medium to high surface water flood risk (1-100 and 1-30 year).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site is located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered to have a number of positive impacts on sustainability in terms of its accessibility and built up urban location.

US372: 1 Cleveland Close, Walton-on-Thames

Ward: Walton South

Site reference: US372

Site area: 0.1 ha

Site address: 1 Cleveland Close, Walton-on-Thames, KT12 1RB

Map:



Satellite image:



Site description: The site is within the Walton Halfway local centre and is in use as a car showroom and sales office. To the south of the site are rail lines and residential properties sit to the west on Cleveland Close.

Existing land use: Car Showroom and Sales (Sui Generis)

Source of site: Urban capacity study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heaths Special Protection Area 5-7 km
 - Adjoins M3 Contaminated Land Poly – C020 and C021 (east)
 - Adjoins M3 Contaminated Land Line – C012 (south)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 **Gross:** 8

Proposed density (dph): 80dph

Commercial uses: No

Proposed floorspace (sqm): N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is currently in commercial use and falls within the boundary of the Walton Halfway local centre. The site adjoins a contaminated land line from the railways at the rear of the site. Residential properties are located to the west of the site, and local bus stops, shops and service are located within Walton Halfway local centre. It is also within 800m of two additional schools (south), two health centres (north) and a train station (west).

Availability

Availability Information

Owners were contacted in 2020 but no response was received.

Achievability

Market and viability factors

There is a reasonable prospect that the development for housing would be achievable during the plan period, subject to obtaining suitable alternative premises for the existing employment use.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The site is not located to any historical assets
Accessibility	+	Bus stops are located 88m from the site with an hourly service to Whiteley Village to Heathrow. Walton-on-Thames train station is located within 800m from the site along with a primary school, Walton Community hospital, GP and dentists. A secondary school and two other dentists are located with 400m of the site. It is located within Halfway local centre and is within 400m from a natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Located 300m from strategic employment land.
Employment	-	Loss of employment.
Flooding	0	Located in flood zone 1, with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone.
Land	0	The site is in the urban area and has no known contaminated land to remediate on site.
Pollution	0	The site is in a built-up urban area but does adjoin rail lines.
Landscape	+	Site located in the urban built-up area with no open green space adjoining or neighbouring the site.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being located in a local centre, the site is considered to be a suitable sustainable location for future development. The loss of employment may be mitigated by the relocation of the car sales room.

US92: GlaxoSmithKline, Weybridge

Ward: Weybridge St George's Hill

Site reference: US92

Site area: 2.58 ha

Site address: GlaxoSmithKline, St George's Avenue, Weybridge, KT13 0DE

Map:



Satellite image:



Site description: The site contains several two to three-storey buildings that are used for offices. It also comprises of hardstanding for parking and garden spaces with trees. One tree is designated as a Tree Preservation Order.

Existing land use: Office (Use Class E)

Source of site: Call for Site 2016 and Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Strategic Employment Land
- Site contains 2 Tree Preservation Order trees, EL:19/06
- Surface Water Flooding 1 to 100 year (medium) and 1 to 30 year (high)
- M3 Contaminated Land Poly – C021
- Thames Basin Heath Special Protection Area - 400m-5km

Potential use of site

Residential development: Yes

Proposed yield: Net: 100 **Gross:** 100

Proposed density (dph): 128dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity of local bus stops and of Weybridge train station (west). It is also within 800m of Weybridge Queen's Road local centre and a state school (both north).

Availability

Availability Information

Promoted by developer in Call for Sites 2016.

Achievability

Market and viability factors

The loss of the strategic employment space will need to be justified as surplus to requirements and whether quantity and quality can be relocated. Flood risk measures, remediation and TPO protection may have viability implications.

Can the constraints be overcome?

The constraints can be overcome with the correct tree protection scheme, flooding mitigation and remediation. The loss of strategic employment land will need to be considered.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	++	Will be a strategic site delivering 100+ units
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	Weybridge rail station with regular fast trains to London and the south east is located within 400m to the site. The site is 650m of Less frequent buses travelling to Kingston, Addlestone, Leatherhead and Oxshott. The site is within 800m to a dentist, state school and Queens Road local centre but is 1.7km from Weybridge district centre. The site is next to natural greenspace.

Objective	Score	Notes
Brownfield land	++	PDL
Economic growth	++	The site is strategic employment land and is located 1.7km from a major service. It is also located 1.2km from another area of strategic employment land at The Heights.
Employment	--	Loss of employment.
Flooding	0	Flood Zone 1 with surface water flooding 1 in 100 year and 1 in 30 year (medium to high).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site has potentially contaminated land on site.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	?	The site is located on the edge of natural greenspace which is a SNCI and SSSI so it is unknown whether the proposed scheme would negatively impact on this neighbouring designation.
Biodiversity	+	Despite being on the edge of Weybridge Heath (SSSI and SNCI) the site is PDL and not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: The site has only one double negative score for loss of employment. This would have to be weighed up with the amount of housing that could be accommodated on site and perhaps the relocation of the office to a strategic employment land site with an article 4 direction to protect employment use. The site is suitably accessible, but care will be required when developing the site due to its location bordering Weybridge Heath which is designated a site of scientific interest and a site of nature conservation importance.

US93: Horizon Business Village, Brooklands Road, Weybridge

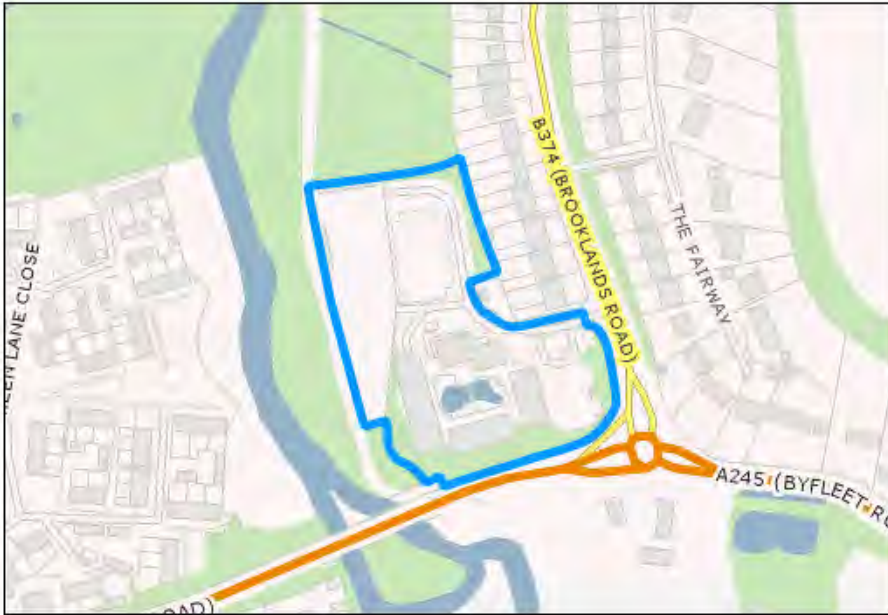
Ward: Weybridge St Georges Hill

Site reference: US93

Site area: 1.9 ha

Site address: Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ

Map:



Satellite image:



Site description: The site comprises of three-storey buildings used as offices to the south of the site, with associated hardstanding for parking to the north. To the east of the site is an open yard storage area which has a shared access.

Existing land use: Offices (use class E) and hardstanding and open yard storage (use class B8).

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2013/4938 – Granted

Change of use of ground floor unit 7 from B1(a) offices to a flexible use class B1(a) and/or D2 (gym)

201/124 – Granted

Change of use of two units to non-residential medical use (D1 use)

2005/1060 – Refused

3 detached two-storey buildings a total of 12 office units with detached refuse area and associated car parking

2002/2016 – Granted

Four detached two-storey 5885 sqm office blocks including roofspace comprising 16 units, associated parking together with hard and soft landscaping.

Landowners: Private

Policy designations/ constraints

- Flood Zones 2 and 3
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - M3 Contaminated Land Poly – C018 and C021
 - Thames Basin heath Special Protection Area - 400m-5km
 - Adjoins Brooklands Conservation Area (north and west), Green Belt (north, west and south) and Site of Nature Conservation Area (west)
-

Potential use of site

Residential development: No

Proposed yield: Net: N/A **Gross:** N/A

Proposed density (dph): N/A

Commercial uses: Yes (Office)

Proposed floorspace (sqm): Net: 6000 Gross: 6000

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is suitable for additional development office use due to its location next to the A3 and M25.

Availability

Availability Information

The site has mixed ownership. The site recently obtained planning permission and Certificate B was signed serving notice on the owner. Owners were contact in 2020 but no response was received.

Achievability

Market and viability factors

The need for additional office use may need justification.

Can the constraints be overcome?

Future commercial development on site will require flood mitigation so not to cause great risk for neighbouring properties. This can be overcome with the correct mitigation.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	?	It is uncertain whether there could be an impact on the neighbouring conservation area.
Accessibility	-	Weybridge rail station with regular fast trains to London and the south east is located within 2.4km to the site. Less frequent buses are available travelling to Weybridge, Leatherhead and Oxshott. The site is over 3km from Weybridge district centre. The site is next to natural greenspace.
Brownfield land	++	PDL
Economic growth	++	The site is located 1km from a major service/ strategic employment land at Brooklands with a range of employment opportunities.
Employment	+	Creates new office jobs.
Flooding	--	Flood zone 2 and 3 and surface Water Flooding 1 in 1000,100 and 30 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	?	The site is located on the edge of Green Belt land and is within a landscape character area.
Biodiversity	+	Despite being on the edge of Green belt the site is PDL and not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: Although not the most accessible sites, it does have road links to the A3 and M25. Local bus routes could be more regular to allow employees to use either Byfleet Station or Weybridge to access the offices. The design of any new development will have to take into account the flood risk and make sure that it will not cause flooding to nearby properties.

US107: Weybridge Delivery Office, Elmgrove Road, Weybridge

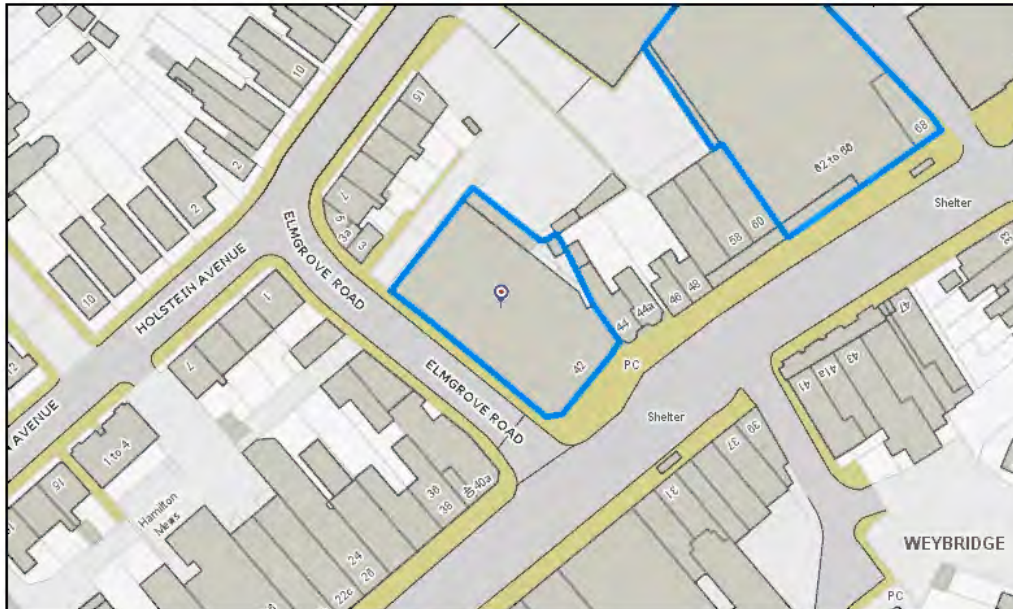
Ward: Weybridge Riverside

Site reference: US107

Site area: 0.09 ha

Site address: Weybridge Delivery Office, Elmgrove Road, Weybridge, KT13 8AA

Map:



Satellite image:



Site description: The site comprises of a two-storey building (currently used as an Estate Agents) fronting the high street and a later extension adjoining the site to the north used as delivery office for the Royal Mail.

