

# Land Availability Assessment 2023

## Elmbridge Local Plan



Base date: 31 March 2023



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



---

# Contents

---

Disclaimer .....	4
Introduction .....	6
What is a Land Availability Assessment (LAA)? .....	6
Methodology.....	9
Stage 1: Site Identification.....	10
Stage 2: Site Assessment.....	12
Stage 3: Windfall Assessment.....	15
Stage 4: Assessment Review.....	18
Stage 5: Final Evidence Base.....	23
Conclusions, monitoring and next steps.....	25
Appendices .....	26
Appendix 1: Sites under construction at 31 March 2023. ....	26
Appendix 2: Sites with planning permission at 31 March 2023.....	34
Appendix 3: List of LAA sites by settlement.....	42
Appendix 4: Discounted urban sites .....	725
Appendix 5: Sustainability Appraisal Scoring Sheet .....	729

## **Acronyms**

AMR – Authority 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)<sup>1</sup> 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 accommodation<sup>2</sup>
  - 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

---

<sup>1</sup> 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](#).

<sup>2</sup> 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 2023** and includes extant planning permissions and those under construction.

### **Format of this document**

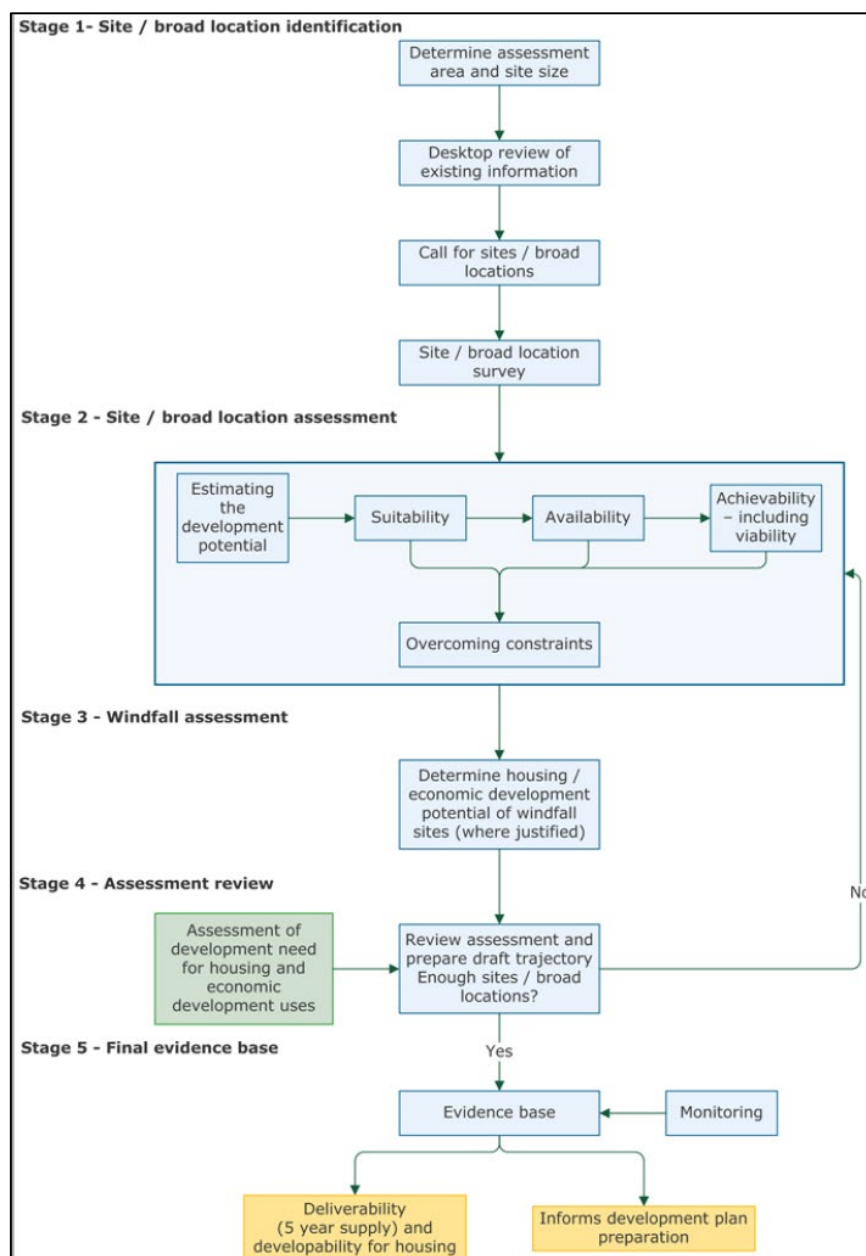
- 2.9 The LAA has been prepared using the methodology set out in the Planning Practice Guidance (PPG) Housing and economic land availability assessment 22 July 2019. The key stages of the assessment are described further in section 3 of this report. This document does not repeat the PPG. It is recommended 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 2023.
  - Appendix 2: List of sites with planning permission at 31 March 2023.
  - Appendix 3: List and proformas for the urban LAA sites in settlement area order that are deliverable in 1-5 years, developable in 6-10 years and 11-15 years.
  - Appendix 4: List of excluded and discounted sites

- Appendix 5: Sustainability Appraisal scoring system.
- 2.11 Detailed urban site proformas are included in the LAA appendix 3. These are in settlement and timescale 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 5.
- 2.12 All other urban sites that have been discounted are included in appendix 4.
- 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. The methodology behind the LAA has not changed significantly since previous published LAAs.
- 3.4 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.
- 3.5 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.
- 3.6 The regulation 19 representations period held from the 17 June until 29 July 2022, allowed landowners to provide further information regarding site availability and additional sites were also suggested. This information has informed this LAA.
- 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 above<sup>3</sup>.
- 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 constraints<sup>4</sup> 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 promoted at the Regulation 19 representations stage 2022.
  - 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

---

<sup>3</sup> 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.

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

development from taking place as it would not be possible to mitigate the impacts.

### **Absolute Constraints<sup>5</sup>:**

- 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.

---

<sup>5</sup> 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.

- 3.16 Emerging policy designations such as Local Greenspace have not been included in the assessment because these are not formally designated. However, the last bullet 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 response to the regulation 19 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 2023 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. The [Viability Assessment 2022](#) confirms that the housing market in the borough is resilient, although house prices in the borough have fallen by 3.4% in the last year<sup>6</sup>. 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.

---

<sup>6</sup> House Price Index, July 2023

- National Planning Policy on achieving appropriate densities<sup>7</sup>, DM advice note 2 on optimising densities<sup>8</sup> and emerging local plan policy.
  - 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, the 2022 and this 2023 LAA has included sustainability appraisals for each site. These SAs are available to read in each urban site proforma (appendix 3).

---

<sup>7</sup> [Paragraphs 124-125 National Planning Policy Framework, Sept 2023.](#)

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

- 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](#).

### **Stage 3: Windfall Assessment**

- 3.28 Paragraph 71 of the National Planning Policy Framework (NPPF) 2023 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 86 units per annum in windfall sites for the period between 20 July 2011 (the adoption date of the Core Strategy) and 31 March 2023.
- 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 A yearly average windfall allowance will be used across the 11 years for the trajectory and 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**

<b>Year</b>	<b>Windfalls completed EBC</b>	<b>Windfalls completed NHBC</b>	<b>Completion certificates</b>	<b>Total</b>
20 <sup>th</sup> July 2011- 31 <sup>st</sup> March 2012	55	33	0	88
1 <sup>st</sup> April 2012 – 31 <sup>st</sup> March 2013	60	23	2	85
1 <sup>st</sup> April 2013 – 31 <sup>st</sup> March 2014	67	17	0	84
1 <sup>st</sup> April 2014 – 31 <sup>st</sup> March 2015	38	44	14	96
1 <sup>st</sup> April 2015 – 31 <sup>st</sup> March 2016	24	22	32	78
1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2017	49	8	31	88
1 <sup>st</sup> April 2017 – 31 <sup>st</sup> March 2018	55	16	2	73
1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019	39	31	79	149
1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020	22	23	2	47
1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021	24	32	28	84
1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022	27	34	36	97
1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	21	20	25	66
<b>Total</b>	<b>481</b>	<b>303</b>	<b>251</b>	<b>1035</b>
<b>Average</b>	-	-	-	<b>86</b>

- 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 4.

- 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 1 April 2019 to 31 March 2020. 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 March 2023.
- 3.43 The review of sites with planning permission concluded that 12% of housing in the pipeline is not developed during this year. Historically, previous years calculations resulted in a 10% discount rate for non-implemented planning permissions. Although 2% lower in 2019/20, it is considered applicable to continue a 10% discount rate to the sites with planning permission as the 2% drop in delivery is likely to be due to the turbulence experienced in the 3 years after permission due to 2020/21 pandemic.
- 3.44 This year, a greater 15% non-implementation percent has not been applied to all the LAA Sites in each of the delivery periods. This is because there is certainty of delivery in the 1-5 delivery period via ownership confirmation, pre-applications, and live planning submissions. Developable sites in the later 6-10 and 11- 15 time periods are less certain but there is no established formula to justify the use of a percentage decrease. The certainty of these sites will change annually as the document is reviewed and availability is confirmed.
- 3.45 Table 2 sets out the indicative trajectory using the 10% non-implementation discount for sites with planning permission in approach 2.

### **Counting specialist housing for older people.**

- 3.46 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

3.47 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:  $1 / 1.85 = \mathbf{0.54054}$  (this is then rounded down to **0.5**)

3.48 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.

3.49 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**

3.50 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.

3.51 Table 2 sets out two approaches. Approach 1 sets out the land supply figures taken from the assessment including a windfall site allowance<sup>9</sup>. Approach 2

---

<sup>9</sup> Explained at paragraphs 3.28 to 3.34

includes a non-implementation calculation across the sites with planning permission<sup>10</sup>.

- 3.52 The windfall allowance for both approaches discount all 1-4 units for under-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. A surplus figure and percentage are given for the shortfall.
- 3.53 The land supply figures are for the 15-year period as of 31 March 2023. The Local Plan will need to cover a period of 15 years from adoption. The current [Local Development Scheme 2023-2026](#) estimates that adoption will be in 2024.

---

<sup>10</sup> Explained at paragraphs 3.41 to 3.45.

**Table 2. Housing Land Supply 2023-2038 (Indicative Trajectory)**

Approach	Under Construction at March 31 2023	Planning Permissions not yet implemented at 31 March 2023	LAA sites August 2023-2028 (1-5 years)	LAA sites August 2028- 2033 (6-10 years)	LAA sites August 2033- 2038 (11-15 years)	Small Site Windfall Allowance*	Total Estimated Capacity	Local Housing Need (LHN)	Surplus / Shortfall
1	966	1374	524	1489	1698	980	7,031	9,750	-2719 -28%
2	966	1237**	524	1489	1698	980	6,894	9,750	-2856 -29%

\*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

- 3.54 This section of the report presents the overall findings of the LAA 2023. There was a total of 483 sites identified and following assessment, 168 urban sites were considered suitable, available and deliverable.
- 3.55 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)	3,609 net units (including mixed-use sites)
Older People Accommodation (C2)	102 net units
Employment (E, B2, B8, F1, F2)	19,479 sqm (net additional floorspace)
Sites that can be provided as mixed-used development and capable of increasing/ maintaining their floorspace.	35 sites

### Housing

- 3.56 There are 2,864 deliverable housing units through committed planning permissions, sites that are under construction, sites that have been promoted or sites under consideration, 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 1,489 net units from sites developable in 6-10 years and 1,698 net units from sites developable in 11 to 15 years.
- 3.57 The Local Housing Need (LHN) derived from the Government's standard method identifies a need of 650<sup>11</sup> dwellings per annum in Elmbridge. The table

---

<sup>11</sup> The Council's latest calculation of housing need (based on the standard method) uses the household projections for the period 2023 – 2033 (from the 2014 projections) and applies the affordability ratio published March 2023.

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

- 3.58 The LAA assessment shows that there is a shortfall of housing and the borough's housing need of 650 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 discount applied*
Under construction up until 31.03.2023 (Deliverable)	966	966
Planning permissions at 31.03.2022 (Deliverable)	1374	1237*
LAA 1-5 years (Deliverable)	524	524
LAA 6-10 years (Developable)	1489	1489
LAA 11-15 years (Developable)	1698	1698
Windfall allowance	980	980
<b>Total</b>	<b>7031</b>	<b>6894</b>
<b>Per year delivery (average over 15 years)</b>	<b>469</b>	<b>460</b>

- 3.59 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.
- 3.60 For this LAA 2023 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 19,479 sqm of employment land and up to 7,031 new homes over the plan period including sites currently under construction, extant permissions and windfall sites. If a non-implementation ratio is applied to sites with planning permission, this results in 6,894 urban sites.
- 4.2 The LAA shows that up to 2,817 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 3.6 years.
- 4.3 The LAA assessment shows that there is a shortfall of housing and the borough's housing need of 650 per year cannot be met in the urban area over a 15-year period. Approach 1 results in a shortfall of 2,719 (-28%) and approach 2 with a non-implementation ratio applied results in a shortfall of 2,856 (-29%).
- 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 at 31 March 2023. 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 2023.

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	C3	1	1	N/A	C3
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
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	10	10	-186	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
2018/0222	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
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
2016/2877	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	
2018/2471	Two Trees St Leonards Road Thames Ditton KT7 0RR	Dittons	C3	2	1	N/A	C3
2019/1287	Willow House Copse Road Cobham KT11 2TN	Cobham & Oxshott	C3	1	1	N/A	C3
2018/3782	Claygate House Littleworth Road Esher KT10 9PN	Claygate	Class E	15	15	Unknown	C3
2016/2460	1 Holtwood Road Oxshott Leatherhead Surrey KT22 0QL	Cobham & Oxshott	C3	2	1	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
2020/0554	500 Walton Road West Molesey KT8 2QF	Molesey	Class E	1	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
2016/4076	11 Oakfield Glade Weybridge KT13 9DP	Weybridge	C3	1	1	N/A	C3
2019/2308	Crow Gables Cottage 133 Fairmile Lane Cobham KT11 2BU	Cobham & Oxshott	C3	4	3	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
2018/1531	14 Egmont Road Walton-On-Thames KT12 2NW	Walton-on-Thames	C3	1	1	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
2019/1969	37 The Parade Claygate Esher KT10 0PD	Claygate	Class E	1	1	N/A	C3
2016/3908	Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ	Cobham & Oxshott	C3	2	2	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
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 <sup>12</sup>
2019/3471	Bevendean Cottage Warren Lane Oxshott Leatherhead KT22 0SU	Cobham & Oxshott	C3	15	14	N/A	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

<sup>12</sup> 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 <sup>13</sup>
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 <sup>14</sup>
2019/2553	4 Fairmile Lane Cobham KT11 2DJ	Cobham & Oxshott	C3	2	2	N/A	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
2020/2883	Hunters Lodge Horsley Road Downside Cobham KT11 3NY	Cobham & Oxshott	Agricultural	2	2	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
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	38	38	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
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

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

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

2017/3397	55 Weston Avenue West Molesey KT8 1RG	Molesey	C3	6	5	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
2018/3812	Land South of 46 Molesey Park Road West Molesey Surrey KT8 2JZ	Molesey	C3	1	1	N/A	C3
2019/1160	Ansell Hall Oakbank Avenue Walton-On-Thames KT12 3RB	Walton	D1	10	10	-114	Class D1 and C3
2020/2423	42 High Street Walton-On-Thames KT12 1BZ	Walton-on-Thames	Garage	1	1	N/a	C3
2021/3417	Auckland House New Zealand Avenue Walton-On-Thames Surrey KT12 1PL	Walton-On-Thames	Class E	10	10	N/A	C3
2018/2263	Land East Of 13a Station Avenue Walton-On-Thames Surrey KT12 1NF	Walton-on-Thames	Vacant	1	1	N/A	C3
2019/0187	Warehouse 47 Thames Street Weybridge Surrey KT13 8JG	Weybridge	B8	1	1	Unknown	C3
2021/1923	18 Heath Ridge Green Cobham KT11 2QJ	Cobham & Oxshott	C3	2	1	N/A	C3
2021/1399 2022/3124	Heath Lodge St George's Avenue Weybridge Surrey KT13 0DA	Weybridge	C215	2	2	N/A	C3

<sup>15</sup> 13 new C3 units are under construction but as the demolished care home contained 23 care rooms and after applying the formula this results in a loss of 11 C3 units and a gain of 2 C3 units.

2021/3991	Land to South of 94 Manor Road North Esher Surrey KT10 0AE	Dittons	C3	1	1	N/A	C3
2019/2378	5 Central Avenue West Molesey KT8 2QX	Molesey	C3	2	2	N/A	C3
2021/3517	Oak House 19 Queens Road Weybridge Surrey KT13 9UE	Weybridge	C216	2	2	597	C3
2019/3601	Thamesview House Felix Road Walton-On-Thames KT12 2SL	Walton-On-Thames	C3	97	33	N/A	C3
2019/3494	Horsley Bungalow Old Avenue Weybridge KT13 0PS	Weybridge	C3	4	3	N/A	C3
2021/4104	Foxholes Stokesheath Road Oxshott Leatherhead KT22 0PP	Cobham & Oxshott	C3	3	2	N/A	C3
2018/0254	88 Hurst Road East Molesey KT8 9AH	Molesey	C3	2	1	N/A	C3
2019/2309	9 Leigh Court Close Cobham KT11 2HT	Cobham & Oxshott	C3	5	4	N/A	C3
2019/2005	Units 1 & 2 Hampton Court Estate Summer Road Thames Ditton KT7 0RG	Dittons	B2/B8	78	78	-2612	C3
2021/2127	Linbridge Oatlands Avenue Weybridge KT13 9TR	Weybridge	C3	4	3	N/A	C3
2021/3946	Land West of 1 to 3 High Street and Trenchard Arlidge Oakshade Road Oxshott Leatherhead Surrey KT22 0JU	Cobham & Oxshott	Class E	3	3	-80	C3
2020/1084	Land adjacent to 58 The Roundway Claygate KT10 0DW	Claygate	C3	1	1	N/A	C3
2021/3413	9 Water Lane Cobham KT11 2PA	Cobham & Oxshott	C3	3	2	N/A	C3
2021/2254	Copsem Manor 50 Copsem Lane Esher Surrey KT10 9HJ	Cobham & Oxshott	C3	6	6	N/A	C3
2018/3678	1-5 Hillside Portsmouth Road Esher KT10 9LJ	Esher	C3	18	13	N/A	C3
2019/2119	Warling Dean 33 New Road Esher KT10 9PG	Esher	C3	19	12	N/A	C3

<sup>16</sup> 10 flats are under construction. After applying the formula to the previous 16 care bed loss - this results in an C3 loss of 8 and a C3 gain of 2 units.



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
2021/4194	142 High Street Esher Surrey KT10 9QJ	Esher	Sui Generis	5	5	473	C3
2022/1998 2021/2764	16 Sandy Lane Walton-on-Thames Surrey KT12 2EQ	Walton-on-Thames	C3	6	5	N/A	C3
2020/2095	Site of Claygate House Littleworth Road Esher KT10 9PN	Claygate	Class E	62	62	Unknown	C3
2021/3269	Cold Norton Farm Ockham Lane Cobham Surrey KT11 1LW	Cobham & Oxshott	Agricultural	7	7	-84	C3
2021/2006	6 Thrupps Lane Hersham Walton-On-Thames Surrey KT12 4NF	Hersham	C3	5	4	N/a	C3
2022/3441	Beacon House Beacon Mews South Road Weybridge Surrey KT13 9DZ	Weybridge	C3	1	1	N/A	C3
2022/0086	Beechcroft Manor Weybridge KT13 9NY	Weybridge	C3	11	11	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	Unknown	C3
2019/1588	Land Adjacent to 39 Charlton Avenue Hersham Walton-On-Thames KT12 5LE	Hersham	C3	2	2	N/A	C3
2020/2814	The Waffrons Woodstock Lane South Chessington Surrey KT9 1UF	Dittons	C3	3	2	N/A	C3
2022/2776	130-132 Hersham Road Hersham Walton-On-Thames Surrey KT12 5QJ	Hersham	Class E & C3	1	1	N/a	C3
2019/2569	412 Walton Road West Molesey KT8 2JG	Molesey	F2 & C3	50	38	-614	C3
2019/1258	Nyumbani Ruxley Crescent Claygate Esher KT10 0TZ	Claygate	C3	2	1	N/a	C3
2019/1939	41 Onslow Road Hersham Walton-On-Thames KT12 5BA	Hersham	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

## Appendix 2: Sites with planning permission at 31 March 2023

Application Number	Address	Settlement Area	Current Land Use	Number of Dwellings Permitted (gross)	Number of dwellings permitted (Net)	Net floorspace/ GIA (sqm)	Permitted Land Use
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	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
2020/0153	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
2019/2469	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	11	11	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 2021/4279	Britannia House Pool Road West Molesey KT8 2AB	Molesey	Class E	87	87	-10000	C3
2020/1502 2020/2483 2020/3278 2021/2695	Abbey House Wellington Way Weybridge KT13 0TT	Weybridge	Class E	52	52	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	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 Southview Road Thames Ditton KT7 0UL	Dittons	C3	1	-1	N/A	C3
2020/1246	61A Carlton Road Walton-On-Thames KT12 2DQ	Walton-on-Thames	C3	3	2	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	N/A	C3
2021/0766	27B High Street Weybridge KT13 9AX	Weybridge	Class E	2	2	Unknown	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 2022/2339	32 Hersham Road Walton-On-Thames KT12 1UX	Walton-on-Thames	Class E	3	3	-267	C3
2021/1105 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	6	3	N/A	C2 <sup>17</sup>
2020/1708	20 The Drive Cobham KT11 2JQ	Cobham & Oxshott	C3	2	1	N/A	C3
2020/0691	8 Oatlands Drive Weybridge KT13 9JL	Walton-on-Thames	C3	51	47	N/A	C3
2021/1403 2022/0091	Auckland House New Zealand Avenue Walton-On-Thames Surrey KT12 1PL	Walton-on-Thames	Class E	11	10	Unknown	C3
2020/0832	Homebase New Zealand Avenue Walton-On-Thames KT12 1XA	Walton-on-Thames	Class E	222	209	-2482	C2 <sup>18</sup>
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	Unknown	C3
2020/1306	37 Rectory Lane Long Ditton Surbiton KT6 5HP	Dittons	C3	1	1	N/A	C3
2021/1868 2021/2803 2021/2807	241 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	38	38	Unknown	C3
2021/1870 2021/2805 2021/2808	243 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	20	20	Unknown	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
2021/1552	85 Queens Road Weybridge KT13 9UQ	Weybridge	Class E	2	2	Unknown	C3
2021/1948	205 Brooklands Road Weybridge KT13 0TS	Weybridge	Class E	28	28	Unknown	C3

<sup>17</sup> Planning permission is for 6 supported living units. After applying the formula, this would result in a housing supply of 3 units

<sup>18</sup> 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.

2021/1954	203 and 205 Brooklands Road Weybridge KT13 0RH	Weybridge	Class E	24	24	Unknown	C3
2020/1149 2020/1657	8 Holtwood Road Oxshott KT22 0QJ	Cobham & Oxshott	C3	5	4	N/A	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 2021/4263	6 Snellings Road Hersham Walton-On-Thames KT12 5JG	Hersham	Class E	2	2	-138	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 2021/4167	4 Queens Road Hersham KT12 5LS	Hersham	Class E	2	2	-69	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	Unknown	C3
2020/2562	Garage Block West of 11 Arran Way Esher KT10 8BE	Esher	Sui Generis	2	2	Unknown	C3
2020/2563	Garage Block North of 47 and West of 49 Douglas Road Esher KT10 8BA	Esher	Sui Generis	2	2	Unknown	C3
2019/1813	The Royal Cambridge Home, 82-84 Hurst Road East Molesey KT8 9AH (C2)	Molesey	C2	92	62	N/A	C2 <sup>19</sup>

<sup>19</sup> 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

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 2021/2698	6 The Heights Weybridge KT13 0XP	Weybridge	Class E	21	21	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	Class E and C3	18	17	-387.2	C3
2021/0183	Land at Downside Road Cobham KT11 3LY	Cobham & Oxshott	C3	27	26	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
2021/4040	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
2020/1972	Nusrat Lodge 1 Assher Road Hersham Walton-On-Thames KT12 4RA	Hersham	C3	2	1	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
2022/0439	29-31 Creek Road East Molesey Surrey KT8 9BE	Molesey	Class E	2	2	Unknown	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	Walton-on-Thames	Sui Generis	6	6	N/A	C3

	12-14 St Johns Drive Surrey						
2021/4359	Land to rear of 38 and 41 Twinoaks Cobham Surrey KT11 2QP	Oxshott & Stoke D'Abernon	C3	4	4	N/A	C3
2022/0653	20 New Road Esher Surrey KT10 9PG	Esher	C3	4	3	N/A	C3
2022/1231	23-27 High Street Cobham Surrey KT11 3DH	Oxshott & Stoke D'Abernon	Class E	10	10	-641	C3
2022/1239	1-15 Hillbrook Gardens Weybridge KT13 0SP	Weybridge	C3	5	5	N/A	C3
2020/1932	187A Cottimore Lane Walton-On-Thames Surrey KT12 2BX	Walton-on-Thames	C3	4	4	N/A	C3
2021/1791	45 More Lane	Esher	C3	25	25	N/A	C3
2021/4341	32-34 High Street Walton-On-Thames Surrey KT12 1BZ	Walton-on-Thames	C3	2	2	272.9	HMO Sui Generis
2021/3072	363 to 367 Molesey Road Walton-On-Thames Surrey KT12 3PF	Walton-on-Thames	Class E	7	6	-95.7	C3
2020/2500	Garages along Foxwarren to the rear of 115-125 Covert Road Claygate Esher Surrey	Claygate	Sui Generis	1	1	N/A	C3
2020/2107	111 Hersham Road Walton-On-Thames Surrey KT12 1RN	Walton-on-Thames	Class E and C3	1	1	N/A	C3
2018/3810	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
2021/2962	Land Southwest of Arenella Mountview Road Claygate Esher Surrey KT10 0UD	Claygate	C3	1	1	N/A	C3
2021/0625	Land Adjacent to 151 Rydens Road Walton-On-Thames Surrey KT12 3AS	Walton-on-Thames	Vacant land	9	9	N/A	C3
2020/1076	Pelhams Ridge 1 Copsem Lane Esher KT10 9EU	Esher	C3	8	7	N/A	C3
2021/3663	102-106 High Street Esher Surrey KT10 9QJ	Esher	Class E and C3	2	1	N/a	C3
2020/1628	13 Garages to the rear of 27 and 27a Wyndham Avenue Cobham	Cobham & Oxshott	Sui Generis	1	1	N/A	C3

2022/0698	Land South of, 3 Southwood Manor Farm Burhill Road Hersham Surrey KT12 4BJ	Hersham	Vacant land	1	1	N/A	C3
2022/1797	Barn and Land at Silvermere Farm Byfleet Road Cobham Surrey KT11 1DX	Weybridge St. George's Hill	Agricultural	1	1	N/A	C3
2022/0073	8-10 High Street Walton-On-Thames Surrey KT12 1DA	Walton-on- Thames	Class E	3	3	-40	Class E and C3
2020/1613	Garages to the rear of 132-152 Tartar Road Cobham Surrey	Cobham & Oxshott	Sui Generis	5	5	N/A	C3
2022/2815	244 Walton Road, West Molesey, KT8 2HT	Molesey	Class E	1	1	Unknown	C3
2022/2491	23-27 High Street Cobham Surrey KT11 3DH	Cobham & Oxshott	Class E	3	3	N/A	C3
2020/2626	Administration Block Octagon Road Whiteley Village Hersham Walton-On-Thames Surrey KT12 4EG	Weybridge	Class E	5	5	-269.4	C3
2022/0942	2 Lebanon Drive Cobham Surrey KT11 2PR	Cobham & Oxshott	C3	2	1	N/A	C3
2022/1212	Land Southeast of 39 Stoke Road Stoke D'Abernon Cobham Surrey KT11 3BH	Cobham & Oxshott	C3	2	2	N/A	C3
2022/3231	55 - 57 Bridge Road East Molesey Surrey KT8 9ER	Molesey	Class E and C3	2	2	Unknown	C3
2022/2129	58A High Street Walton-on-Thames Surrey KT12 1BY	Walton-on- Thames	Class E and C3	3	2	N/A	C3
2022/3795	254 Walton Road West Molesey Surrey KT8 2HT	Molesey	Class E	1	1	50	C3
2022/3246	Beech Shadows 15 Woodside Road Cobham Surrey KT11 2QR	Cobham & Oxshott	C3	2	1	N/A	C3
2022/0441	Land Northwest of Campbell Cottage & 1 Beacon Mews South Road Weybridge Surrey KT13 9DZ	Weybridge	Vacant land	2	2	N/A	C3
2020/3003	Garage block North of 54 and West of 52 Belvedere Gardens West Molesey Surrey KT8 2TD	Molesey	Sui Generis	4	4	N/A	C3



2023/0149	Blue Barn Farm Blue Barn Lane Weybridge Surrey KT13 0NH	Weybridge	C3	2	2	N/A	C3
2022/3453	96 Terrace Road Walton-on-Thames Surrey KT12 2DT	Walton-on-Thames	Class E	1	1	-75	C3
2022/1342	4A Palace Road East Molesey Surrey KT8 9DL	Molesey	C3	2	1	N/A	C3
2020/1627	Lock Up Garages Waverley Road Oxshott	Oxshott & Stoke D'Abernon	Sui Generis	4	4	N/A	C3
2020/3350	4 and 4A Castlevue Road Weybridge KT13 9AB	Weybridge Riverside	C3	2	2	N/A	C3
2021/0114	Fairmile Farm Cottage Denby Road Cobham KT11 1JY	Cobham & Downside	C3	1	1	N/A	C3
2021/0744	Childs Play Centre Manor Road Walton-On-Thames KT12 2PH	Walton Central	Class E	19	19	-201	C3
2021/1431	5 Hinchley Way Esher Surrey KT10 0BD	Hinchley Wood & Weston Green	Class E	6	6	N/A- Garden	C3
2021/3769	Southlands 40 Queens Road Weybridge Surrey KT13 0AR	Weybridge St. George's Hill	C3	3	3	N/A	C3
2021/4404	39 Charlton Avenue Hersham Walton-On-Thames Surrey KT12 5LE	Hersham	C3	7	7	N/A	C3
2022/0440	33 Creek Road. East Molesey, KT8 2RY	Molesey	Class E	1	1	Unknown	C3
2021/1928	143 Molesey Avenue, West Molesey, KT8 2RY	Molesey	Class E	3	3	Unknown	C3
2020/0582	Claremont House, 34 Molesey Road, Hersham, KT12-4RQ	Hersham	Class E	6	6	N/A	C3

### Appendix 3: List of LAA sites by settlement

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

#### Claygate

Site reference	Site name	Net units	Delivery timescale	Page No.
US155	Garages to the rear of Holroyd Road, Claygate	3	1- 5 years	53
US3	Torrington Lodge Car Park, Hare Lane, Claygate	8	1- 5 years	57
US6	Crown House, Church Road, Claygate	12	1- 5 years	61
US156	Garages to the rear of Foxwarren, Claygate	5	6- 10 years	65
US175	Claygate Centre, Elm Road, Claygate	14	6-10 years	69
US169	Claygate Station Car park, The Parade, Claygate	15	11- 15	73

#### Cobham

Site reference	Site name	Net units	Delivery Timescale	Page No.
US159	Garages to the rear of 6-24 Lockhart Road, Cobham	4	1- 5 years	77
US160	Garages at Bennett Close, Cobham	3	1- 5 years	81
US467	Ambleside, 3 The Spinney, Queens Drive, KT22 0PL	8	1- 5 years	85
US472	40 Fairmile Lane, Cobham, KT11 2DQ	13	1- 5 years	89
US492	Cedar House, Mill Road, Cobham, KT11 3AL	7	1- 5 years	93
US493	Selden Cottage and Ronmar, Leatherhead Road, KT22 0EX	18	1- 5 years	97
US521	4 Fernhill, Oxshott, KT22 0JH	5	1- 5 years	101

US530	Garage block, Middleton Road, Downside	3	1- 5 years	105
US551	White Herons, Fairmile Park Road, Cobham	5	1- 5 years	109
US552	1 Holtwood Road, Oxshott	7	1- 5 years	113
US164	Cobham Health Centre and Garages off Tartar Road	11	6-10 years	117
US187	87 Portsmouth Road, Cobham, KT11 1JH	10	6-10 years	121
US191	73 Between Streets, Cobham, KT11 1AA	8	6-10 years	125
US193	Glenelm and 160 Anyard Roads, Cobham, KT11 2LH	34	6-10 years	129
US195	Centre for the Community, Lushington Drive, Cobham, KT11 2LU	37	6-10 years	133
US460	1, 3 and 5 Goldrings Road, Oxshott, Leatherhead, KT22 0QP	32	6-10 years	137
US522	52 Fairmile Lane, Cobham, KT11 2DF	7	6-10 years	141
US523	Pineview, Fairmile Park Road, Cobham, KT11 2PG	6	6-10 years	145
US7	20 Stoke Road, Cobham	8	6-10 years	149
US121	Oxshott Medical Practice and Village Centre Hall, Holtwood Road	10	11- 15 years	153
US124	St Andrew's Church, Oakshade Road, Oxshott, KT22 0LE	0	11- 15 years	157
US186	78 Portsmouth Road, Cobham	30	11- 15	161
US189	101 Portsmouth Road, Cobham, KT11 1JN	7	11- 15	165
US194	Protech House, Copse Road, Cobham	28	11- 15	169
US201	Tiltwood Care Home, Hogshill Lane, Cobham,	24	11- 15 y	173
US214	Above Waitrose, 16-18 Between Streets,	20	11- 15	177
US215	38 Copse Road, Cobham, KT11 2TW	7	11- 15	181

US217	68 Between Streets and 7-11 White Lion Gate, Cobham	6	11- 15 years	185
US218	Coveham House, Downside Bridge Road and The Royal British Legion, Hollyhedge Road	14	11- 15 years	189
US221	Garages and parking to the rear of Cobham Gate, Cobham	8	11- 15 years	193
US497	Cedar Road Car Park, Cedar Road, Cobham	5	11- 15	197
US544	17(Former Loch Fyne Restaurant), Portsmouth Road, Cobham	25	11- 15 years	201

### Dittons

<b>Site reference</b>	<b>Site name</b>	<b>Net units</b>	<b>Delivery Timescale</b>	<b>Page No.</b>
US158	Garages to the rear of Blair Avenue, Esher	4	1- 5 years	205
US230	Car Park south of Southbank, Thorkhill Road, Thames Ditton	7	1- 5 years	209
US245	Brook House, Portsmouth Road, Thames Ditton, KT7 0EG	30	1- 5 years	213
US443	47 Portsmouth Road, Thames Ditton, KT7 0TA	0	1- 5 years	217
US462	Sundial House, The Molesey Venture, Orchard Lane, East Molesey, KT8 0BN	61	1- 5 years	221
US503	89-90 Woodfield Road, Thames Ditton, KT7 0DS	7	1- 5 years	225
US516	Bransby Lodge, St Leonard's Road, Thames Ditton	5	1- 5 years	229
US524	Torrington, 18-20, St Mary's Road, Long Ditton, KT6 5EY	9	1- 5 years	233

US548	12 and land rear of 10-26, Claygate Lane, Esher	5	1- 5 years	237
US265	5A-6A Station Road, Esher, KT10 8DY	5	6-10 years	241
US495	Corner Cottage, Portsmouth Road, KT7 0TQ	5	6-10 years	245
US518	Thames Ditton Centre for the Community, Mercer Close, Thames Ditton, KT7 0BS	18	6-10 years	249
US545	Cooper/BMW 42 Portsmouth Road, Long Ditton	112	6-10 years	253
US18	British Legion, Betts Way, Long Ditton, KT6 5HT	9	11- 15 years	257
US232	Nuffield Health Club, Simpson Way, Long Ditton	16	11- 15 years	261
US233	Nuffield Health car park, Simpson Way, Long Ditton	10	11- 15 years	265
US237	Ashley Road Car Park, Thames Ditton	14	11- 15	269
US24	Flats 9-41 and Garages on Longmead Road, Thames Ditton, KT7 0JF	37	11- 15 years	273
US250	Community centres at the junction of Mercer Close and Watts Road, Thames Ditton	29	11- 15 years	277
US251	Old Pauline Sports Ground Car Park	35	11- 15	281
US260	46 St Marys Road, Long Ditton, KT6 5EY	5	11- 15	285
US271	118-120 Bridge Road East Molesey KT8 9HW	6	11- 15	289
US272	Industrial units at 67 Summer Road East Molesey KT8 9LX	12	11- 15 years	293

## Esher

Site Reference	Site name	Net units	Delivery Timescale	Page No.
US127	30 Copsem Lane, Esher, KT10 9HE	21	1- 5 years	297
US146	35 New Road, Esher, KT10 9DW	5	1 -5 years	301
US276	Cafe Rouge, Portsmouth Road, Esher, KT10 9AD	20	1- 5 years	305
US526	40 New Road, Esher, KT10 9NU	6	1- 5 years	309
US157	Garages at Farm Road, Esher	3	6-10 years	313
US274	Two Furlongs and Wren House, Portsmouth Road, Esher, KT10 9AA	10	6-10 years	317
US282	42 New Road Esher KT10 9NU	6	6-10 years	321
US283	1-5 Millbourne Lane, Esher, KT10 9DU	25	6-10 years	325
US32	Windsor House, 34-40 High Street, Esher, KT10 9QY	8	6-10 years	329
US33	River Mole Business Park, Mill Road, Esher, KT10 8BJ	200	6-10 years	333
US38	Units C and D, Sandown Industrial Park, Mill Road, Esher	60	6-10 years	337
US481	6 Bracondale and 43 Claremont Lane, KT10 9EN	16	6-10 years	341
US519	Esher Library and land adjoining, Church Street, Esher, KT10 9NS	15	6-10 years	345
US134	Hanover Cottage 6 Claremont Lane Esher KT10 9DW	12	11- 15 years	349
US280	St Andrews and Hillbrow House, Portsmouth Road, Esher, KT10 9SA	30	11- 15 years	353

US286	Highwaymans Cottage Car Park, Portsmouth Road, Esher	9	11- 15 years	357
US287	15 Clare Hill Esher KT10 9NB	55	11- 15 years	361
US531	Civic Centre, High Street, Esher, KT10 9SD	400	11- 15 years	365