Existing land use: Delivery Office (Use Class E and S0) **Source of Source of site:** Call for sites 2016 and Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Secondary Shopping Frontage
 - Air Quality Management Area
 - Thames Basin Heath Special Protection Area 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 Gross: 5

Proposed density (dph): 56dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in Weybridge district centre which has a range of shops and services. Bus stops are located close by and offer bus routes into Kingston. As the site is located within the shopping area it is part of a secondary shop frontage. It is also affected by the air quality management area due to its location on the A317.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

A mixed-use scheme could retain the secondary shop frontage, but the delivery office could be relocated. The relocation and air pollution mitigation may have viability implications.

Can the constraints be overcome?

Air quality mitigation will be required through design to resist existing air pollution.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located outside the site and offers hourly services to Kingston and Addlestone. Weybridge train station is within 1.6km from the site. Located in the district centre, the site is within 400m of a dentist and NHS practice. 3 primary schools are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	-	Only creates temporary construction jobs and would result in a loss of jobs from the relocation of delivery office.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site would result in a loss of employment which could be mitigated by providing a mixed-use development, but this could impact on the amount of homes that could be delivered. The site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats. Otherwise, this location is considered accessible and sustainable across many of the SA objectives.

US110: The Heights, Weybridge

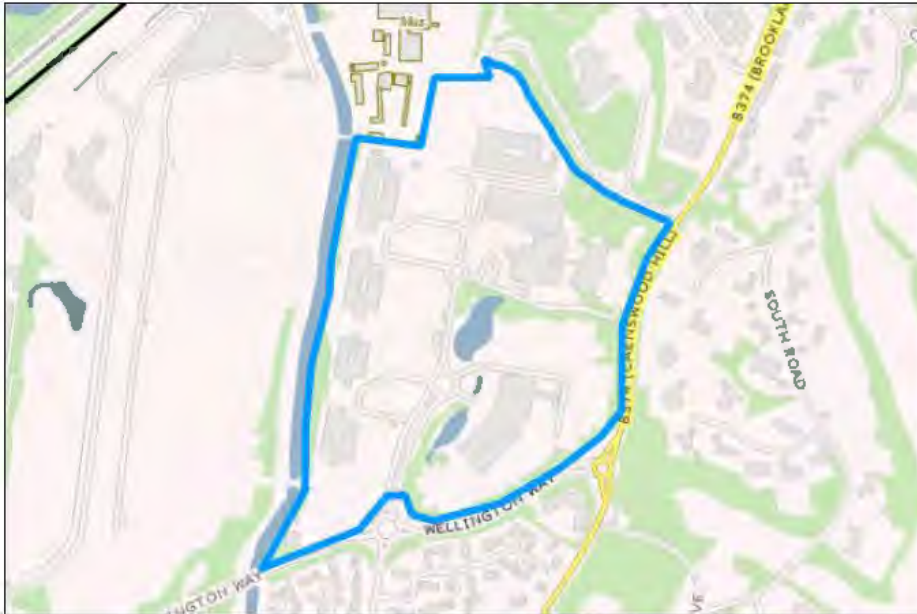
Ward: Weybridge St Georges Hill

Site reference: US110

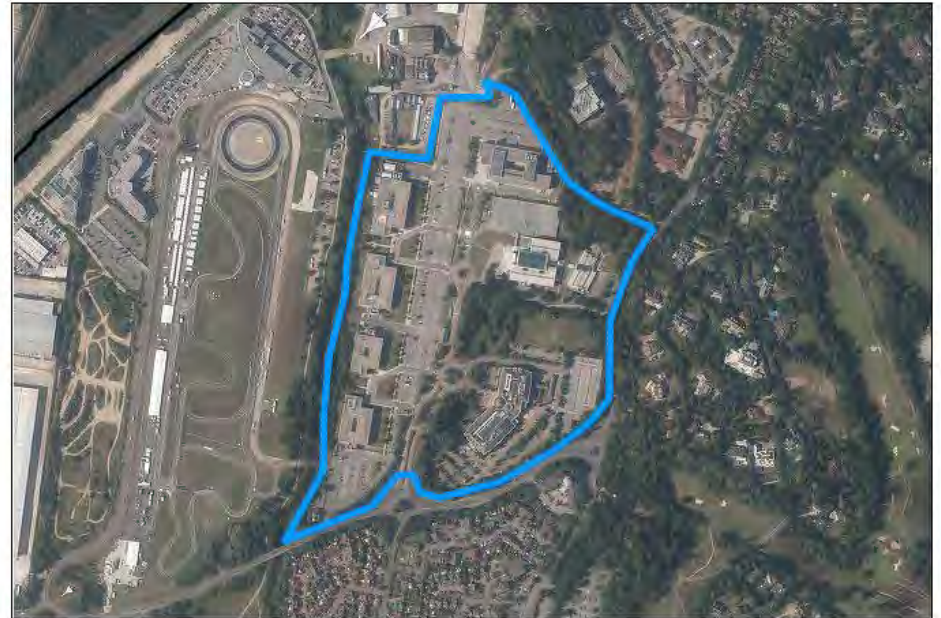
Site area: 20 ha

Site address: The Heights, Weybridge, KT13 0NY

Map:



Satellite image:



Site description: The site comprises of several two to three storey buildings used as offices. Each building has their own allocated hardstanding for parking. There are multiple trees on sites which were designated as TPOs and the site is located within the Brooklands Conservation Area.

Existing land use: Offices (use class E)

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Strategic Employment Land
 - Scheduled Ancient Monument, Area of High Archaeological Potential and Brooklands Conservation Area
 - M3 Contamination Land Poly: C008, C020, C021 and C027 – Line: C027 and Points: C001 and C027
 - Flood Zone 2 and 3
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Thames Basin Heath Special Protection Area 400m-5km
 - Adjoins the Green Belt

Potential use of site

Residential development: No

Proposed yield: Net: N/A **Gross:** N/A

Proposed density (dph): N/A

Commercial uses: Yes- office use

Proposed floorspace (sqm): Net/gross: 9500sqm

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is suitable for additional development office use due to its designated strategic employment land status. The road networks allow easy access to the A3 and M25.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

The need for additional office use may need justification. Land contamination remediation may have viability implications.

Can the constraints be overcome?

Future commercial development on site will require flood mitigation so not to cause great risk for neighbouring properties. This can be overcome with the correct mitigation. Due to the size of the site, future development can be directed away from the TPOs. Land contamination can be overcome with remediation.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	0	No housing is being proposed.
Heritage	?	It is uncertain whether there could be an impact on the conservation area and neighbouring heritage assets.
Accessibility	-	Weybridge rail station with regular fast trains to London and the south east is located over 1km to the site. Less frequent buses are available travelling to Weybridge, Leatherhead and Oxshott. The site is over 2km from Weybridge district centre. The site is opposite Brooklands community park with natural greenspace and children's play areas.
Brownfield land	++	PDL
Economic growth	++	Strategic employment land.
Employment	+	Creates new office jobs.
Flooding	--	Flood zone 2 and 3 and surface Water Flooding 1 in 1000,100 and 30 years.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	?	The site is located on the edge of Green Belt land and adjoins a landscape character area.
Biodiversity	+	Despite being on the edge of Green belt the site is PDL and not covered by any biodiversity designation itself.

Sustainability Appraisal qualitative assessment of the development potential: Although not the most accessible sites, it does have good road links to the A3 and M25. Local bus routes could be more regular to allow employees to use either Byfleet Station or Weybridge to access the offices. The design of any new development will have to take into account the heritage setting and flood risk to make sure that it will not cause flooding to nearby residential properties.

US125: Baker Street Car Park, Weybridge

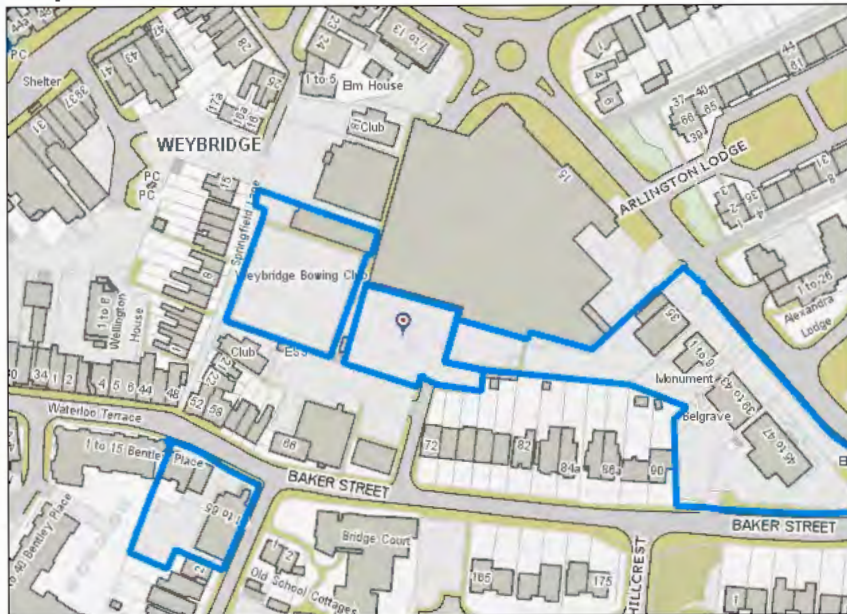
Ward: Weybridge Riverside

Site reference: US125

Site area: 0.12 ha

Site address: Baker Street Car Park, Weybridge

Map:



Satellite image:



Site description: The site comprises of a public car park accessed from Baker Street.

Existing land use: Car Park (Sui Generis)

Source Source of Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- M3 Contaminated Land Poly - C018
- Thames Basin Heath Special Protection Area 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 58dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location close to local bus stops and is within Weybridge district centre. It is also within 800m of a health centre and a state school (both west). There are no direct major constraints, however the site has potentially contaminated land.

Availability

Availability Information

Availability confirmed in 2020.

Achievability

Market and viability factors

Depending on the relocation of the public car park, there is a reasonable prospect that development for housing would be achieved during the plan period.

Can the constraints be overcome?

There are no major constraints to overcome. Potential contaminated land can be remediated.

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located 390m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is located within 1.60km from the site. Located in the district centre, the site is within 400m of a dentist and NHS practice. 3 primary schools are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This location is considered accessible and sustainable across many of the SA objectives; however the relocation of the public parking will need to be resolved.

US391: Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge

Ward: Weybridge Riverside

Site reference: US391

Site area: 0.48 ha

Site address: Woodlawn, Hanger Hill and 2 Churchfields Avenue, Weybridge, KT13 9XU

Map:



Satellite image:



Site description: The site comprises of two dwellings with other outbuildings and a predominantly large area of greenfield/ garden space. There are trees that are designated as TPOs on site.

Existing Land Use: Residential (Use class C3)

Source of site: Urban Capacity Study and past applications

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2004/2409 – Withdrawn

Three terraced two storey houses with rooms in roofspace and dormer windows, two-storey building with room in roof space comprising 10 flats and assorted parking spaces following demolition of existing house.

2004/1571 – Refused

4 terraced two-storey houses with rooms in roofspace and dormer windows, two-storey building with room in roof space comprising 8x2 bed flats and 2x3 flats and assorted parking spaces following demolition of existing house.

2002/2636 – Granted

2 three-storey blocks containing 24 apartments with underground and surface parking following demolition of existing buildings and associated outbuildings (amendment to that approved under planning permission 2002/0763)

2002/1043 – Refused

2 three storey blocks containing 24 apartments with underground and surface parking following demolition of existing buildings and associated outbuildings

2002/763 – Granted

2 three storey blocks containing 24 apartments with underground and surface parking following demolition of existing buildings and associated outbuildings

2002/0046 – Refused –Appeal Withdrawn

Three storey building including rooms in roof space containing 20 apartments with underground and surface parking, 2 detached two storey houses following demolition of existing buildings and associated outbuildings.

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 1000 year (low)
 - Several Tree Preservation Orders (TPOs) – EL:02/02
 - Thames Basin Heath Special Protection Area 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 11 **Gross:**13

Proposed density (dph): 27 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within close proximity to local bus stops. It is also within 400m of Weybridge district centre (west), Weybridge Queens Road local centre (south), Oatlands local centre (west).

Availability

Availability Information

Owners have been contacted in 2018 but differing responses given. Owners contacted again in 2020 but no response given.

Achievability

Market and viability factors

Planning applications have been submitted in the past to intensify for housing. Tree protection and flood mitigation may affect viability.

Can the constraints be overcome?

Tree protection measures and flood risk mitigation can overcome the site's constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There are no heritage assets located on site or nearby.
Accessibility	+	A bus stop is located 122m from the site but only offers less frequent routes to Weybridge, Leatherhead and Oxshott. It is located within 1km of Weybridge train station. A local centre, district centre, primary school are within 400m of the site and 4 dentists, an NHS practice and 2 more primary schools are located within 800m of the site. It is located opposite natural greenspace, and within 400m from a recreation ground, allotments and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located 400m of a local centre and district centre.
Employment	0	Only creates temporary constructions jobs.
Flooding	0	Flood zone 1 with a small area of medium and low surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	No potentially contaminated land on site.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This site is considered sustainable and has no negative impacts expected that would require mitigation. More regular bus routes would improve the accessibility/ transport score.

US393: The Old Warehouse, 37A Church Street, Weybridge

Ward: Weybridge Riverside

Site reference: US393

Site area: 0.08 ha

Site address: The Old Warehouse, 37A Church Street, Weybridge, KT13 8DG

Map:



Satellite image:



Site description: The site comprises of a two-storey building used as an office with hardstanding used as parking.

Existing land use: Offices (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

- Secondary Shopping Front
 - Weybridge Conservation Area
 - Thames Basin Special Protection Area 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 Gross: 5

Proposed density (dph): 68dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is part of secondary shopping frontage and is also in a conservation area. It is in a suitable residential location with local bus stops within Weybridge district centre. It is also within 800m of a health centre and a state school (north).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given so it is considered developable in a 11 to 15-year timeframe to allow for ownership confirmation.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period. This could be via a prior notification for conversion of the office to residential or a new scheme entirely.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown whether future development would have an impact on the conservation area.
Accessibility	++	Located within Weybridge District centre, it is within 400m of a dentist, GP surgery and primary state school. An hourly bus to Kingston operates outside the site. It is located within 400m from a recreation ground, children's play area and allotments.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located in Weybridge district centre.
Employment	-	Loss of employment.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site.
Pollution	0	Site located in the urban built-up area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of transport, economic growth, using brownfield land and reducing land contamination. Located in a district centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. The design of the development could enhance the heritage value of the conservation area. The housing need could outweigh the negative score for loss of employment.

US394: NHS North West, 58 Church Street, Weybridge

Ward: Weybridge Riverside

Site reference: US394

Site area: 0.26 ha

Site address: NHS North West, 58 Church Street, Weybridge, KT13 8DP

Map:



Satellite image:



Site description: The site is accessed on Balfour Road and comprises of a two-storey office with hardstanding for parking.

Existing land use: Offices (Use Class E)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history

Landowners: Private

Policy designations/ constraints

- Air Quality Management Areas
 - M3 Contamination Land Poly - C005
 - Weybridge Conservation Area
 - Thames Basin Heath Special Protection Area 5-7km
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 19 **Gross:** 19

Proposed density (dph): 73dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is currently a community hospital. It has potential land contamination and its located in a Conservation Area. It is in suitable residential location with local bus stops within Weybridge district centre. It is also within 800m of a state school (east).

Availability

Availability Information

Two owners have stated that the site is available for development in 2018. Two owners did not reply and so it is considered developable in a 11 to 15-year timeframe to allow for ownership confirmation.

Achievability

Market and viability factors

The map identifies the corner of another LAA site to the west known as US94 (Locke King House). This site could form part of a comprehensive development.

Can the constraints be overcome?

Land remediation and design to tackle air pollution will overcome constraints.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is unknown whether future development would have an impact on the conservation area.
Accessibility	++	Located within Weybridge District centre, it is within 400m of a dentist, GP surgery and primary state school. An hourly bus to Kingston operates outside the site. It is located 200m from a recreation ground, children's play area and allotments.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located 400m from Weybridge district centre.
Employment	-	The proposal includes a loss of employment from the community use.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site.
Pollution	--	The site falls within an existing Air quality management area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of transport, economic growth, using brownfield land and reducing land contamination. Located in a district centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. However, it does score a significant negative result for the air pollution as it is located in an existing air quality management area. Mitigation through design will be needed to address existing pollution threats. Additionally, the design of the development must enhance the heritage value of the conservation area. The loss of community use could be re-provided in another site such as Weybridge hospital nearby.

US398: 1-8 Dovecote Close, Weybridge

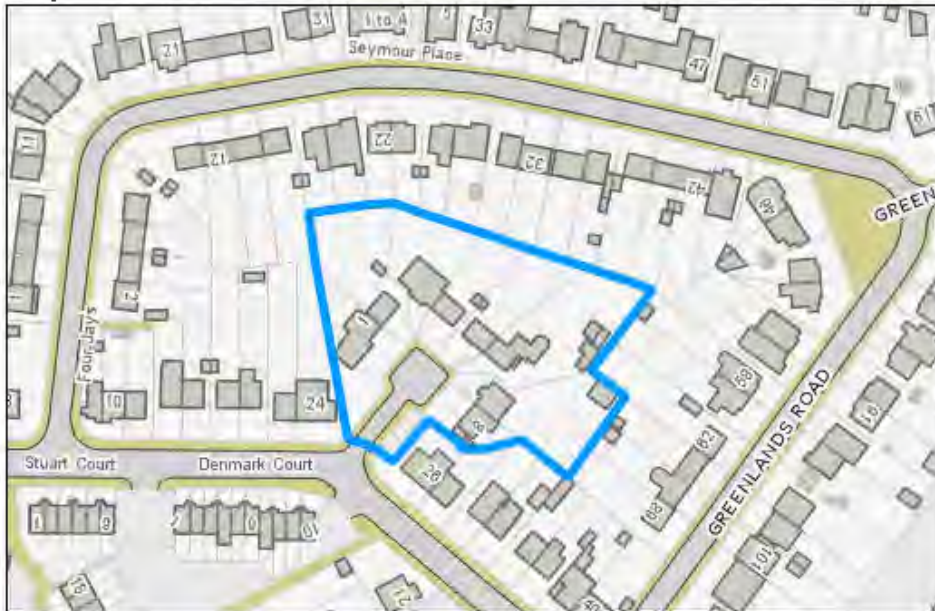
Ward: Weybridge Riverside

Site reference: US398

Site area: 0.47 ha

Site address: 1-8 Dovecote Close, Weybridge, KT13 8PW

Map:



Satellite image:



Site description: The site comprises of a cul-de-sac with 4 pairs of semi-detached houses and rear garden spaces.

Existing land use: Residential (Use Class C3)

Source Source of Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: PA Housing

Policy designations/ constraints

- Scheduled Ancient Monument and County Sites of Archaeological Importance – Site of Oatlands Palace
- Thames Basin Heath Special Protection Area 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 15

Proposed density (dph): 32dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location that has local bus stops and is within 800m to Weybridge District Centre and within 800 metres of a state school and a health centre.

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners contacted in 2020 but no response received.

Achievability

Market and viability factors

The sites historic environment (scheduled ancient monument) and potential for archaeology will require investigation and protection.

Can the constraints be overcome?

With investigation and protection, the heritage constraints could be overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: Yes

Developable in 11-15 years: N/A

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is unclear whether there could be an impact on the archaeological heritage of the site.

Objective	Score	Notes
Accessibility	+	A bus stop is located 0.5km from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is located over 2km from the site. The site is within 400m to Weybridge district centre and a primary school and is within 800m of Oatlands local centre, 2 dentists, an NHS practice and another primary school. Meadowsleigh Close play area offers a pocket park, children's play area and natural greenspace within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in within 400m of Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	0	Site is in flood zone 1 with an area of low surface water flooding (1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site is considered accessible and sustainable. Investigation into the potential archaeology on site will help determine the impact on heritage.

US402: 1 Princes Road, Weybridge

Ward: Weybridge St George's Hill

Site reference: US402

Site area: 0.27 ha

Site address: 1 Princes Road, Weybridge, KT13 9TU

Map:



Satellite image:



Site description: The site contains two-storey building used as offices and hardstanding used as car parking space. It is located on the south side of Princes Road and to the rear is the rail line into London.

Existing land use: Offices (Use Class E)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- M3 Contaminated Land - C020
 - Thames Basin Heath Special Protection Area 400m-5km
 - Adjoins a Tree Preservation Order (TPO) – EL:89/50 (west)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 19 **Gross:** 19

Proposed density (dph): 70dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site has no major constraints and is within the Queens Road local centre and within 400m of a state school (north west). There is a mix of uses in the area with residential units neighbouring the site.

Availability

Availability Information

Availability has been confirmed by the landowners in 2018.

Achievability

Market and viability factors

Land contamination remediation may impact viability.

Can the constraints be overcome?

Yes, the land contamination can be remediated.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	Located in a local centre, within 400m of dentist, 800m from a GP and state schools and 500m from natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located within in a local centre.
Employment	-	The proposal includes a loss of employment.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	The site has potentially contaminated land to remediate.
Pollution	0	The site is in the built-up urban area – however is does back on to rail line.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results for use of brownfield land and land contamination reduction. It does score one minor negative result for employment as the proposed scheme results in a loss of offices. This loss of employment may be outweighed by the housing requirement and evidence that this could be re-provided at a strategic employment land site may improve the score.