## Hersham

<b>Site reference</b>	<b>Site name</b>	<b>Net units</b>	<b>Delivery Timescale</b>	<b>Page No.</b>
US441	63 Queens Road, Hersham, KT12 5LA	5	1- 5 years	369
US489	19 Old Esher Road, Hersham, KT12 4LA	5	1- 5 years	373
US379	Hersham Shopping Centre, Molesey Road, Hersham	100	6- 10 years	377
US380	New Berry Lane car park, Hersham	7	6-10 years	381
US43	Hersham Technology Park (Air Products)	300	6-10 years	385
US374	Hersham Library, Molesey Road, Hersham	13	11- 15	389
US375	Volkswagen Ltd Esher Road Hersham	27	11- 15	393
US376	Trinity Hall and 63-67 Molesey Road, Hersham	47	11- 15 years	397
US378	All Saints Catholic Church hall, Queens Road Hersham KT12 5LU	8	11- 15 years	401
US40	Hersham Day Centre and Village Hall, Queens Road, Hersham, KT12- 5LU	15	11- 15 years	405
US435	Car Park next to Waterloo Court	62	11- 15	409
US45	Car park to the south of Mayfield Road	9	11- 15	413

## Molesey

Site reference	Site name	Net units	Delivery Timescale	Page No.
US152	Garages to the rear of Island Farm Road, West Molesey	3	1 to 5	417
US507	133-135 Walton Road, East Molesey, KT8 0DT	8	1 to 5	421
US509	2 Beauchamp Road, East Molesey, KT8 0PA	9	1 to 5	425
US529	Garage block west of 14 and north of 15 Brende Gardens, West Molesey	4	1 to 5	429
US153	11-27 Down Street, West Molesey, KT8 2TG	7	6 to 10	433
US456	Molesey Community Hospital, High Street, KT8 2LU	70	6 to 10	437
US498	7 Seymour Close and Land to rear of 103-113 Seymour Close, East Molesey, KT8 0JY	5	6 to 10	441
US296	5 Matham Road East Molesey KT8 0SX	23	11 to 15	445
US309	Water Works south of Hurst Road, West Molesey	14	11 to 15	449
US312	Henrietta Parker Centre, Ray Road, West Molesey	13	11 to 15	453
US315	Parking /garages at Grove Court Walton Road East Molesey KT8 0DG	7	11 to 15	457
US319	Pavilion Sports Club car park Hurst Lane East Molesey KT8 9DX	9	11 to 15	461
US56	Joseph Palmer Centre, 319a Walton Road	60	11 to 15	465



## Walton-on-Thames

Site ref	Site name	Net units	Delivery Timescale	Page No.
US168	Garages at Sunnyside, Walton-on-Thames	5	1 to 5	469
US326	9-21a High Street, Walton-on-Thames	71	1 to 5	473
US339	Walton Park Car Park, Walton Park, KT12 3ET	17	1 to 5	477
US528	Garages to rear of 84-92 and 94-96 Rodney Road, Walton-on-Thames	4	1 to 5	481
US550	41 High Street, Walton-on-Thames	5	1 to 5	485
US112	20 Sandy Lane, Walton-on-Thames, KT12 2EQ	7	6 to 10	489
US135	12 to 16a High Street, Walton-on-Thames	24	6 to 10	493
US166	Garages to the rear of 17-27 Field Common Lane Walton-On-Thames, KT12 3QH	3	6 to 10	497
US323	Bradshaw House Bishops Hill and Walton Centre for the Community, Manor Road, Walton-On-Thames KT12 2PB	18	6 to 10	501
US327	Bridge Motor Works, New Zealand Avenue, Walton-On-Thames, KT12 1AU	35	6 to 10	505
US361	Garages adjacent to 1 Tumbling Bay, Walton-On-Thames	2	6 to 10	509
US471	147 Sidney Road, KT12 3SA	8	6 to 10	513
US84	Elm Grove, 1 Hersham Road, Walton-on-Thames, KT12 1LH	0	6 to 10	517
US321	Case House 85-89 High Street Walton On Thames KT12 1DZ	28	11 to 15	521
US324	Manor Road Car Park, Manor Road,	31	11 to 15	525

	Walton-on-Thames, KT12 2QN			
US325	Garages to the rear of 8 Sidney Road, Walton-on-Thames	8	11 to 15	529
US331	Land to the rear of 60-70 Sandy Lane, Walton-on-Thames	8	11 to 15	533
US335	Garages at Home Farm Gardens, Walton-on-Thames	6	11 to 15	537
US348	Cornerstone Church, 38 Station Avenue, Walton-On-Thames, KT12 1NU	30	11 to 15	541
US351	Land north of Mellor Close, Walton-on-Thames, KT12-3RX	5	11 to 15	545
US353	Fernleigh Day Centre Fernleigh Close Walton-On-Thames KT12 1RD	19	11 to 15	549
US354	P G S Court, Halfway Green, Walton-on-Thames, KT12 1FJ	23	11 to 15	553
US357	Rylton House, Hersham Road, Walton-On-Thames	8	11 to 15	557
US363	Unit Rear of and 12-14 Sandy Lane Walton-On-Thames KT12 2EQ	9	11 to 15	561
US370	The Heath Centre, Rodney Road, Walton-on-Thames, KT12 3LB	36	11 to 15	565
US372	1 Cleveland Close Walton-On-Thames KT12 1RB	8	11 to 15	569
US464	63-69 High Street, Walton-on-Thames	28	11 to 15	573
US59	Halfway Car Park, Hersham Road	8	11 to 15	577
US72	Courtlands & 1-5 Terrace Road, Walton-on-Thames	63	11 to 15	581
US79	Regnolruf Court, Church Street, Walton-on-Thames, KT12 2QT	7	11 to 15	585

## Weybridge

Site ref	Site name	Net units	Delivery Timescale	Page No.
US395	Weybridge Hospital and car park, 22 Church Street Weybridge KT13 8DW	30	1 to 5	589
US417	Garages to the rear of Broadwater House Grenside Road Weybridge KT13 8PZ	20	1 to 5	593
US424	Weybridge Bowling Club 19 Springfield Lane Weybridge KT13 8AW	22	1 to 5	597
US438	Land rear of Leverton, St Georges Avenue, Weybridge	5	1 to 5	601
US505	75 Oatlands Drive, Weybridge, KT13 9LN	9	1 to 5	605
US527	9 Cricket Way, Weybridge, KT13 9LP	5	1 to 5	609
US546	34 Queens Road, Weybridge	7	1 to 5	613
US547	Valiant House, 10 Church Street, Weybridge	6	1 to 5	617
US549	270 Brooklands Road, Weybridge	8	1 to 5	621
US108	Weybridge Library, Church Street, Weybridge		6 to 10	625
US117	9 and rear of 11 and 13 Hall Place Drive	7	6 to 10	629
US397	Floors above Waitrose, 62 High Street, Weybridge KT13 8BL	9	6 to 10	633
US403	HFMC House, New Road and 51 Prince's Road Weybridge KT13 9BN	6	6 to 10	637
US416	Garages west of 17 Grenside, Weybridge	5	6 to 10	641
US482	24-26 Church Street, Weybridge	15	6 to 10	645
US496	Quadrant Courtyard, Weybridge, KT13 8DR	15	6 to 10	649

US520	Weybridge Centre for the Community, Churchfield Place, Weybridge, KT13 8BZ	8	6 to 10	653
US525	8 Sopwith Drive, Brooklands Industrial Park, Weybridge, KT13 0YX	0	6 to 10	657
US538	Manor Court, Weybridge	51	6 to 10	661
US92	GlaxoSmithKline, St. Georges Avenue	120	6 to 10	665
US94	Locke King House, 2 Balfour Road, Weybridge	12	6 to 10	669
US110	The Heights, Weybridge		11 to 15	673
US125	Baker Street Car Park, Weybridge	7	11 to 15	677
US393	The Old Warehouse, 37A Church Street, Weybridge KT13 8DG	5	11 to 15	681
US394	58 Church Street, Weybridge	19	11 to 15	685
US398	1-8 Dovecote Close, Weybridge, KT13 8PW	7	11 to 15	689
US404	2-8 Princes Road Weybridge KT13 9BQ	10	11 to 15	693
US406	179 Queens Road Weybridge KT13 0AH	9	11 to 15	697
US407	Foxholes, Weybridge KT13 0BN	78	11 to 15	701
US419	35-47 Monument Hill, Weybridge KT13 8RN	20	11 to 15	705
US420	59-65 Baker St, Weybridge KT13 8AH	14	11 to 15	709
US421	181 Oatlands Drive, Weybridge KT13 9DJ	12	11 to 15	713
US429	Garages at Brockley Combe, Weybridge	7	11 to 15	717
US93	Horizon Business Village, Brooklands Road, Weybridge, KT13 0TJ	0	11 to 15	721

---

## US155: Garages to the rear of Holroyd Road, Claygate

---

Ward: Claygate

Site reference: US155

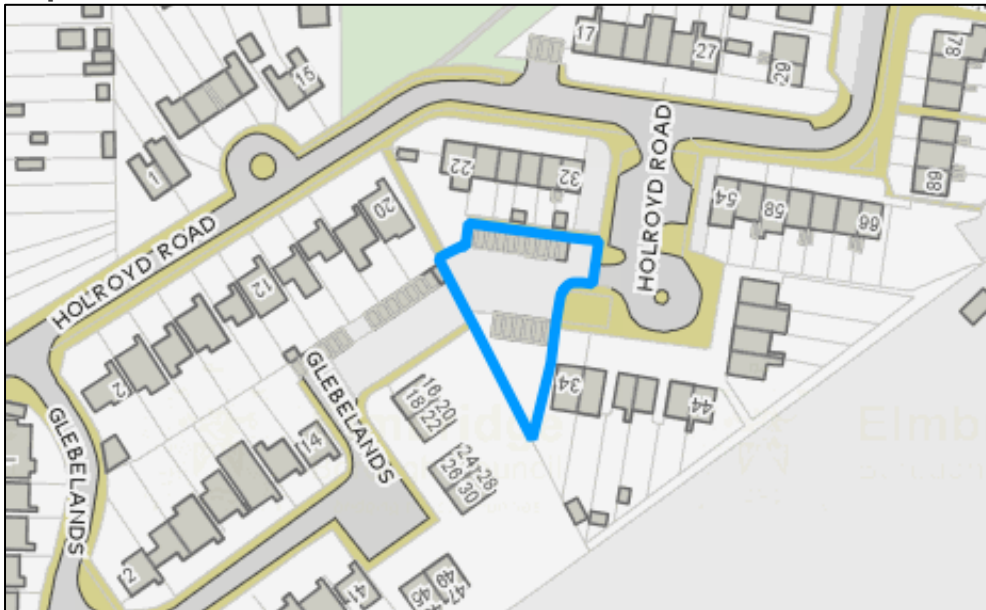
Site area: 0.08 ha

---

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 application

---

**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.



---

## 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:** 2021 Pre-Application

---

**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:** At ground floor

**Proposed floorspace (sqm): Net: 8000 Gross: 12000**

---

**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.

Capacity studies have been undertaken and the car park has been identified by the Council as underused. A mixed-use scheme with some parking is being considered in order to add to the vitality of the shopping centre.

---

### **Availability**

#### Availability Information

Availability has been confirmed by the landowners in 2023.

---

### **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:	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	+	Mixed/ retail use at ground floor level would provide employment.
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.

---

## 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, 2022 pre-application and 2023 planning application

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**Planning application received on 16.03.2023- Under consideration**

Conversion of existing office building to residential, comprising 14 flats, including two-storey front extension and rooms in the roof space and dormer windows with associated parking and landscaping/amenity space.

---

**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

The 2023 planning application confirms availability.

---

### 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:	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	?	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.



---

# US156: Garages to the rear of Foxwarren, Claygate

---

**Ward:** Claygate

**Site reference:** US156

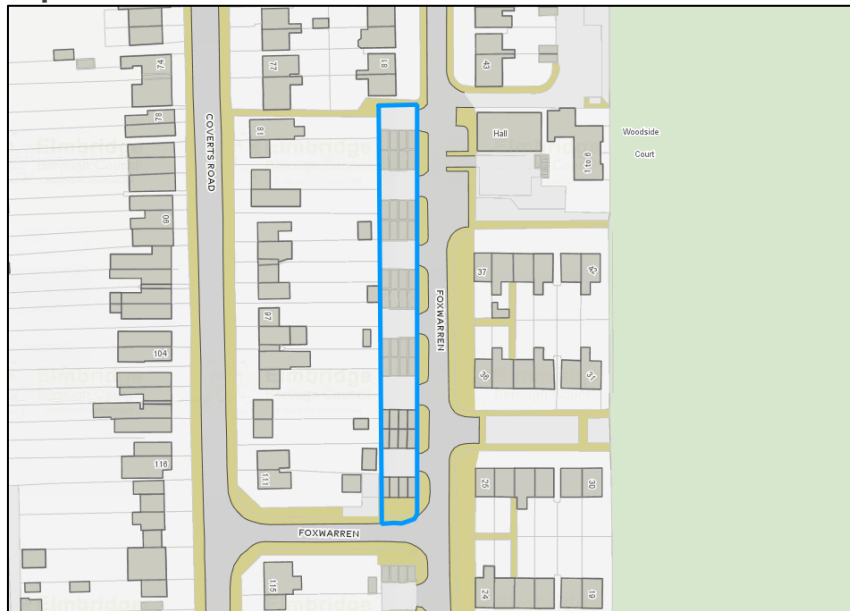
**Site area:** 0.12 ha

---

**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:**

**Grant permission- 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 years (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:

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 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.

---

# US175: Claygate Centre, Elm Road, Claygate

---

Ward: Claygate

Site reference: US175

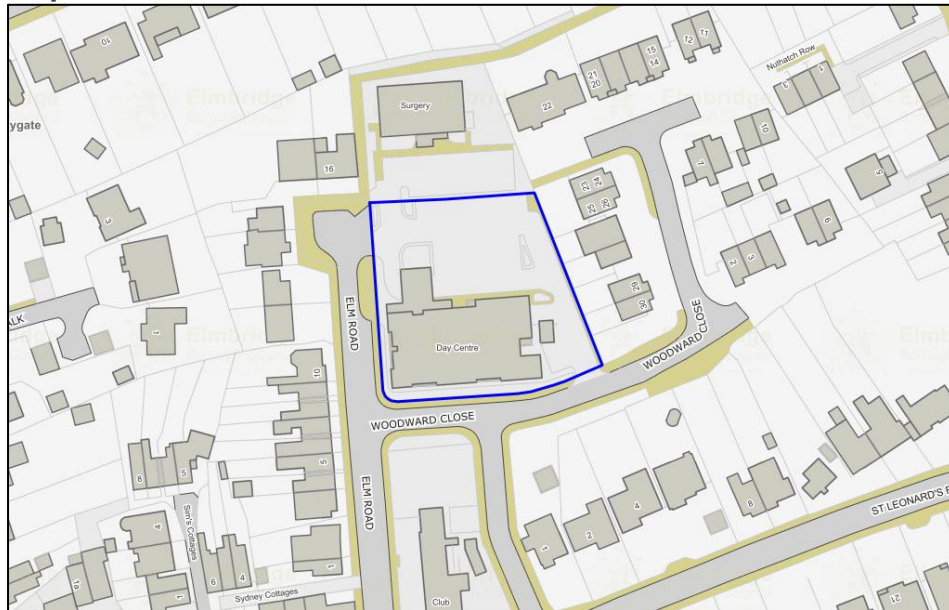
Site area: 0.28 ha

---

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 for 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 2023.

---

### **Achievability**

Market and viability factors

A mixed-use scheme including the existing day centre could 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.



---

# US169: Claygate Station car park, The Parade, Claygate

---

**Ward:** Claygate

**Site reference:** US169

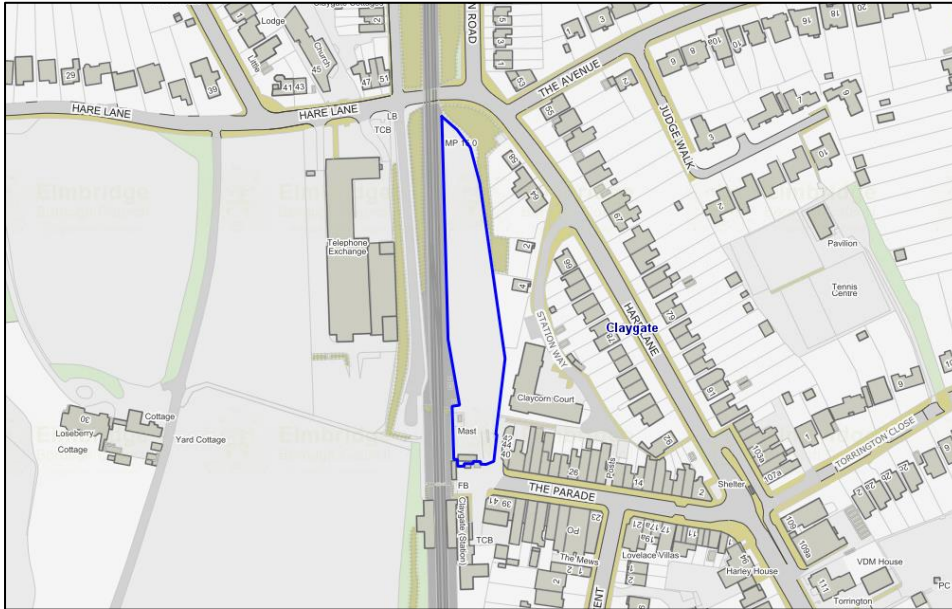
**Site area:** 0.4 ha

---

**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 and 2005 outline planning permission.

---

**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.

As the site is a commuter car park for Claygate train station, a capacity study will be required to understand how much of the site is being used and how much could be reduced to allow development for housing.

---

### 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 reduction of the commuter 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.

---

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

---

**Ward:** Cobham & Downside

**Site reference:** US159

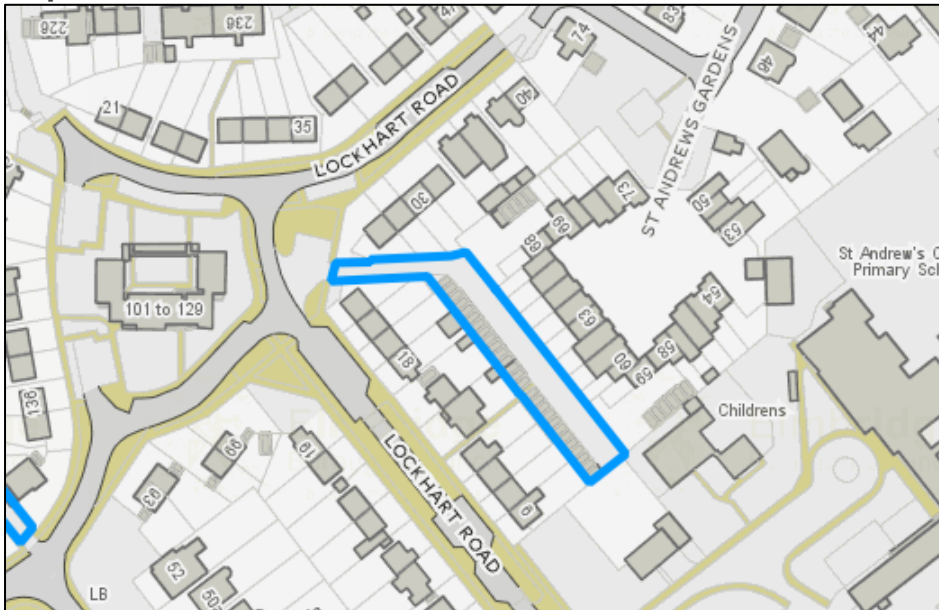
**Site area:** 0.1 ha

---

**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 2020 planning application

---

**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.



---

# US160: Garages at Bennett Close, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US160

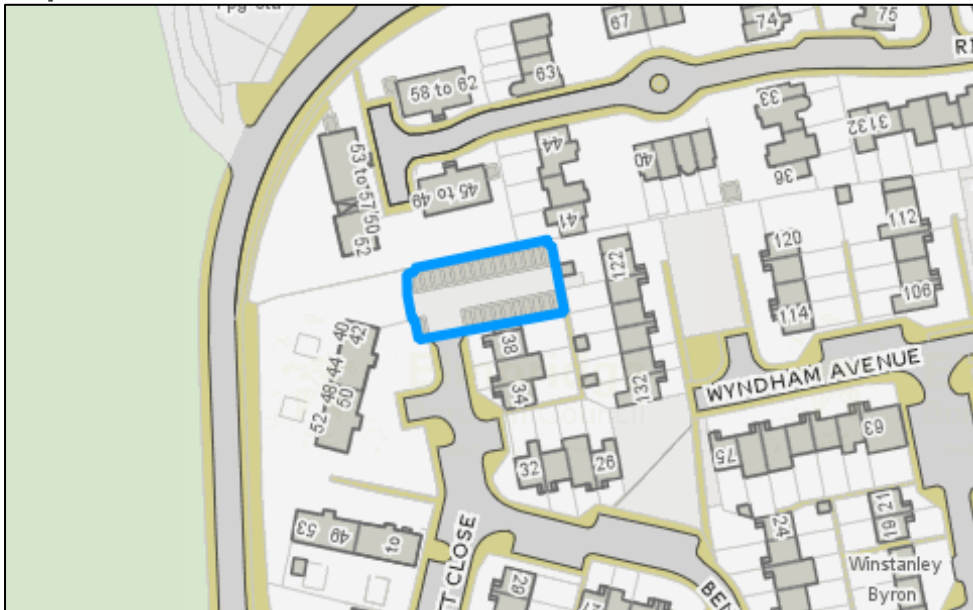
**Site area:** 0.06 ha

---

**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 and 2022 planning application

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2022/1400- Under consideration**

Terrace of 3 two-storey houses with rooms in the roof space with associated parking, bin stores and landscaping following demolition of existing 25 garages.

---

**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:

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 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.

---

## US467: Ambleside, 3 The Spinney, Queens Drive, Oxshott

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US467

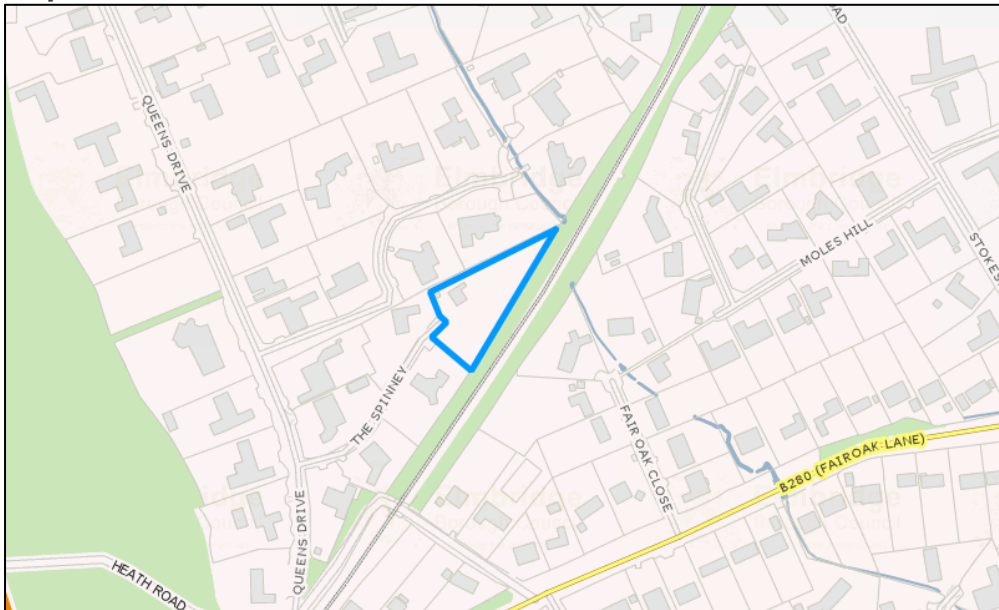
**Site area:** 0.43 ha

---

**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:**

2022/2811- UNDER CONSIDERATION

Detached two-storey house with rooms in the roof space, dormer windows and integral garage, bin storage and; Detached two-storey house with rooms in the roof space, dormer windows and attached garage with room above, new access and associated hard and soft landscaping following demolition of existing house and outbuildings.

---

**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 and live planning application 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:

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 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.



---

# US472: 40 Fairmile Lane, Cobham

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US472

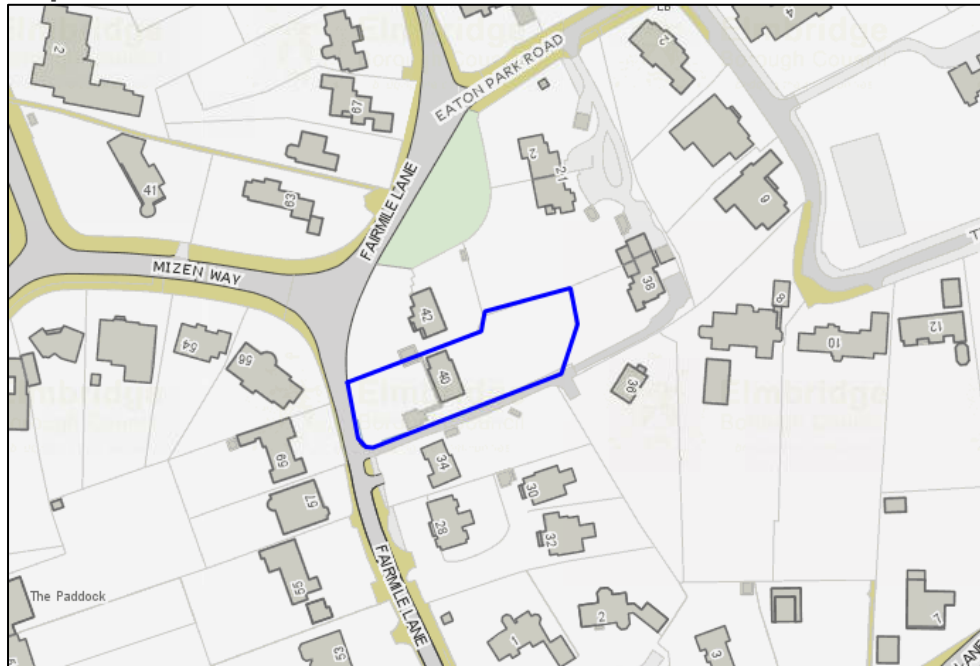
**Site area:** 0.19 ha

---

**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 and 2022 Planning application.

---

**Is the Site Previously Developed Land: PDL**

---

**Relevant planning history / Status:**

2022/3547 - UNDER CONSIDERATION

Development comprising 2 detached two-storey buildings with rooms in the roof space containing 18 flats; one with underground car and cycle parking, associated parking, soft and hard landscaping works following demolition of existing dwelling, detached garage and outbuilding.

---

**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 and live planning application suggests potential to redevelop the site. The owners have also requested the site to be included in the LAA.

---

### 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 and 2021 planning applicatio

---

**Is the Site Previously Developed Land:** Yes

---

**Landowners:** Private

---

**Relevant planning history / Status:**

2021/3348- UNDER CONSIDERATION

Conversion of existing building with two-storey rear extension comprising three dwellings with associated landscaping and parking following part demolition of existing building and Listed Building Consent: Conversion of existing building with two-storey rear extension comprising three dwellings following part demolition of existing building (2021/3380).

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

The 2021 planning application suggests availability of the site and provides land ownership information.

---

### 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

---

## Deliverability

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.



---

# US493: Selden Cottage and Ronmar, Leatherhead Road, Oxshott

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US493

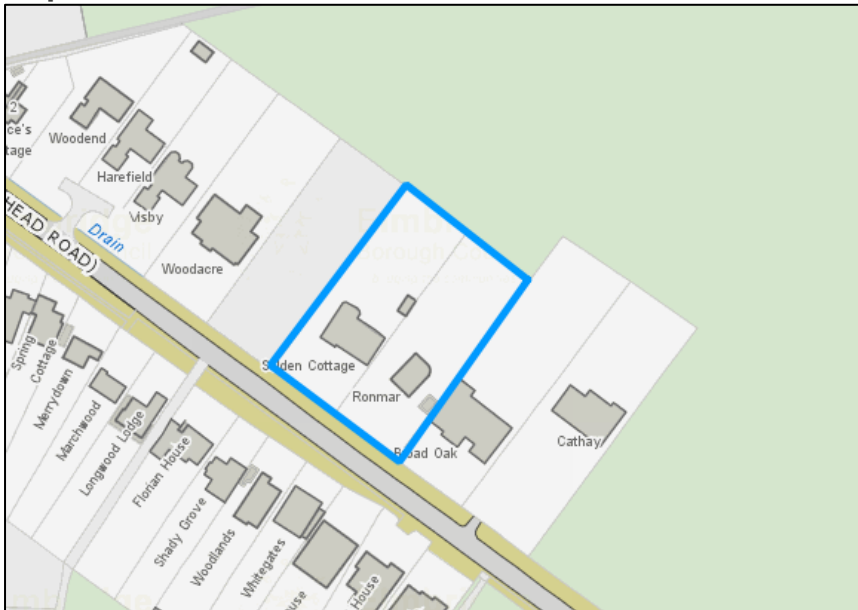
**Site area:** 0.5 ha

---

**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 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

**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. Both owners have confirmed availability in 1 to 5 years.

---

### 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. 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. There is a reasonable prospect that the site can be delivered within 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	-	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.

---

## US521: 4 Fernhill, Oxshott

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US521

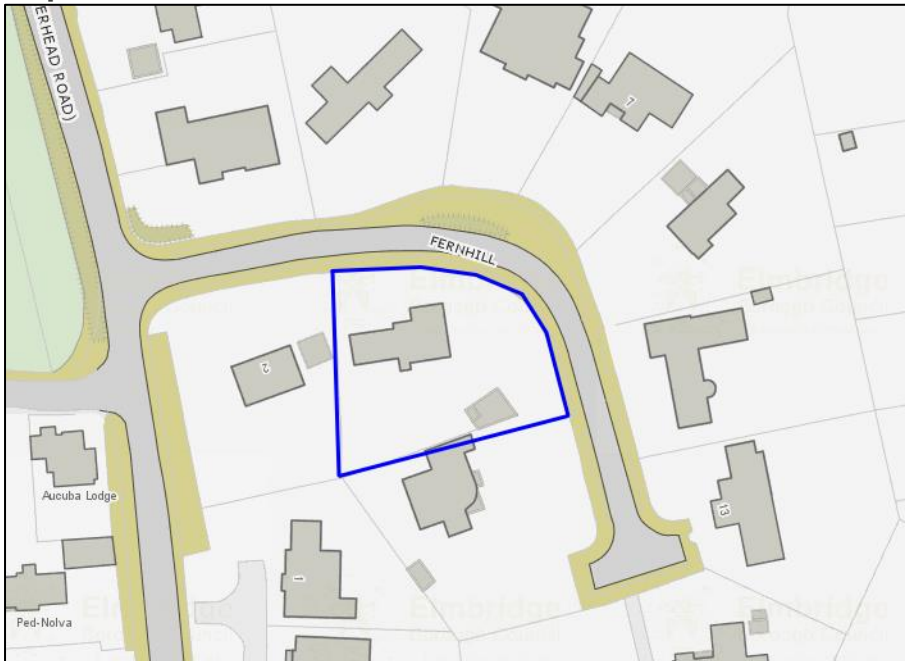
**Site area:** 0.13 ha

---

**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:**

**2022/2376- UNDER CONSIDERATION**

Two pairs of semi-detached two-storey houses with rooms in the roof space, bin storage, new access, associated parking and landscaping following demolition of existing house and detached garage.

**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 the recent planning applications 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 to 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 is designated in an area of archaeological 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.



---

# US530: Garage block, Middleton Road, Downside, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US530

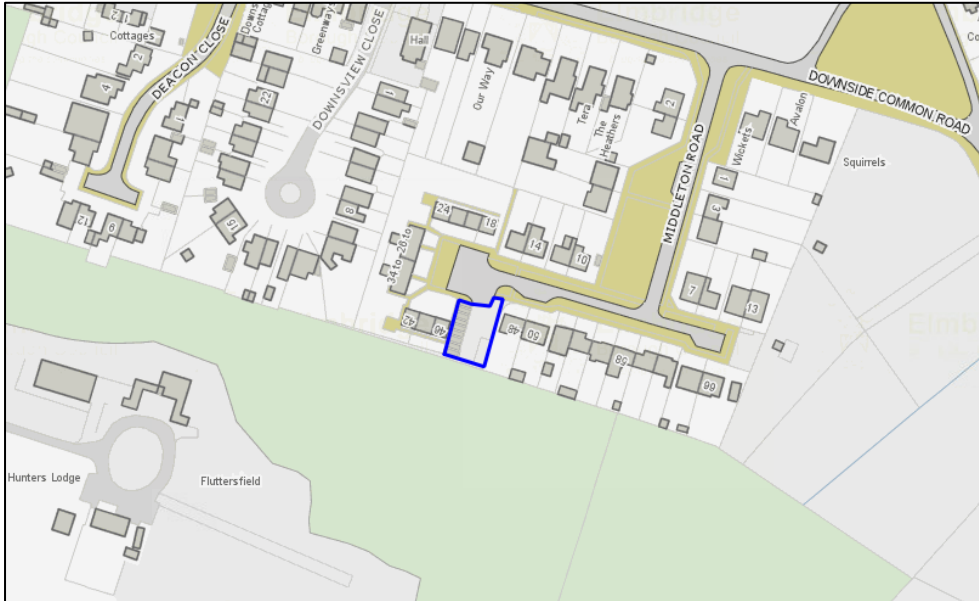
**Site area:** 0.04 ha

---

**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):** 75 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 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.

---

## US551: White Herons, Fairmile Park Road, Cobham

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US551

**Site area:** 0.24 ha

---

**Site address:** White Herons, Fairmile Park Road, Cobham, KT11 2PP

---

**Map:**



**Satellite image:**



**Site description:** The site comprises of a detached house set back from the road to the south. There are many trees that cover the garden space on the site.

---

**Existing land use:** Residential (Use Class C3)

**Source of site:** Pre-application 2023

**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
- Within 100m of a locally listed terrace of buildings.

### Potential use of site

**Residential development:** Yes

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

**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 suitable residential location.

---

### **Availability**

Availability Information

A 2023 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 no significant 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 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 with some greenfield (garden land) that may be used.
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.
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 and on PDL

**Sustainability Appraisal qualitative assessment of the development potential:** The site scores many positive impacts but scores negatively on accessibility.



---

## US552: 1 Holtwood Road, Oxshott

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US552

**Site area:** 0.34 ha

---

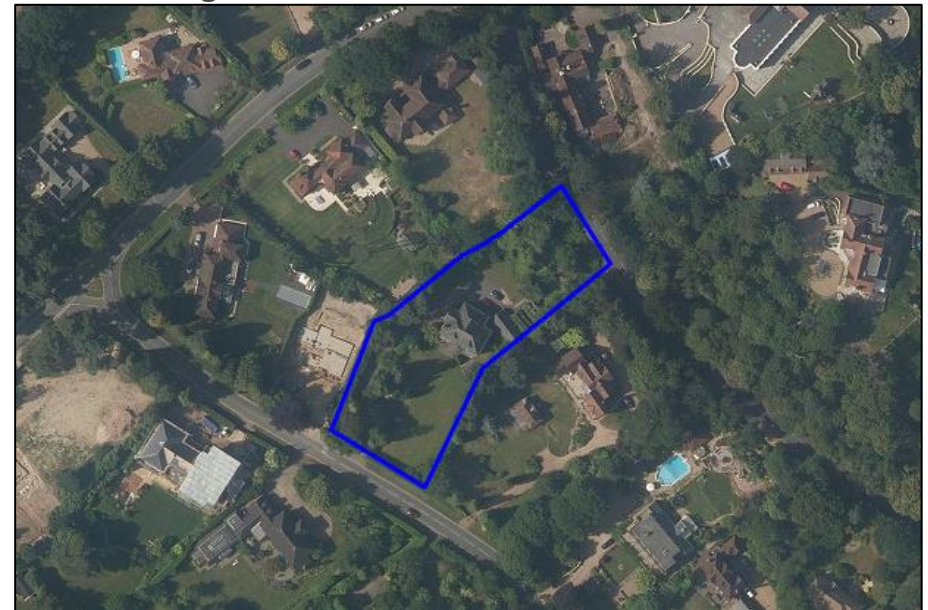
**Site address:** 1 Holtwood Road, Oxshott, KT22 0QL

---

**Map:**



**Satellite image:**



**Site description:** The site comprises one detached dwelling that is located between Warren Lane to the north and Holtwood Road to the south.

---

**Existing land use:** Residential (Use Class C3)

**Source of site:** Planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2022/2338- Refused at sub-committee**

4 pairs of semi-detached houses with rooms in the roof space, associated parking and cycle store following demolition of the existing house and garage.

---

**Landowners:** Private

---

**Policy designations/ constraints**

---

- Thames Basin Heath Special Protection Area – 5-7km
  - Strategic View – Dorking Gap from Oxshott
  - Tree Preservation Order (TPO) – EL: 21/37 on boundary to the northeast
- 

**Potential use of site**

---

**Residential development:** Yes

**Proposed yield: Net: 7 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 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

Ownership certificate A signed for the 2022 planning application.

---

### Achievability

Market and viability factors

There are no major market or 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	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 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 adjacent to residential development.
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.

---

# 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 Cobham Health Centre is located on the western and southern boundary of the site with main access onto the Portsmouth Road. The garages are located to the east with an access road onto Tartar 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 (southwest).

---

### Availability

Availability Information

Availability has been confirmed by the landowners in 2020.

---

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 year (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

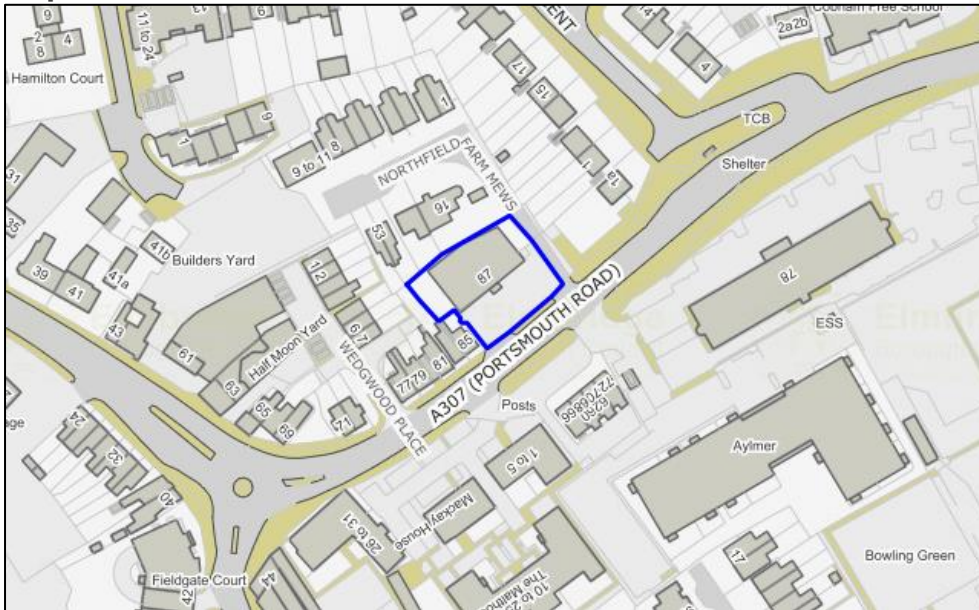
**Site area:** 0.12 ha

---

**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:** 8 **Gross:** 8

**Proposed density (dph):** 11.8dph

---

**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 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 in 2023. 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 northwest, 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, pre application and planning history.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

WITHDRAWN- 2021/3243

Mixed use development C3 (Residential) and E (Commercial) comprising of 7 two-storey buildings with rooms in the roof space for a total of 1 commercial unit and 25 residential units with associated parking, landscaping bin and cycle stores following demolition of existing buildings.