US404: 2-8 Princes Road, Weybridge

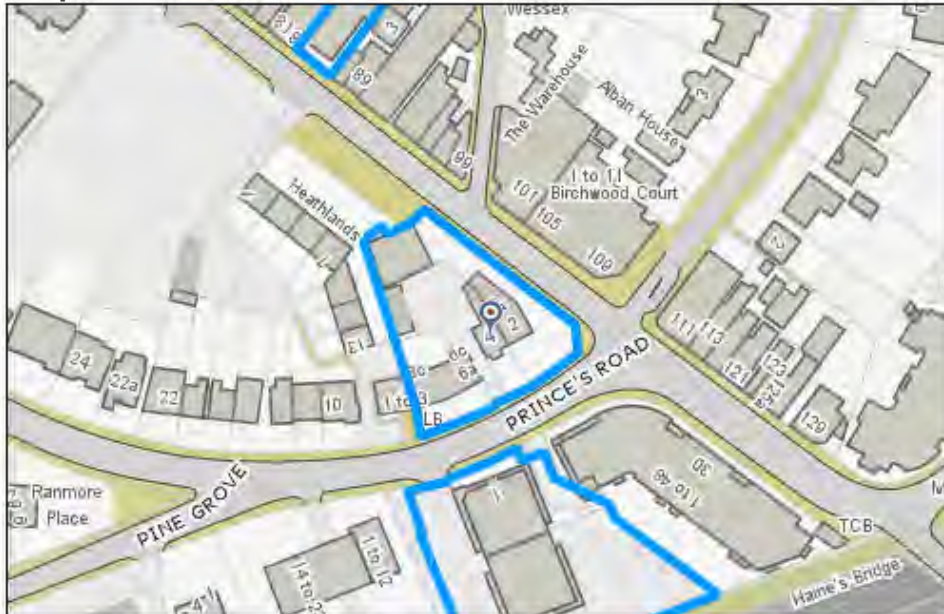
Ward: Weybridge St George's Hill

Site reference: US404

Site area: 0.19 ha

Site address: 2-8 Princes Road, Weybridge, KT13 9BQ

Map:



Satellite image:



Site description: The site contains a residential block of flats with rear parking. A semi-detached property (part use as a house and as an office). To the north of the site is a single-storey building used as medical practice.

Existing land use: Offices (Use Class E) flats (Use Class C3) and Medical practice (Use Class E)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

2004/1371 – Granted

Conversion of existing two-storey building from offices to 3x bed flats and 1x2 bed flat with front and rear parking spaces and external alterations.

2003/1985 – Granted

Change of use from office (Class 1) use to (Class D1) non-residential institution.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 400m-5km
- Site includes two Tree Preservation Orders (TPOs) - ELM:22 and T1

Potential use of site

Residential development: Yes

Proposed yield: Net: 10 **Gross:** 10

Proposed density (dph): 53dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site has no major constraints and is within the Queens Road local centre and within 400m of a state school (north west).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given. The 11 to 15-year timescale reflects the time required to confirm availability.

Achievability

Market and viability factors

The site will need to consider the loss of the existing office space and consider the incorporation of existing residents.

Can the constraints be overcome?

Tree protection measures will help to overcome the risk to the TPOs on site.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	No impact on archaeological, historic and cultural assets
Accessibility	+	Located in a local centre, within 400m of dentist/GP and state schools and 500m from natural greenspace, town park and children's play area.
Brownfield land	++	PDL on the site will be used
Economic growth	+	Even though the site is not proposing employment use, it is located within in a local centre.
Employment	-	The proposal includes a loss of employment.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	+	The site is in the urban area and has no contaminated land to remediate.
Pollution	+	The site is in the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution. Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results for brownfield land and many minor positive impacts across the social, economic and environmental sustainability objectives. It does score one minor negative result for employment as the proposed scheme results in a loss of offices. This loss of employment may be outweighed by the housing requirement and evidence that this could be re-provided at a strategic employment land site may improve the score.

US406: 179 Queens Road, Weybridge

Ward: Oatlands and Burwood Park

Site reference: US406

Site area: 0.41 ha

Site address: 179 Queens Road, Weybridge, KT13 0AH

Map:



Satellite image:



Site description: Site comprises of a large detached dwelling with outbuilding to the north of the site. Located centrally, the dwelling has a large driveway with garden space to the north and a large rear garden to the south. There are trees on site that are designated as TPOs.

Existing land use: Residential (Use class C3)

Source of site: Urban capacity study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Site is protected by a number of Tree Preservation Orders (TPOs): EL188, EL16 (T2, T3, T4, T5, T6, T7, T8, T9, T10, T11)
- Partially Thames Basin Heath Special Protection Area 400m-5km, but predominantly 5-7 km
- Borders Green Belt to the east

Potential use of site

Residential development: Yes

Proposed yield: Net: 9 **Gross:** 10

Proposed density (dph): 24 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of a Weybridge Queens Road local centre (west) and a state school (north). There are a number of trees with tree preservation orders on site.

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

A tree survey and tree protection measures will be required.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Walton on Thames train station is located within 1.6km of the site. Bus stops offering hourly bus routes to Kingston and Addlestone are located 120m from the site. 2 primary schools and Weybridge local centre are located within 800m of the site. Dentists and NHS practices are located over 800km from the site. The site is within 800m of natural greenspace and a pocket park,
Brownfield land	++	PDL
Economic growth	+	The site is located 2km from Weybridge District centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with an area of low surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with healthcare providers located over 1km from the site. Public transport would need to be improved so that future occupants are not reliant on the car. More frequent bus services could be provided as mitigation.

US407: Foxholes, Weybridge

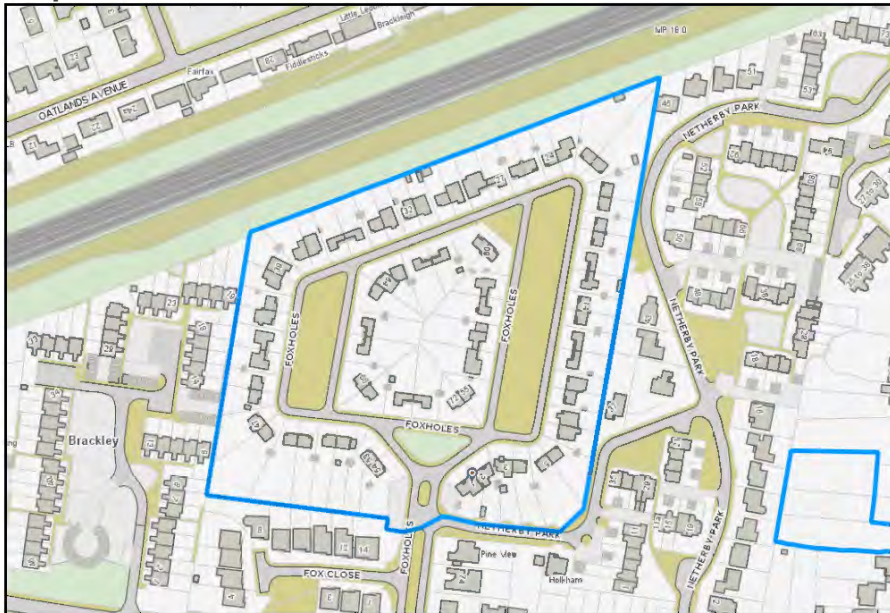
Ward: Otlands and Burwood Park

Site reference: US407

Site area: 4.1 ha

Site address: Foxholes, Weybridge, KT13 0BN

Map:



Satellite image:



Site description: The site comprises of many semi-detached two-storey dwellings with rear gardens spaces. It also contains two areas of greenfield space. Trees on the site are not designated as TPOs but there are TPOs that border the east and south boundaries of the site.

Existing land use: Residential (Use class C3)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: PA Housing

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Part South Thames Basin Heath Special Protection Area 400m-5km and north SPA 5-7km
- M3 Contaminated Land Poly C002 and C026 (south)

Potential use of site

Residential development: Yes

Proposed yield: Net: 78 **Gross:** 150

Proposed density (dph): 37dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a short distance of local bus stops and is 800 metres of Oatlands (north) and Weybridge Queens Road local (west) centres and a state school (north east).

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners were contacted in 2020 but no response was received.

Achievability

Market and viability factors

There are no market or viability factors.

Can the constraints be overcome?

There are no major constraints but there is contamination on the site that will require remediation. The need to confirm availability and to overcome the constraints is reflected in the 6-10-year timescale.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	Yes
Developable in 11-15 years:	N/A
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Bus stops offering infrequent bus routes to Kingston and Addlestone are located 160m from the site. The nearest train station is located 1.7km away. A primary school, dentist, Weybridge and Oatlands local centres are located within 800m of the site. NHS practices are located over 800km from the site. The site is within 800m of natural greenspace, children's play areas and a town park,
Brownfield land	++	PDL
Economic growth	+	The site is located 2km from Weybridge District centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with areas of surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with healthcare providers located over 1km from the site. Public transport would need to be improved so that future occupants are not reliant on the car. More frequent bus services could be provided as mitigation.

US410: Oatlands car park, Oatlands Drive, Weybridge

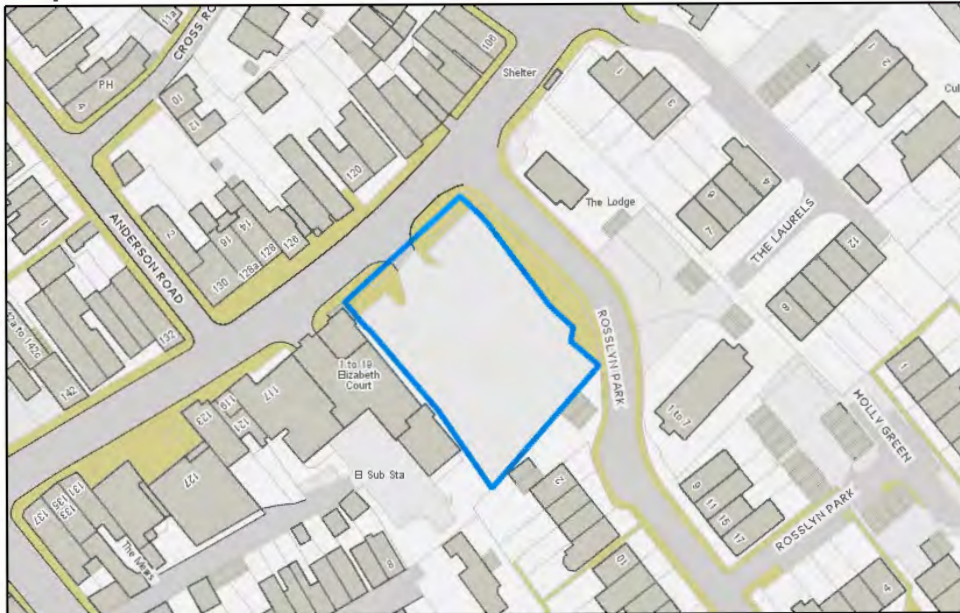
Ward: Oatlands and Burwood Park

Site reference: US410

Site area: 0.16 ha

Site address: Oatlands car park, Oatlands Drive, Weybridge

Map:



Satellite image:



Site description: The site comprises of a public car park accessed from Oatlands Drive, a classified A road. Commercial buildings are located on the east and west boundaries and residential properties lie to the north and south of the site.

Existing land use: Car Park (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Elmbridge Borough Council

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7 km
 - Tree Preservation Order (TPO) – EL:181
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 8 Gross: 8

Proposed density (dph): 50dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is within a suitable location with local bus stops that is within Oatlands small village centre. It is also within 800m Weybridge Queens Road local centre (west) and a state school (south). The site is within 400m of natural greenspace, children's play areas and a town park at Oatlands recreation park.

Availability

Availability Information

Availability has been confirmed by landowners in 2020.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

Tree protection measure will be required.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.
Accessibility	0	Bus stops offering an hourly bus route to Kingston and Addlestone are located 56m from the site. The nearest train station is located over 1.6km away. The site is in Oatlands local centre. An infant school and dentist are located within 400m of the site. One other primary school, another dentist and Weybridge Queens Road local centre are located within 800m of the site. The site is within 400m of natural greenspace, children's play areas and a town park,
Brownfield land	++	PDL
Economic growth	+	The site is located 2km from Weybridge District centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small areas of low surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with healthcare providers located over 1km from the site. A bus route that would allow regular access to a NHS practice could be provided as mitigation.

US417: Garages to the rear of Broadwater House, Grenside Road, Weybridge

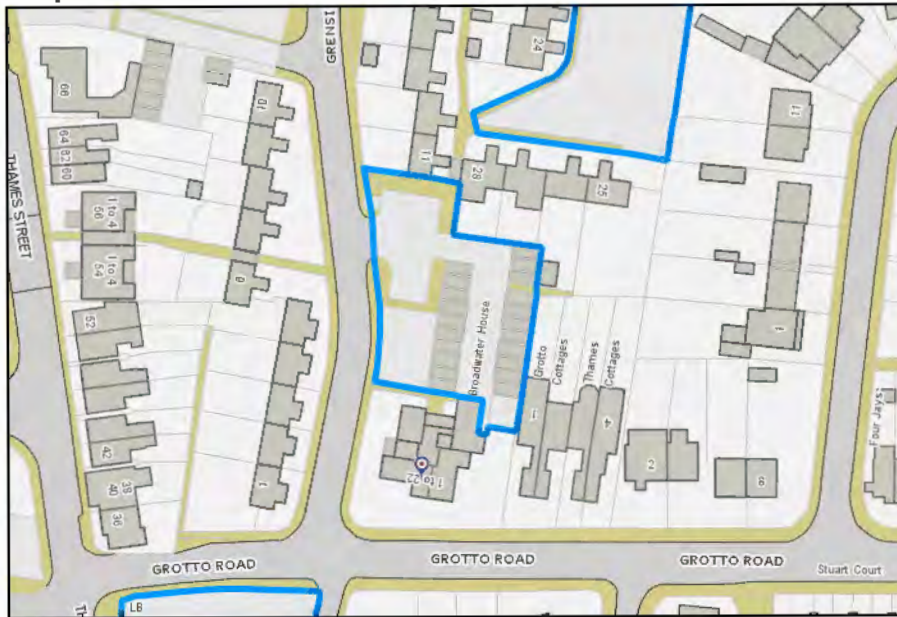
Ward: Weybridge Riverside

Site reference: US417

Site area: 0.12 ha

Site address: Garages to the rear of Broadwater House, Grenside Road, Weybridge

Map:



Satellite image:



Site description: The site comprises of two rows of garages, access hardstanding and an area of green space with two mature trees to the south west.

Existing land use: Garages (Sui Generis)

Source Source of Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: PA Housing

Policy designations/ constraints

-
- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Thames Basin Heath Special Protection Area 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 20 Gross: 20

Proposed density (dph): 167dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location with access to local bus stops and is within 400m to Weybridge District Centre and primary school.

Availability

Availability Information

PA Housing are considering sites for redevelopment. Owners contacted in 2020 but no response received.

Achievability

Market and viability factors

The loss or relocation of the parking will need to be consider prior to future redevelopment. The site is part of several other sites owned by PA Housing and hence would be viable to develop in combination with the other sites.

Can the constraints be overcome?

Flood risk mitigation could overcome the surface flooding constraints

Deliverability

Deliverable within 5 years:

N/A

Developable in 6-10 years:

N/A

Developable in 11-15 years:

Yes

Developable beyond 15 years:

N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	No impact on archaeological, historic and cultural assets.
Accessibility	+	A bus stop is located 400m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is 2km from the site. The site is within 400m to Weybridge district centre, a primary school and a dentist is within 800m of 3 dentists, an NHS practice and another primary school. Meadowsleigh Close play area offers a pocket park, children's play area and natural greenspace within 400m of the site.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in within 400m of Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs
Flooding	-	Site is in flood zone 1 with an area of surface water flooding (1 in 30 years, 1 in 100 years and 1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	The site is PDL.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: With the right flood risk mitigation to prevent surface water flooding, the score could be improved from a minor negative to a neutral score. Otherwise the site is considered accessible and sustainable.

US419: 35-47 Monument Hill, Weybridge

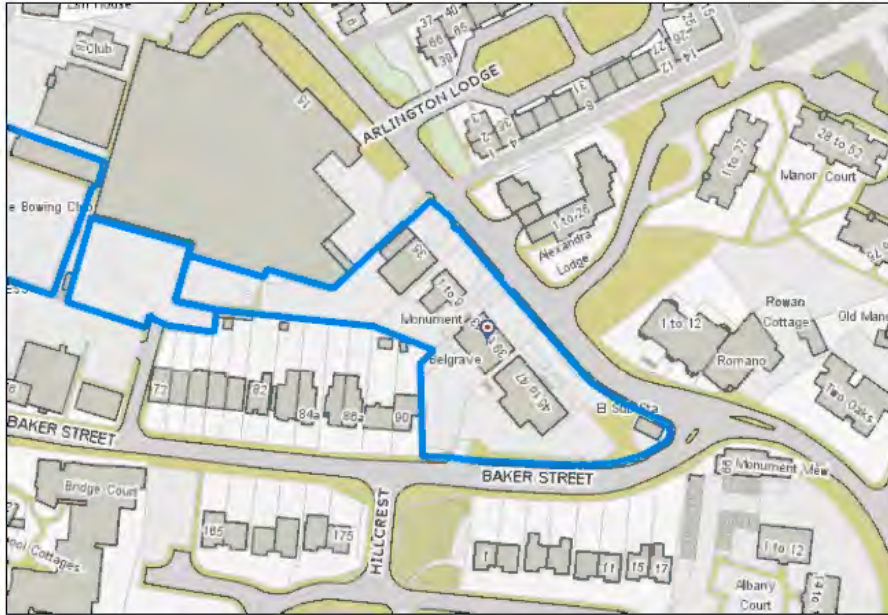
Ward: Weybridge Riverside

Site reference: US419

Site area: 0.57 ha

Site address: 35-47 Monument Hill, Weybridge, KT13 8RN

Map:



Satellite image:



Site description: The site comprises of four buildings ranging for three to five storeys in height. Two buildings contain offices, 1 contains a dentist and the other contains flats. Each building has separate car parking to the rear. There are trees that front Monument Hill Road and Baker Street, which are designated TPOs.

Existing land use: Offices (Use Class E), residential (Use Class C1) and dentist (Use Class E). **Source of Source of site:** Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

The Monument 45-47 Monument Hill

2018/1117 – Granted

Fifth floor addition to provide additional office space (147 sqm)

Monument Court, Monument Hill, Weybridge

2007/1969 – Withdrawn

Addition to three studio flats within new pitched roof

Roadway House, 35 Monument Hill, Weybridge

2010/2497 – Granted

Change of use from B1 office to D1 dental practice (614.81sqm).

Landowners: Private

Policy designations/ constraints

- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Site is protected by a number of Tree Preservation Orders - ELM:28 (12 no. Limes, 4 no. Hornbeam and 1 no. Sycamore) and T1, T2, T3, and T4 (south)
- Air Quality Management Area
- Partial M3 Contaminated Land Poly - C018 (west)
- Thames Basin Heath Special Protection Area - 5-7km

Potential use of site

Residential development: Yes

Proposed yield: Net: 20 **Gross:** 25

Proposed density (dph): 44dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site has some constraints from the medium to high surface water flood risk, impact on TPOs, contamination slippage to the west and the impact on air quality from the adjoining A road. The site is in a suitable residential location with local bus stops at Weybridge district centre. The site is also within 800m of a state school and a health centre (both west).

Availability

Availability Information

In 2018, some of the owners confirmed that the site is available. All owners were contacted again in 2020 but no response was received. The need to confirm availability is reflected in the 11-15 timescale.

Achievability

Market and viability factors

Flood risk measures, tree protection and land remediation may have viability implications. The loss of employment use would also need to be justified if these are not to be retained on site.

Can the constraints be overcome?

With the right tree protection and flood risk mitigation, the constraints can be overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located 230m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is located within 1.60km from the site. Located in the district centre, the site is within 400m of a dentist. 3 primary schools and an NHS practice are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs and could result in a loss of office jobs if not retained.
Flooding	-	Site is in flood zone 1 with a small area of surface water flooding (1 in 30 years and 1 in a 100 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is a small area of potentially contaminated land on site to remediate.
Pollution	--	The site falls within an existing air quality management area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: Being located in a district centre with access to a number of bus routes and local services, it is considered a sustainable site. However, the site falls within an existing air quality management area and mitigation would be required through design to resist pollution threats and flooding risks.

US420: 59-65 Baker Street, Weybridge

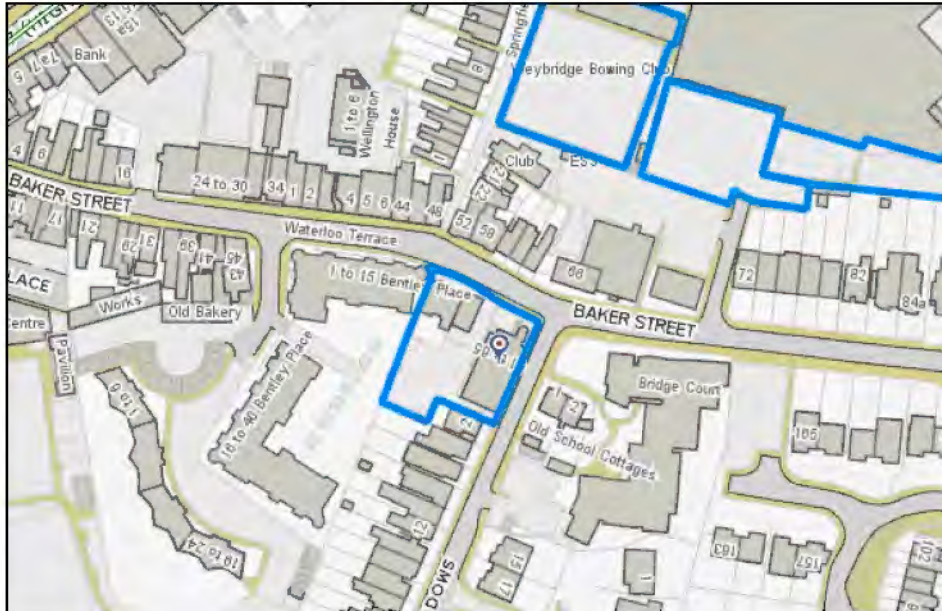
Ward: Weybridge Riverside

Site reference: US420

Site area: 0.14 ha

Site address: 59-65 Baker Street, Weybridge, KT13 8AH

Map:



Satellite image:



Site description: The site contains a three-storey office block to the east (Ibex House) and to the northwest corner a block of flats with rear hardstanding for car parking. There is one tree to northeast of the site.

Existing land use: Offices (Use Class E) and residential (Use Class C3) **Source of Source of site:** Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history.

Landowners: Private

Policy designations/ constraints

- M3 Contaminated Land Poly - C010
 - Thames Basin Heath Special Protection Area - 5-7km
 - Adjoins Statutorily Grade II Listed Building to the east (1 and 2 Old Cottages)
-

Potential use of site

Residential development: Yes

Proposed yield: Net: 14 Gross: 14

Proposed density (dph): 100dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location that has local bus stops and is within Weybridge district centre. It is also within 800m of a health centre and a state school (both west).

Availability

Availability Information

Availability has been confirmed by the one landowner in 2020. The other owners have been contacted but no response has been given.

Achievability

Market and viability factors

There is a reasonable prospect that the site could be achieved in a 6-10-year time period.

Can the constraints be overcome?

Potential land contamination can be investigated and remediated.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	?	It is uncertain whether the development could impact neighbouring heritage assets.
Accessibility	+	A bus stop is located 280m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is 1.60km from the site. Located in the district centre, the site is within 400m of a dentist and NHS practice. 3 primary schools are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	-	Only creates temporary construction jobs and would result in a loss of jobs from office building.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding (1 in 100 years and 1 in 1000 years).
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site would result in a loss of employment which could be mitigated by providing a mixed-use development, but this would significantly impact on the amount of homes that could be delivered. Therefore, consideration is needed for whether employment use could be re-provided elsewhere to allow for housing. Otherwise, this location is considered accessible and sustainable across many of the SA objectives.