---

**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 and ownership certificates signed for 2021 withdrawn planning application.

---

### **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 Centre for the Community, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US195

**Site area:** 0.45 ha

---

**Site address:** Cobham Centre for the Community, Lushington Drive, Cobham, KT11 2LU

---

**Map:**



**Satellite image:**



**Site description:** The site comprises a day centre and a car park. There are also several trees on site.

---

---

**Existing land use:** Community 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):** 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, 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 2023.

---

### **Achievability**

Market and viability factors

There would be a reasonable prospect for a mixed-use scheme on site to retain community use.

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

---

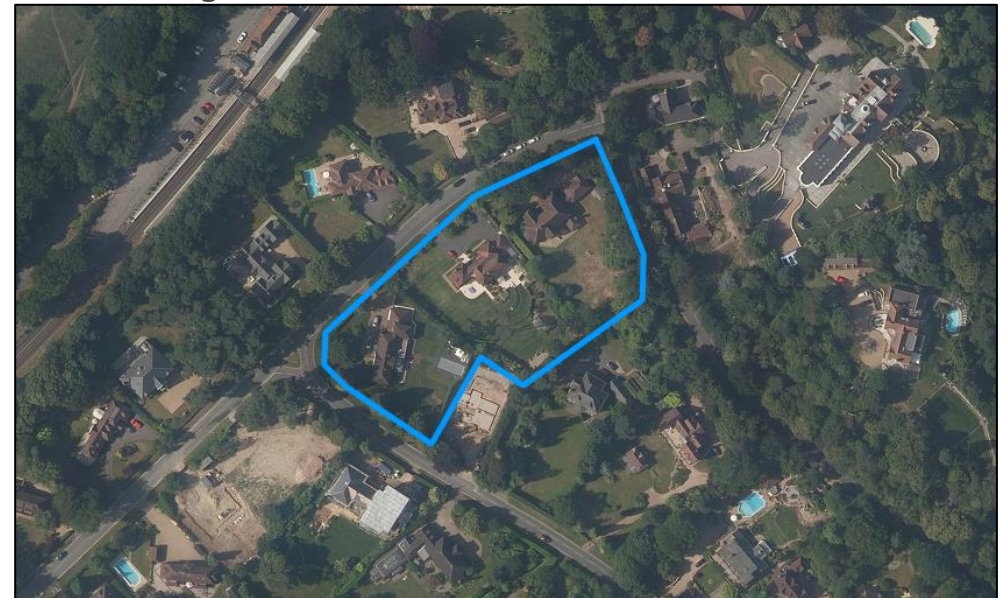
**Site address:** 1, 3 and 5 Goldrings Road, Oxshott, KT22 0QP

---

## 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. Owner from 1 Goldrings has confirmed 1-5 year timescale and availability. However as there is no live planning application or confirmation from other landowners, a 6 to 10 year timescale is considered appropriate.

---

### **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.

---

## US522: 52 Fairmile Lane, Cobham

---

**Ward:** Oxshott and Stoke D'Abernon

**Site reference:** US522

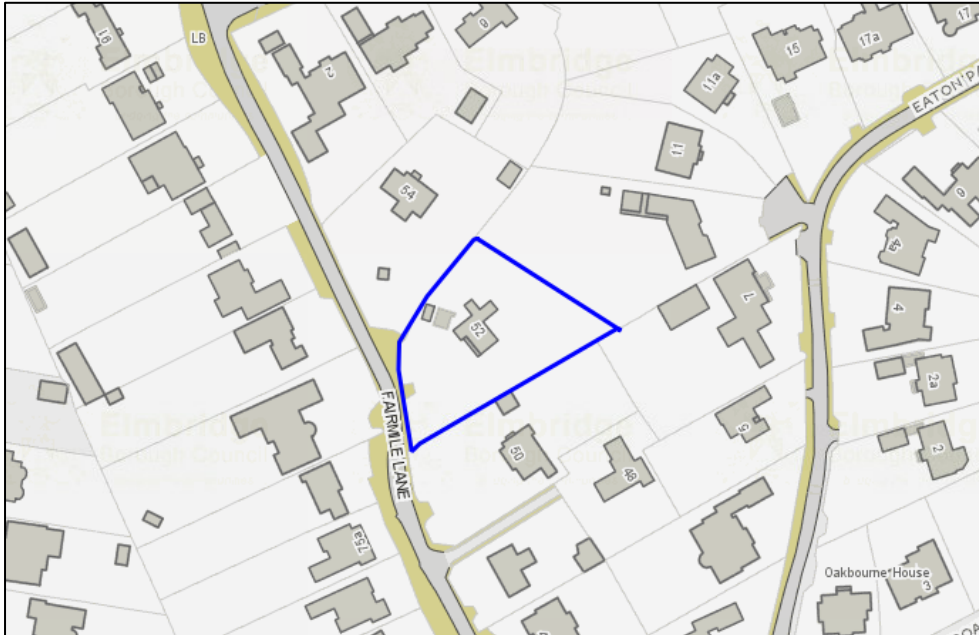
**Site area:** 0.28 ha

---

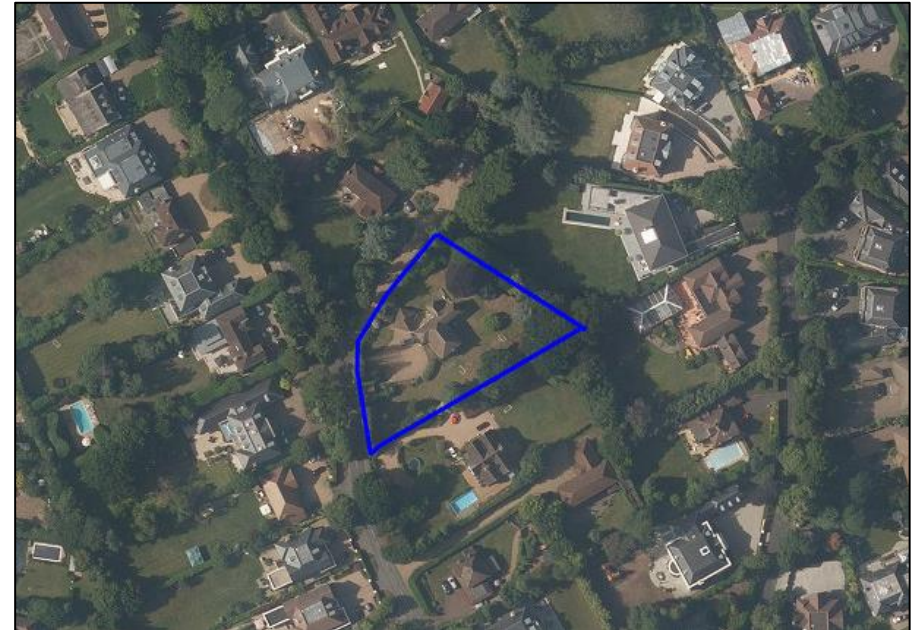
**Site address:** 52 Fairmile Lane, Cobham, KT11 2DF

---

**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:	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 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

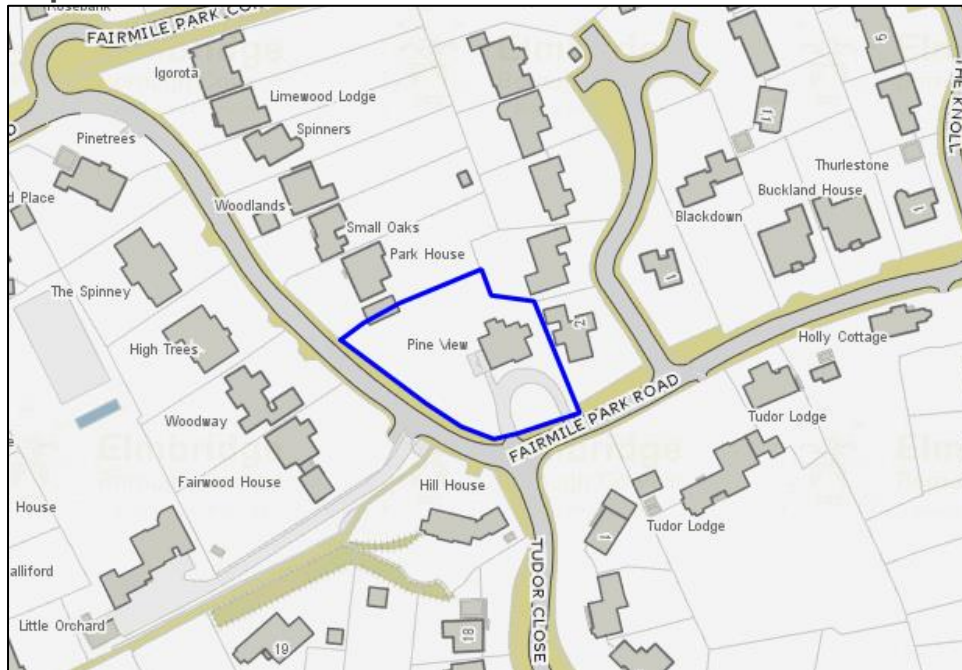
**Site area:** 0.24 ha

---

**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 roof space) comprising 10 flats and basement parking following demolition of existing dwelling.

**2003/2309 – Reused – Appeal Dismissed**

Four-storey building including rooms in the roof space 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. The landowner has also confirmed availability in 2023.

---

### **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:	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 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.

---

## US7: 20 Stoke Road, Cobham

---

**Ward:** Cobham and Downside

**Site reference:** US7

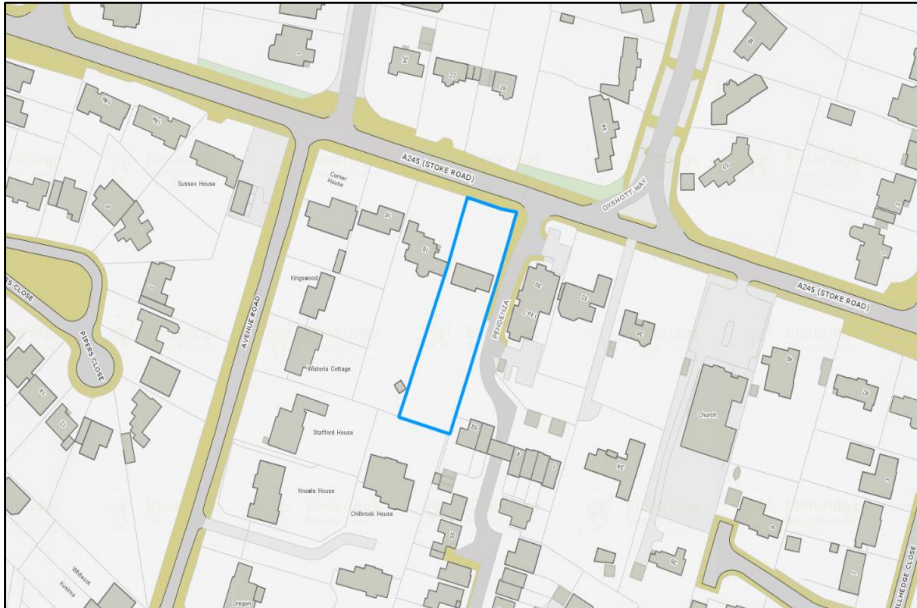
**Site area:** 0.18 ha

---

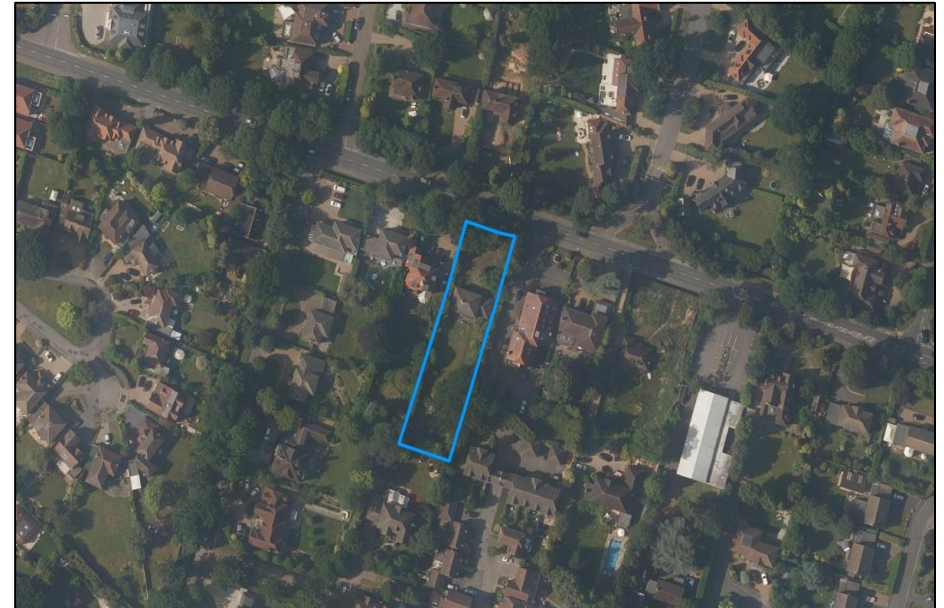
**Site address:** 20 Stoke Road, Cobham, KT11 3BD.

---

**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 and planning history

---

**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 2023

---

### 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:

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	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):** 13 dph

---

**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 (northeast).

The land is currently in community use, and this could be retained as part of a mixed-use development. The site could benefit from expansion and enhanced facilities for the local community.

---

### 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

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

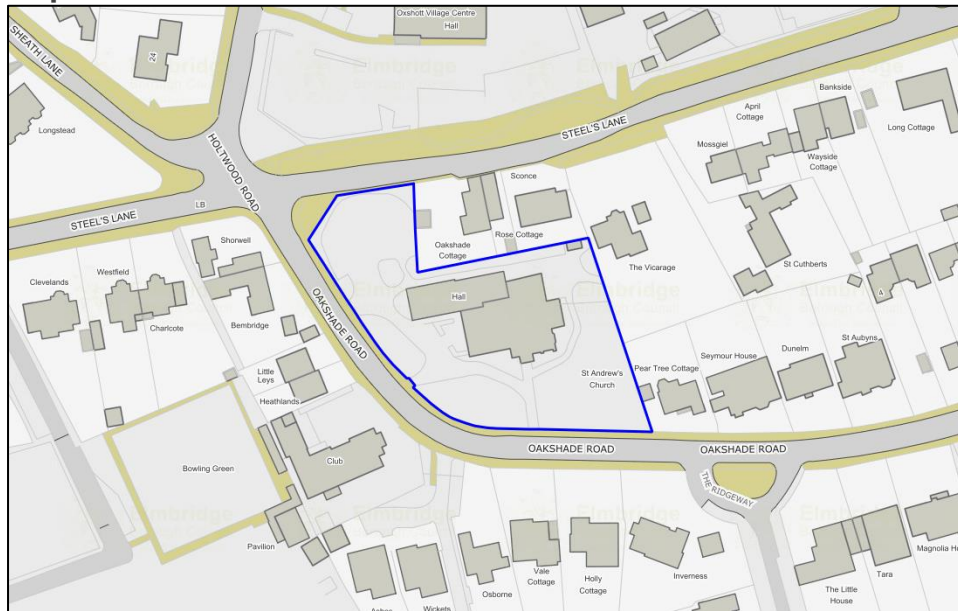
**Site area:** 0.39 ha

---

**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 (northeast).

---

### **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.



---

# 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

The neighbouring building 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

If prior approval was pursued, 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.

---

## 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 2023 but there has been no confirmation.

---

### 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, however the impact that future development may have on the adjoining natural green space, Green Belt and a Biodiversity Opportunity Area will require consideration.

---

### 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 natural green space, Green Belt and a Biodiversity Opportunity Area will require consideration.



---

# US194: Protech House, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US194

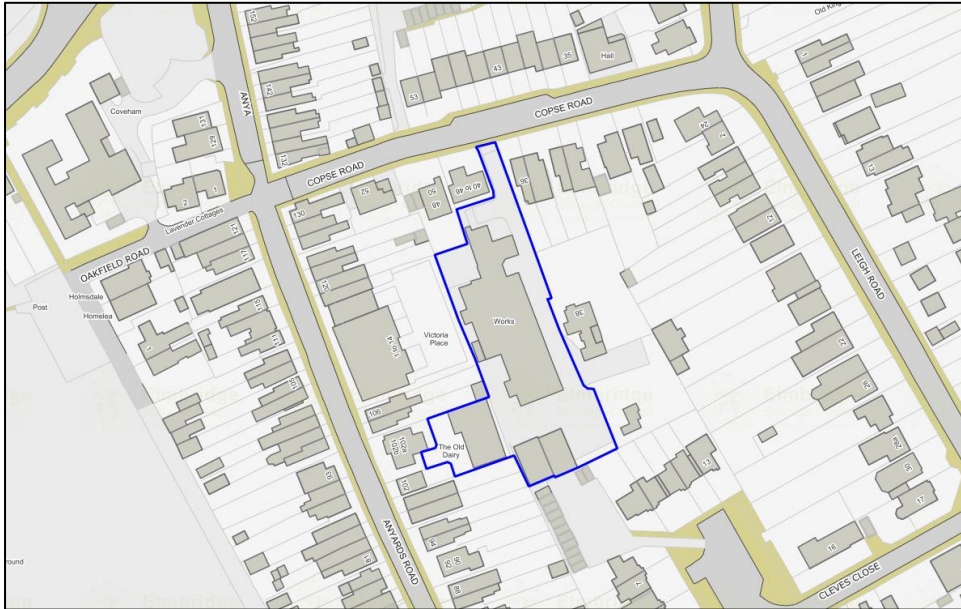
**Site area:** 0.4 ha

---

**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 years (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 2023 but no response provided.

---

### 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, Hogshill Lane, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US201

**Site area:** 0.58 ha

---

**Site address:** Tiltwood Care Home, Hogshill 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 Hogsmill Lane. With car parking fronting Hogsmill 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 (C2)

**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 2023 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: Above Waitrose, 16-18 Between Streets, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US214

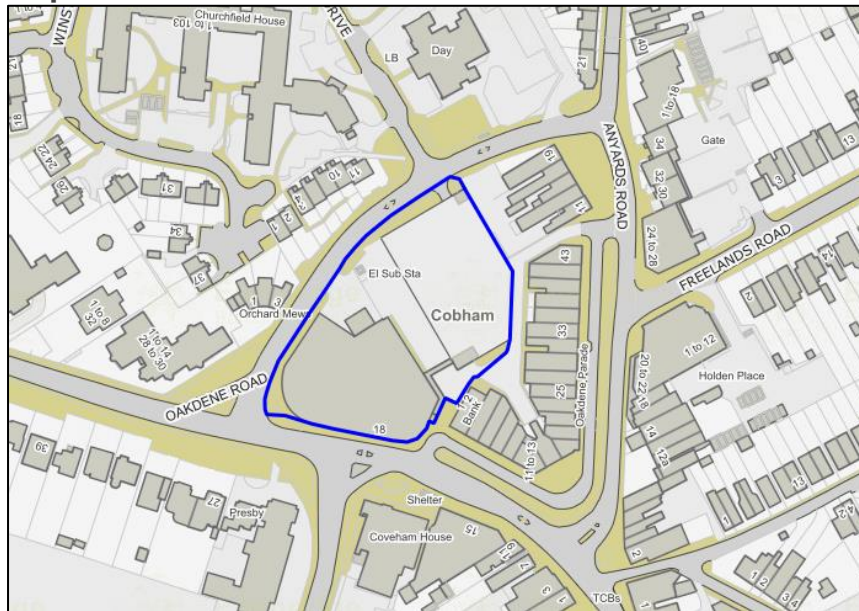
**Site area:** 0.67 ha

---

**Site address:** Above 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 (southeast)
- 

**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

Landowners have confirmed in 2023 that they would like the site included in the LAA with a long-term timescale.

---

### 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 2023 but have not responded.

---

### 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
  - Adjoins M3 Contaminated Land Poly (southeast) – 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 2023 but no response has been given.

---

### **Achievability**

Market and viability factors

The site could be optimised for further housing.

Can the constraints be overcome?

Potential land contamination 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	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 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:** The site scores many positive results with regards to its accessibility to transport and services and use of brownfield land. It also adjoins potentially contaminated land, which 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

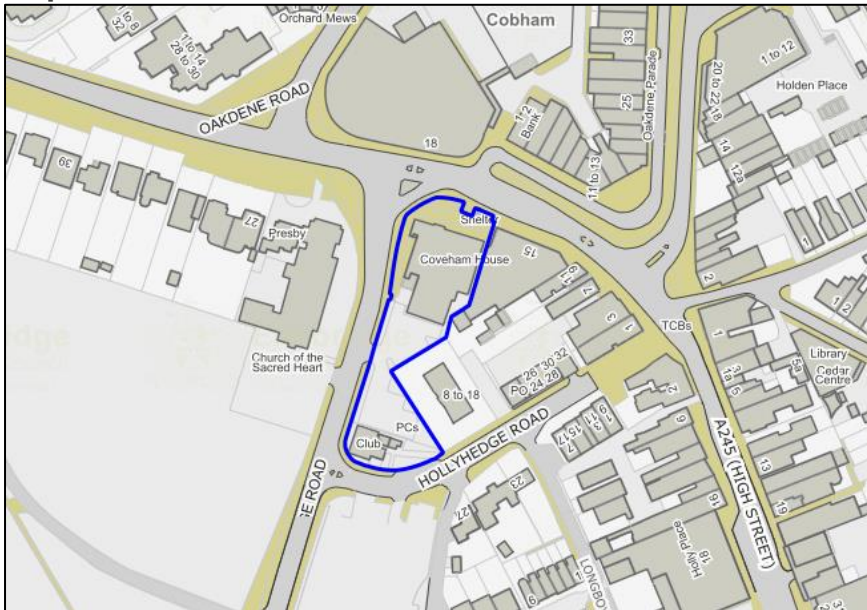
**Site area:** 0.26 ha

---

**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 a number of 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 the landowners of Coveham House in 2023. 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 2023 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.

---

# US497: Cedar Road Car Park, Cedar Road, Cobham

---

**Ward:** Cobham and Downside

**Site reference:** US497

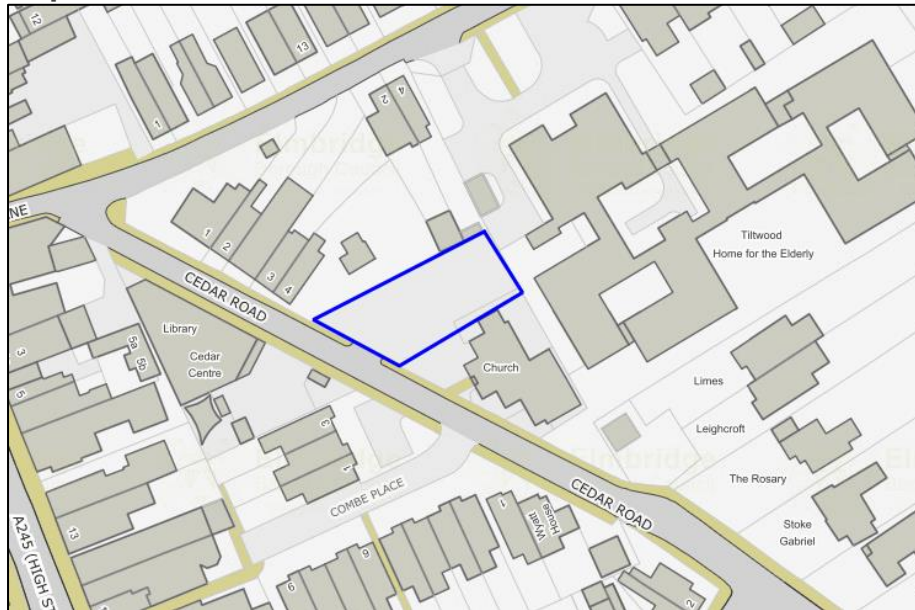
**Site area:** 0.05ha

---

**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).

The car park use will require monitoring. It maybe that the car park is consolidated into the main car park at Downside Bridge Road.

---

### Availability

#### Availability Information

The owners have indicated that the site is available in 2023 but will require a longer timeframe to consider the car park use.

---

### 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:

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 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.



---

# US544: Former Loch Fyne Restaurant, 17 Portsmouth Road, Cobham

---

**Ward:** Cobham & Downside

**Site reference:** US544

**Site area:** 0.26 ha

---

**Site address:** Former Loch Fyne Restaurant, 17 Portsmouth Road, Cobham, KT11 1JH

---

**Map:**



**Satellite image:**



**Site description:** The site comprises a part single part two storey locally listed detached building that was formerly Loch Fyne restaurant. This is currently boarded up. There is also hardstanding at the rear of the site for previous customers parking.

---

**Existing land use:** Restaurant (Use Class E)

**Source of site:** Officer recommendation

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** No relevant planning history

---

**Landowners:** Private

---

### Policy designations/ constraints

---

- Locally listed building- 17 (The Snail) (formerly The Little White Lion Public House) Portsmouth Road, Cobham.
  - Thames Basin Heath Special Protection Area 400m-5km Buffer
  - Area of contaminated land to northwest of site.
  - Opposite Green Belt land to south
- 

### Potential use of site

---

**Residential development:** Yes

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

**Proposed density (dph):** 96.2dph

---

**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 with local bus stops opposite the site. It is within 800m to Cobham district centre, a dentist, NHS GP Practice and a community hospital.

---

### **Availability**

Availability Information

There has been no response from the landowners to confirm availability.

---

### **Achievability**

Market and viability factors

The loss of the locally listed building and employment use will need to be considered.

Can the constraints be overcome?

These could be overcome with justification for loss of locally listed building and employment use.

---

### **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	--	Development would result in a complete loss of the locally listed building.
Accessibility	+	The site is located opposite bus stops 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 and a pocket park.
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	--	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	++	There is potentially contaminated land on site to remediate.
Pollution	0	Site is in an urban built-up residential area and is PDL.
Landscape	0	Site is in the urban built-up area but sits opposite 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:** Although the site is considered sustainable and accessible, the loss of the locally listed building and employment will need to be considered.

---

## 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

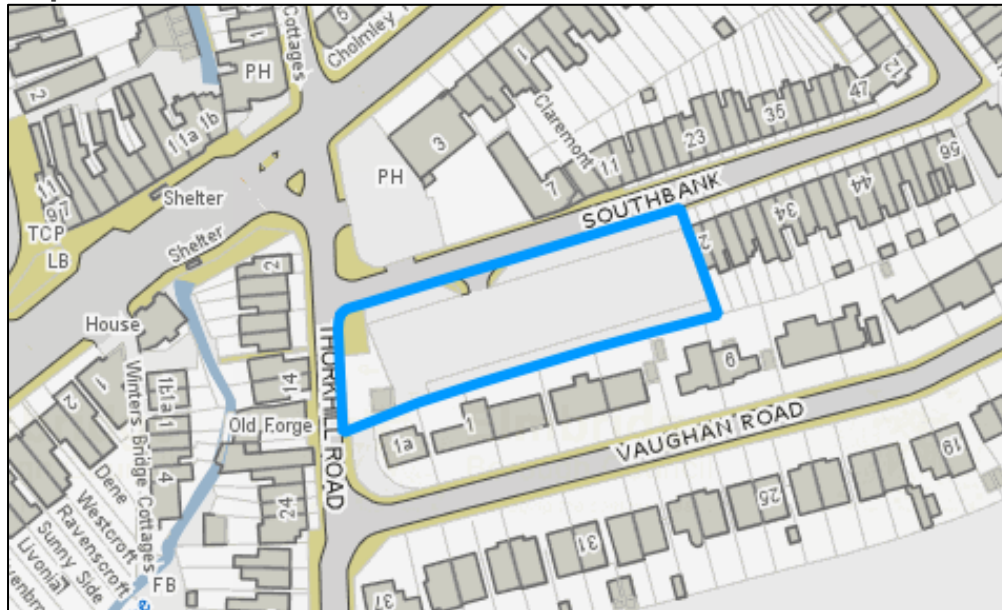
**Site area:** 0.23 ha

---

**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 2023.

---

### **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

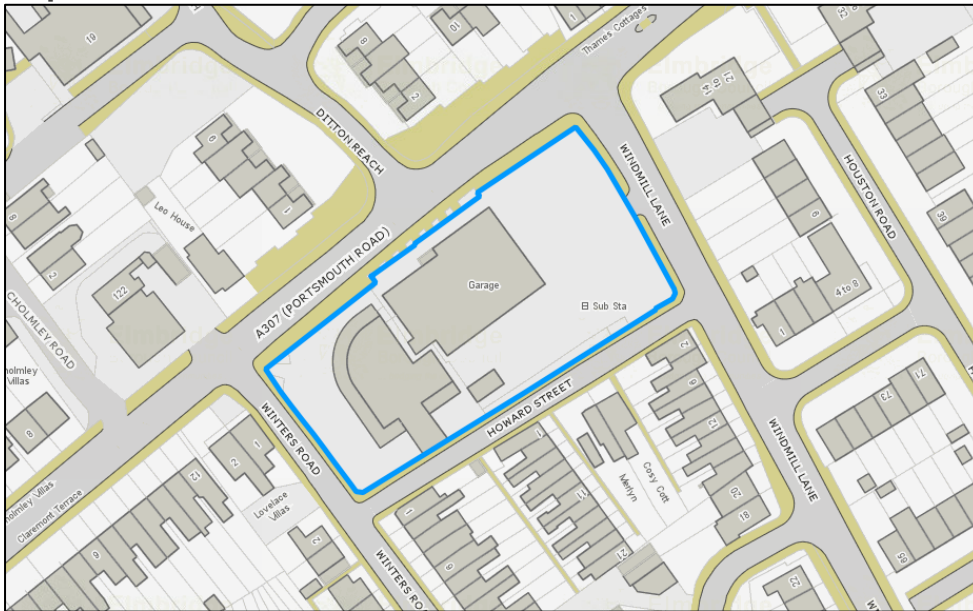
**Site area:** 0.39 ha

---

**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, 2022 Pre-application enquiry

---

**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

The pre-applications in 2022 and 2023 confirm availability.

---

### **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.



---

# US443: 47 Portsmouth Road, Thames Ditton

---

**Ward:** Long Ditton

**Site reference:** US443

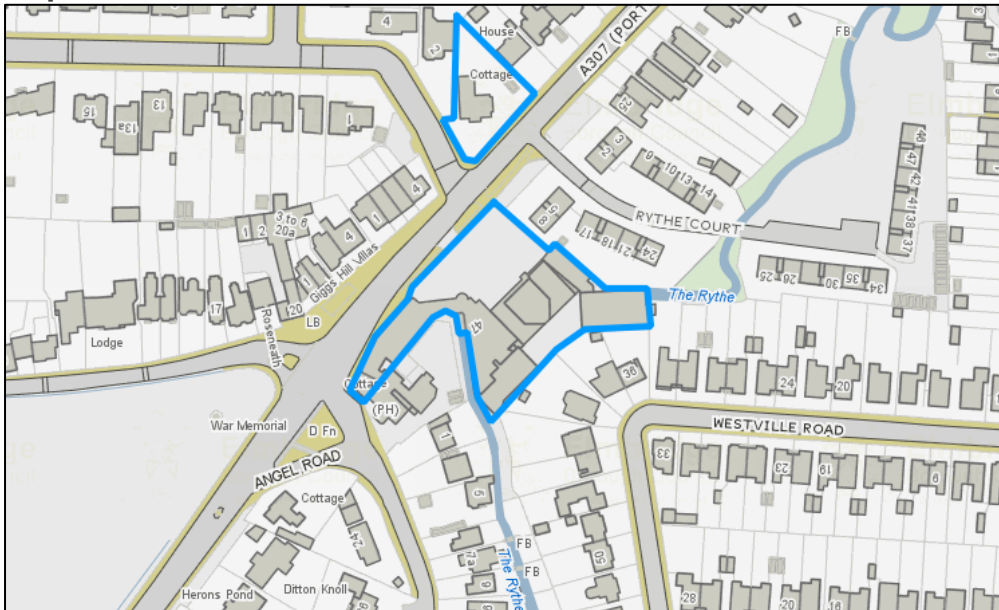
**Site area:** 0.36 ha

---

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

---

**Map:**



**Satellite image:**



**Site description:** The site is located on the south-east side of Portsmouth Road and was formerly in use as a Guy Salmon car showroom and garage though this has now ceased, and the site is surrounded by hoarding. The existing buildings are single storey with a large parking area to the front of the buildings.

---

**Existing land use:** Car showroom (sui generis)

**Source of site:** Call for sites 2019 and planning application 2021.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2021/3857- Appeal Lodged**

New retail unit for Class E use with associated new access, car parking and landscaping following demolition of existing buildings.

---

**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:** No

**Proposed yield: Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

---

**Commercial uses:** Yes- Supermarket (Class E)

**Proposed floorspace (sqm): Net:** 132 **Gross:** 1611

---

**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.

---

### **Availability**

Availability Information

Ownership Certificate A has been signed for the 2021 planning application and availability has been confirmed by the landowners in the regulation 19 representations.

---

### **Achievability**

Market and viability factors

There are no major market or 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	0	No housing is being proposed.
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	+	Creates new employment floorspace
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 that neighbours the site and with the right design could change the expected result featured above to a positive change for the heritage SA objective. 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

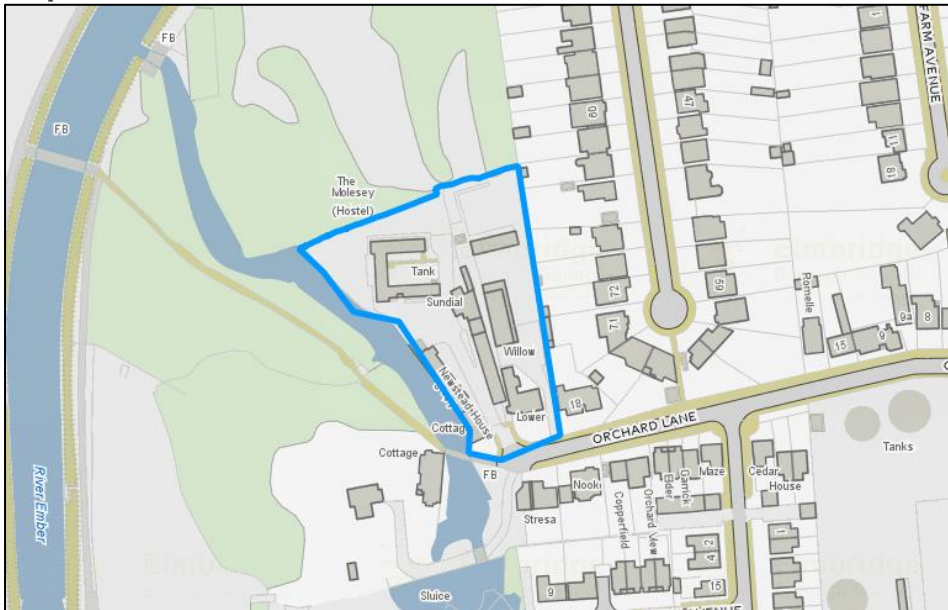
**Site area:** 0.62 ha

---

**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 and planning history.

---

**Is the Site Previously Developed Land:** PDL

---

**Relevant planning history / Status:**

**2022/3525 – Under consideration**

Development comprising 3 detached buildings containing 74 residential units with underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe following demolition of existing buildings.

---

**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 and ownership certificates signed for the 2022 planning application.

---

### 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 planning application submitted shows development only in the PDL land to the front of the site and therefore the sites biodiversity could be protected.



---

## US503: 89-90 Woodfield Road, Thames Ditton

---

**Ward:** Thames Ditton

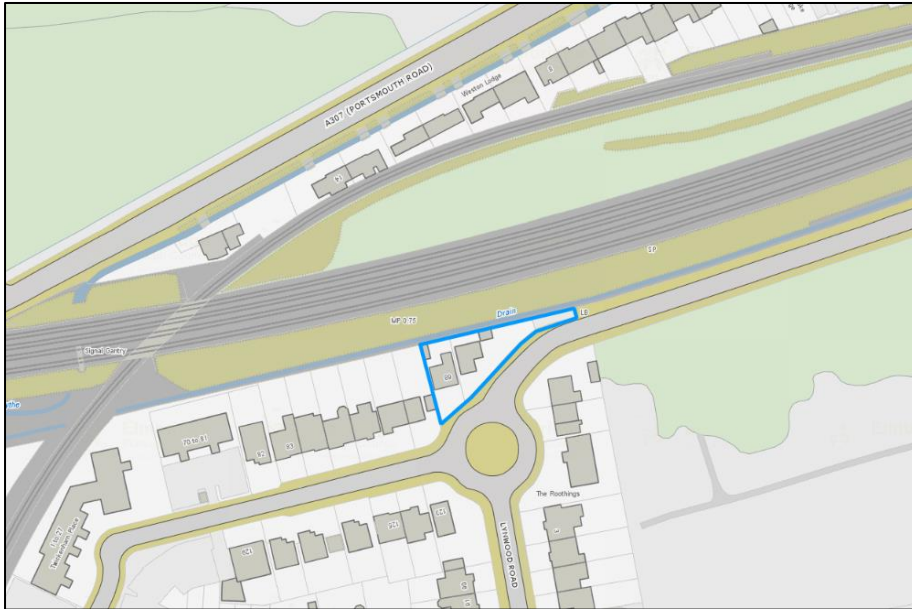
**Site reference:** US503

**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 and planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** Concerns 90 Woodfield Road only.

**2021/4281- Refused**

Extensions and alterations to convert existing house into 5 flats, single-storey outbuilding, bin stores and associated parking and landscaping.

**2021/1810- WITHDRAWN**

Detached two-storey building with rooms in the roof space containing 6 flats, single-storey outbuilding, bin stores and associated parking and landscaping following demolition of existing house.

---

**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

The 2021 planning application includes signed ownership certificates.

---

### 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.

---

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

---

**Ward:** Thames Ditton

**Site reference:** US516

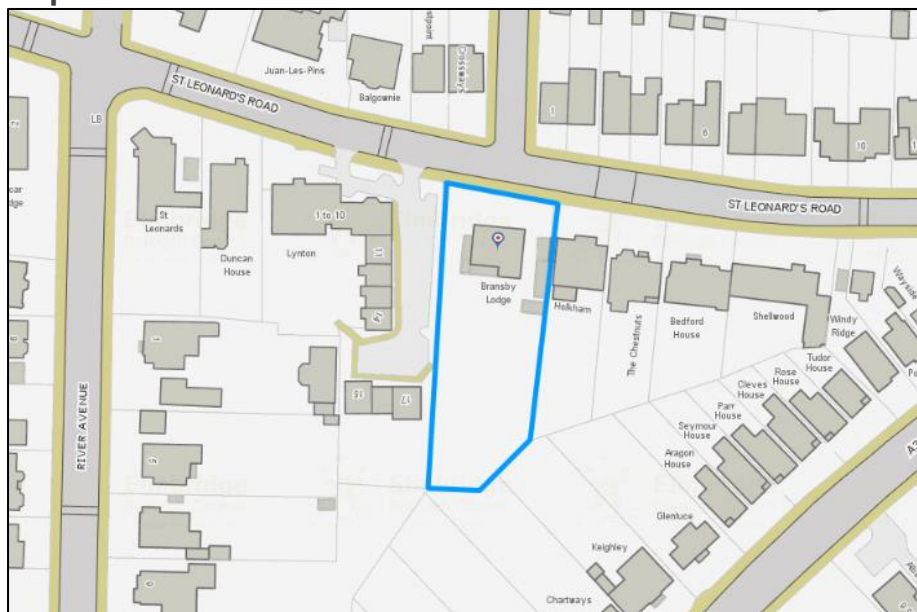
**Site area:** 0.18 ha

---

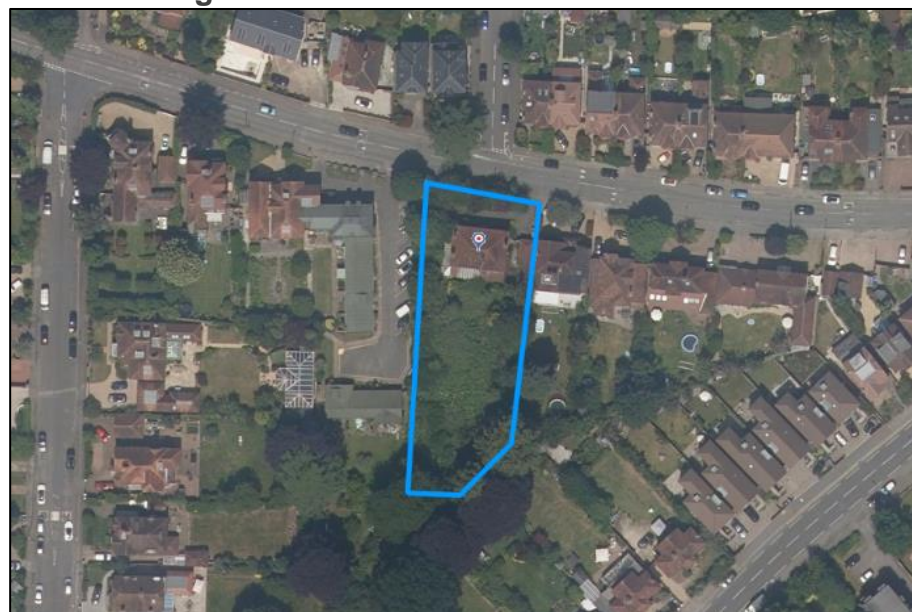
**Site address:** Bransby Lodge, St Leonard's Road, Thames Ditton, KT7 0RN

---

**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:**

**2023/0794 – Under consideration**

Detached two-storey building containing 6 flats and two detached single-storey houses, bin and cycle stores, associated parking and landscaping and alterations to existing access following demolition of the existing house and buildings.

**2020/0865 – Refused and Appeal Dismissed**

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

Ownership certificates were signed in the 2023 planning application.

---

### **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

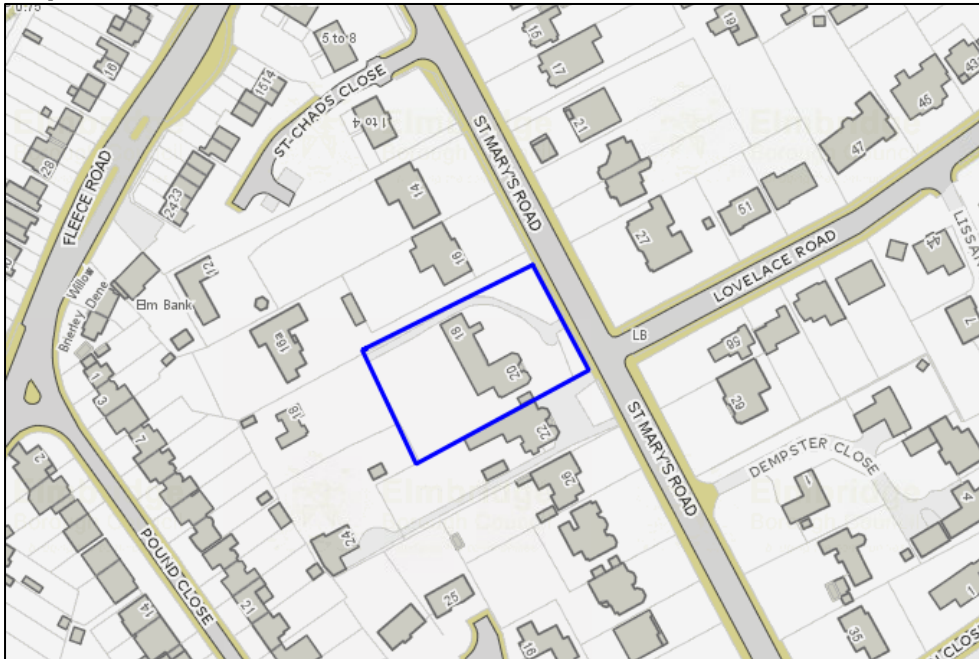
**Site area:** 0.29 ha

---

**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 and planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2023/0665- Under consideration**

Detached two-storey ancillary building and attached two-storey ancillary building and creation of second floor and internal alterations to existing building to create 11 one-bedroom flats, associated landscaping, parking and refuse and recycling stores.

---

**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 (southwest).

---

### **Availability**

Availability Information

An ownership certificate has been signed for the 2023 planning application.

---

### **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.

---

## US548: 12 and Land to the rear of 10-26 Claygate Lane, Esher

---

**Ward:** Hinchley Wood & Weston Green

**Site reference:** US548

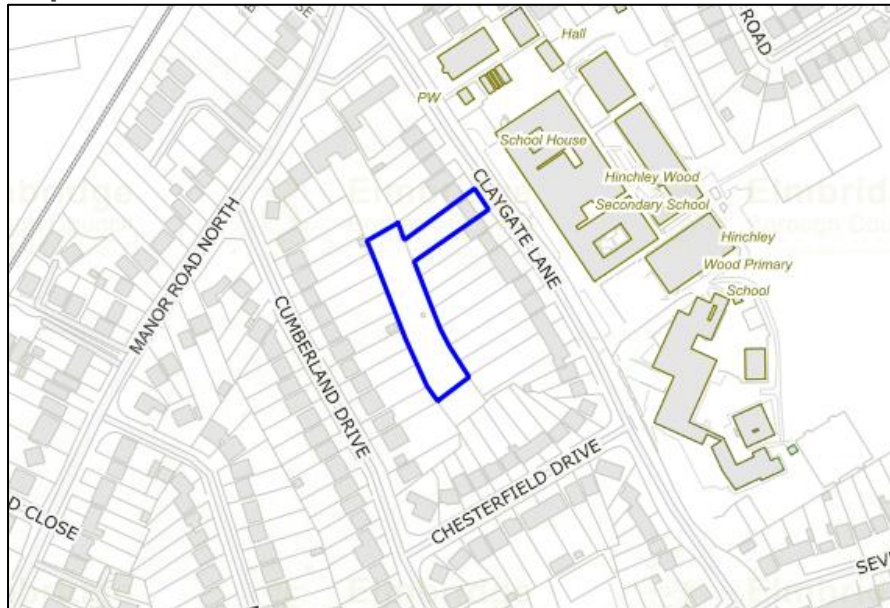
**Site area:** 0.37 ha

---

**Site address:** 12 and Land to the rear of 10-26 Claygate Lane, Esher, KT10 0AQ

---

**Map:**



**Satellite image:**



**Site description:** The site comprises of a detached dwelling, large garden to the southwest and land to the rear of dwellings 10 to 26 Claygate Lane, which is 112 Manor Road South's Garden. It is surrounded by residential properties and is heavily wooded with TPOs on its boundary.

---

**Existing land use:** Residential and open green space.

**Source of site:** Pre-application 2023

---

**Is the Site Previously Developed Land:** PDL and Greenfield.

---

**Relevant planning history / Status:** No relevant planning history.

---

**Landowners:** Private

---

### Policy designations/ constraints

---

- Low surface water flood risk in a small section.
  - Mole Lower and Rythe Catchment
  - 112 Manor Road South- Locally listed building
- 

### 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 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. A primary and secondary school are located opposite the site.

---

### Availability

Availability Information

Having submitted a pre-application request in 2023, it is considered that the site is available for development.

---

### Achievability

Market and viability factors

Flood risk mitigation and providing biodiversity net gains could have viability issues.

Can the constraints be overcome?

Tree protection measures will be required as well as biodiversity net gain to mitigate the loss of existing trees.

---

### 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 opposite 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	0	The site falls within flood zone 1 and has 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.
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	-	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.



---

## 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

Landowners have confirmed interest in development in a 5-year timeframe. As there is no pre-application or live planning application a 6-to-10-year timescale has been specified.

---

### 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:

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	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.

---

## 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 confirmed availability in 2023.

---

### 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:

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	++	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.



---

## US518: Thames Ditton Centre for the Community, Mercer Close, Thames Ditton

---

**Ward:** Thames Ditton

**Site reference:** US518

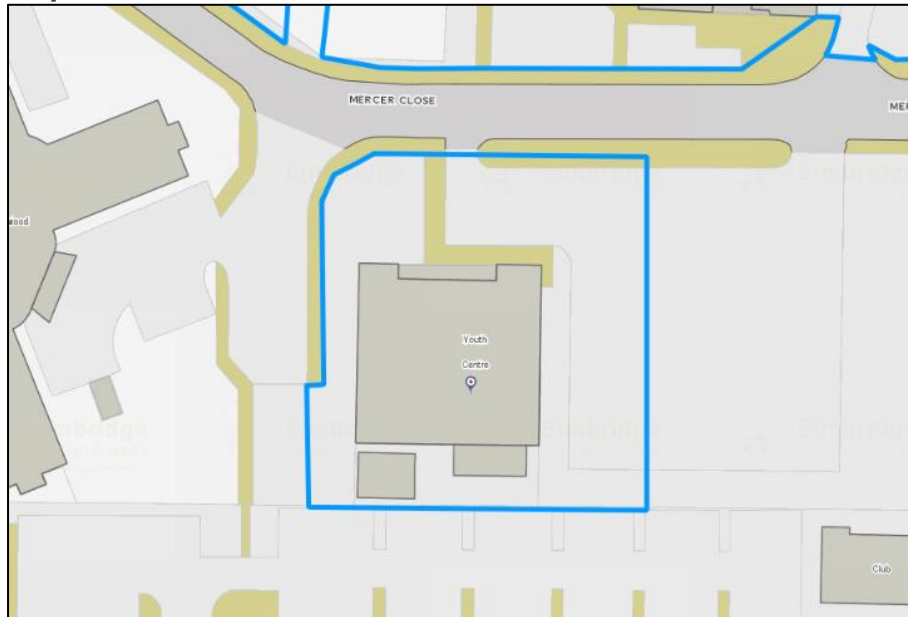
**Site area:** 0.17 ha

---

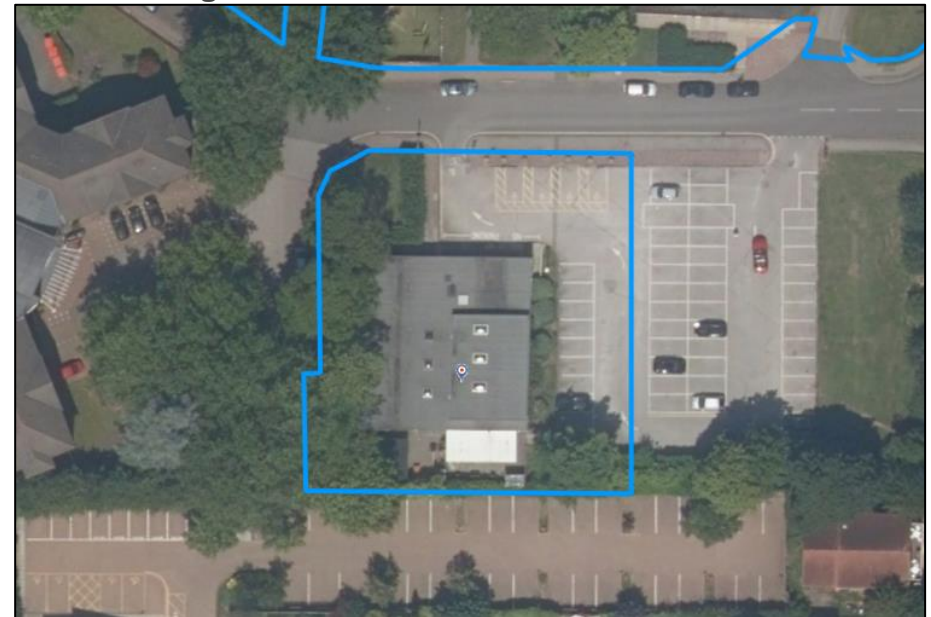
**Site address:** Thames Ditton Centre for the Community, Mercer Close Thames Ditton, KT7 0BS

---

**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 2023

---

### 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.

---

# US545: Cooper/ BMW 42 Portsmouth Road, Long Ditton

---

**Ward:** Long Ditton

**Site reference:** US545

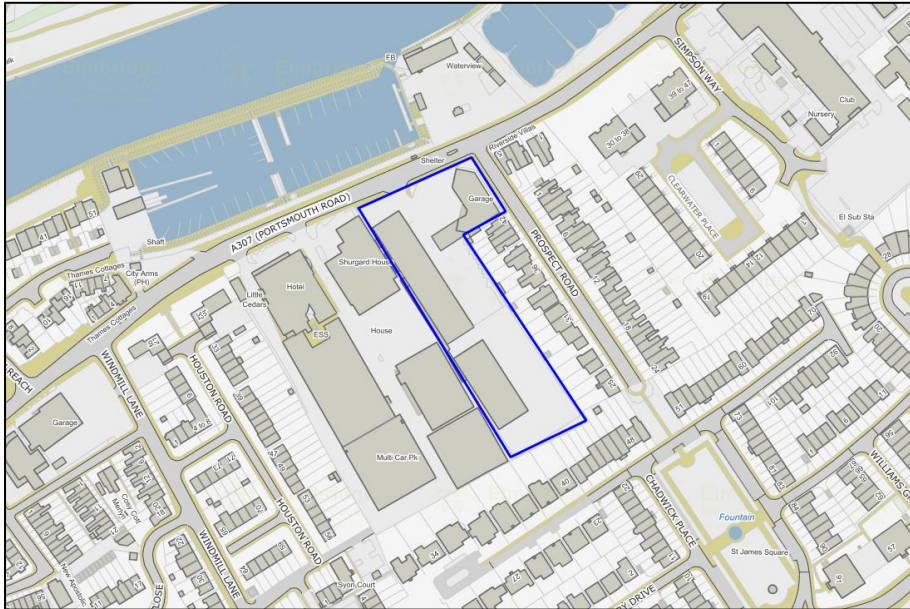
**Site area:** 0.93 ha

---

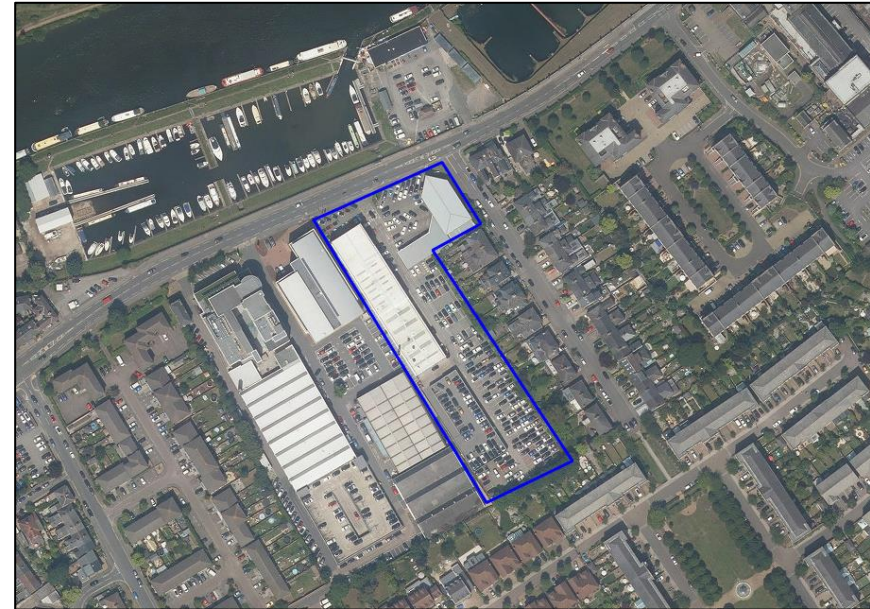
**Site address:** Cooper/ BMW 42 Portsmouth Road, Long Ditton, KT6 5PZ

---

**Map:**



**Satellite image:**



**Site description:** The site currently comprises a car dealership in a two-storey building to the north of the site. There is also a building along the west boundary for car servicing. The rest of the site contains hardstanding for car storage and parking.

---

**Existing land use:** Car dealership (Sui Generis) car servicing (use Class B2)

**Source of site:** 2022 pre application and Regulation 19.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** No relevant planning history.

---

**Landowners:** Private

---

### Policy designations/ constraints

- Areas of low surface water flooding (1 in 1000 years)
- M3 Contaminated Land Poly – C021 and M3 Categorised sites- CAT 4

---

### Potential use of site

---

**Residential development:** Yes

**Proposed yield: Net:** 112 **Gross:** 112

**Proposed density (dph):** 120dph

---

**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

The site was promoted at the regulation 19 stage and availability confirmed in 2023.

---

### **Achievability**

Market and viability factors

The cost of remediation may impact the marketing and viability of the site.

Can the constraints be overcome?

The site's potential contamination will need to be 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	There is no impact on archaeological, historic and cultural assets.
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 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	--	Only creates temporary construction jobs and results in a total loss of employment.
Flooding	0	Flood zone 1 with some areas of low surface water flood risk 1 in 1000 year (low)
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.
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 but it does score a major negative result due to the loss of employment that will require justification.



---

# US18: British Legion, Betts Way, Long Ditton

---

**Ward:** Long Ditton

**Site reference:** US18

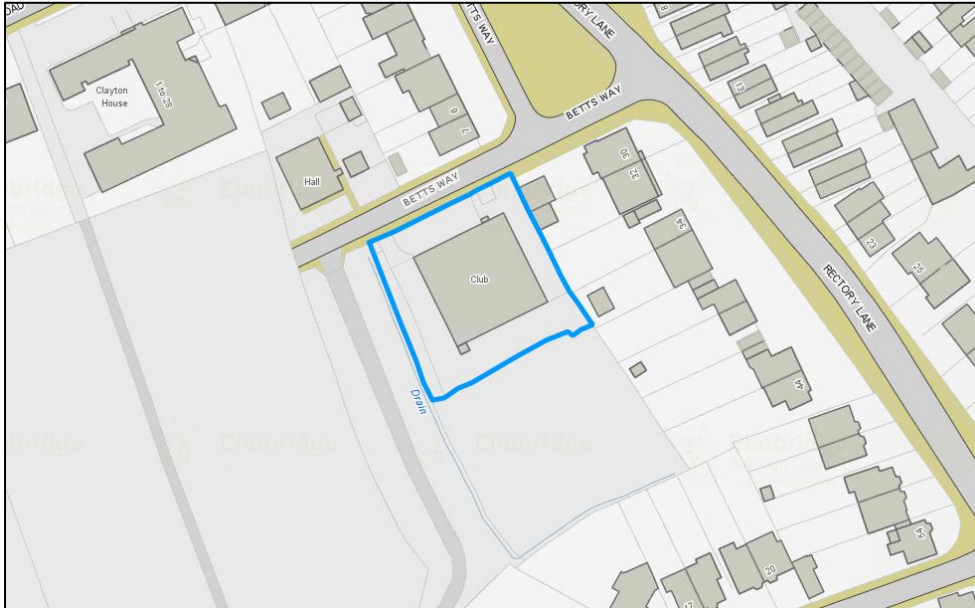
**Site area:** 0.17 ha

---

**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

There has been no response from the landowner to confirm availability.

---

### 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.

---

## US232: Nuffield Health Club, Simpson Way, Long Ditton

---

**Ward:** Long Ditton

**Site reference:** US232

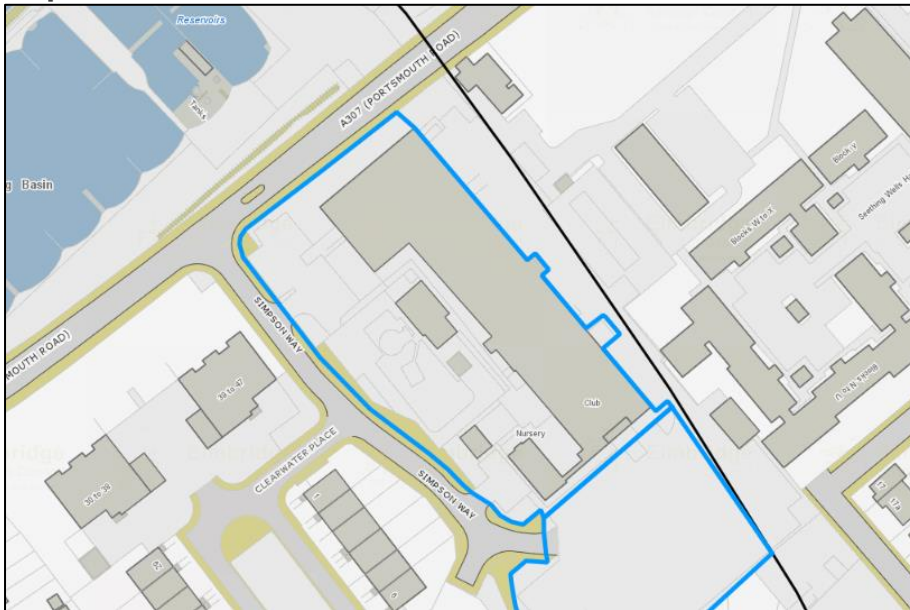
**Site area:** 0.66 ha

---

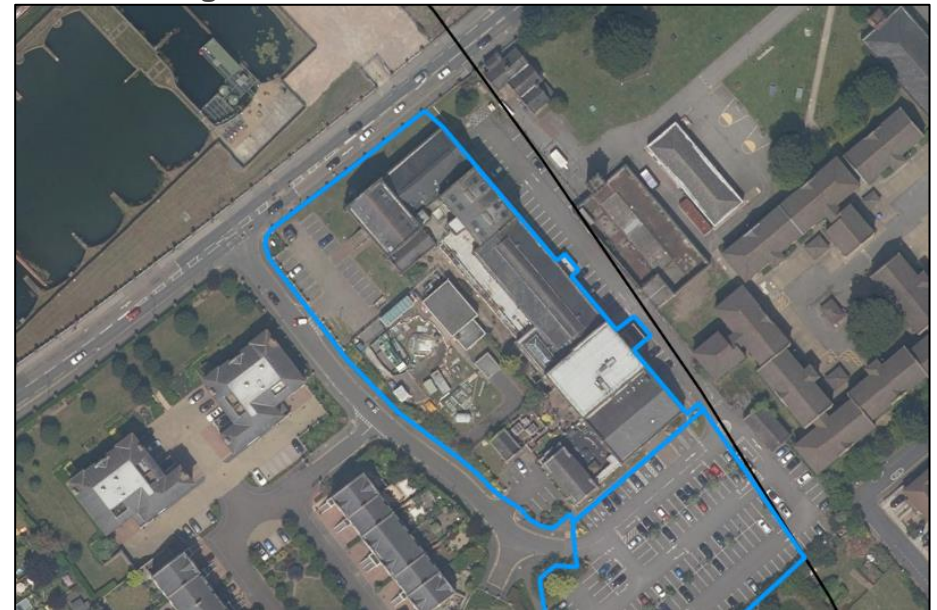
**Site address:** Nuffield Health Club, Simpson Way, Long Ditton, KT6 4ER

---

**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 2023 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

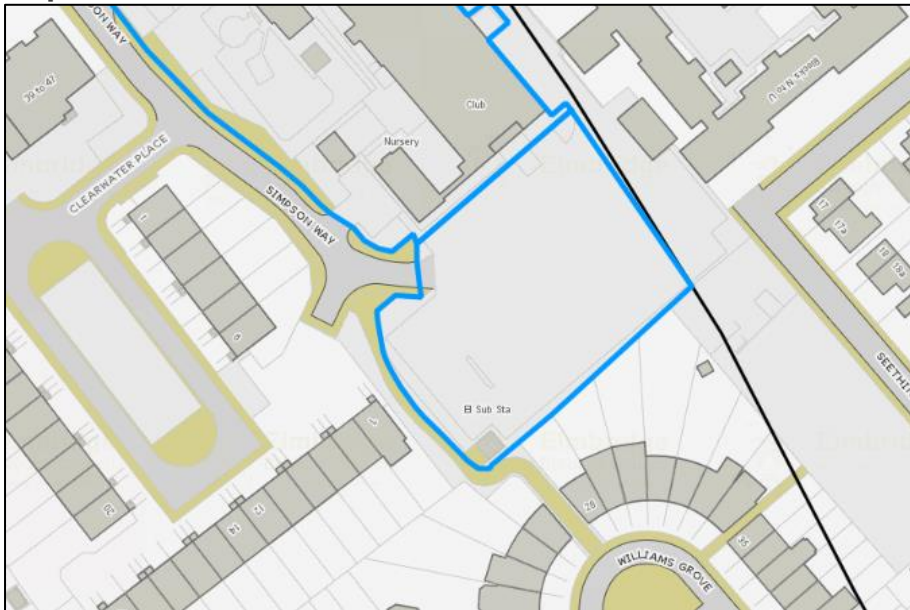
**Site area:** 0.32 ha

---

**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. The car park could be reduced or relocated depending on the use of the neighbouring health club.
-------------------------	---

---

### Availability

Availability Information	Owners have been contacted in 2023 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

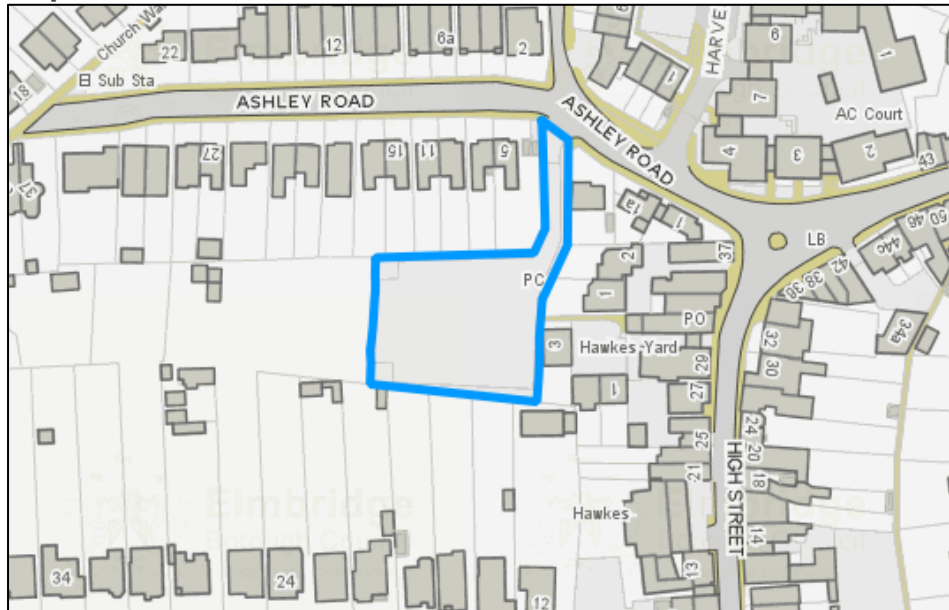
**Site area:** 0.21 ha

---

**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).

The underutilized car park could be reduced to allow a residential development. The longer timeframe allows this to be considered further.

---

### Availability

#### Availability Information

Availability of the car park has been confirmed by Elmbridge Borough Council in 2023.

---

### 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.



---

## 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 2018 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
- 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.
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.

---

# US250: Community Centres at the junction of Mercer Close and Watts Road, Thames Ditton

---

**Ward:** Thames Ditton

**Site reference:** US250

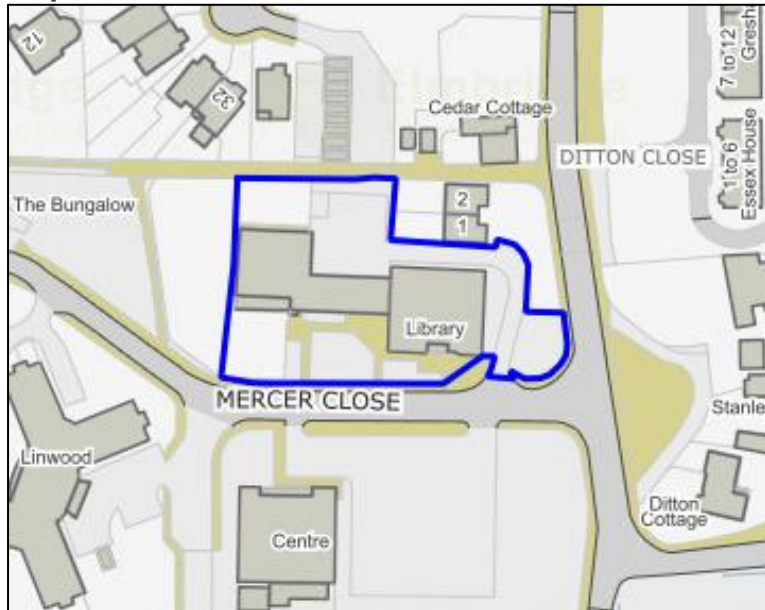
**Site area:** 0.29 ha

---

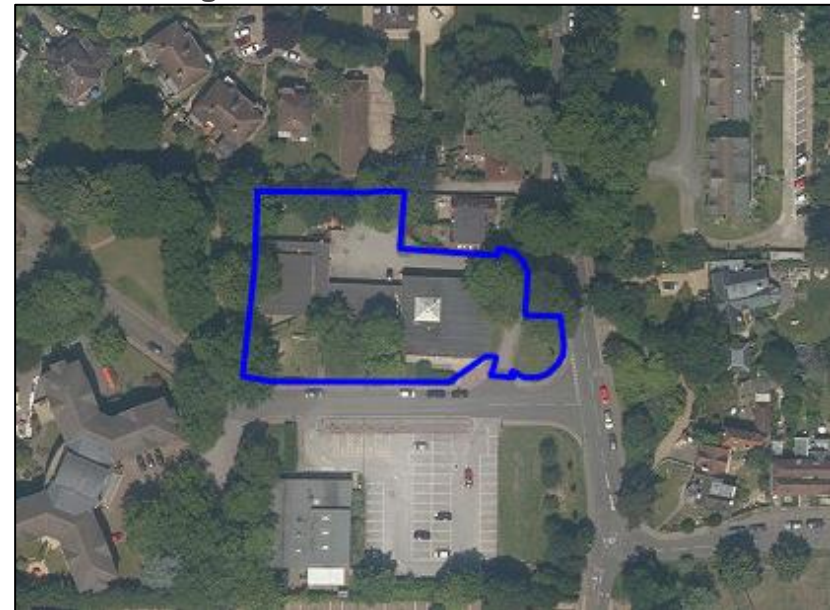
**Site address:** Community Centres at the junction of Mercer Close and Watts Road, Thames Ditton

---

**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

Availability has been confirmed by Elmbridge Borough Council and Surrey County Council in 2023.

---

### Achievability

Market and viability factors

The existing community facility could be retained within a mixed use development. 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. However, the community use could be included in the development which would 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

In 2023, the landowners have stated that the site could be available in a 6 to 10 and 11 to 15 year time frame.

---

### Achievability

#### Market and viability factors

The car park could be reduced to allow for housing. 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 contains many positive and neutral scores as the site is located in a residential area with limited constraints.



---

# US271- 118-120 Bridge Road, East Molesey

---

**Ward:** Thames Ditton

**Site reference:** US271

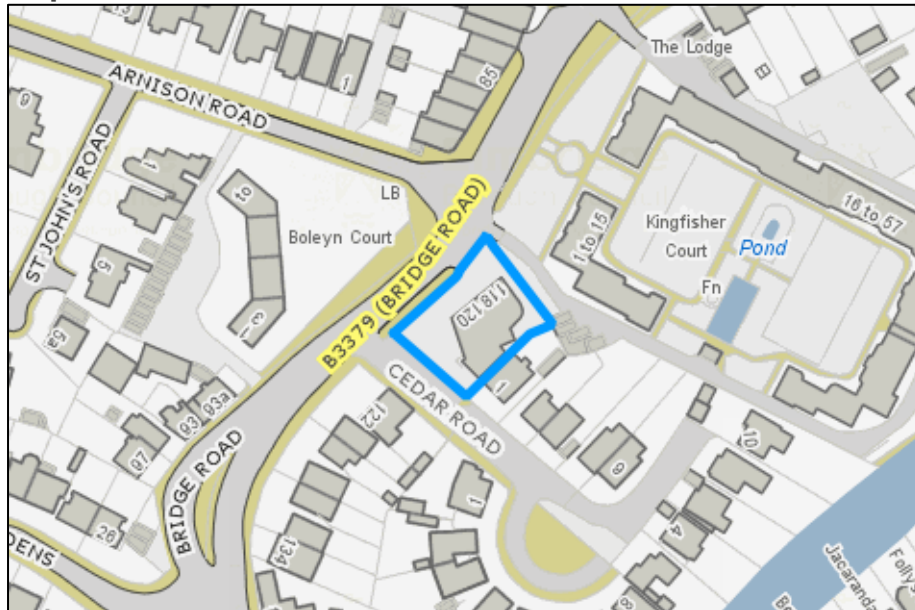
**Site area:** 0.08ha

---

**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 confirmed availability in 2023 for 11 to 15 years.

---

### 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 2023 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.



---

## 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:** Pre-applications and planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2021/4149 – Under consideration**

Development comprising 26 flats with associated bin and cycle stores, parking and landscaping following demolition of existing house.

**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 and 2021 planning applications.

---

### 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.

---

# US146: 35 New Road, Esher

---

Ward: Esher

Site reference: US146

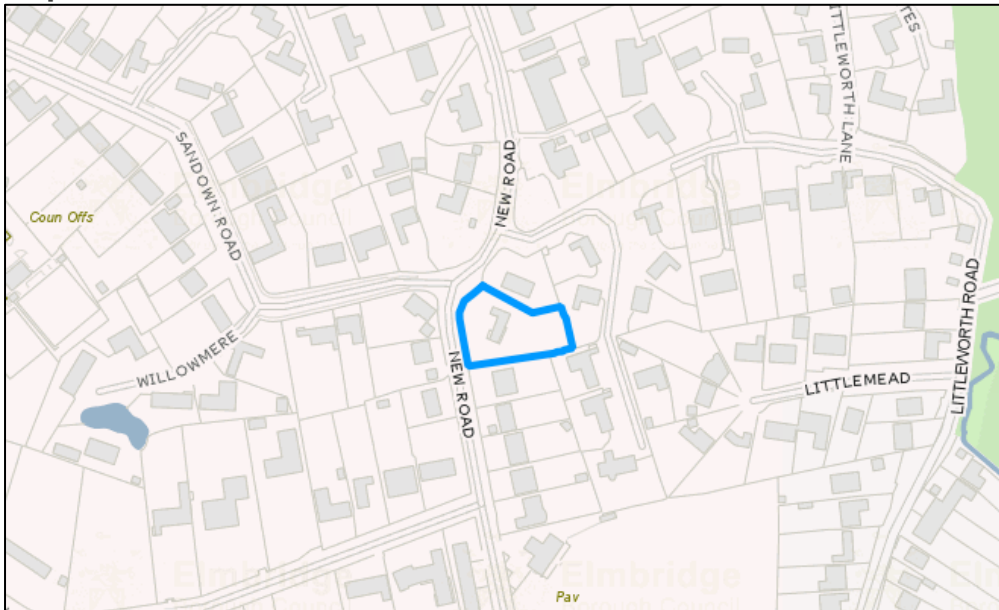
Site area: 0.19 ha

---

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:** Planning history.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2023/0302- Under consideration**

2 pairs of semi-detached two-storey houses with rooms in the roof space, dormer windows and basement incorporating garage.

**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

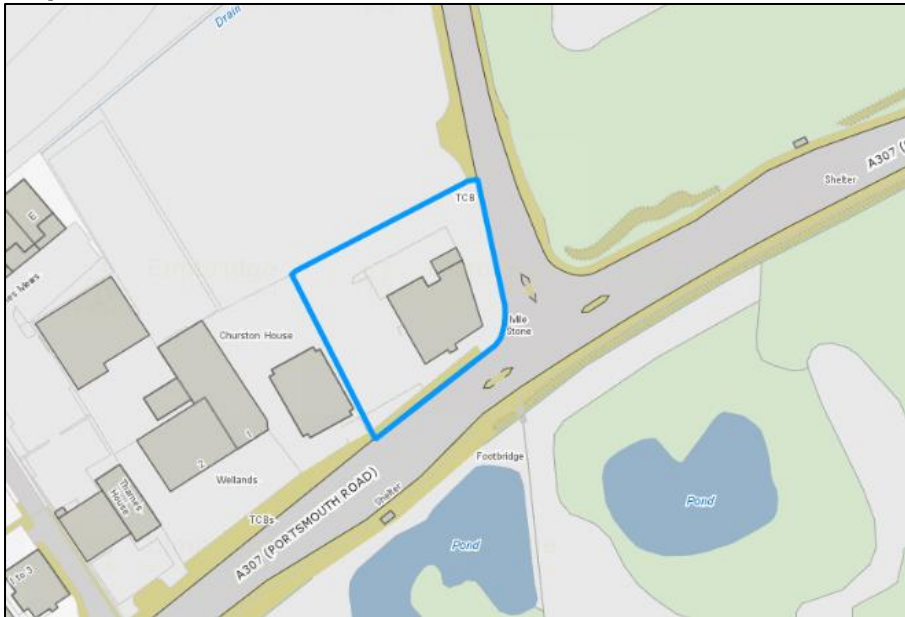
**Site area:** 0.17 ha

---

**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, pre-application and planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2022/2191- Withdrawn**

Development to provide a detached building comprising flexible Commercial (E) or drinking establishment uses on ground floor and up to 28 residential (C3) units on upper floors, with associated car parking, cycle storage, refuse/recycling storage and landscaping following demolition of existing building (for Access only).