US421: 181 Oatlands Road, Weybridge

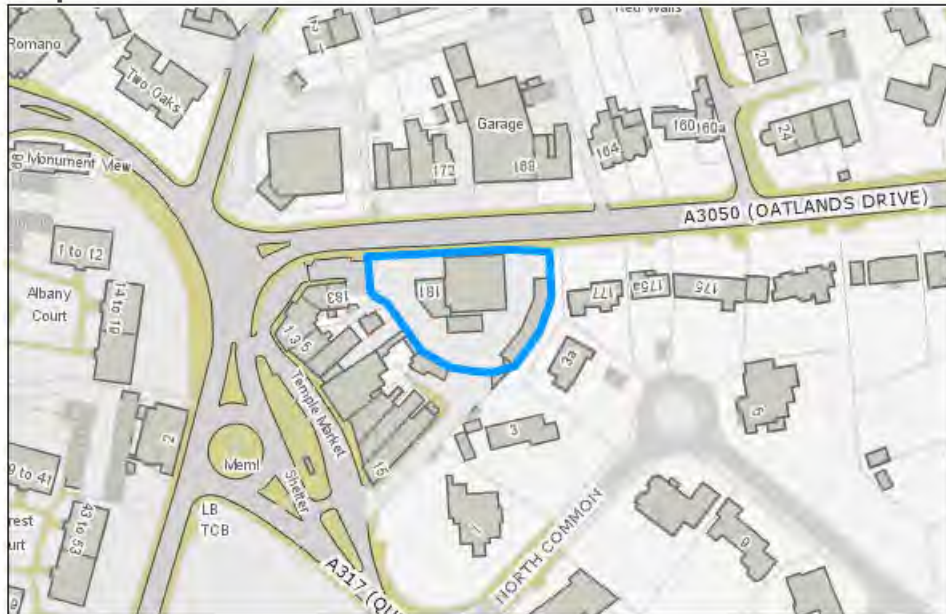
Ward: Weybridge Riverside

Site reference: US421

Site area: 0.17 ha

Site address: 181 Oatlands Drive, Weybridge, KT13 9DJ

Map:



Satellite image:



Site description: The site comprises of a car sales garage and a petrol station garage with associated hard standing for parking and showroom space. The site also has a shop located at the petrol station.

Existing land use: Car Sales Garage, Petrol Station (both Sui Generis) and a shop (Use Class E)

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning history

Landowners: Private

Policy designations/ constraints

-
- Thames Basin Heath Special Protection Area - 5-7km
 - Adjoins M3 Contaminated Land Poly – C020 (north)

Potential use of site

Residential development: Yes

Proposed yield: Net: 12 **Gross:**12

Proposed density (dph): 71 dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A **Gross:** N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site contains a petrol station and car sale garage, but residential dwellings surround the site. There are no major constraints on the site that will prevent redevelopment. The site is in a suitable residential location within proximity to local bus stops. It is also within 400m of Weybridge district centre (west), Weybridge Queens Road local centre (south), Oatlands local centre (west).

Availability

Availability Information

Owners have been contacted in 2018 and 2020 but no response has been given which results in an 11 to 15-year timeframe for delivery.

Achievability

Market and viability factors

Evidence will be required to justify the loss of the existing use and land remediation may have viability implications.

Can the constraints be overcome?

Yes, with land remediation.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There are no heritage assets located on site or nearby.
Accessibility	+	Located within 800m of a local centre and district centre, dentist, NHS surgery and 3 state schools. An hourly bus to Kingston operates outside the site. Weybridge train station is within 1.6km from the site. It is located within 400m of natural greenspace.
Brownfield land	++	PDL on the site will be used
Economic growth	++	The site is located 800m of a local centre and district centre.
Employment	-	The proposal includes a loss of employment from the shop and car sales garage.
Flooding	0	Flood zone 1 with no surface water flooding on site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	Potentially contaminated land on site.
Pollution	0	The site is PDL and in an existing built up area
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores significant positive results in terms of economic growth, land remediation and using brownfield land. Located close to a local centre with access to local services and a regular bus route to Kingston, it is considered a sustainable location. However, it does score a negative result for the provision of employment opportunities as it would result in a loss of employment from the petrol station and car sale garage.

US424: Weybridge Bowling Club, 19 Springfield Lane, Weybridge

Ward: Weybridge Riverside

Site reference: US424

Site area: 0.21 ha

Site address: Weybridge Bowling Club, 19 Springfield Lane, Weybridge, KT13 8AW

Map:



Satellite image:



Site description: The site comprises of a club house to the north and the rest of the site as an open bowling green.

Existing land use: Bowling Green (Use Class F2) **Source** **Source of Source of site:** Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km
- Adjoins M3 Contaminated Land Poly - C018

Potential use of site

Residential development: Yes

Proposed yield: Net: 11 Gross: 11

Proposed density (dph): 52dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location that has local bus stops and is within Weybridge district centre. It is also within 800m of a health centre and a state school (both west). There are no direct major constraints, however the site is in an existing community/leisure use.

Availability

Availability Information

Owners have been contacted in 2020 but no response has been received. The need to confirm availability is reflected in the 11-15 timescale.

Achievability

Market and viability factors

Depending on the relocation of the clubhouse and bowling green, there is a reasonable prospect that development for housing would be achieved during the plan period.

Can the constraints be overcome?

There are no major constraints to overcome.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement
Heritage	0	There will be no impact on heritage assets.
Accessibility	+	A bus stop is located 130m from the site and offers hourly services to Kingston and Addlestone. Weybridge train station is located within 1.60km from the site. Located in the district centre, the site is within 400m of a dentist

Objective	Score	Notes
		and NHS practice. 3 primary schools are located within 800m of the site. Churchfields recreation ground is located within 400m of the site and offers natural greenspace and children's play area.
Brownfield land	++	PDL on the site will be used.
Economic growth	+	Located in Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with no surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up area.
Landscape	+	Site is in the urban built-up area with no local greenspace designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and is not covered by a biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: This location is considered accessible and sustainable across many of the SA objectives, however the relocation of the community use will need to be resolved.

US429: Garages at Brockley Combe, Weybridge

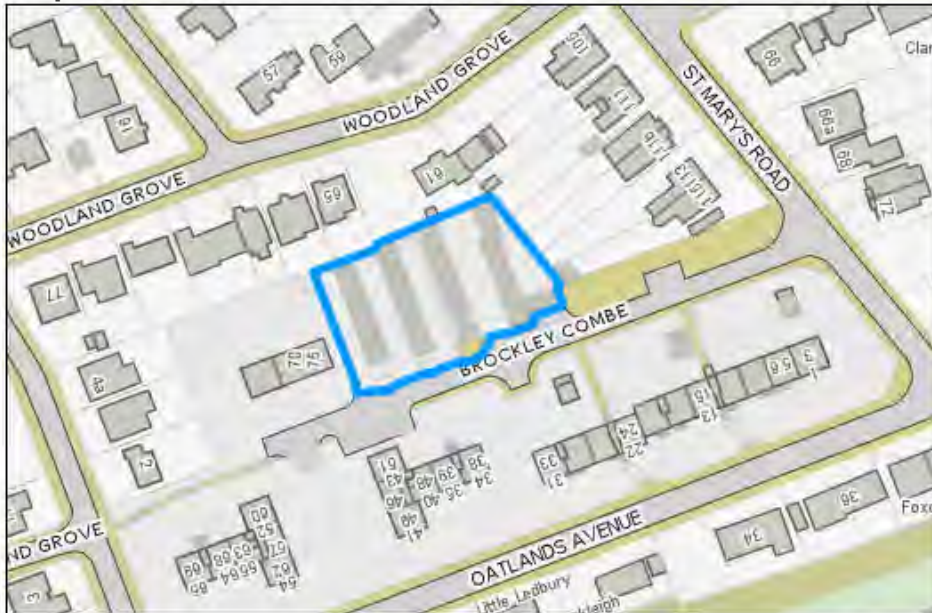
Ward: Oatlands and Burwood Park

Site reference: US429

Site area: 0.23 ha

Site address: Garages at Brockley Combe, Weybridge

Map:



Satellite image:



Site description: The site comprises of four rows of garages and is surrounded by residential properties on all boundaries.

Existing land use: Garages (Sui Generis)

Source of site: Urban Capacity Study

Is the Site Previously Developed Land: Yes

Relevant planning history / Status:

No relevant planning history.

Landowners: Private

Policy designations/ constraints

- Thames Basin Heath Special Protection Area 5-7km (north)
- Surface Water Flooding 1 in 100 year (medium), and 1 in 30 year (high)
- Adjoins M3 Contamination Land Point – C001 and C026

Potential use of site

Residential development: Yes

Proposed yield: Net: 7 Gross: 7

Proposed density (dph): 30dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site is in a suitable residential location within 800m of Weybridge Queens Road (west) and Oatlands (north) local centres which have local bus stops. It is also within 800m of a state school (north).

Availability

Availability Information

Owners were contacted in 2018 and 2020 but no response was received.

Achievability

Market and viability factors

There is a reasonable prospect that development for housing would be achievable during the plan period.

Can the constraints be overcome?

The site is within a sustainable location and there is no policy, environmental or physical constraints. However, no response has been given on ownership. Therefore, the need to confirm availability is reflected in the 11-15 timescale.

Deliverability

Deliverable within 5 years: N/A

Developable in 6-10 years: N/A

Developable in 11-15 years: Yes

Developable beyond 15 years: N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	0	The proposal will not impact on heritage assets.

Objective	Score	Notes
Accessibility	0	Bus stops offering an hourly bus route to Kingston and Addlestone are located 600m from the site. The nearest train station is located 1.7km away. An infant school is located within 400m of the site. One other primary school, a dentist, NHS practice, Weybridge local centres are located within 800m of the site. The site is within 400m of natural greenspace, children's play areas and a town park,
Brownfield land	++	PDL
Economic growth	+	The site is located 2km from Weybridge District centre which provide some employment.
Employment	0	Only creates temporary construction jobs.
Flooding	-	Site is in flood zone 1 with areas of low, medium and high surface water flooding.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	0	There is no potentially contaminated land on site to remediate but it does adjoin an area of contaminated land.
Pollution	0	The site is PDL and located in the built-up urban area.
Landscape	+	Site located in the urban built-up area with no local green space designation nearby.
Biodiversity	+	Site is in the built-up urban area, on PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site accessibility is fair with healthcare providers located over 1km from the site. Public transport would need to be improved so that future occupants are not reliant on the car. More frequent bus services and closer bus stops could be provided as mitigation. Flood risk mitigation is also required to ensure surface water flooding does not negatively impact future occupants and neighbouring properties.