**2021/2814- Withdrawn**

Development to provide a detached seven-storey building comprising flexible Commercial (E) or drinking establishment uses on ground floor and basement level and up to 38 residential (C3) units on upper floors, with associated car parking, cycle storage, refuse/recycling storage and landscaping following demolition of existing building (for Access only).

---

**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 (southwest) and also local bus stops and Esher train station (northeast).

---

### **Availability**

Availability Information

Ownership certificates have been signed in 2021 and 2022 for the withdrawn planning applications. The land agent has confirmed the delivery timescale in 2023.

---

### **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.

---

## 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:**

**2022/2086- UNDER CONSIDERATION**

Development comprising 9 houses (one detached, 2 pairs of semi-detached and a terrace of 4) with attached garages for Plots 2, 5, 6 and 9, associated parking and amenity spaces following demolition of the existing house.

**2021/1238- WITHDRAWN**

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 certificates have 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.



---

## US157: Garages at Farm Road, Esher

---

**Ward:** Esher

**Site reference:** US157

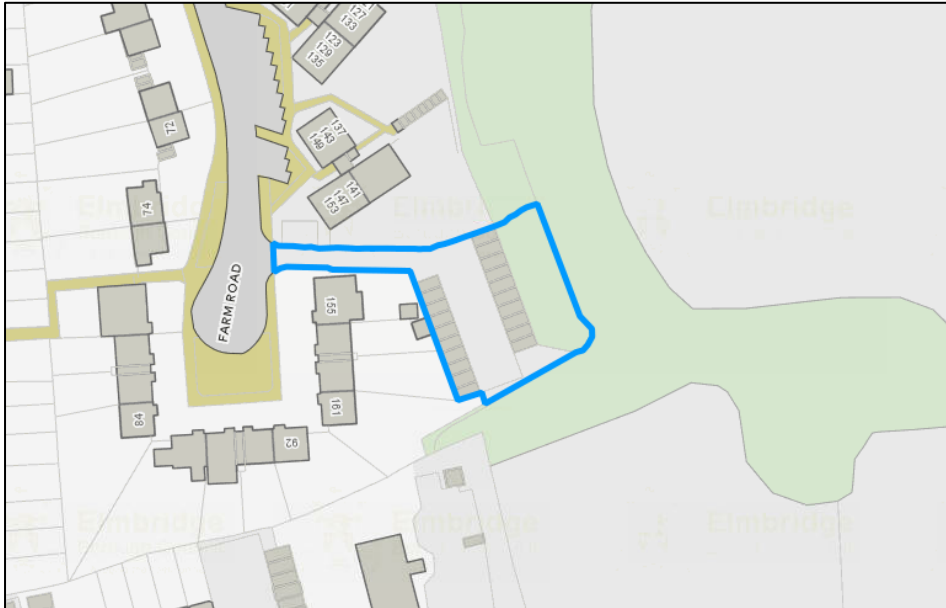
**Site area:** 0.10 ha

---

**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

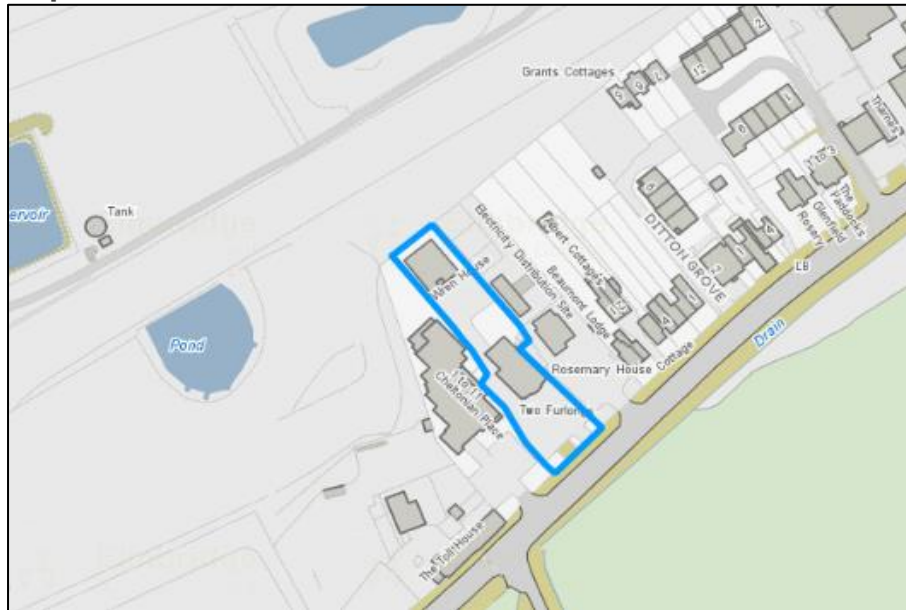
**Site area:** 0.21 ha

---

**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. No confirmation was received in 2023.

---

### 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

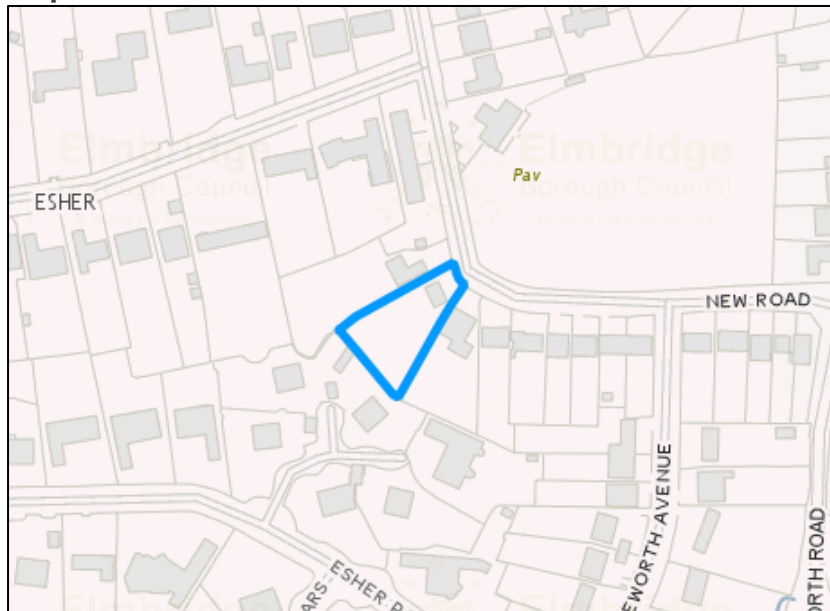
**Site area:** 0.23 ha

---

**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 has confirmed in 2023 that the site is available for development within a 5-year period. As there is no pre-application or active planning submission, this timescale has been extended.

---

### 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.

---

# US283: 1-5 Milbourne Lane, Esher

---

**Ward:** Esher

**Site reference:** US283

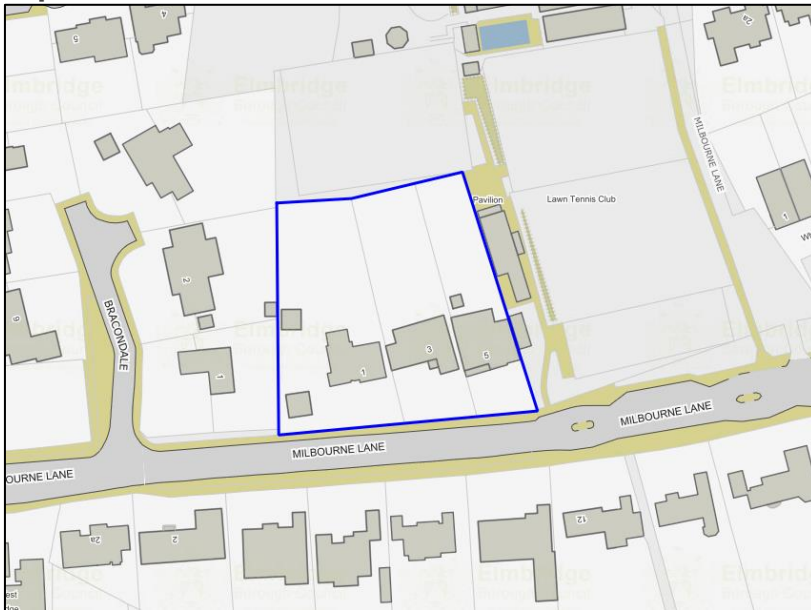
**Site area:** 0.36 ha

---

**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, the 2018 call for sites and the most recent ownership check letter in 2023 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: 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 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.



---

## US32: 34-40 High Street, Esher

---

Ward: Esher

Site reference: US32

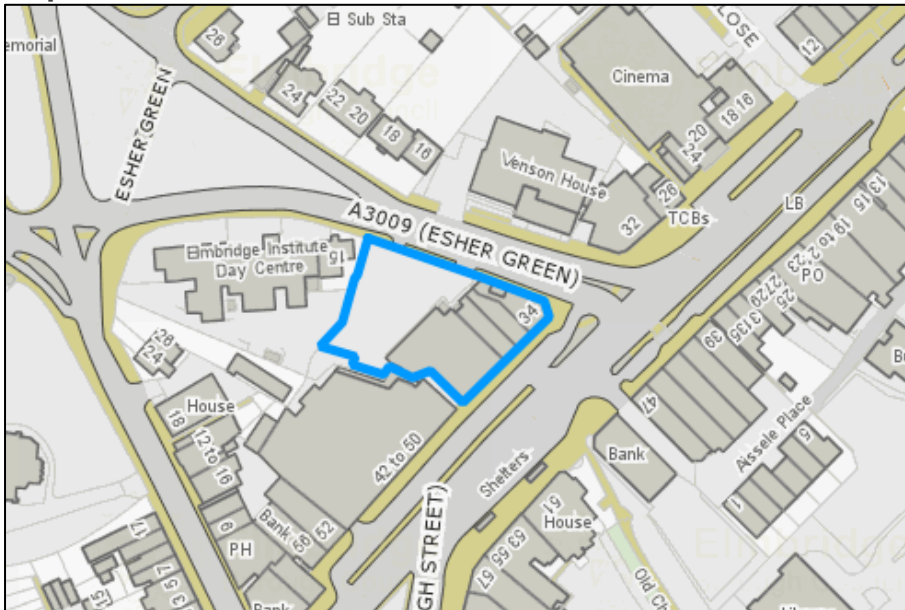
Site area: 0.14 ha

---

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 planning history.

---

**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):** 600m<sup>2</sup>

---

**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 2023 and has confirmed availability.

---

### 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

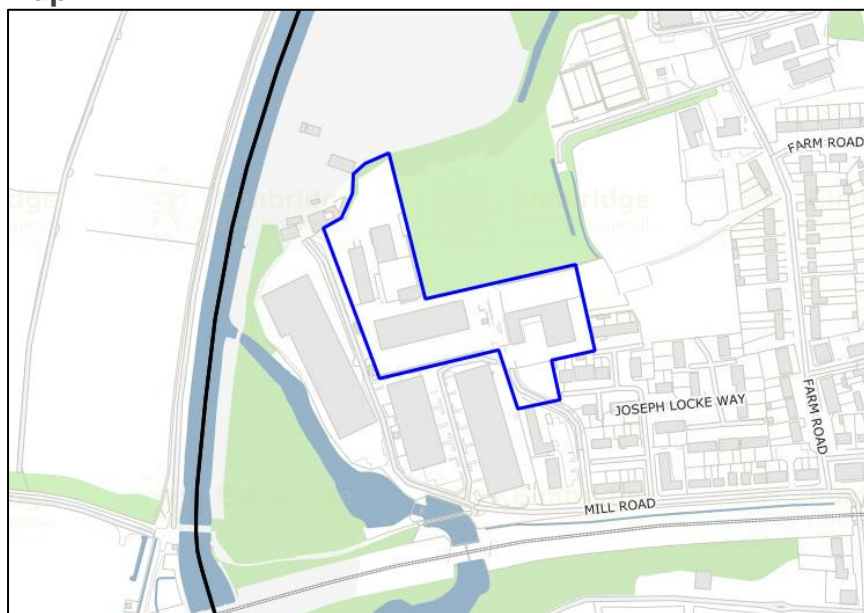
**Site area:** 2.1 ha

---

**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 2023.

---

### **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.



---

## US38: Units C&D Sandown Industrial Estate, Esher

---

**Ward:** Esher

**Site reference:** US38

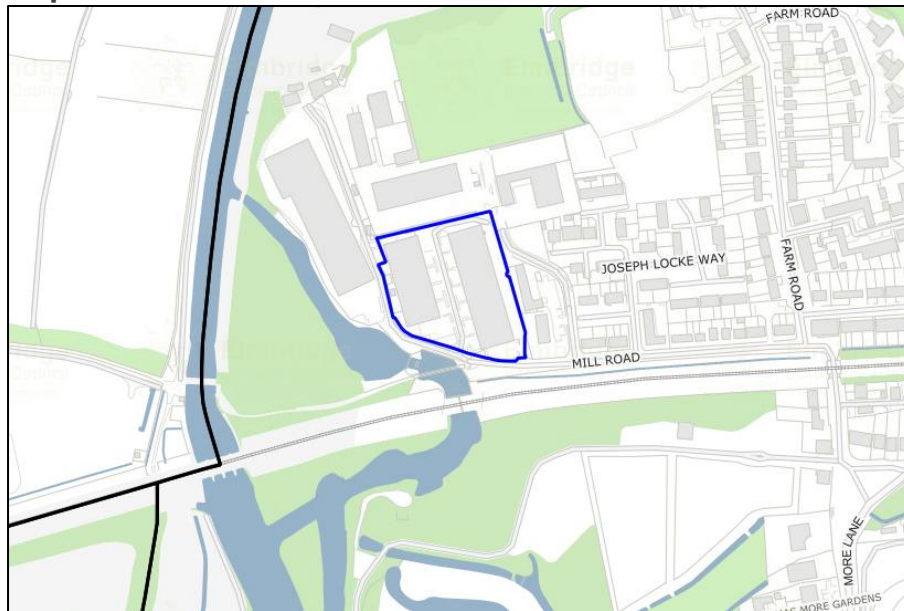
**Site area:** 1.27 ha

---

**Site address:** Units C&D Sandown Industrial Estate, Mill Road, Esher, KT10 8BL

---

**Map:**



**Satellite image:**



**Site description:** This site is located at the end of Mill Road on the south side of Sandown Industrial Park. The site currently contains two long rectangular shaped industrial buildings, which are subdivided into separate units.

---

**Existing land use:** Light industrial and warehousing (Use Classes B2/B8)

**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

---

- Planning Consultation Government Oil Pipeline
  - M3 Contaminated Land – C011 and C021
  - M3 Contaminated Land Point – C011
  - Historic Landfill Sites 250m buffer
  - Adjoins Flood zones 2, 3, and 3b infringes the southwestern edge of the site
  - Adjoins Biodiversity Opportunity Area (south)
  - Adjoins the Green Belt (south)
- 

### Potential use of site

---

**Residential development:** Yes

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

**Proposed density (dph):** 47.2dph

---

**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 2023.

---

### **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 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	+	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 land 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.

---

# US481: 6 Bracondale and 43 Claremont Lane, Esher

---

**Ward:** Esher

**Site reference:** US481

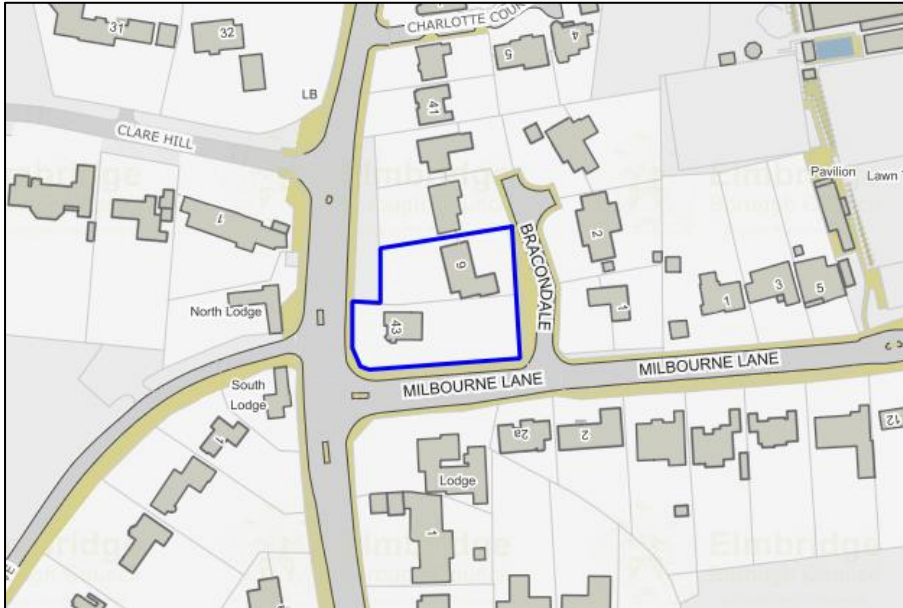
**Site area:** 0.22 ha

---

**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: 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 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.



---

## US519: Esher Public Library and land adjoining, Church Street, Esher

---

**Ward:** Esher

**Site reference:** US519

**Site area:** 0.2 ha

---

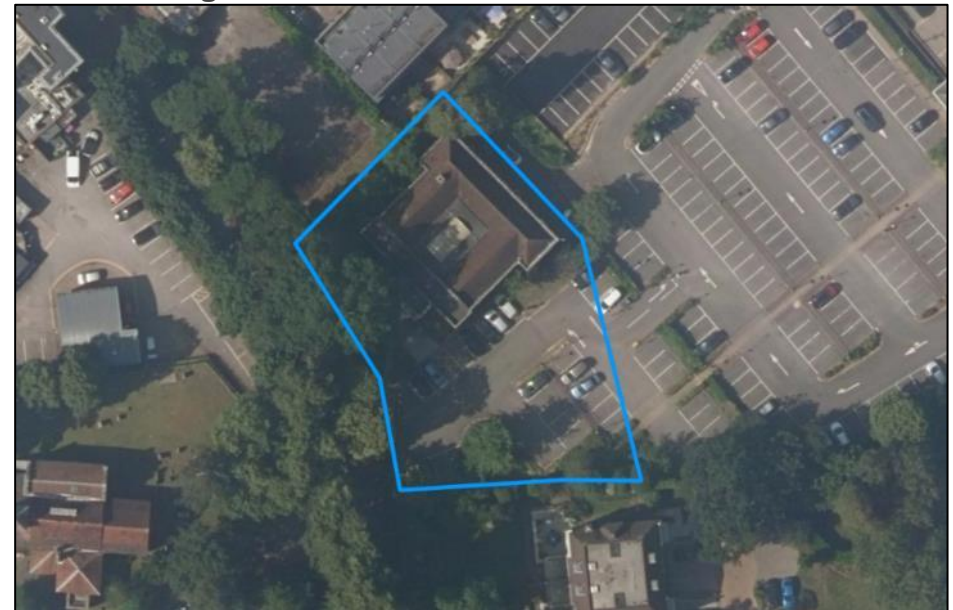
**Site address:** Esher Public Library and land adjoining, Church Street, Esher, KT10 9NS

---

**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 and Surrey County 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 2023.

---

### **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.

---

# US134: Hanover Cottage, 6 Claremont Lane, Esher

---

Ward: Esher

Site reference: US134

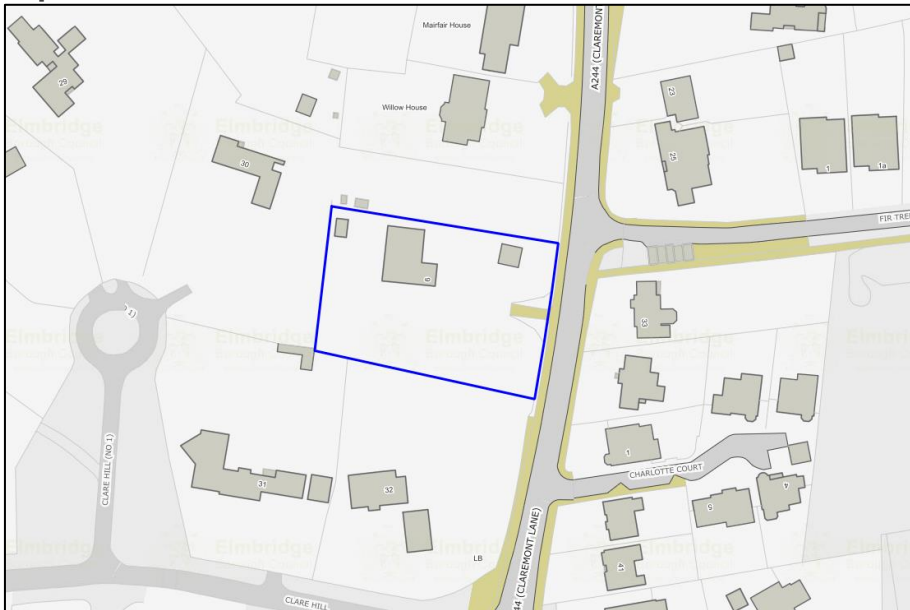
Site area: 0.31 ha

---

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

The landowner has confirmed an 11 to 15 year timescale in 2023.

---

### 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: 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 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.



---

# US280: St Andrews House and Hillbrow House, Portsmouth Road, Esher

---

**Ward:** Esher

**Site reference:** US280

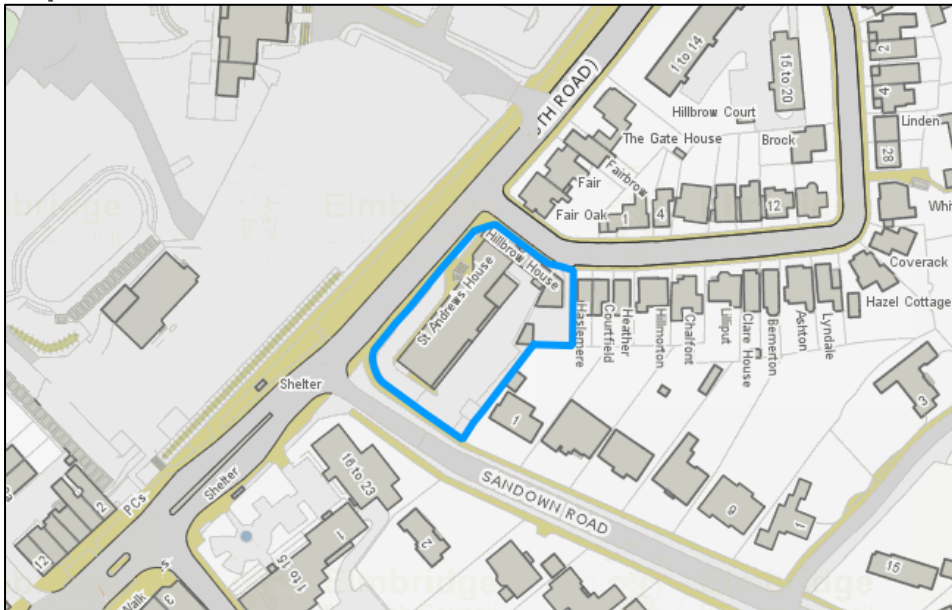
**Site area:** 0.28 ha

---

**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 (northwest).

---

### Availability

Availability Information                      The landowner has confirmed availability in October 2018. This was not confirmed in 2023.

---

### 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.

---

## 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 2023

---

### 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:

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	?	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.



---

# 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 2023.

---

### **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

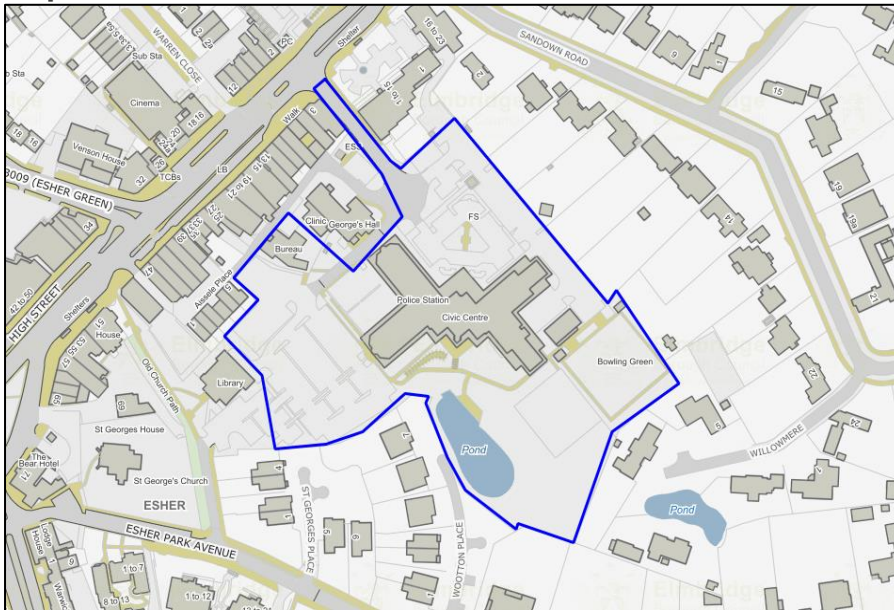
**Site area:** 2.71ha

---

**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 (southeast)).

---

### Availability

Availability Information

Owners have confirmed availability in 2023.

---

### 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.



---

# US441: 63 Queens Road, Hersham

---

**Ward:** Hersham Village

**Site reference:** US441

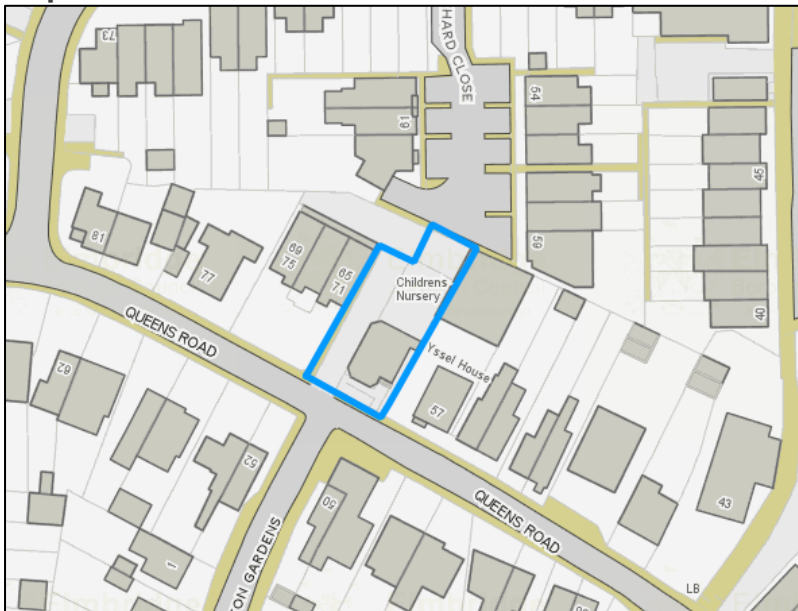
**Site area:** 0.05 ha

---

**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:**

**2022/1618- Refused**

Lawful Development Certificate proposed- Change of use from Day Nursery to Office

**2022/0301- Refused and Appeal Dismissed**

Lawful Development Certificate proposed- Change of use from Day Nursery to Office

**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
- 

**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

The live planning application to change use suggests an intention to develop the site.

---

### **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

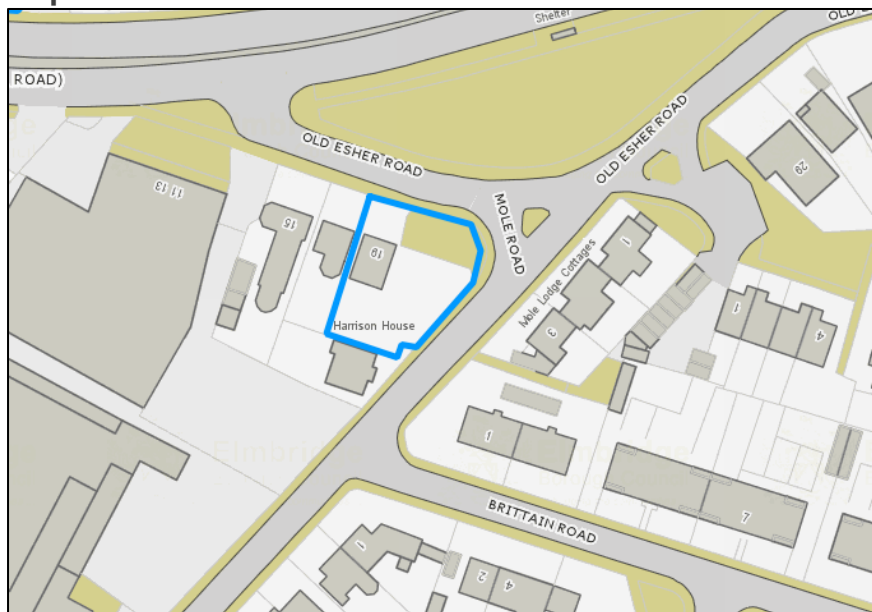
**Site area:** 0.06 ha

---

**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:** Planning history.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2023/0873- UNDER CONSIDERATION**

Pair of semi-detached two-storey houses with new vehicle access, parking, bin and cycle storage and landscaping.

**2022/3226- Refused**

Pair of semi-detached two-storey houses with new vehicle access, parking, bin and cycle storage and landscaping.

**2021/0366- Refused / Appeal Dismissed**

Detached two-storey building with rooms in the roof space to create 9 flats, bin and cycle stores, parking, access and landscaping following demolition of existing house.

---

**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

Ownership certificates have been signed for the recent planning applications.

---

### **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.



---

# US379: Hersham Shopping Centre, Molesey Road

---

**Ward:** Hersham Village

**Site reference:** US379

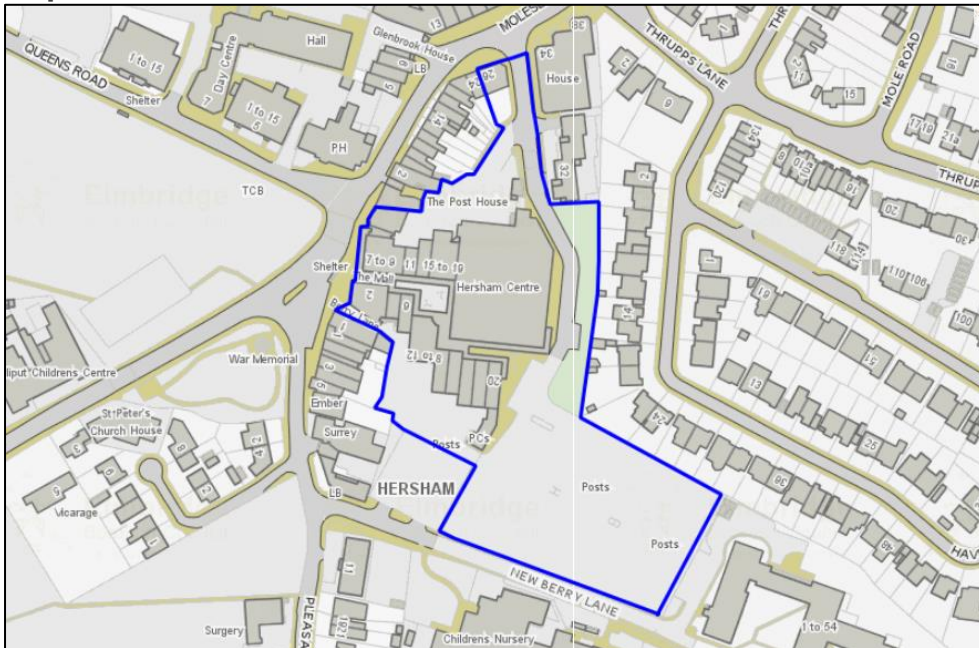
**Site area:** 1.55ha

---

**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 southeast 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

**Potential use of site**

**Residential development:** Yes

**Proposed yield: Net:** 100 (C2/C3) **Gross:**  
100 (C2/C3)

**Proposed density (dph):** 64.5dph

**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:

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	+	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.

---

## US380: New Berry Lane Car Park, Hersham

---

**Ward:** Hersham Village

**Site reference:** US380

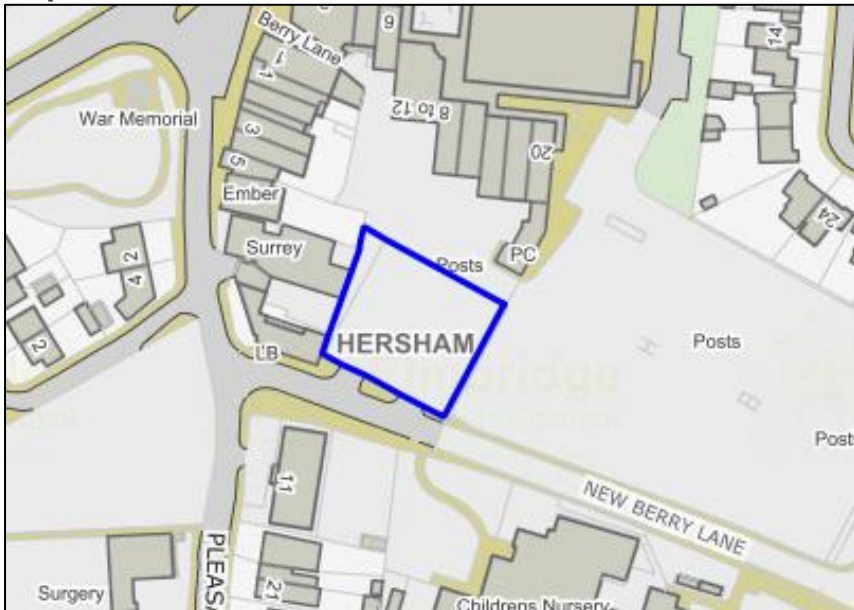
**Site area:** 0.11 ha

---

**Site address:** New Berry Lane Car Park, Hersham

---

**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

---

**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 2023.

---

### **Achievability**

Market and viability factors

The car parking spaces could be consolidated into the neighbouring development at Hersham Shopping centre to allow for housing on this site.

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.



---

# US43: Hersham Place Technology Park, Molesey Road, Hersham

---

**Ward:** Hersham Village

**Site reference:** US43

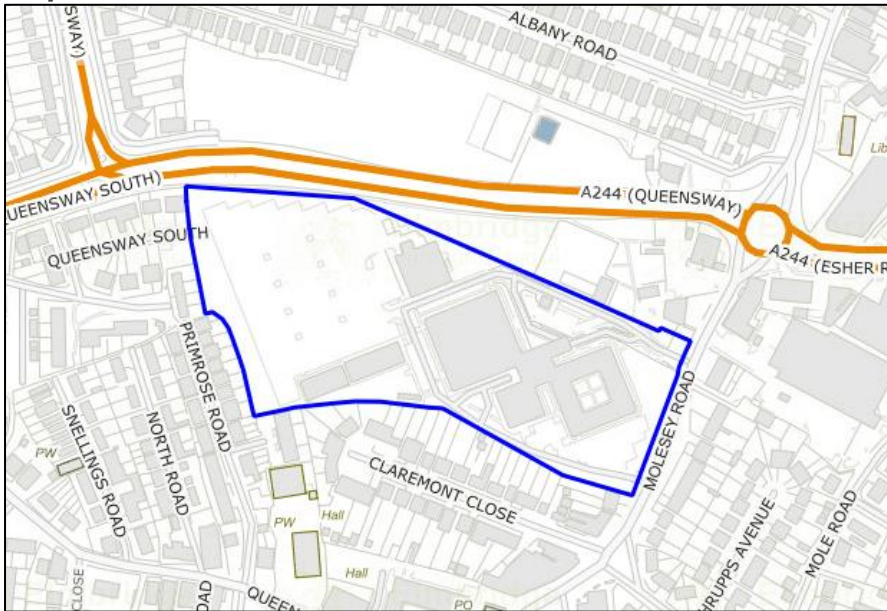
**Site area:** 4.1 ha

---

**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 site promotion

---

**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 years (medium) in small places within sites (northwest)
  - Thames Basin Heath Special Protection Area 5-7km
  - M3 Contaminated Land Poly C021 - Contaminated land-factory or works from 1930s and 1960s
  - 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:** Yes

**Proposed yield: Net:** 300 **Gross:** 300

**Proposed density (dph):** 71.4dph

---

**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 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

The site was promoted in 2023 for housing by the landowners.

---

### **Achievability**

Market and viability factors

The loss of employment will need to be justified. Land contamination remediation may have viability implications.

Can the constraints be overcome?

Flood risk 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:	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 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.
Employment	--	Total loss of 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 significant negative impact due to the total loss of employment, which will need to be considered further. 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

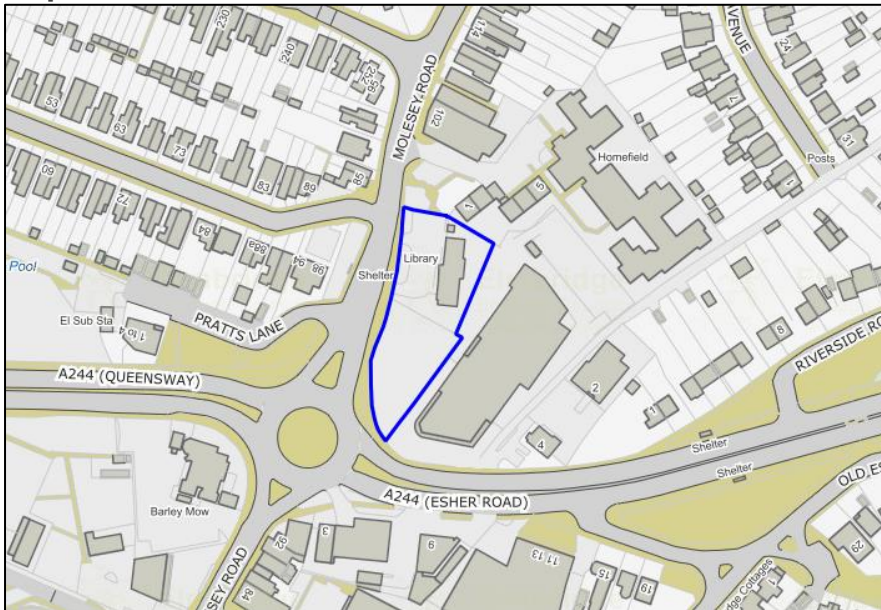
**Site area:** 0.24 ha

---

**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 2022.

---

### 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) – northeast.
  - 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.
  - 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 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

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

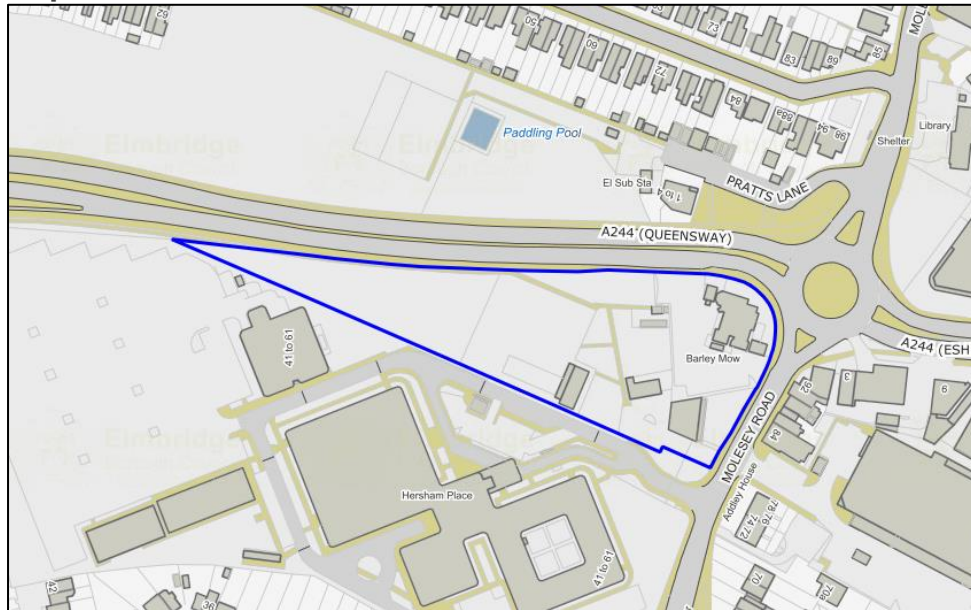
**Site area:** 1.1 ha

---

**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 with managers flat 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

---

### 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 in 2023.

---

### 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. The Grade II listed building 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 may impact 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
  - 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

No response from land ownership checks in 2023.

---

### 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.

---

# US40: Hersham Day Centre and Village Hall, Queens Road, Hersham

---

**Ward:** Hersham Village

**Site reference:** US40

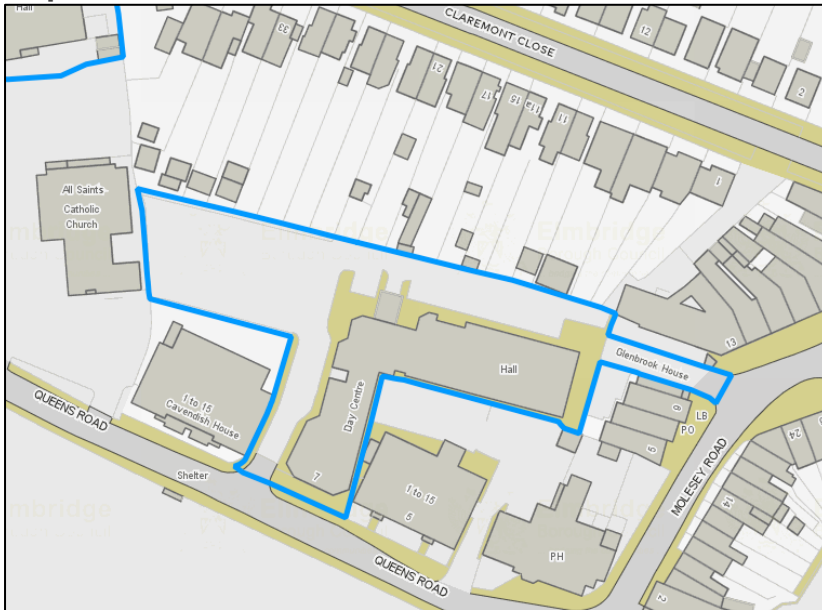
**Site area:** 0.39 ha

---

**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
- 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 2023.

---

### 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:

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.
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.



---

# US435: Car park next to Waterloo Court, Hersham

---

**Ward:** Hersham Village

**Site reference:** US435

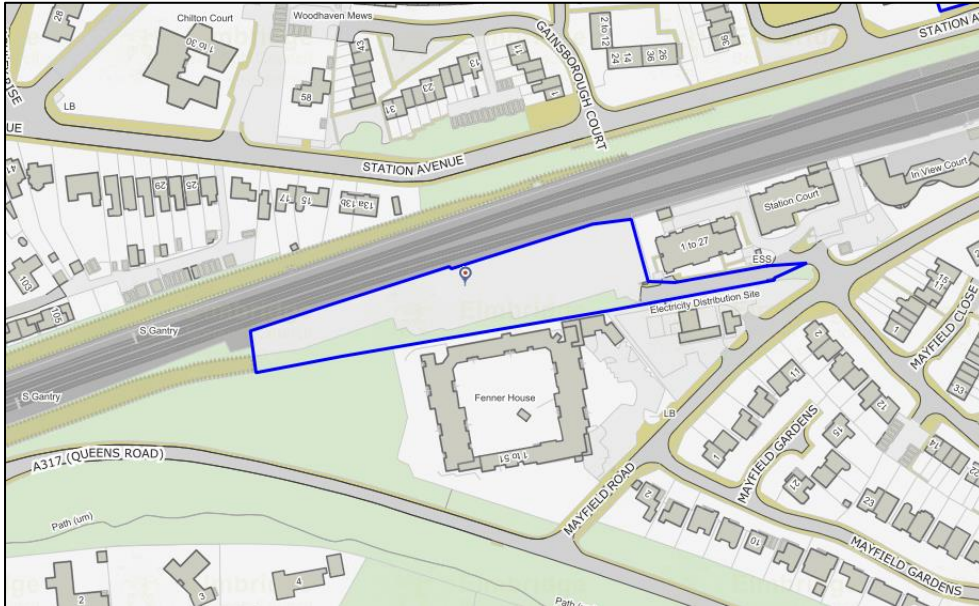
**Site area:** 0.63 ha

---

**Site address:** Car park next to Waterloo Court, Mayfield Road, Hersham

---

**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:** Network Rail

---

### 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

Network Rail have confirmed availability in 2018. No recent confirmation has been provided in 2023.

---

### Achievability

Market and viability factors

The loss of the car park will need to be justified as surplus and not in use.

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.

---

## 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 2023.

---

### Achievability

#### Market and viability factors

The partial loss of the car parking will need to be considered so that there is enough parking for commuters. Providing access to the nursing home at the rear will also need consideration.

#### 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	+	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.



---

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

---

**Ward:** Molesey West

**Site reference:** US152

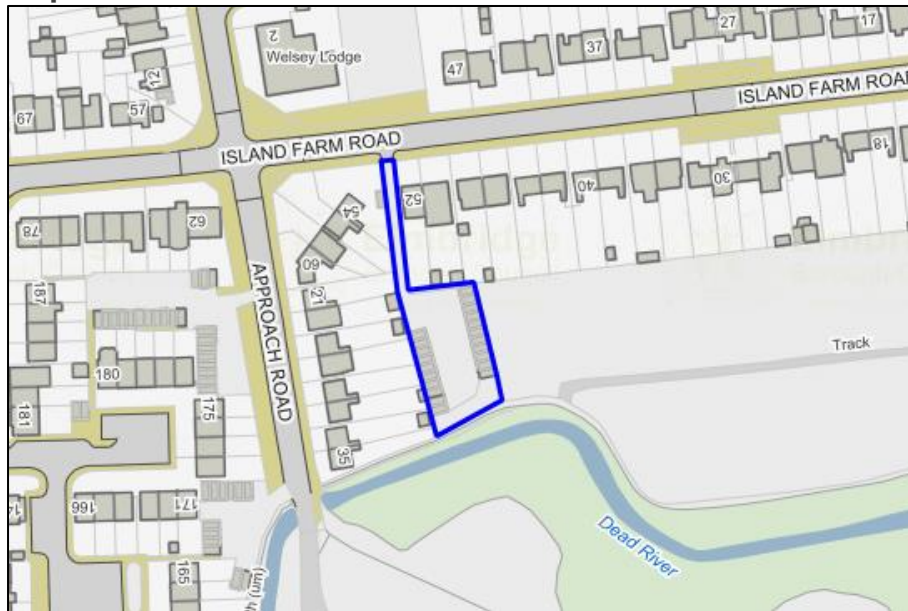
**Site area:** 0.1 ha

---

**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 3 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: 3 Gross: 3**

**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.

---

# 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 Kent 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. The landowners have also confirmed that they are interested in developing the land for housing in the next 5 years.

---

### 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.

**2021/2942- Refused- Appeal Lodged**

Detached two-storey building 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

Ownership certificates were signed in 2021 as part of the planning application.

---

### **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

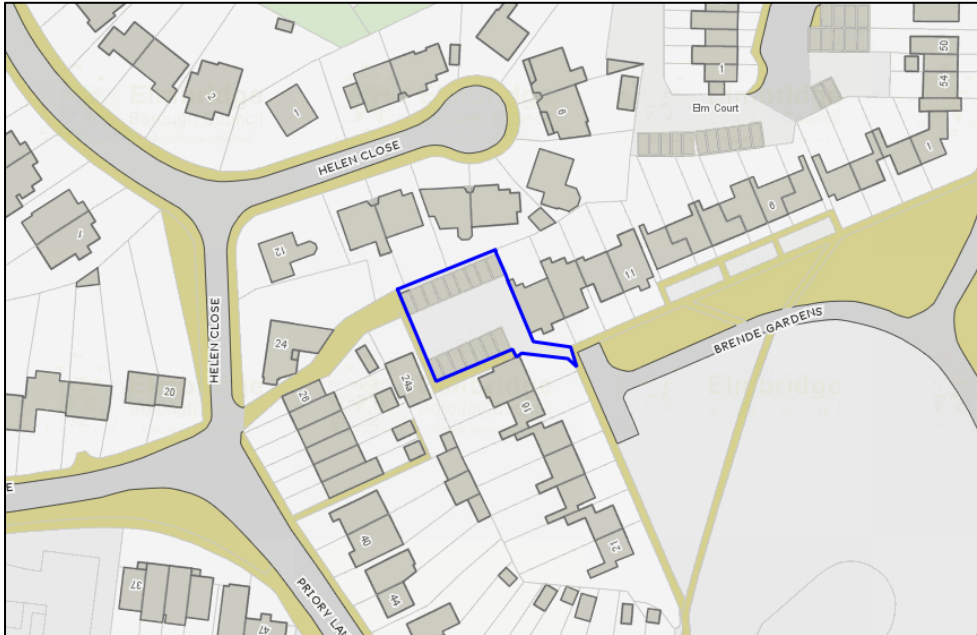
**Site area:** 0.05 ha

---

**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 northwest 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.



---

## 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.

---

## US456: Molesey Community Hospital, High Street, West Molesey

---

**Ward:** Molesey West

**Site reference:** US456

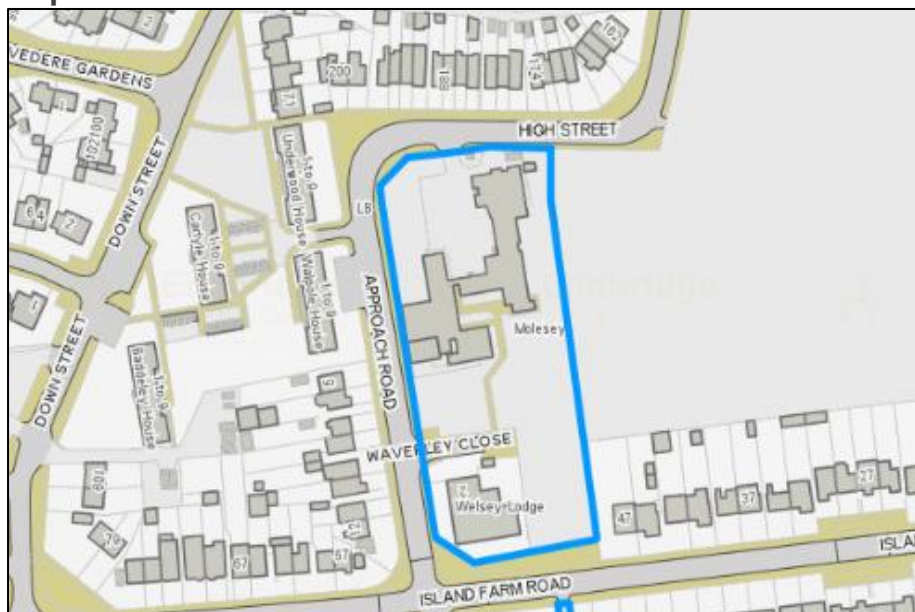
**Site area:** 0.73 ha

---

**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, 2023 pre application for Wesley Lodge and Regulation 19 representation.

---

**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

The landowner has confirmed that the site is available in their regulation 19 representation 2022.

---

### 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

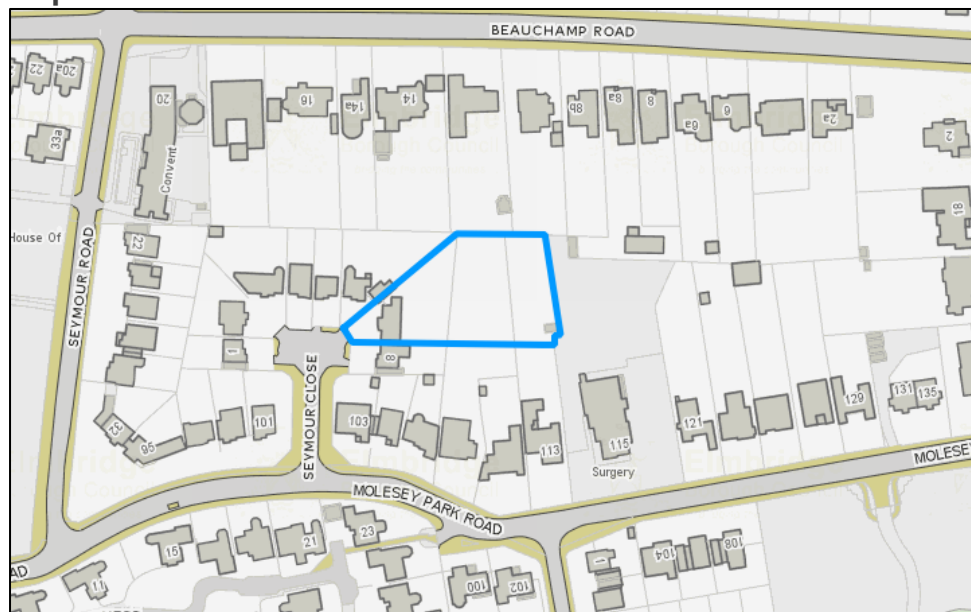
**Site area:** 0.24ha

---

**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

Ownership certificates were signed in the most recent application. No confirmation was received from any landowners in 2023.

---

### 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.

---

## 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 2023 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.



---

# 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 2023 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	+	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 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

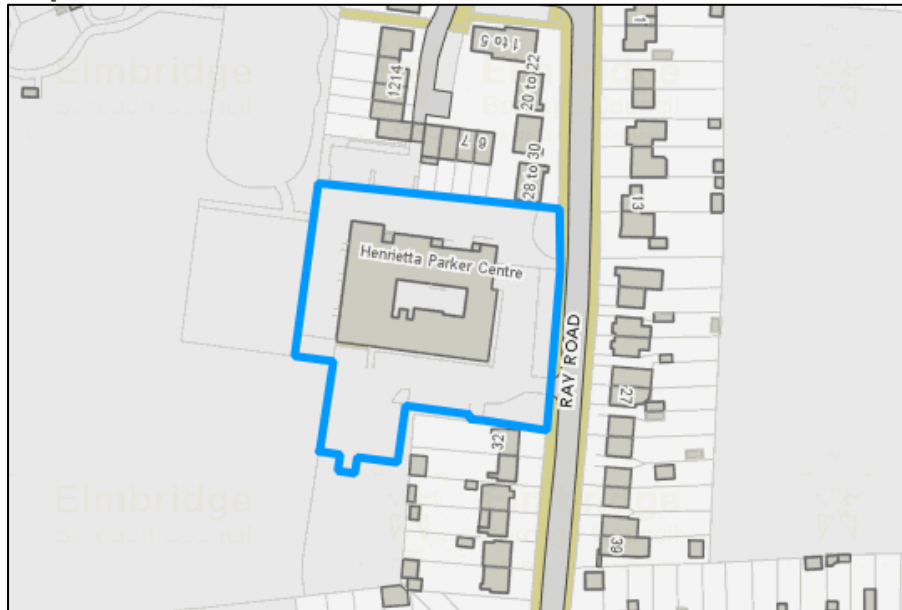
**Site area:** 0.64 ha

---

**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):** 20.3dph

---

**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 confirmed availability in 2023.

---

### 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 2023 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.

---

# 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 and 2023 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.



---

## US56: Joseph Palmer Centre, West Molesey

---

**Ward:** Molesey West

**Site reference:** US56

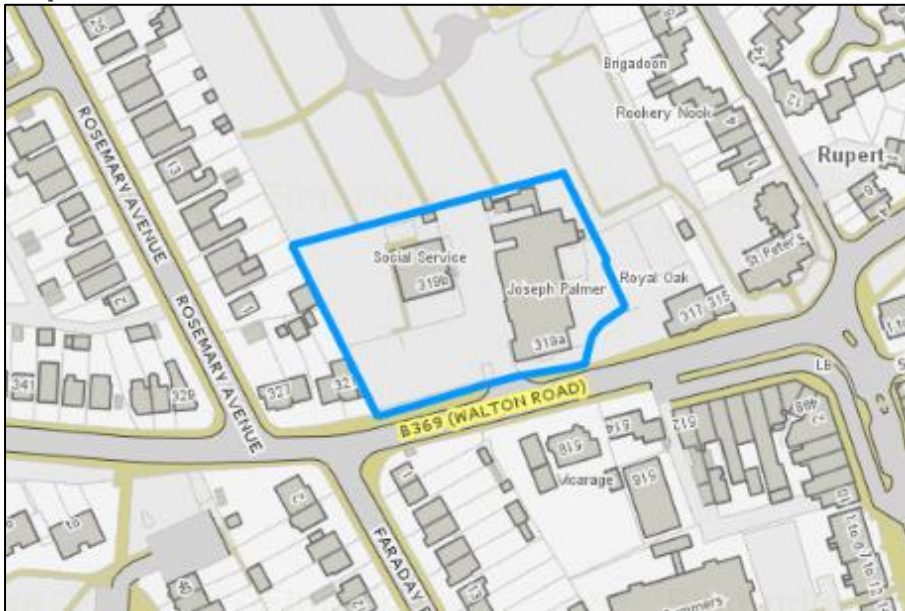
**Site area:** 0.5 ha

---

**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 2023.

---

### 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.

---

## US168: Garages at Sunnyside, Walton-on-Thames

---

**Ward:** Walton North

**Site reference:** US168

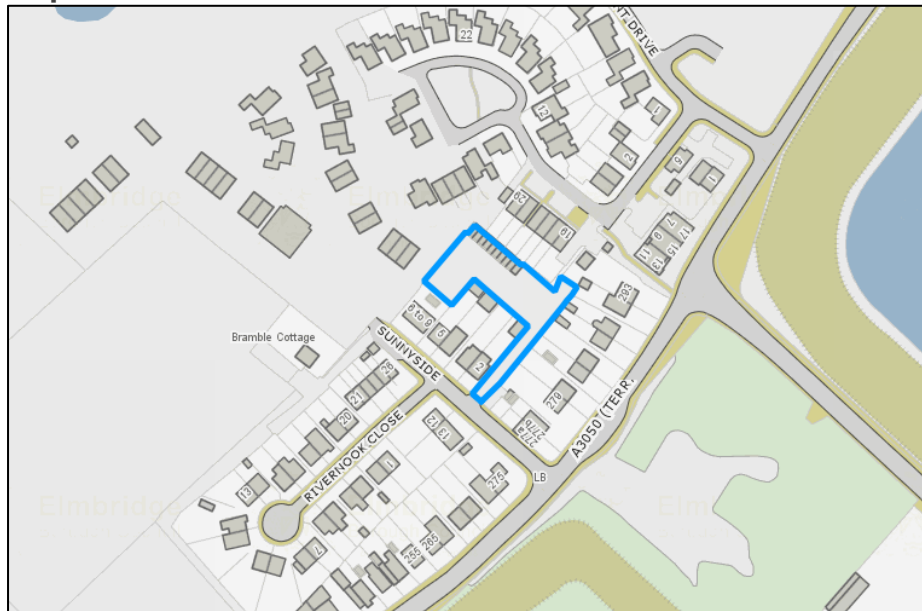
**Site area:** 0.13 ha

---

**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 and planning history

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2022/1271- Under Consideration**

A pair of semi-detached two-storey houses and a terrace of 3 two-storey houses with associated parking and landscaping following demolition of existing garage block.

---

**Landowners:** PA Housing

---

**Policy designations/ constraints**

---

- Historic Landfill Sites 250m Buffer
- 

**Potential use of site**

---

**Residential development:** Yes

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

**Proposed density (dph): 38dph**

---

**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 the 2022 planning application.

---

### **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: 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	-	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.



---

# 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

Landowner certificates were signed for the 2018 planning application and recent pre-applications have been submitted.

---

### 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.

Various car parking surveys have confirmed that this car park is underutilized and operating at a loss over many years. A partial loss of the car park for residential development could be achieved alongside the retention of enough parking for commuters using Hersham rail station.

---

### **Availability**

#### Availability Information

Availability has been confirmed by the landowners in 2023.

---

### **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: 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.



---

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

---

**Ward:** Walton North

**Site reference:** US528

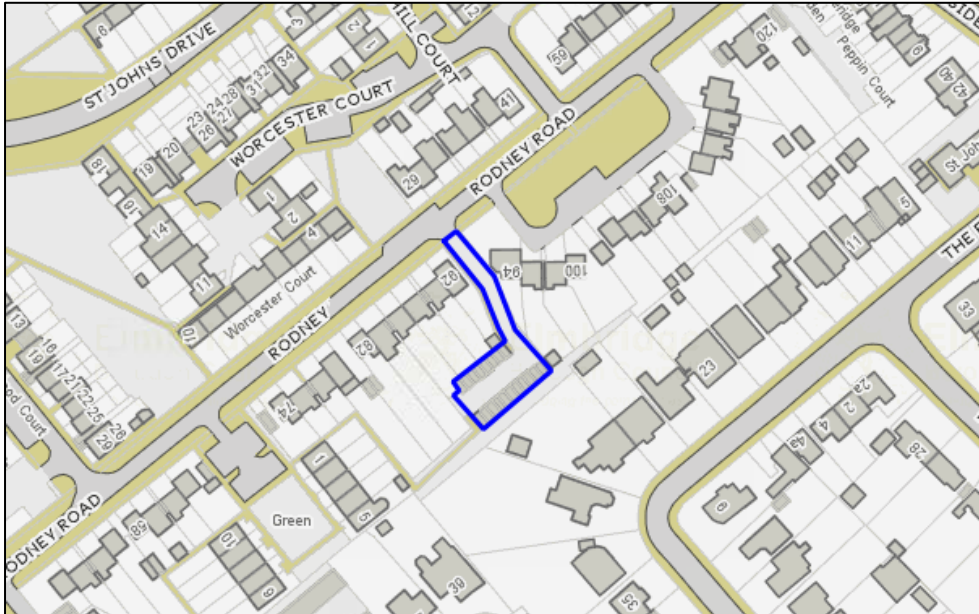
**Site area:** 0.06 ha

---

**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.

---

## US550: 41 High Street, Walton-on-Thames

---

**Ward:** Walton Central

**Site reference:** US550

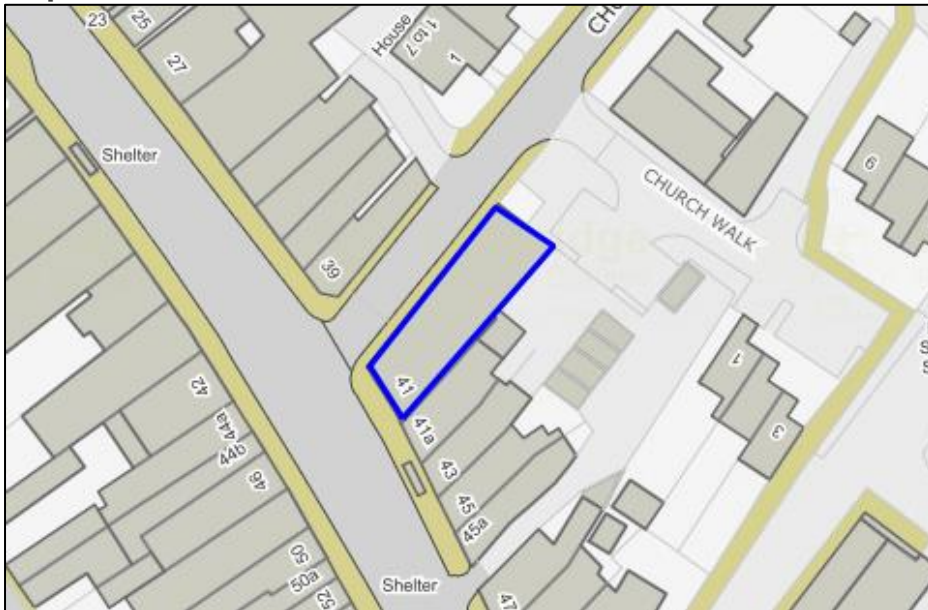
**Site area:** 0.02 ha

---

**Site address:** 41 High Street, Walton-on-Thames, KT12 1DH

---

**Map:**



**Satellite image:**



**Site description:** The site contains a two-storey end of terrace building fronting the high street with retail use on the ground floor and commercial above.

---

**Existing land use:** Retail and commercial services (use Class E).

**Source of site:** 2023 pre-application

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** No relevant planning history.

---

**Landowners:** Private

---

### Policy designations/ constraints

- Primary shopping frontage
- Air Quality Management Area
- Neighbours medium and low surface water flooding on main road.

---

### Potential use of site

---

**Residential development:** Yes

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

**Proposed density (dph): 250dph**

---

**Commercial uses:** Yes- keep existing

**Proposed floorspace (sqm): Gross: 200sqm**

---

**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?

Yes, the constraints could be overcome and 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.



---

## US112: 20 Sandy Lane, Walton-on-Thames

---

**Ward:** Walton North

**Site reference:** US112

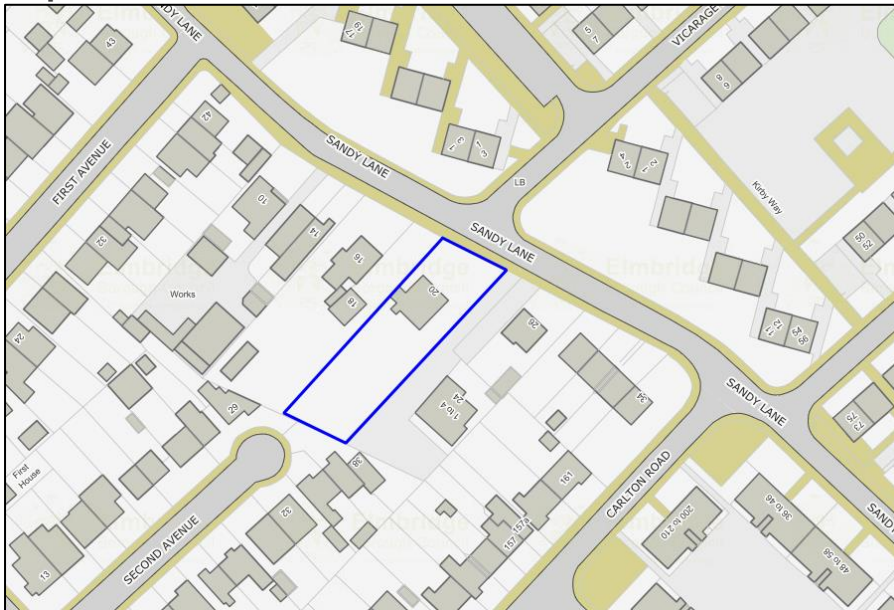
**Site area:** 0.1 ha

---

**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

Owners contacted in 2023 but no response has been given.

---

### **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.

---

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

---

**Ward:** Walton Central

**Site reference:** US135

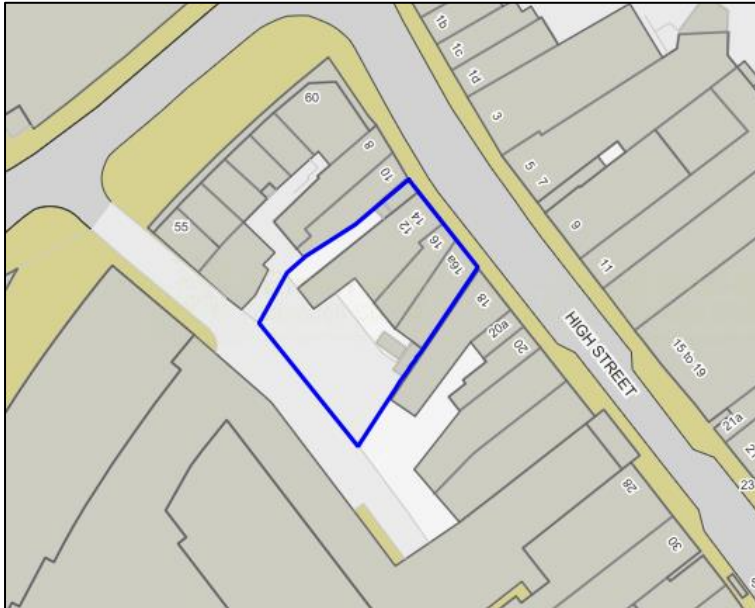
**Site area:** 0.08 ha

---

**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. Retail units on the ground floor are currently vacant and there is a mix of 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):** 325dph

---

**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

Landowner certificates were signed in 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:	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 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

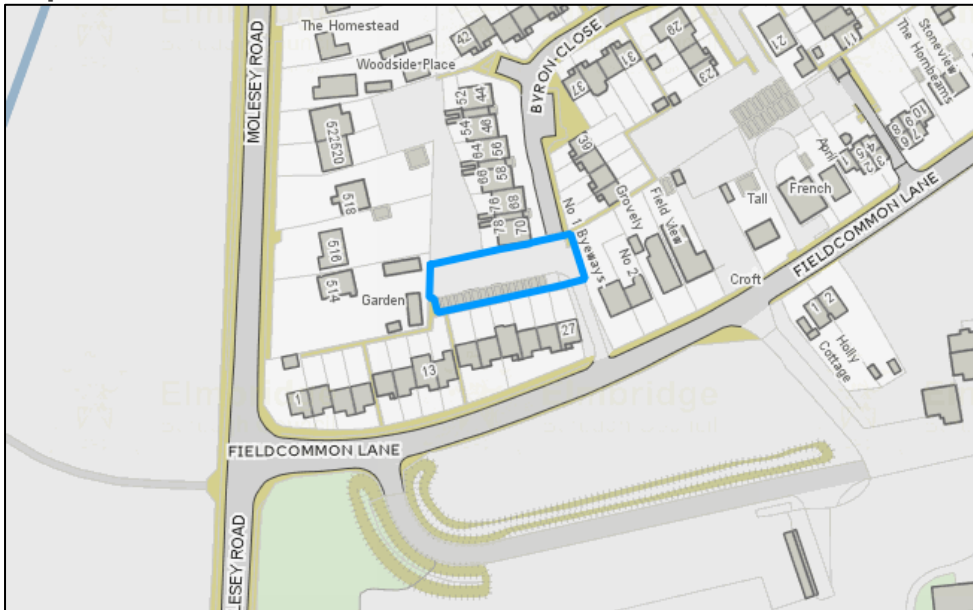
**Site area:** 0.08 ha

---

**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- WITHDRAWN**

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 6 to 10 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:

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 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.

---

# US323: Bradshaw House, Bishops Hill and Walton Centre for the Community, Manor Road, Walton-on-Thames

---

**Ward:** Walton Central

**Site reference:** US323

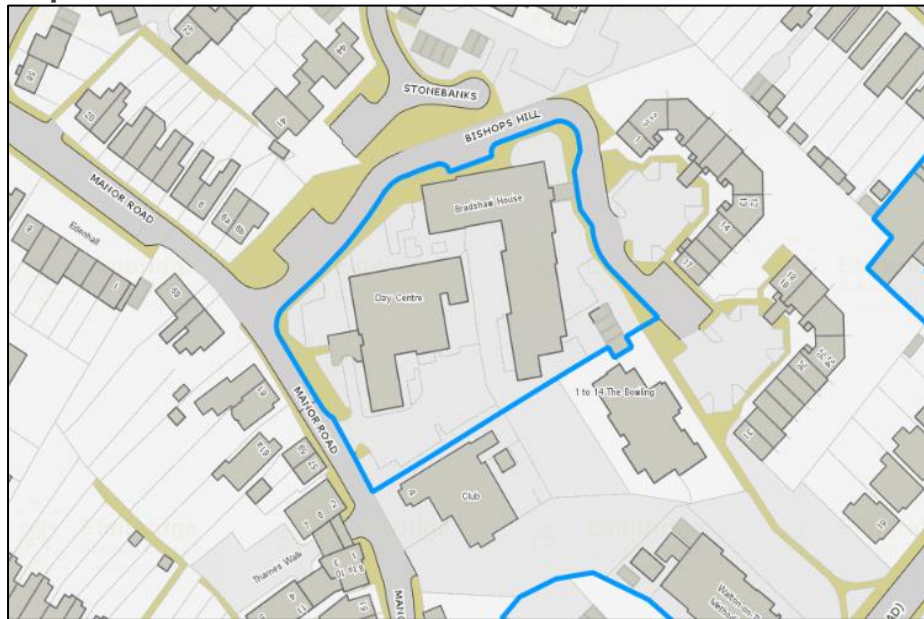
**Site area:** 0.47 ha

---

**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 2023 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.



---

# 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 owner has confirmed land availability in 2023 and state an interest in developing the land for housing in the next 1 to 5 years.

---

### **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 and justification for the loss of employment and therefore a 6-to-10-year timescale is considered appropriate.

---

### **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	--	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.

---

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

---

**Ward:** Walton North

**Site reference:** US361

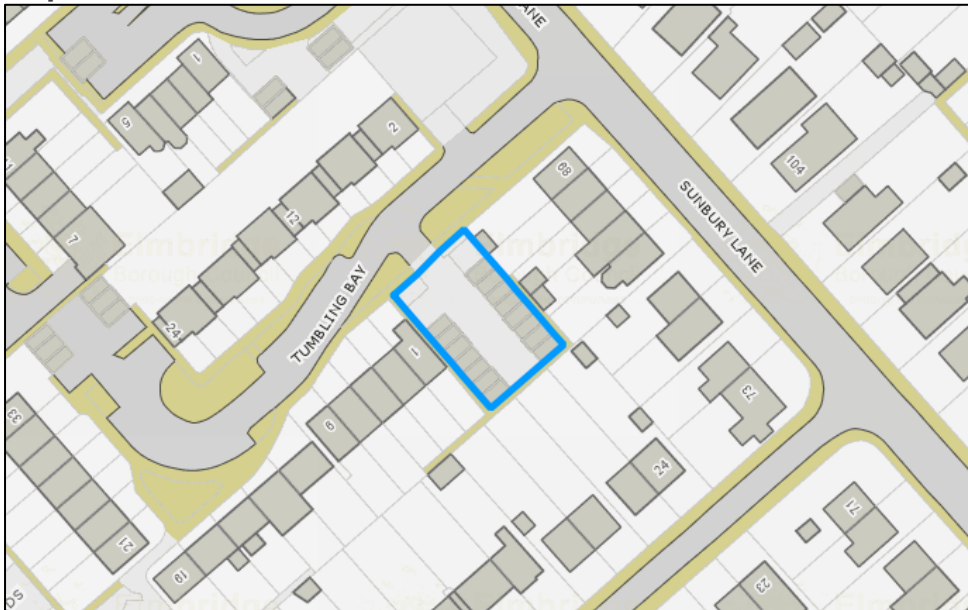
**Site area:** 0.05 ha

---

**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 a 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:	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 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.



---

# US471: 147 Sidney Road, Walton-on-Thames

---

**Ward:** Walton North

**Site reference:** US471

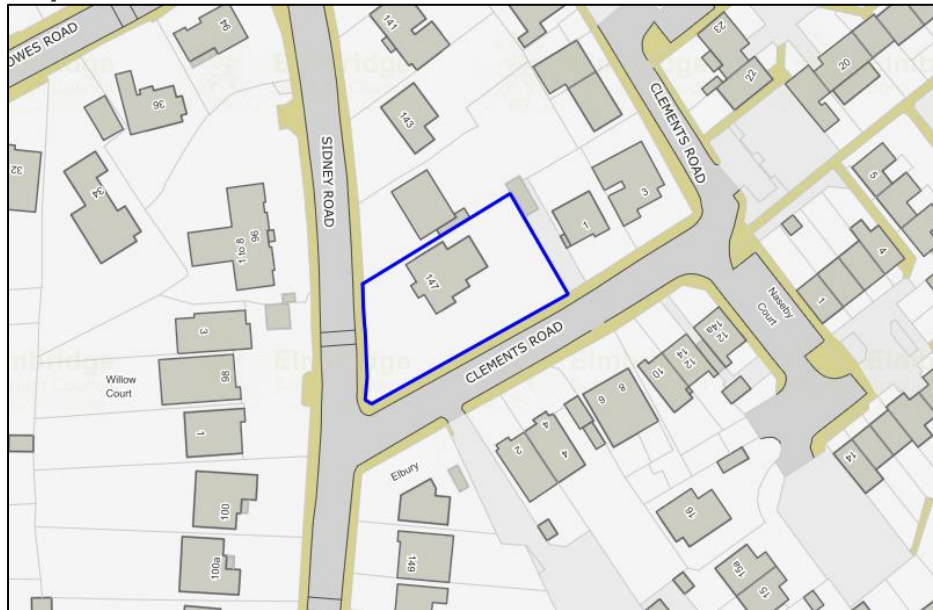
**Site area:** 0.1 ha

---

**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.

---

# US84: Elm Grove, 1 Hersham Road, Walton-on-Thames

---

**Ward:** Walton Central

**Site reference:** US84

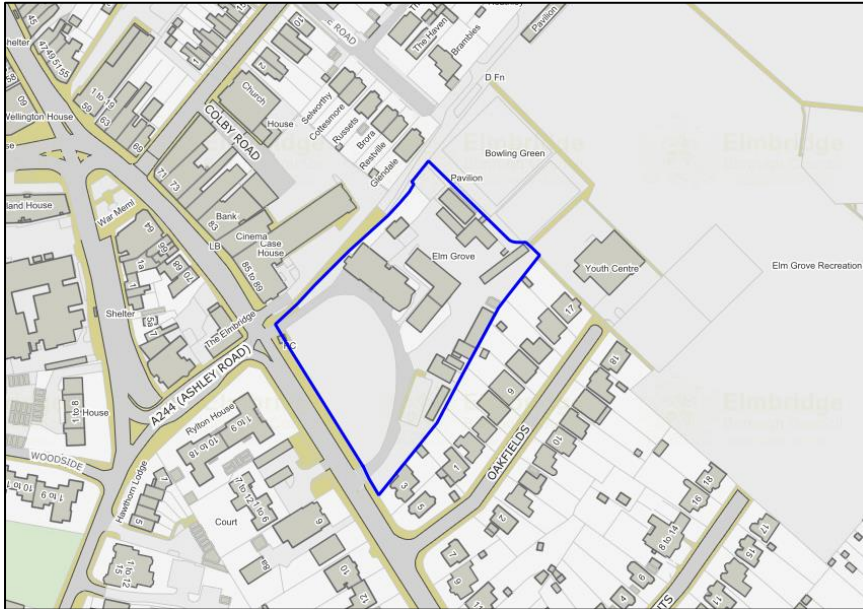
**Site area:** 1.0 ha

---

**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:** N/A

**Proposed yield: Net:** N/A **Gross:** N/A

**Proposed density (dph):** N/A

---

**Commercial uses:** N/A

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

---

**Gypsy/Travelling Showpeople:** No

**No. of pitches:** N/A

---

---

**Other:** Yes

**Specify:** Community Use

---

## 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.

---

### **Availability**

Availability Information

EBC have confirmed availability in 2023.