US431: Shell Petrol Filling Station, 95 Brooklands Road, Weybridge

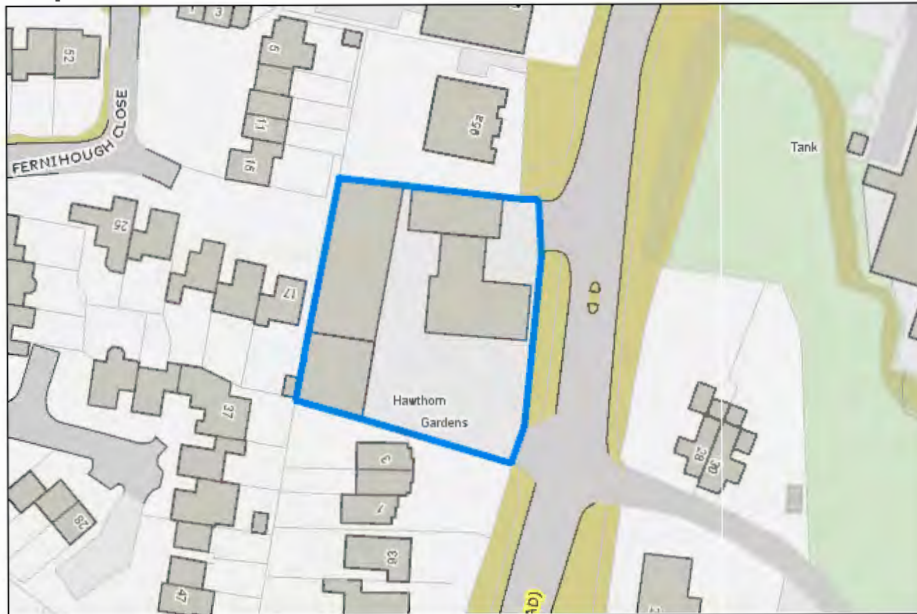
Ward: Weybridge St Georges Hill

Site reference: US431

Site area: 0.18 ha

Site address: Shell Petrol Filling Station, 95 Brooklands Road, Weybridge, KT13 0RP

Map:



Satellite image:



Site description: The site contains petrol station with shop to facilitate the petrol station and rear car rental. It is located on the west side of Brooklands Road and lies next to residential properties to the south and west boundaries.

Existing land use: Petrol Station and Car Rental (Sui Generis), and shop (use class E).

Source of site: Urban Capacity Study.

Is the Site Previously Developed Land: Yes

Relevant planning history / Status: No relevant planning permission.

Landowners: Private

Policy designations/ constraints

- Brooklands Conservation Area
- M3 Contaminated Land Poly - C021
- Partially Flood Zone 2 and 3 (west)
- Thames Basin Heath Special Protection Area 400m-5km
- Adjoins the Green Belt

Potential use of site

Residential development: Yes

Proposed yield: Net: 5 Gross: 5

Proposed density (dph): 29dph

Commercial uses: No

Proposed floorspace (sqm): Net: N/A Gross: N/A

Gypsy/Travelling Showpeople: No

No. of pitches: N/A

Other: No

Specify: N/A

Site Assessment

Suitability

Suitability Information

The site neighbours' residential properties and therefore housing would be suitable in this location. The use and need for the existing petrol station would require investigation and justification for its loss. Land contamination and flood risk can be investigated and mitigated. Although not within 800m of a train station, state school, town, district or local centre and of a health centre, it is in close proximity to local bus stops which make the site accessible.

Availability

Availability Information

Owners were contacted in 2018 and 2020 but no response was received. Therefore, the timescale reflects the time needed to confirm availability.

Achievability

Market and viability factors

The cost of remediation and flood risk mitigation may impact the marketing and viability of the site.

Can the constraints be overcome?

With land remediation, flood risk mitigation and design solutions, the constraints can be overcome.

Deliverability

Deliverable within 5 years:	N/A
Developable in 6-10 years:	N/A
Developable in 11-15 years:	Yes
Developable beyond 15 years:	N/A

Sustainability appraisal

Objective	Score	Notes
Homes	+	Will contribute to meeting the housing requirement.
Heritage	?	It is uncertain whether there could be an impact on the conservation area.
Accessibility	-	Weybridge rail station with regular fast trains to London and the south east is located within 2km to the site. Less frequent buses are available travelling to Weybridge, Leatherhead and Oxshott. The site is over 2km from Weybridge district centre. The site is within 400m of natural greenspace, a town park and children's play area.
Brownfield land	++	PDL
Economic growth	++	The site is located 1km from a major service/ strategic employment land at Brooklands with a range of employment opportunities.
Employment	-	A loss of employment.
Flooding	-	There is a small area of flood zone 2 and 3 at the rear of the site.
Water	+	Site does not lie within a Groundwater Protection Zone and there is no waterbody on site.
Land	++	There is potentially contaminated land on site to remediate.
Pollution	0	The site is PDL and in an existing built up area.
Landscape	0	The site is located in an existing built up area.
Biodiversity	+	The site is PDL and not covered by any biodiversity designation.

Sustainability Appraisal qualitative assessment of the development potential: The site scores some negative results for accessibility, employment and flooding. A more regular bus route could help with accessibility to key local services and train stations. The loss of employment would be small, and the provision of housing could outweigh this. Flood risk mitigation measures are required to prevent an increased flood risk to the residential properties surrounding the site.

Appendix 6: Discounted urban sites

Note

Those sites highlighted in yellow were discounted in 2021. Those sites highlighted in blue were discounted in 2022. The LAA 2021 contains a list of those sites previously discounted in 2018 (shaded in green in that report).

Site reference	Address	Ward	Discounted Reasoning
US16	Land at Merrileas, Leatherhead Road, Oxshott, KT22 0EZ	Oxshott & Stoke D'Abernon	Site with planning permission
US20	Land north of Leaf Close, Thames Ditton, KT7 0YQ	Thames Ditton	The site has physical limitations that cannot be overcome in the plan period – Trees
US57	Land adjacent to Timothy Place, Pool Road, West Molesey	Molesey West	The site has physical limitations that cannot be overcome in the plan period – open green space
US61	Land adjacent to 151 Rydens Road, Walton-on-Thames, KT12 3AS	Walton South	Multiple ownership issues and the site has physical limitations that cannot be overcome in the plan period – open green space
US85	16 Vickers Drive South, Weybridge, KT13 0UJ	Weybridge St Georges Hill	Below LAA threshold on commercial
US130	Land opposite Nuffield Health Club and abutting Portsmouth Road, Long Ditton	Long Ditton	The site adjoins and has physical limitations that cannot be overcome.
US138	Land adjacent to Grafton Way, West Molesey, KT8 9RP	Molesey West	The site has physical limitations that cannot be overcome in the plan period – open green space

Site reference	Address	Ward	Discounted Reasoning
US147	Thamesview House, Felix Road, Walton-on-Thames, KT12 2SL	Walton North	Site with planning permission
US167	Garages at Hilary Crescent, Walton-on-Thames	Walton North	Below the LAA threshold and the site is located within an absolute constraint – Flood Zone 3b
US196	Land at St Andrew's Gardens, Cobham	Cobham & Downside	Below LAA threshold.
US210	Eaton Farm, Miles Lane, Cobham, KT11 2ED	Oxshott & Stoke D'Abernon	Ownership not confirmed and amenity space
US219	Holden Place and 12-18 Anyards Road, Cobham	Cobham & Downside	Multiple ownership issues
US220	30-34 Anyards Road and 1-28 Cobham Gate, Cobham Gate, Cobham	Cobham & Downside	Multiple ownership issues
US227	Rythe Centre, Willow Bank, Claygate Lane, Thames Ditton, KT7 0LE	Thames Ditton	Multiple ownership issues.
US234	Amenity space to the north of Raphael Drive, Thames Ditton	Thames Ditton	The site has physical limitations that cannot be overcome in the plan period –tree protection orders.
US240	Thames Ditton Lawn Tennis Club, Weston Green Road, Thames Ditton	Thames Ditton	Confirmed as not available
US261	Land at Cockcrow Hill, Long Ditton	Long Ditton	Multiple landowner issues.
US262	Land to the rear of 5-15 St Mary's Road, Long Ditton	Long Ditton	The site has physical limitations that cannot be overcome in the plan period – access to rear

Site reference	Address	Ward	Discounted Reasoning
US267	Land at Blair Avenue, Esher	Esher	The site has physical limitations that cannot be overcome in the plan period – open green space
US268	Land to rear of 70-78 Cranbrook Drive, Esher	Hinchley Wood & Weston Green	Multiple owners have not confirmed availability.
US290	114-130 High Street, Esher, KT10 9QJ	Esher	Multiple owners with conflicting responses- no agreement to develop.
US292	Amenity space off Molesey Close, Hersham	Esher	The site has physical limitations that cannot be overcome in the plan period – open green space
US293	Amenity space off Southdown Road, Esher	Esher	The site has physical limitations that cannot be overcome in the plan period – open green space
US307	Amenity space between Walton Road and The Forum, East Molesey	Molesey East	The site has physical limitations that cannot be overcome in the plan period – open green space
US311	Ray Road Allotments, Ray Road, West Molesey	Molesey West	Contrary to LAA methodology- allotments
US314	Back land / open space between Down Street and High Street, West Molesey	Molesey West	The site has physical limitations that cannot be overcome in the plan period – open green space
US333	Public open space to the north of St John's Drive, Walton-on-Thames	Walton North	The site has physical limitations that cannot be overcome in the plan period – open green space
US334	Public open space to the south of St John's Drive, Walton-on-Thames	Walton North	The site has physical limitations that cannot be overcome in the plan period – open green space

Site reference	Address	Ward	Discounted Reasoning
US341	Green space between Colne Drive and Lindley Road, Walton-on-Thames	Walton South	The site has physical limitations that cannot be overcome in the plan period – open green space
US369	Land adjacent to 1 Marston Court, Lansdown Close, Walton-on-Thames, KT12 3NT	Walton North	The site has physical limitations that cannot be overcome in the plan period – open green space
US382	Vauxmead Playing Fields, Faulkners Road, Hersham, KT12 5JB	Hersham Village	The site has physical limitations that cannot be overcome in the plan period – open green space
US383	Land to the west of 4 Hutton Close, Hersham	Hersham Village	The site has physical limitations that cannot be overcome in the plan period – open green space
US834	Amenity space at Bramptons Gardens, Hersham	Hersham Village	The site has physical limitations that cannot be overcome in the plan period – open green space
US387	Land to the west of Fenner House, Queens Road, Hersham	Hersham Village	The site has physical limitations that cannot be overcome in the plan period – open green space and trees
US392	Land to the north east of Heathside School, Brooklands Lane, Weybridge	Weybridge Riverside	The site has physical limitations that cannot be overcome in the plan period – open green space and trees
US401	Green space between Grenside Road and Thames Street, Weybridge	Weybridge Riverside	The site has physical limitations that cannot be overcome in the plan period – open green space
US402	Garages to the rear of Queens Court, Queens Road and Willerton Lodge and Holmsdale, Bridgewater	Weybridge St George's Hill	Multiple ownership issues and the site has physical limitations that cannot be overcome in the plan

Site reference	Address	Ward	Discounted Reasoning
	Road, Weybridge		period –trees
US412	Weybridge Business Centre, 66-70 York Road, Weybridge, KT13 9DY	Weybridge Riverside	Multiple ownership issues
US413	Land to the south of Woodley Manor, Granville Road, Weybridge, KT13 0QJ	Weybridge St George's Hill	The site has physical limitations that cannot be overcome in the plan period – open green space
US414	Land to the rear of 1-2 Segrave Close, Weybridge, KT13 0TD	Weybridge St George's Hill	The site has physical limitations that cannot be overcome in the plan period – open green space
US432	Land to the south of 1A Locke King Road, Weybridge, KT13 0SY	Weybridge St George's Hill	The site has physical limitations that cannot be overcome in the plan period – trees
US435	Station House, The Parade, Esher, KT10 0PB	Claygate	Site with planning permission
US437	Childs Play Centre, Manor Road, Walton-on-Thames	Walton Central	Site with planning permission
US438	Leverton, St Georges Avenue, Weybridge	Weybridge St George's Hill	Site with planning permission
US445	Ferry Yacht Station, Ferry Road, Thames Ditton, KT7 0YB	Long Ditton	The site is located within an absolute constraint – Flood Zone 3b
US463	3 Lyon Road, Walton-on-Thames, KT12 3PU	Walton South	Designated in SEL
US465	29 Walton Road, East Molesey, KT8 0DH	Molesey East	Below LAA threshold
US480	The Courtyard, 13B Molesey Road, Hersham, KT12	Hersham Village	Site with planning permission