---

### **Achievability**

Market and viability factors

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 and the preservation of the listed building.

---

### **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	0	No housing is proposed.
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	+	The site will not 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.



---

# 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.

---

### 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

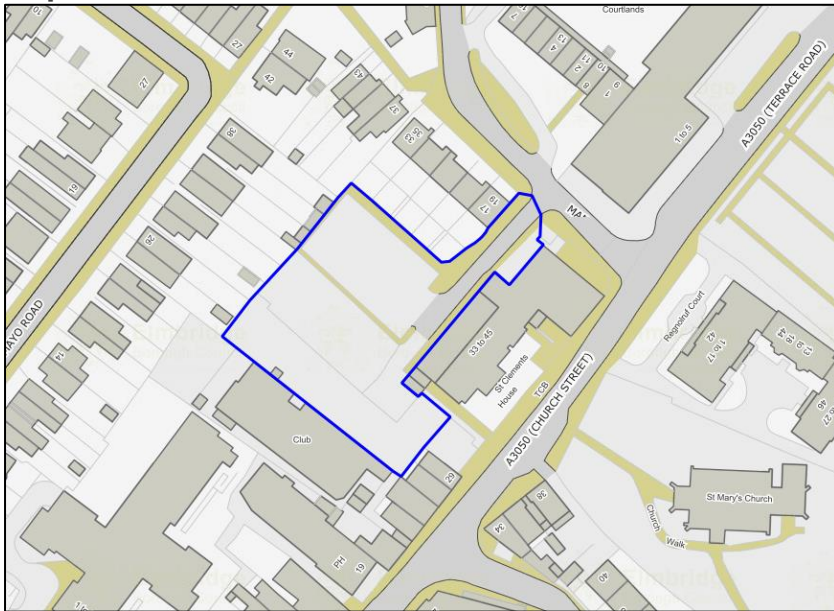
**Site area:** 0.29 ha

---

**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 southeast 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 2023.

---

### Achievability

Market and viability factors

Some loss of public car parking space will need to be considered and capacity studies undertaken to understand how much parking should remain for customers of Terrace Road local centre..

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

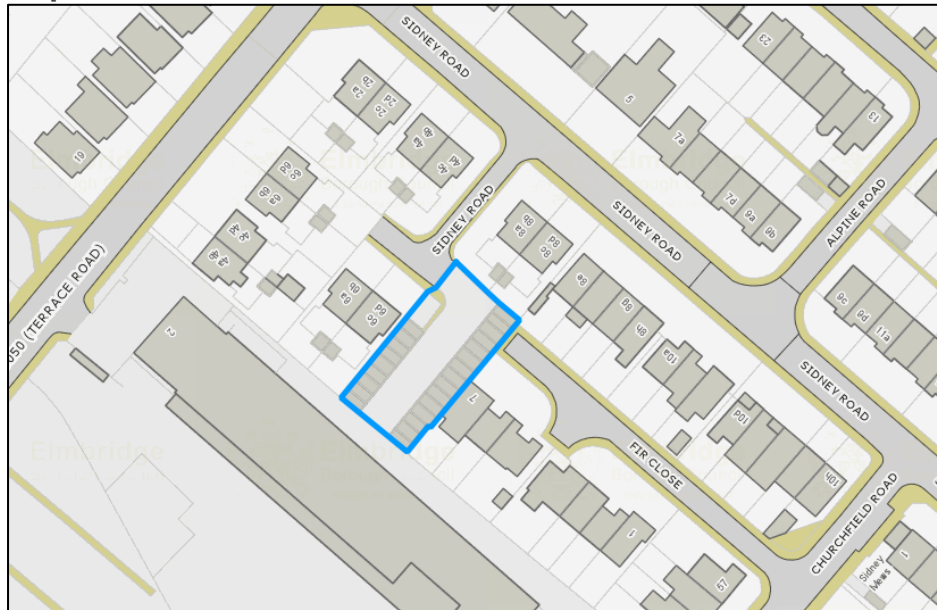
**Site area:** 0.07 ha

---

**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 2023 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.

---

## US331: Land to the rear of 60-70 Sandy Lane, Walton-on-Thames

---

**Ward:** Walton North

**Site reference:** US331

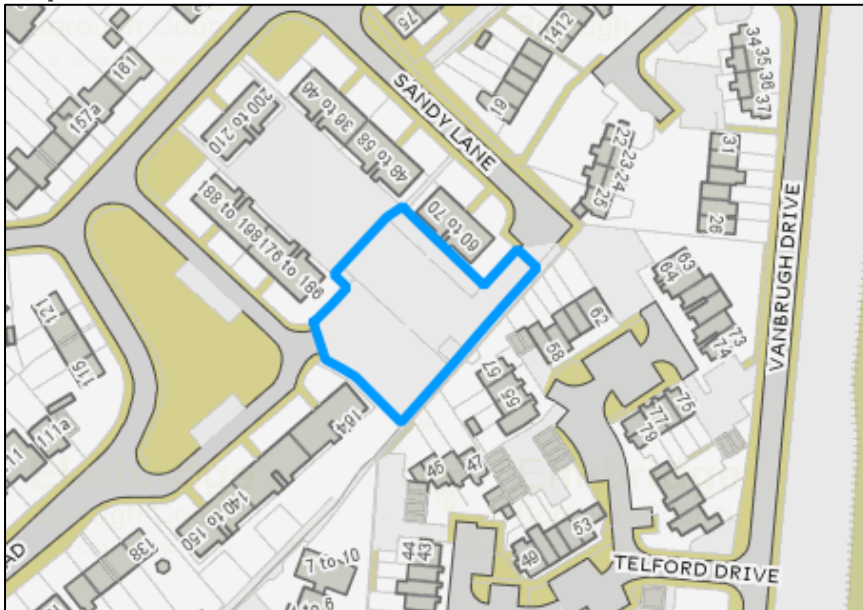
**Site area:** 0.16 ha

---

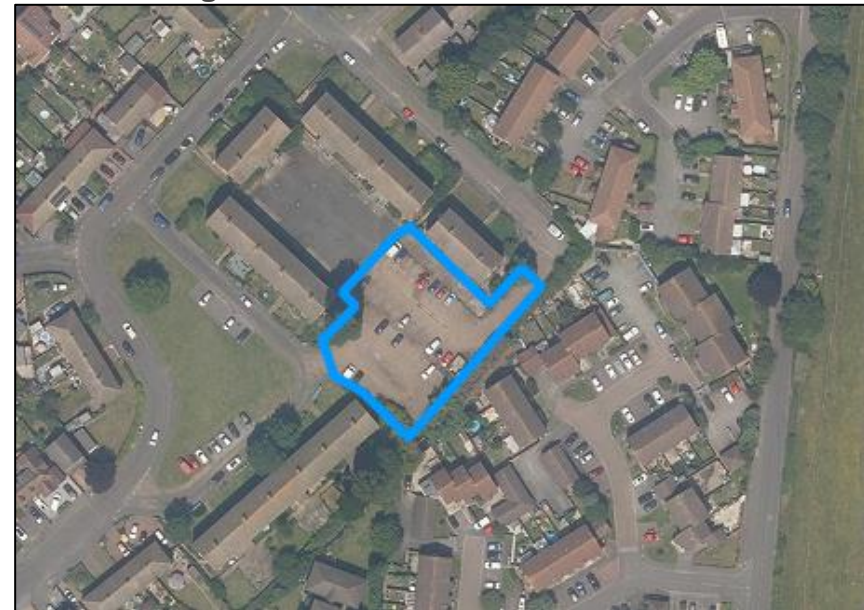
**Site address:** Land to the rear of 60-70 Sandy Lane, Walton-on-Thames

---

**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.

---

### **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

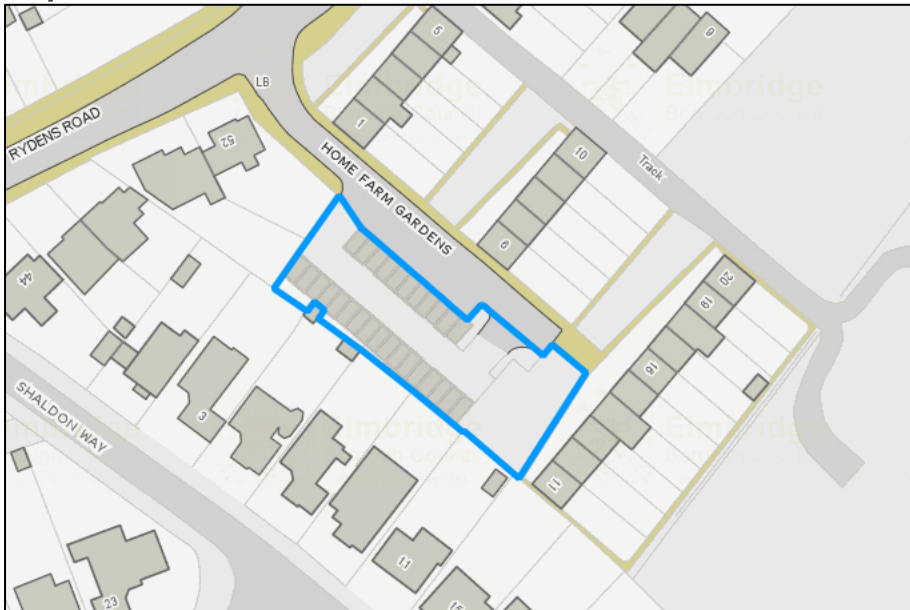
**Site area:** 0.11 ha

---

**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 2023 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.

---

# 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

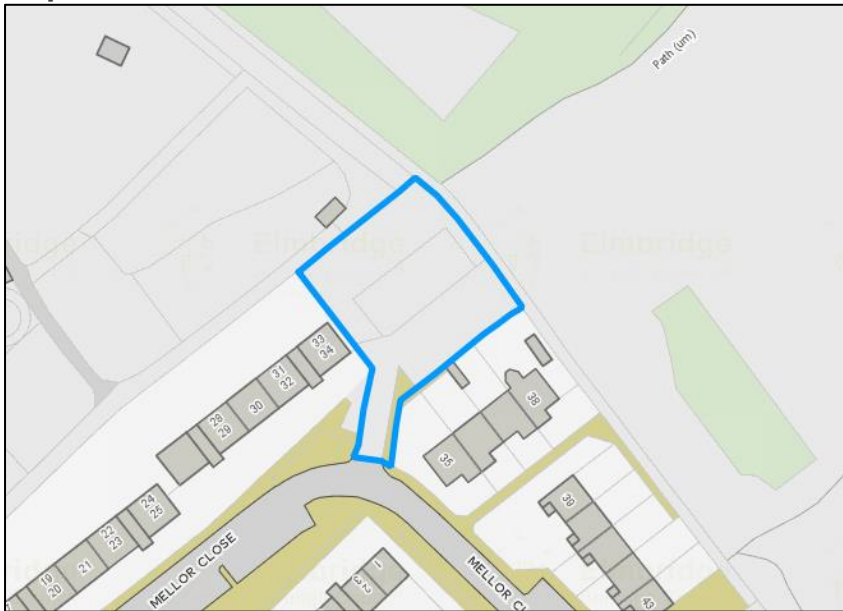
**Site area:** 0.2 ha

---

**Site address:** Land north of Mellor Close, Walton-On-Thames, KT12 3RX

---

**Map:**



**Satellite image:**



**Site description:** The site comprises of hard 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.

---

### 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 route 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.

---

## US353: Fernleigh Day Service, Fernleigh Close, Walton-on-Thames

---

**Ward:** Walton South

**Site reference:** US353

**Site area:** 0.54 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 years (medium) (south east)
- Thames Basin Heaths Special Protection Area - 5-7 kilometres
- Adjoins two Tree Preservation Orders (TPOs) – EL:113 (north)

### Potential use of site

**Residential development:** Yes

**Proposed yield: Net:** 19 **Gross:**19

**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

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 2023 and indicate a longer timescale for redevelopment.

---

### 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	+	Located 1.1km from the Town Centre.
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

- 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 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 loss 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 1.1km from Town Centre.
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.

---

# 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 2015 pre-application enquiry was received for additional floors on existing building. Owners contacted in 2023 but no response has been given.

---

### **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?

The constraints could be overcome within the lifetime of the plan.

---

### **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.



---

## 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 2023 but none have 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.

---

# 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 2022.

---

**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. The regulation 19 consultation in 2022 also confirmed potential for housing if any land on site becomes surplus.

---

### Achievability

#### Market and viability factors

Representations in 2019 indicate that the delivery of housing is subject to health commissioning requirements. The Regulation 19 response 2022 also states that this would only be possible with the availability of surplus land and hence could be achievable in an 11 to 15 year time frame. 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 Hersham 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 2023 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.

---

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

---

**Ward:** Walton Central

**Site reference:** US464

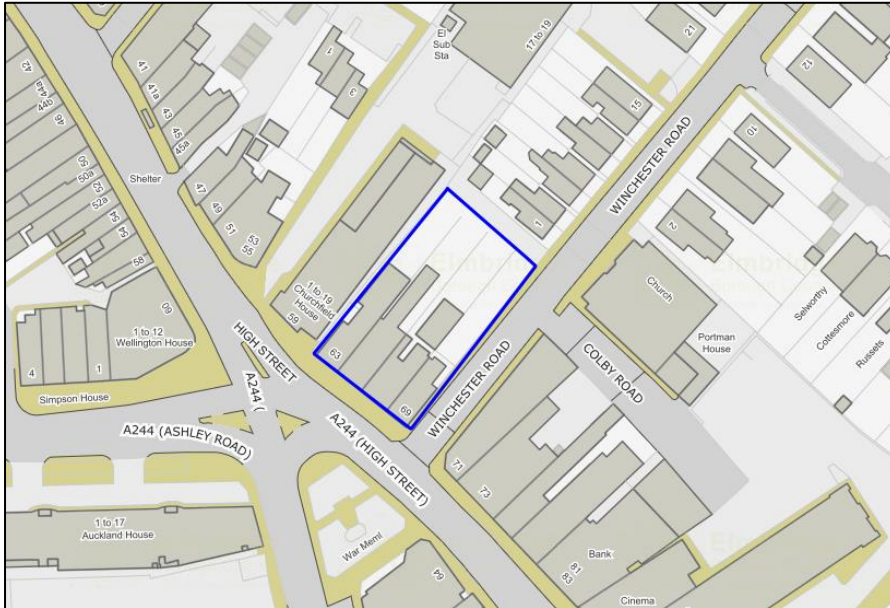
**Site area:** 0.13 ha

---

**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. Two landowners have confirmed 1 to 5 year timescales in 2023.

---

### 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.



---

# US59: Halfway Car Park, Hersham Road, Walton-on-Thames

---

**Ward:** Walton South

**Site reference:** US59

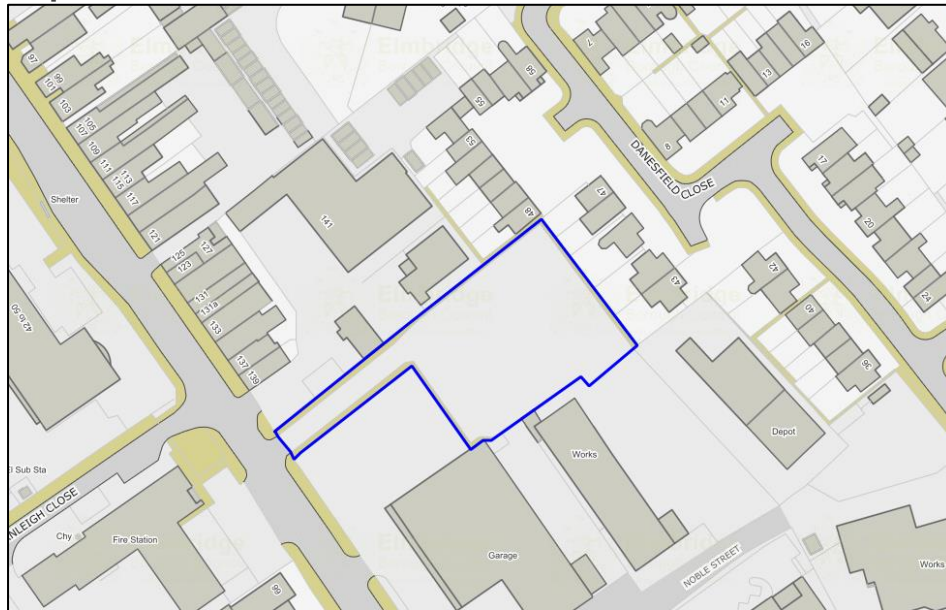
**Site area:** 0.23 ha

---

**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 2023.

---

### Achievability

Market and viability factors

A partial loss of the car parking will need to be considered so that there is enough parking for customers of the local centre.

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	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.

---

## 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:**

1-5 Terrace Road:

**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 (northeast)
  - Adjoins Air Quality Management Area (south)
  - Adjoins M3 Contaminated Land Poly – C007 (southeast)
- 

**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 2023 but no response has been given.

---

### **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 2023 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.

---

# 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 and 2022.

---

**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 (southeast 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 and again in the regulation 19 representation in 2022.

---

### 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.



---

# US417: Garages to the rear of Broadwater House, Grenside Road, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US417

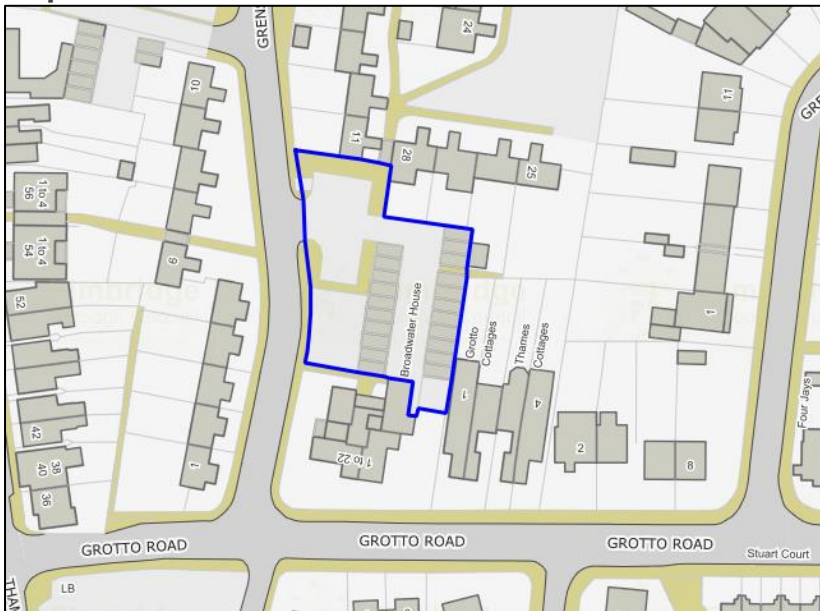
**Site area:** 0.12 ha

---

**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 southwest.

---

**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:**

**2022/0395- Registered**

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

**2020/3496- Withdrawn.**

Terrace of 3 two-storey houses, cycle stores, parking and landscaping following demolition of existing garages.

---

**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

The live planning application confirms availability..

---

### 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:

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 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.

---

## 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 and planning history

---

**Is the Site Previously Developed Land: Yes**

---

**Relevant planning history / Status:**

**2022/2598- Refuse outline planning permission**

Outline application for a development of up to 30 residential units (All Matters Reserved).

---

**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: 22 Gross: 22**

**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 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

Landownership certificates have been signed in the 2022 outline planning application.

---

### Achievability

Market and viability factors

There are no major market or viability factors, however the loss of the community use will require justification.

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	+	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 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.



---

# US438: Land at Leverton, St Georges Avenue, Weybridge

---

**Ward:** Weybridge St George's Hill

**Site reference:** US438

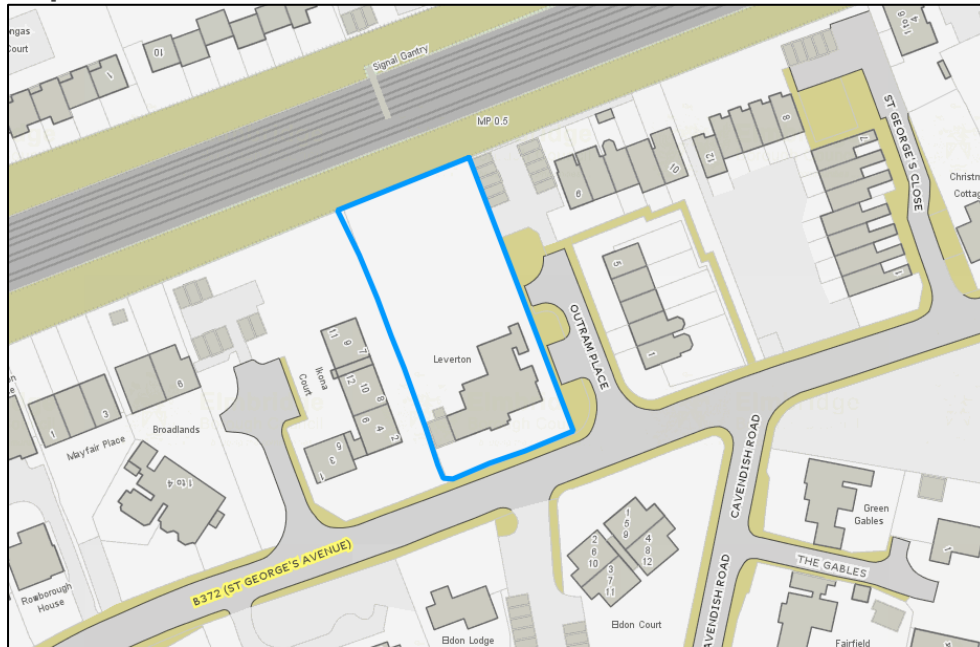
**Site area:** 0.22 ha

---

**Site address:** Land at Leverton, St George's Avenue, Weybridge, KT13 0DP

---

**Map:**



**Satellite image:**



**Site description:** The site is located to the north of St George's Avenue and is occupied by a single storey building attached to a large, detached building separated into two flats.

---

**Existing land use:** Residential (Use class C3)

**Source of site:** Previous planning applications and pre-applications.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2019/1116 – Withdrawn**

Attached two-storey building with rooms in the roof space comprising 6 flats following demolition of existing building.

**2019/2150 – Withdrawn**

Attached two-storey building with rooms in the roof space comprising 5 flats following demolition of existing building.

**2018/3591 – Refused – Appeal Dismissed**

Attached two-storey building with rooms in the roof space comprising 6 flats following demolition of existing building.

**2017/4091 – Granted (expired)**

Two-storey detached building consisting of 7 flats with accommodation over four floors, with rooms in the roof space, dormer windows, basement parking, refuse store and ancillary parking and landscaping.

---

**Landowners:** Private

---

**Policy designations/ constraints**

---

- Thames Basin Heath Special Protection Area – 400m-5km
  - Adjoins M3 Contaminated Land Line – C012
- 

**Potential use of site**

---

**Residential development:** Yes

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

**Proposed density (dph): 27.2dph**

---

**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 location that is in close proximity of local bus stops. It is within 800m of Weybridge Queen's Road local centre and a state school (both north).

---

### **Availability**

Availability Information

A land ownership certificate has been signed in the 2019 withdrawn applications and the 2022 and 2023 pre-applications suggest an intention to develop the site.

---

### **Achievability**

Market and viability factors

The contaminated land will need investigation and potential remediation.

Can the constraints be overcome?

There are no policy constraints to overcome. The site is actively seeking redevelopment and it is therefore expected that redevelopment can be delivered within a 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 heritage assets on the site or nearby.
Accessibility	+	Bus stops are located 440m from the site and these offer less frequent bus routes to Kingston and Addlestone. The sites fall within 400m of a dentist and 800m within a state school and Weybridge District Centre. Green infrastructure is also within 800m of the site with natural greenspace, a pocket park and town park.
Brownfield land	++	PDL
Economic growth	+	The site is 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 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 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 would result in significant positive changes towards sustainability in terms of making best use of previously developed land and reducing flood risk. It has no negative changes expected and so no mitigation would be required.

---

## US505: 75 Oatlands Drive, Weybridge

---

**Ward:** Oatlands and Burwood Park

**Site reference:** US505

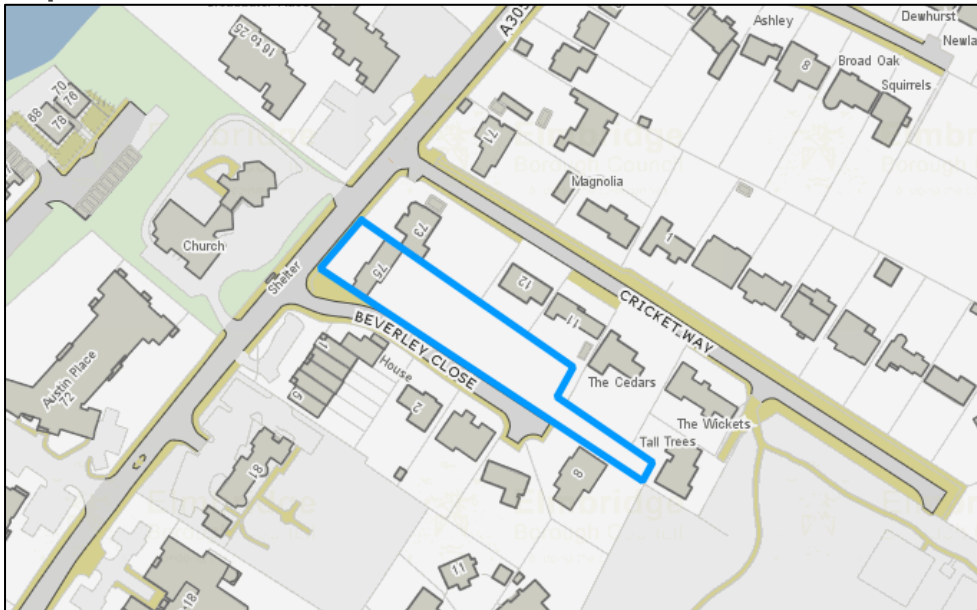
**Site area:** 0.22 ha

---

**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:** 2020 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.



---

## US527: 9 Cricket Way, Weybridge

---

**Ward:** Otlands and Burwood Park

**Site reference:** US527

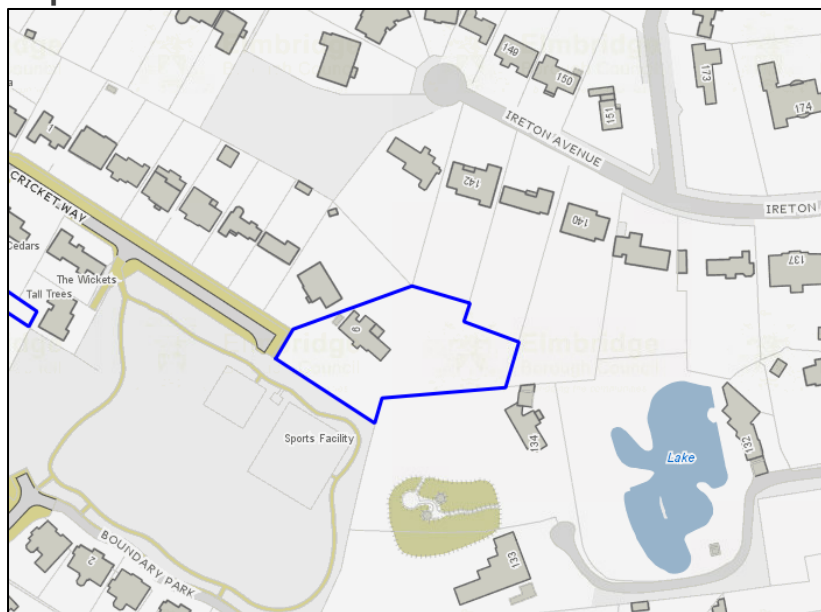
**Site area:** 0.35 ha

---

**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 and planning history

---

**Is the Site Previously Developed Land: Yes**

---

**Relevant planning history / Status:**

**2022/2631- Under consideration**

Detached two-storey house and 2 pairs of semi-detached two-storey houses following partial demolition of existing house.

---

**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

Certificate of ownership (Certificate A) has been signed for the 2022 planning application.

---

### 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.

---

# US546: 34 Queens Road, Weybridge

---

**Ward:** Weybridge St George's Hill

**Site reference:** US546

**Site area:** 0.1 ha

---

**Site address:** 34 Queens Road, Weybridge, KT13 0AU

---

**Map:**



**Satellite image:**



**Site description:** The site comprises a two-storey detached dwelling located on the southwestern side of Queens Road in Weybridge within the urban area. The application site measures approximately 0.1ha and is located on the corner junction with Queens Road, an A Road, to the north and St Georges Avenue, a B Road, to the southeast. There are TPOs on the site.

---

---

**Existing land use:** Residential (Use class C3)

**Source of site:** Planning history.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**2022/0944- Refused**

Three-storey building with rooms in the roof space comprising 10 flats with associated parking, landscaping and refuse and cycle storage following demolition of existing house and garage.

---

**Landowners:** Private

---

**Policy designations/ constraints**

- Thames Basin Heath Special Protection Area 400m-5km
- 3 Tree Preservation Orders (TPO) – EL:18/06 (north)
- Neighbouring Grade II listed building at 32 (Haines Bridge Cottage)
- Small areas of low surface water flooding (1 in 1000 years)

---

**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 has no major constraints and is within 400m of the Queens Road local centre and within 400m of a state school (northwest). There is a mix of uses in the area with residential units neighbouring the site.

---

### **Availability**

Availability Information

Ownership certificate forms have been signed for the 2022 planning application.

---

### **Achievability**

Market and viability factors

There are no major market or viability factors and similar developments have been built in the road.

Can the constraints be overcome?

A successful scheme requires the right design to protect TPOs, the neighbouring listed building and the character of the 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 proposal.
Accessibility	+	Located with 400m of 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 close to a local centre.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Flood zone 1 with 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	The site has no potentially 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 significant positive results for use of brownfield land and many minor positive results for accessibility, economic growth and environmental objectives. The design of the proposal must respect the neighbouring listed building in order ensure a positive score for the heritage objective.



---

# US547: Valiant House, 10 Church Street, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US547

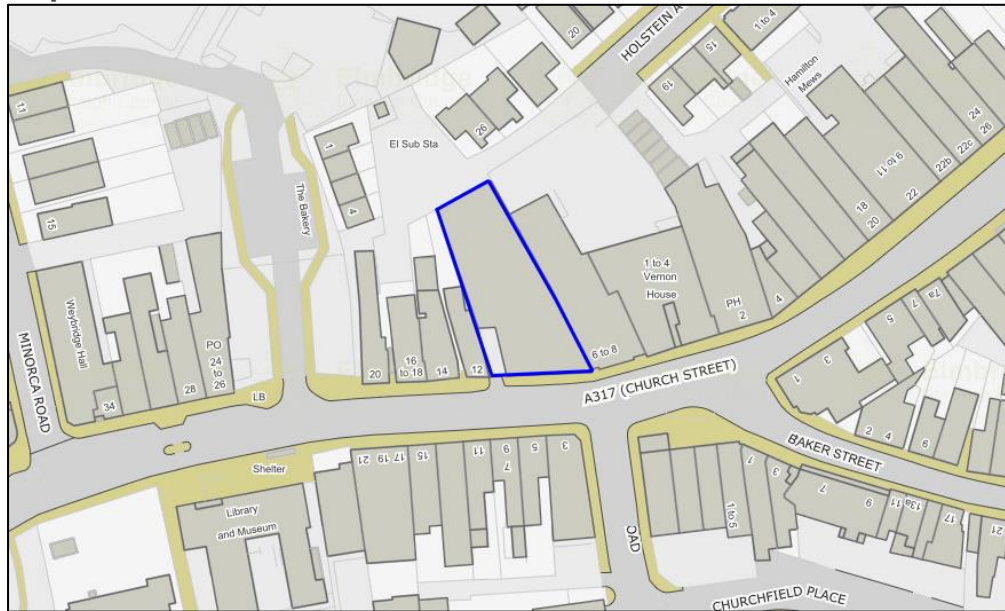
**Site area:** 0.07ha

---

**Site address:** Valiant House, 10 Church Street, Weybridge, KT13 8DX

---

**Map:**



**Satellite image:**



**Site description:** The site comprises of a three-storey end of terrace building located on the high street. The ground floor contains retail units and the first and second storeys contain both commercial, and storage uses. There is a car park to the north of the site that currently serves the commercial units and is accessed from Holstein Avenue to the North.

---

**Existing land use:** Retail, commercial and storage (Use Class B8) **Source of site:** Pre- application 2023

---

**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
  - Area of High Archaeological Potential
- 

### Potential use of site

---

**Residential development:** Yes

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

**Proposed density (dph): 85dph**

---

**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 primary shop frontage. It is also affected by the air quality management area due to its location on the A317.

---

### Availability

#### Availability Information

The pre-application submission confirms availability of the site for development.

---

### Achievability

#### Market and viability factors

A mixed-use scheme could retain the primary shop frontage. 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:	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 as it is likely to convert/alter existing building.
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	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 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 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.

---

## US549: 270 Brooklands Road, Weybridge

---

**Ward:** Weybridge St George's Hill

**Site reference:** US549

**Site area:** 0.17 ha

---

**Site address:** 270 Brooklands Road, Weybridge, KT13 0QX

---

### Map:



### Satellite image:



**Site description:** The site comprises a detached two-storey dwelling, and single storey detached garage along with areas of hard standing and two outbuildings. There is an existing vehicular access off Brooklands Road to the west. Mature trees are located on the boundaries as well as within the site and garden.

---

**Existing land use:** Residential (Use Class C3)

**Source of site:** 2023 pre-application.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:**

**Valid planning application 2023/0291**

Detached two-storey building with rooms in the roof space comprising 9 flats following demolition of existing buildings.

---

**Landowners:** Private

---

**Policy designations/ constraints**

---

- Surface Water Flooding 1 in 30 years (high) 100 year (medium) and 1000 (low)
  - Thames Basin Heath Special Protection Area – 400m-5km
- 

**Potential use of site**

---

**Residential development:** Yes

**Proposed yield: Net:** 8 **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 in a suitable residential location within close proximity of local bus stops and of Weybridge train station to the north.

---

### **Availability**

Availability Information

Ownership certificates have been signed for the 2023 planning application.

---

### **Achievability**

Market and viability factors

Surface water flooding mitigation may have viability implications.

Can the constraints be overcome?

The constraints can be overcome with the correct flood mitigation. Due to the site's valid planning application there is potential 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 southeast is located within 400m to the site. Less frequent buses are available travelling to Kingston, Addlestone, Leatherhead and Oxshott. The site is over 800m to a dentist, state school, Queens Road local centre and Weybridge district centre. However, the site is within 100m to natural greenspace.
Brownfield land	++	PDL
Economic growth	++	The site is located 77km from a major service/ strategic employment land at Brooklands with a range of employment opportunities.
Employment	0	Only creates temporary construction jobs.
Flooding	-	High, medium and low Surface Water Flooding in an area 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 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 is considered a sustainable site in terms of its location close to Weybridge Train Station and Brooklands strategic employment land. However, there is a minor negative impact in terms of surface water flooding, which could be mitigated with the correct flood alleviation measures.



---

## 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:** 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:** Yes

**Specify:** Community Hub

---

## 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 for a community hub only in 2023.

---

### Achievability

#### Market and viability factors

There is a reasonable prospect that development for a community hub 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	0	No housing proposed.
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.

---

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

---

**Ward:** Otlands 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:** 2023 Pre- application and 2016 planning history.

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** 7,9 and 11 Hall Place Drive and 165 Queens Road

---

**2016/1644- Refused and Appeal Dismissed**

Development comprising 22 residential units with vehicular and pedestrian access, including parking and associated landscaping, following demolition of 4 existing houses.

---

**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 2023 pre-application has been received which suggests potential to redevelop 9 Hall Place Drive. The landowner at 13 has also confirmed availability in 2023 for a 6-to-10-year timescale.

---

### 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.

---

### 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 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.



---

## 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 2023.

---

### 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 number 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

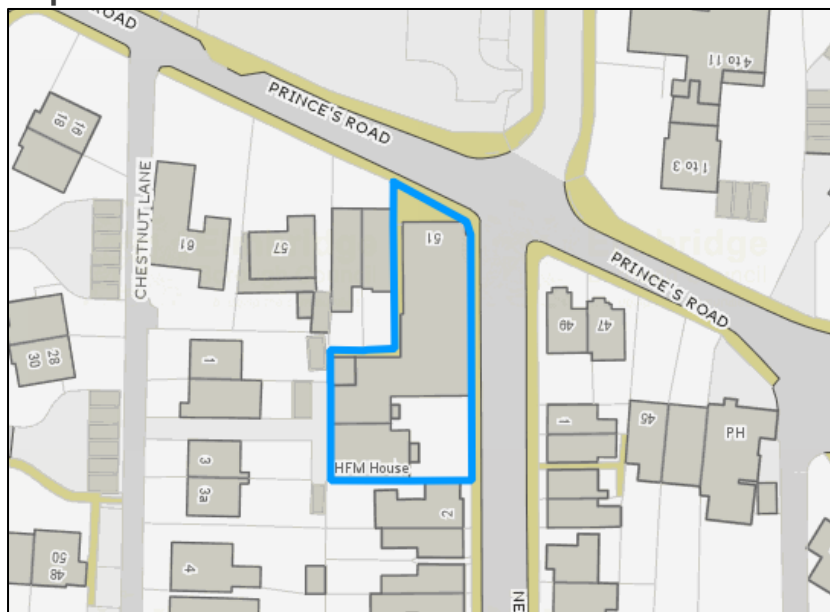
**Site area:** 0.08 ha

---

**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:**

**1991/1403: Refused**

2 three-storey blocks containing 8 starter flats with associated parking and access to New Road following demolition of existing building.