Site reference	Address	Ward	Discounted Reasoning
	4RN		
US483	Merrywood, Weston Green Avenue, Thames Ditton	Thames Ditton	Access issues prevent development
US488	Land south of Strenue Sports Ground, Lynwood Road, Hinchley Wood, KT7 0EJ	Hinchley Wood & Weston Green	The site has physical limitations that cannot be overcome in the plan period – access, open green space and trees
US491	10 Brittain Road, Hersham, KT12 4LR	Esher	Site with planning permission
US499	Station House, The Parade, Esher, KT10 0PB	Claygate	Site with planning permission
US500	Land east of 82 Island Farm Road, West Molesey, KT8 2LQ	Molesey West	Site with planning permission
US501	32 St Mary's Road, Long Ditton, KT6 5EY	Long Ditton	Site with planning permission
US508	St George's Business Park, Brooklands Road, Weybridge, KT13 0RH	Weybridge St George's Hill	Site with planning permission
US510	1 Cranmer Road, Weybridge	Weybridge St George's Hill	Below LAA threshold.
US513	Site of 363 to 367 Molesey Road, Walton-on-Thames	Walton South	Site with planning permission
US514	4 Fairmile Lane, Cobham, KT11 2DJ	Cobham & Downside	Site with planning permission
US515	11 St Mary's Road, Long Ditton, KT6 5EU	Long Ditton	The site has physical limitations that cannot be

Site reference	Address	Ward	Discounted Reasoning
			overcome in the plan period – design and character
US502	1 French Gardens, Cobham, KT11 2AJ	Cobham & Downside	Below LAA threshold.
US476	3 Oxshott Rise, Cobham, KT11 2RW	Cobham & Downside	Site no longer available for development
US490	Ramli, Beech Close, Oxshott, KT11 2EN	Cobham & Downside	Below LAA threshold
US368	Land at Stratton Close, Walton-on-Thames	Walton North	Below LAA threshold and includes general amenity space.
US477	Arnewood Close, Oxshott, KT22 0RJ	Cobham & Downside	Existing dwellings provide for a specialist housing need (single storey/ small houses).
US436	10 Arnison Road, East Molesey, KT8 9JJ	Molesey East	Below LAA threshold.
US484	Land east of 17 Sovereign Court, Bishop Fox Way, West Molesey	Molesey West	Designated natural greenspace
US458	Unit 3 and 4, 133-135 Armfield Close, KT8 2RT	Molesey West	Below LAA threshold for commercial.
US479	Piplin House, Wey Road, KT13 8HN	Weybridge Riverside	Below LAA threshold.
US482	Land to rear of 24-26 Church Street, Weybridge, KT13 0DA	Weybridge Riverside	Below LAA threshold.
US512	91 Queens Road, Weybridge, KT13 9UQ	Weybridge Riverside	Below LAA threshold.

Site reference	Address	Ward	Discounted Reasoning
US511	8-14 Oatlands Drive, Walton-on-Thames, KT13 9JL	Walton Central	Site with planning permission
US116	Molesey Football and Social Club and 22-29 and 30-33 Grange Close and 412 Walton Road	Molesey West	Site with planning permission
US328	Walton Lodge, Bridge Street, Walton-on-Thames, KT12 1BT	Walton Central	Site with planning permission
US386	145-149 and rear access of 151-157 Hersham Road, Hersham, KT12 5NR	Hersham Village	Site with planning permission
US77	Annetts Yard 1-3 Annetts Road, Walton- on-Thames	Walton Central	Site with planning permission
US474	Greenways and Bluebell Lodge, 46 Copsem Lane, Esher, KT10 9HJ	Oxshott & Stoke D'Abernon	Site with planning permission
US44	Claremont House 34-38, Molesey Road, Hersham, KT12 4RQ	Hersham Village	Site with planning permission
US83	Homebase, New Zealand Avenue, Walton-on-Thames, KT12 1XA	Walton Central	Site with planning permission
US50	Royal Cambridge Home, 82-84 Hurst Road, East Molesey	Molesey East	Site with planning permission
US396	Idis House, Churchfield Road, Weybridge	Weybridge Riverside	Site with planning permission
US66	7-9 Ashley Road, Walton-on-Thames, KT12 1HY	Walton Central	Site with planning permission

Site reference	Address	Ward	Discounted Reasoning
US504	9 Esher Road, Hersham, KT12 4JZ	Hersham Village	Site with planning permission
US355	Walton Audi, 1 Station Avenue, Walton-on-Thames, KT12 1PD	Walton South	Site not available
US177	Claygate Lawn Tennis Club, Torrington Close, Claygate, KT10 0SB	Claygate	Site not available
US163	Site C garages at Wyndham Avenue, Cobham	Cobham & Downside	Site with planning permission
US174	Claygate Village Youth Centre, Elm Road, Claygate, KT10 0EH	Cobham & Downside	Below threshold with heritage constraints
US308	Former Hurst Park Primary School, Hurst Road, West Molesey	Molesey West	Site not available for housing
US47	Jolly Boatman and Hampton Court Station, Hampton Court Way	Molesey East	Site under construction

Appendix 7: Sustainability Appraisal Scoring Sheet

Score	Description	Symbol
Significant positive impact	Significant positive change towards sustainability	++
Minor positive impact	Minor positive change towards sustainability	+
Neutral	The option contributes neither positively nor negatively towards the SA Objective	0
Minor negative impact	Minor negative change towards sustainability	-
Significant negative impact	Significant negative change towards sustainability	--
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?

SA Objectives	++	+	0	-	--
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	Deliverable (1-5 Years) or Strategic Site (100+ units).	Contributing to meeting the housing requirement.	No housing is being proposed.	More than 1 dwelling is being lost by the proposed development.	More than 50 dwellings would be lost by the development proposal.
3. To conserve and enhance, archaeological, historic and	N/A	Development likely to have a positive impact on historic	No impact on archaeological, historic and cultural	Impact on setting of archaeological, historic and cultural assets / partial loss	Complete loss of archaeological, historic and cultural assets.

cultural assets and their settings.		character.	assets.	of assets.	
<p>4. To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.</p> <p>Criteria taken from accessibility standards in the Green Belt Boundary Review – Accessibility Assessment June 2019</p>	<p>Excellent</p> <p>0 - 400m distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.</p>	<p>Good</p> <p>400m to 800m distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.</p>	<p>Fair</p> <p>800 - 1.2km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.</p>	<p>Moderate</p> <p>1.2 - 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.</p>	<p>Limited</p> <p>Over 1.6km distance to bus stop with good / very good / excellent service; railway station; major service and employment centre or locally significant employment area; primary school; secondary school; health centre / GP; dentist; nearest retail centre; local services; and publicly accessible green spaces.</p>
<p>5. To make the best use of previously developed land and existing</p>	<p>PDL on the site will be used.</p>	<p>N/A</p>	<p>Mix use of PDL and greenfield.</p>	<p>N/A</p>	<p>Greenfield.</p>

buildings					
<p>6. To support economic growth which is inclusive, innovative and sustainable.</p> <p>Criteria taken from accessibility standards in the Green Belt Boundary Review – Accessibility Assessment June 2019</p>	<p>Excellent</p> <p>0-5km distance to major service centre / employment location or 0-2.5km distance to significant employment site.</p>	<p>Good</p> <p>5.1-10km distance to major service centre / employment location or 2.6-5km distance to significant employment site.</p> <p>The site is of a scale (over 0.25ha) to enable the development of new employment units as part of the development.</p>	<p>Fair</p> <p>10.1-15km distance to major service centre / employment location or 5.1-7.5km distance to significant employment site.</p>	<p>Moderate</p> <p>15.1-20km distance to major service centre / employment location or 7.6-10km distance to significant employment site.</p> <p>The site is not of a scale (under 0.25ha) to enable the development of a new neighbourhood which would improve access to and provision of additional services and facilities as well as employment opportunities.</p>	<p>Limited</p> <p>20+km distance to major service centre / employment location or 10+km distance to significant employment site.</p>
<p>7. To provide for employment opportunities to meet the needs of the local economy.</p>	<p>Creates a large new workforce / Strategic Sites (100+ jobs).</p>	<p>Creates new workforce in a single employment or retail use or business / midrange sites.</p>	<p>Only creates temporary construction jobs (not a new workforce) / smaller sites and modest</p>	<p>Partial loss of jobs (existing employment use).</p>	<p>Loss of all jobs / partial loss of jobs in a strategic employment area.</p>

			additions.		
11. To reduce flood risk			<p>Flood Zone 1</p> <p>Low surface water flooding issues (1 in 1000 yr) on site and / or any risk affecting access.</p> <p>Medium surface water flooding issues (1 in 100 yr).</p>	<p>Mostly or all Flood Zone 2 / Flood Zone 3a and / or risk of 1 in 30-year surface water flooding on less than 20% site area.</p>	<p>In functional flood plain (FZ3b) or risk of 1 in 30-year surface water flood risk on more than 20% site area.</p>
12. To improve the water quality of rivers and groundwater and maintain an adequate supply of water.	N/A	<p>Site does not lie within a Groundwater Protection Zone.</p> <p>No waterbody on site.</p> <p>Existing infrastructure serves site and surrounding area.</p>	N/A	<p>Site lies in Groundwater Protection Zone.</p> <p>Water courses dissect site or water body on site.</p> <p>Water utility infrastructure not easily assessable.</p>	N/A

<p>13. To reduce land contamination and safeguard soil quality and quantity</p>	<p>Potentially contaminated land on site.</p> <p>Site contains non-agricultural & urban quality soils.</p>	<p>The site contains Grade 4 quality soil.</p>	<p>No potentially contaminated land on site.</p>	<p>Loss of Grade 3 quality soil.</p>	<p>Loss of Grades 1 & 2 quality soils.</p>
<p>14. To ensure air quality continues to improve and noise and light pollution are reduced.</p>	<p>N/A</p>	<p>Site location does not fall within a proposed or existing Air Quality Management Area or is not in proximity of a major highway network (M25 / A3).</p> <p>The site is in or adjacent to the built-up urban area - unlikely to be a noticeable intrusion from light or noise pollution.</p>	<p>The site is PDL or adjacent to the built-up urban land.</p>	<p>Site location is not within but adjoins a proposed or existing Air Quality Management Area or is in proximity of a major highway network (M25 / A3).</p> <p>The site is not located in or adjacent to the built-up urban area and therefore will increase perception of noise, light and air pollution.</p>	<p>Site location falls within a proposed or existing Air Quality Management Area and would require mitigation through design to resist existing pollution threats.</p>

<p>15. To protect and enhance landscape character.</p> <p>Assessment refers to the Elmbridge Borough Landscape Sensitivity Study 2019</p>	<p>N/A</p>	<p>Site located in the urban built-up area with no local green space designation nearby.</p>	<p>Assessment shows low or moderate-low landscape character impact.</p> <p>Site is not covered or near a landmark or strategic view or local green space.</p>	<p>Assessment shows moderate landscape character impact.</p> <p>Site will impact on landmark, strategic view or local green space designation.</p>	<p>Assessment shows high or moderate-high landscape character impact.</p>
<p>16. To conserve and enhance biodiversity.</p>	<p>N/A</p>	<p>Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.</p>	<p>N/A</p>	<p>Site is a partially greenfield land or partially covered by a biodiversity designation.</p>	<p>Site is in its entirety a greenfield or covered by a biodiversity designation.</p>