---

**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 but no confirmation has been received in 2023.

---

### **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?

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.



---

## US416: Garages to the west of Grenside Road, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US416

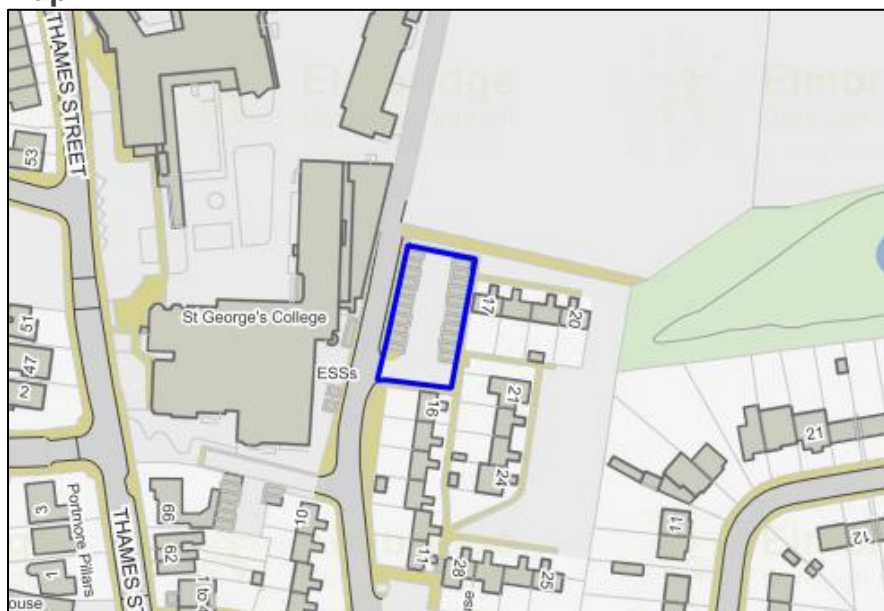
**Site area:** 0.07 ha

---

**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. It 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:	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 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.

---

## 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 northeast 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?

With the correct design as well as tree protection measures, the site constraints could be overcome. 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 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 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

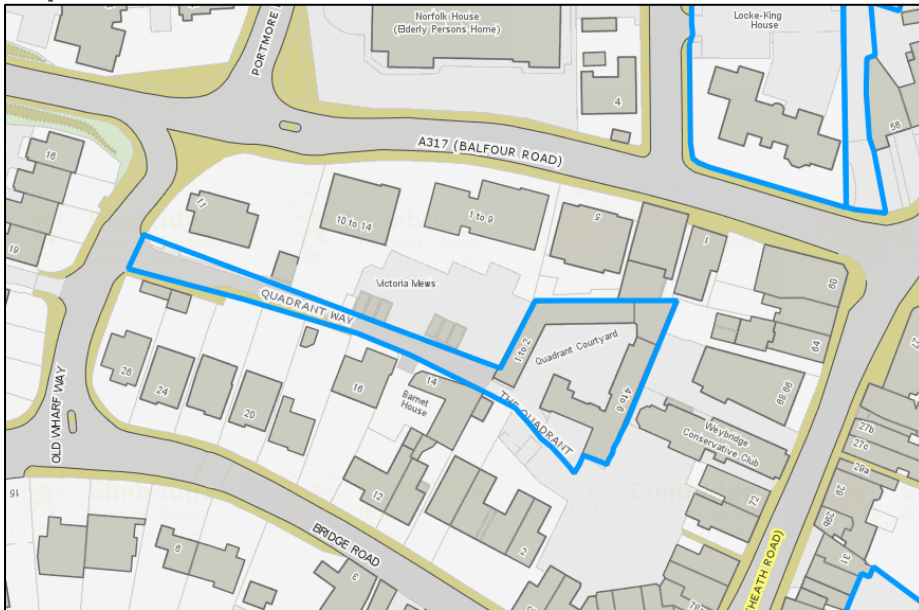
**Site area:** 0.15 ha

---

**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 in 2023.

---

### **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:	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 any new development would impact on the conservation area and neighbouring locally listed building.
Accessibility	+	Bus stops are 75m from the site and offer an 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.

---

## 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 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 (southwest).

---

### Availability

#### Availability Information

Owners confirmed land availability in 2023

---

### 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:	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 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

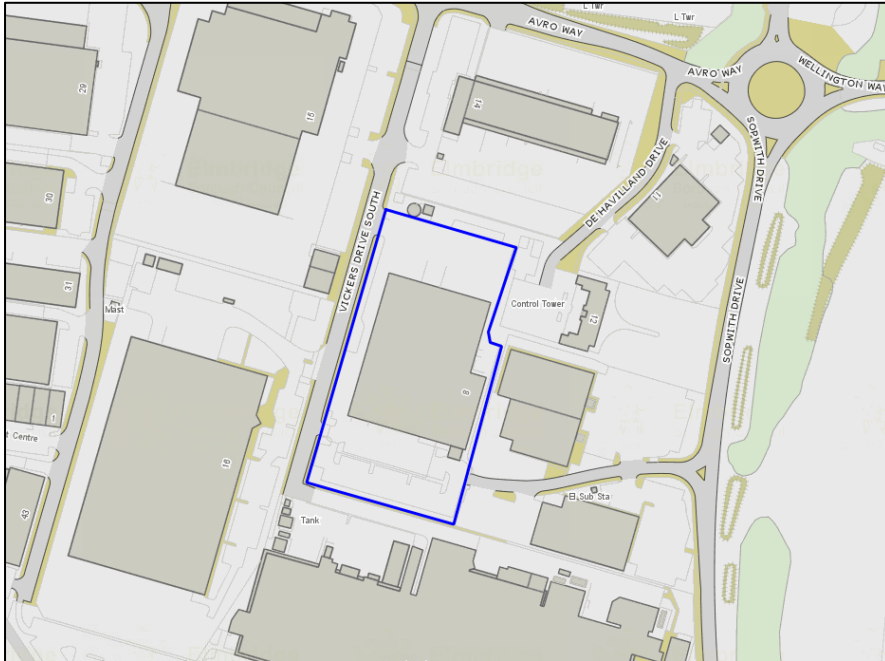
**Site area:** 1.07 ha

---

**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:	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	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.

---

# US538: Manor Court, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US538

**Site area:** 1.07 ha

---

**Site address:** Manor Court, Weybridge, KT13 8RF

---

**Map:**



**Satellite image:**



**Site description:** The site comprises 75 apartments located in three buildings at seven storeys in height, which were built in the 1970s.

---

**Existing land use:** Residential (Class C3).

**Source Source of Source of site:** 2022 Pre-application

---

**Is the Site Previously Developed Land:** Yes

---

**Relevant planning history / Status:** No

---

**Landowners:** Private

---

### Policy designations/ constraints

---

- Surface Water Flooding 1 in 1000 year (low) to west of site on road
  - 3 Tree Preservation Orders – to southeast of site
  - Neighbours Air Quality management Area
  - Thames Basin Heath Special Protection Area - 5-7km
- 

### Potential use of site

---

**Residential development:** Yes

**Proposed yield: Net:** 51 **Gross:** 126

**Proposed density (dph):** 118dph

---

**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 at Weybridge district centre. The site is also within 800m of a state school and a health centre.

---

### Availability

Availability Information

The owners were contacted in 2023 and have confirmed that the site is available for development.

---

### Achievability

Market and viability factors

Temporarily re-housing existing tenants may have viability implications.

Can the constraints be overcome?

Mitigation would be required through design to resist pollution threats.

---

### 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 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 next to Weybridge district centre with some employment opportunities.
Employment	0	Only creates temporary construction jobs.
Flooding	0	Site is in flood zone 1 with a small area of surface water flooding in driveway.
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	-	The southwest of the site is 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 next to 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.



---

## US92: GlaxoSmithKline, Weybridge

---

**Ward:** Weybridge St George's Hill

**Site reference:** US92

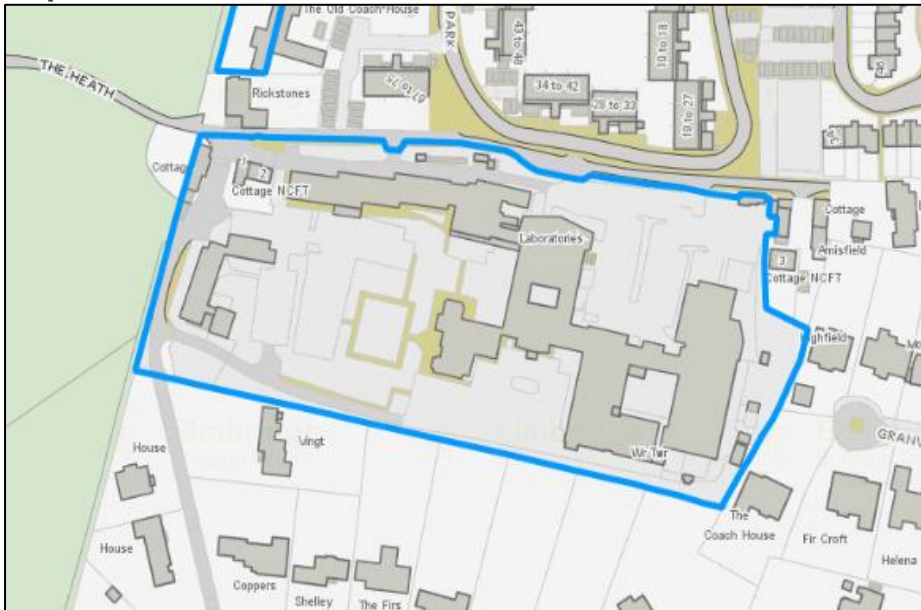
**Site area:** 2.58 ha

---

**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 formal green spaces and a number of trees, two of which have Tree Preservation Orders.

---

**Existing land use:** Office (Use Class E)

**Source of site:** Call for Site 2016, Urban Capacity Study and Regulation 19 consultation 2022.

---

**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:** 120 **Gross:** 120

**Proposed density (dph):** 46.5dph

---

**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 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 landowners in Regulation 19 consultation 2022.

---

### Achievability

Market and viability factors

The relocation of existing employment use has been confirmed in the Regulation 19 representation. Flood risk measures, contaminated land 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.

---

### 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 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.
Brownfield land	++	PDL
Economic growth	++	The site located 1.7km from a major service. It is also located 1.2km from another area of strategic employment land at The Heights.
Employment	0	The regulation 19 representation confirmed relocation of employment use.
Flooding	-	Flood Zone 1 with surface water flooding 1 in 100 year and 1 in 30 years (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 Regulation 19 representation confirms that the employment use will be relocated to the Heights so scores a neutral rather than a negative. 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.

---

# US94: Locke King House, 2 Balfour Road, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US94

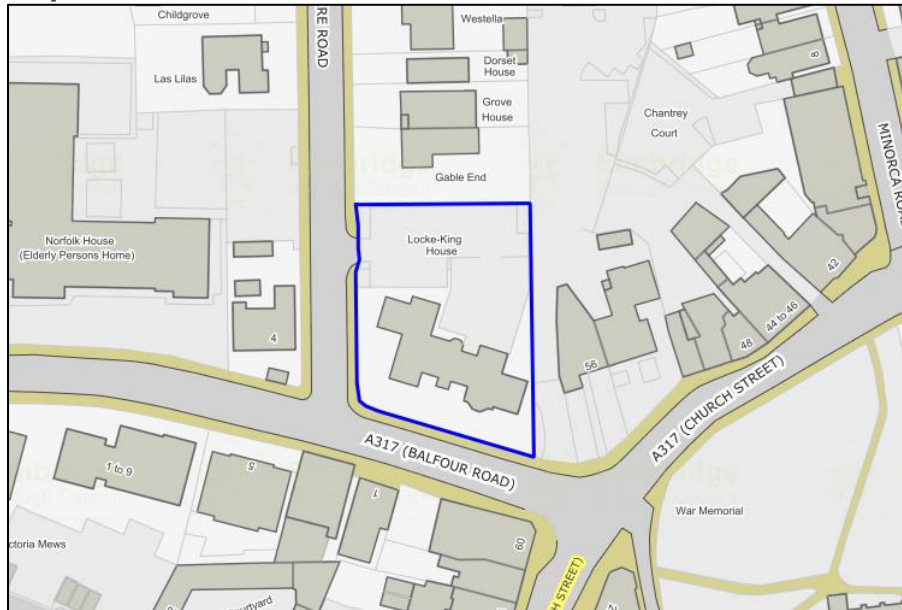
**Site area:** 0.17 ha

---

**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:**

**2021/2887- Granted**

Two-storey rear extension with rooms in the roof space for office (Class E) use.

**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 2021 application.

---

### **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. There are no obvious market or viability factors preventing development.

Can the constraints be overcome?

The sites' 2017 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.



---

## US110: The Heights, Weybridge

---

**Ward:** Weybridge St Georges Hill

**Site reference:** US110

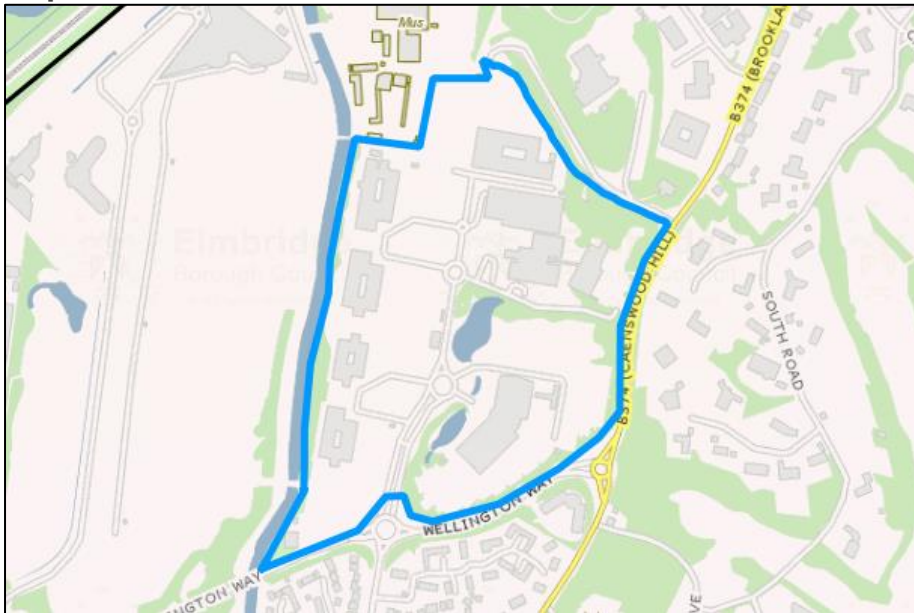
**Site area:** 20 ha

---

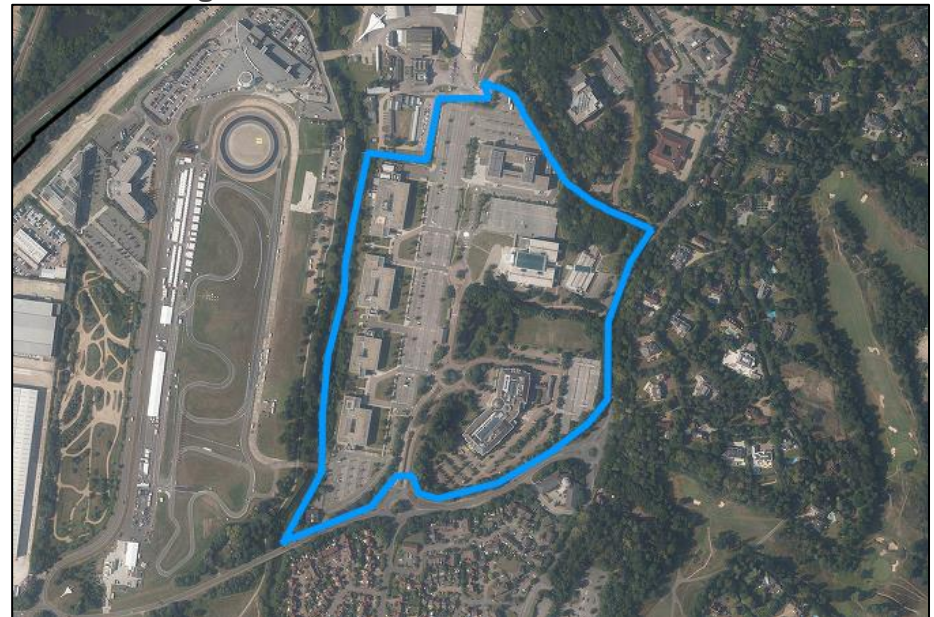
**Site address:** The Heights, Weybridge, KT13 0NY

---

**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 2023.

---

### Achievability

Market and viability factors

The public car park could be reduced to allow for residential development and a portion of public parking to be retained. The longer timescale allows for the use to be considered further.

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.



---

## US393: The Old Warehouse, 37A Church Street, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US393

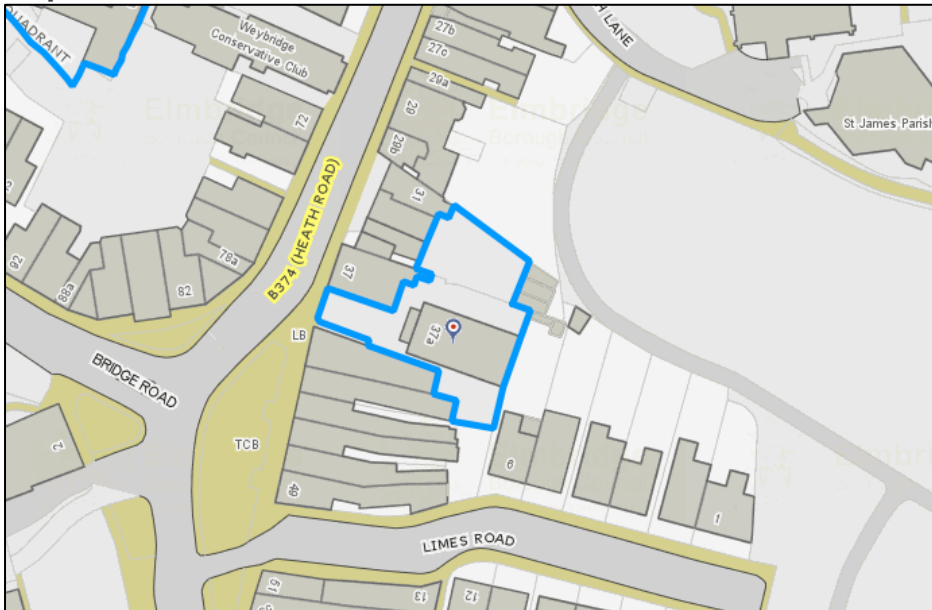
**Site area:** 0.08 ha

---

**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 2023 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: 58 Church Street, Weybridge

---

**Ward:** Weybridge Riverside

**Site reference:** US394

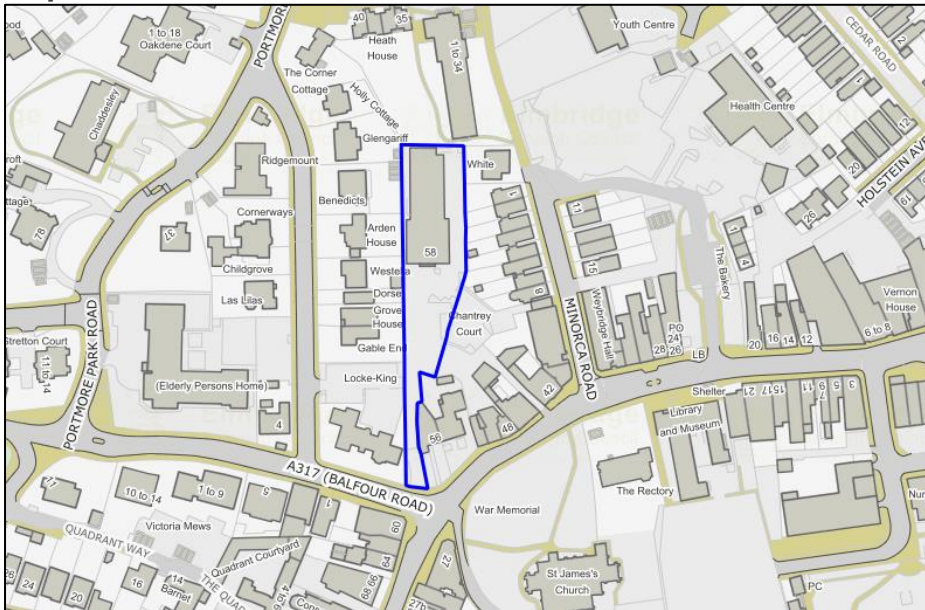
**Site area:** 0.26 ha

---

**Site address:** 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 has potential land contamination and is located in a Conservation Area. It is located 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

Another LAA site to the west known as US94 (Locke King House) 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.

---

### **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?

The heritage constraints could 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 unclear whether there could be an impact on the archaeological heritage of the site.
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.

---

## 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 partly used 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 (northwest).

---

### Availability

Availability Information

Owners have been contacted in 2023 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:** Otlands and Burwood Park

**Site reference:** US406

**Site area:** 0.41 ha

---

**Site address:** 179 Queens Road, Weybridge, KT13 0AH

---

**Map:**



**Satellite image:**



**Site description:** The site comprises a substantial detached two-storey building and a single-storey outbuilding. The site is accessed from a small private drive off the north-western side of Queens Road. There are a number of trees on site that are designated TPOs.

---

**Existing land use:** Offices (Class E) main building and residential (Class C3) for the outbuilding.

---

**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

Owner has confirmed availability and timescale in 2023.

---

### **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	-	Loss of employment from offices.
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:** Oatlands and Burwood Park

**Site reference:** US407

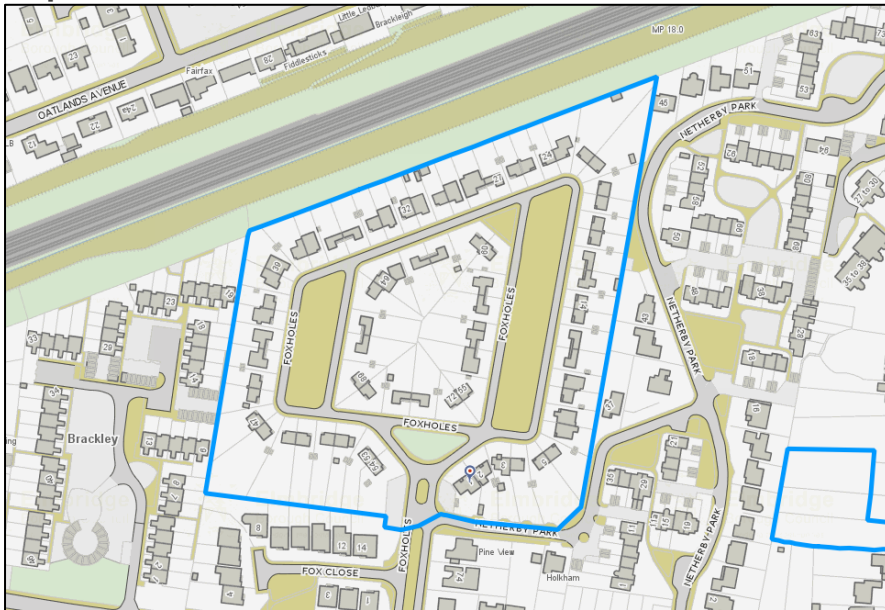
**Site area:** 4.1 ha

---

**Site address:** Foxholes, Weybridge, KT13 0BN

---

**Map:**



**Satellite image:**



**Site description:** The site comprises of 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 (northeast).

---

### Availability

Availability Information

PA Housing are considering sites for redevelopment, however, have not confirmed this site.

---

### Achievability

Market and viability factors

Existing residents would require temporary accommodation during construction, which would impact on viability. The cost of land contamination remediation and flood protection could also impact viability.

Can the constraints be overcome?

With flood protection measures and land contamination remediation, site constraints could be overcome. The need to confirm availability and to overcome the constraints is reflected in the 11-15-year 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	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	-	Site is in flood zone 1 but has a 1-to-30-year 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 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.



# US419: 35-47 Monument Hill, Weybridge

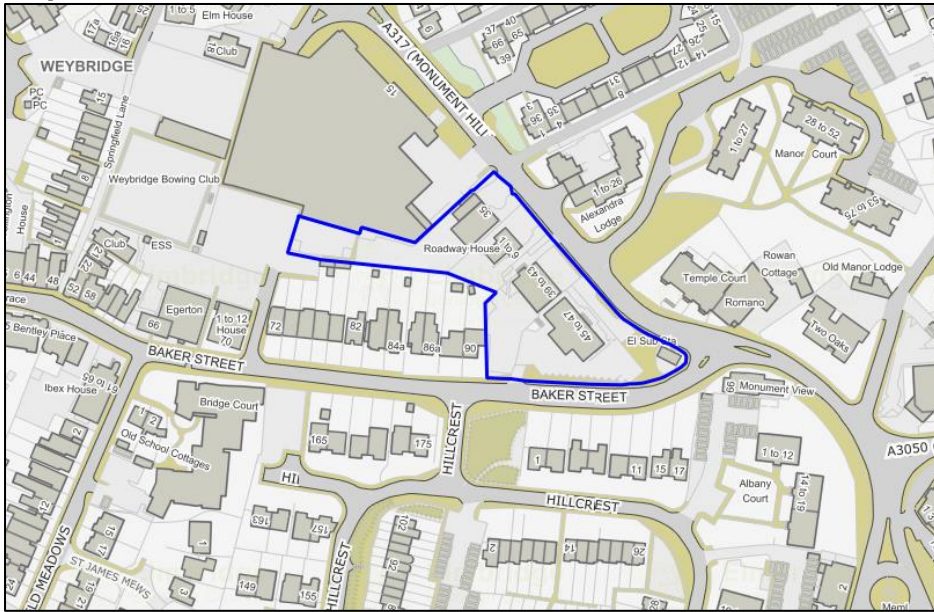
Ward: Weybridge Riverside

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 C3) and dentist (Use Class E).

**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 2023 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. All owners have been contacted in 2023 but no response has been given.

---

### Achievability

Market and viability factors

There is a reasonable prospect that the site could be achieved in a 11-15-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 number 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

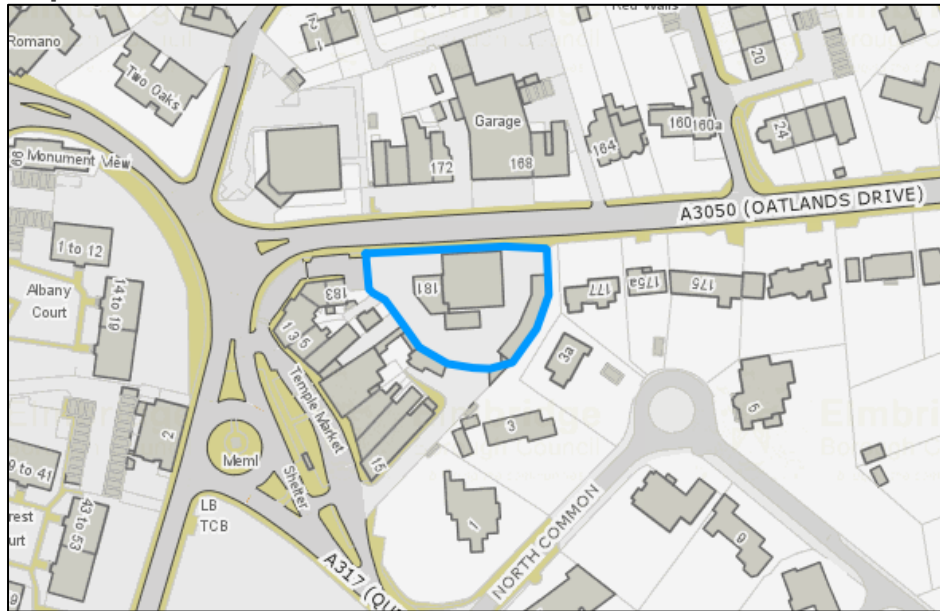
**Site area:** 0.17 ha

---

**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 2023 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.

---

## US429: Garages at Brockley Combe, Weybridge

---

**Ward:** Oatlands and Burwood Park

**Site reference:** US429

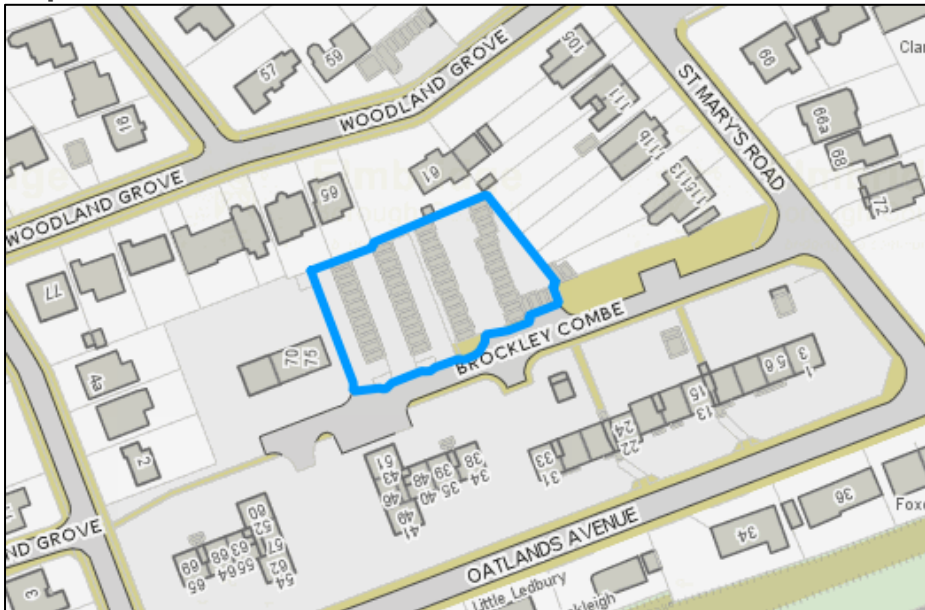
**Site area:** 0.23 ha

---

**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 2023 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.
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.



---

## US93: Horizon Business Village, Brooklands Road, Weybridge

---

**Ward:** Weybridge St Georges Hill

**Site reference:** US93

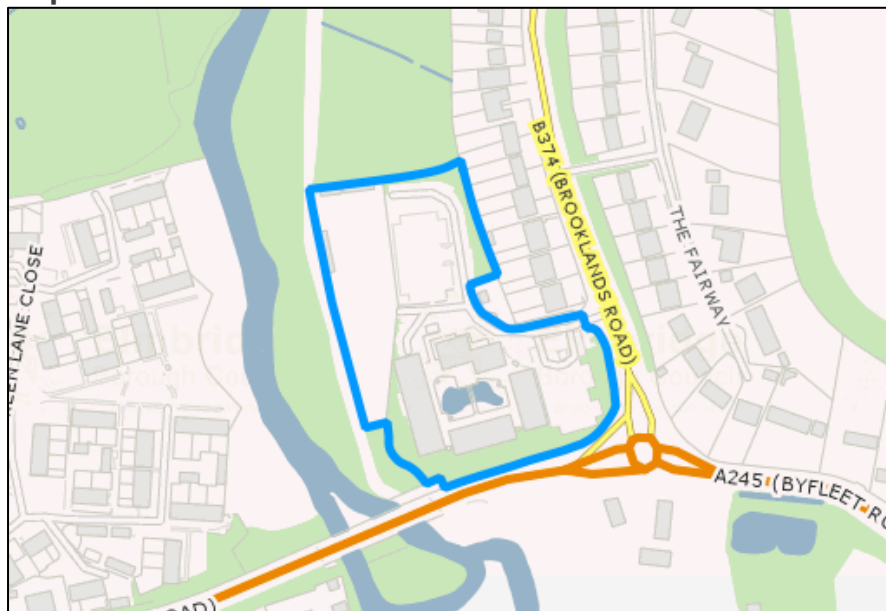
**Site area:** 1.9 ha

---

**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. Owners were contacted 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.

## Appendix 4: Discounted urban sites

### Note

These are the most recent sites to be discounted from the LAA. All previous discounted sites are featured in the past LAA reports.

Site reference	Address	Ward	Discounted Reasoning
US350	Leylands House, Molesey Road, Walton-on-Thames	Walton South	Regulation 19 confirmation that the site is no longer available.
US39	Units A & B Sandown Industrial Estate, Mill Road, Esher, KT10 8BL	Esher	Regulation 19 confirmation that the site is no longer available.
US278	45 More Lane, Esher, KT10 8AP	Esher	Site with planning permission
US162	Site B Garages at Wyndham Avenue, Cobham	Cobham & Downside	Site with planning permission
US487	16-18 Sandy Lane, Walton-on-Thames	Walton North	Site with planning permission
US469	Heath Lodge, St Georges Avenue, Weybridge	Weybridge St Georges Hill	Site with planning permission
US151	Garages to the rear of Belvedere Gardens, West Molesey	Molesey West	Site with planning permission
US165	Garages at Waverley Road, Oxshott	Oxshott & Stoke D'Abernon	Site with planning permission
US506	Land to the rear of 5 Hinchley Way, Esher	Hinchley Wood & Weston Green	Site with planning permission
US470	Oak House, 19 Queens Road, Weybridge	Weybridge Riverside	Site with planning permission

<b>Site reference</b>	<b>Address</b>	<b>Ward</b>	<b>Discounted Reasoning</b>
US533	Kings Warren, Oxshott, KT22 0PE	Oxshott & Stoke D'Abernon	Below LAA threshold.
US534	Abbey House, Wellington Way, Weybridge	Weybridge St George's Hill	Site with planning permission
US535	St Georges Business Park, Brooklands Road, Weybridge	Weybridge St George's Hill	Site with planning permission
US536	Former Nursey, Manor Road, Walton	Walton Central	Site with planning permission
US537	Bramcote House, York Road, Weybridge, KT13 9DQ	Weybridge Riverside	Below LAA threshold.
US539	3 The Rythe and 46 Copsem Lane, Esher, KT10 9HJ	Oxshott & Stoke D'Abernon	Below LAA threshold.
US540	8 Fairmile Park Copse, Cobham, KT11 2PQ	Oxshott & Stoke D'Abernon	Below LAA threshold.
US541	59 Medina Avenue, Hinchley Wood	Hinchley Wood & Weston Green	Below LAA threshold.
US543	Admiral Rodney House, 17 Church Street, Walton	Walton Central	Below LAA threshold.
US389	Hersham sports and social club 128 Hersham Road Hersham KT12 5QL	Hersham Village	Site not available
US183	BMW Cobham, 18-22 Portsmouth Road, Cobham	Cobham & Downside	Site not available
US390	The Royal George, 130-132 Hersham Road	Hersham Village	Site not available
US188	97 Portsmouth Road, Cobham	Cobham & Downside	Site not available

<b>Site reference</b>	<b>Address</b>	<b>Ward</b>	<b>Discounted Reasoning</b>
US107	Weybridge Delivery Office, Elmgrove Road, Weybridge	Weybridge Riverside	Site not available
US431	Shell Petrol Filling Station, 95 Brooklands Road, Weybridge	Weybridge St Georges	Site not available
US190	270 Portsmouth Road, Cobham, KT11 1 HU	Cobham & Downside	Site not available
US402	1 Princes Road, Weybridge, KT13 9TU	Weybridge St George's Hill	Site not available
US302	43 Palace Road, East Molesey, KT8 9DN	Molesey East	Site not available
US317	Tesco Metro Parking south of store, Walton Road	Molesey East	Site not available
US288	Hawkshill Place, Portsmouth Road, Esher	Esher	Site not available
US226	Sandpiper, Newlands Avenue, Thames Ditton	Thames Ditton	Site not available
US391	Woodlawn Hanger Hill and 2 Churchfields Avenue, Weybridge	Weybridge Riverside	Site not available
US360	Walton Comrades Club, 7 Franklyn Road, Walton on Thames	Walton North	Site not available
US346	Garages at Collingwood Place, Walton-on-Thames	Walton South	Site not available
US2	Hare Lane Car Park, Hare Lane, Claygate	Claygate	Site not available
US356	Station Avenue Car Park, Station Avenue, WOT	Walton South	Site not available

<b>Site reference</b>	<b>Address</b>	<b>Ward</b>	<b>Discounted Reasoning</b>
US410	Oatlands car park, Oatlands Drive, Weybridge	Oatlands & Burwood Park	Site not available
US411	York Road car park, York Road, Weybridge	Weybridge Riverside	Site not available
US532	The Playhouse, Hurst Grove, Walton-on-Thames	Walton Central	Site not available
US353	Fire/Ambulance Station, Hersham Road, Walton-on-Thames	Walton South	Site not available
US178	Sainsbury's Car Park, Bridge Way, Cobham, KT11-1HW	Cobham and Downside	Site not available
US299	East Molesey Car Park, Walton Road, East Molesey	Molesey East	Site not available
US475	Willow House, Mairfair House and Amberhurst, 4B Claremont Lane, Esher	Esher	Site not available
US279	Esher Place, 30 Esher Place Avenue, Esher, KT10 8PZ	Esher	Site not available
US248	School Bungalow, Mercer Close, Thames Ditton	Thames Ditton	Site not available/ Too small
US306	Molesey Clinic and Library, Walton Road, Molesey	Molesey East	Site not available
US254	4-6 Manor Road South and 4 Greenways, Hinchley Wood	Hinchley Wood & Weston Green	Below LAA threshold.
US366	Garages at Copenhagen Way, Walton-on-Thames	Walton South	Site not available
US27	81 High Street, Esher	Esher	Site not available



## Appendix 5: 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	-	--
<b>1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.</b>	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 loss by the development proposal.
<b>3. To conserve and enhance, archaeological, historic and cultural assets and their settings.</b>	N/A	Development likely to have a positive impact on historic character.	No impact on archaeological, historic and cultural assets.	Impact on setting of archaeological, historic and cultural assets / partial loss of assets.	Complete loss of archaeological, historic and cultural assets.

SA Objectives	++	+	0	-	--
<p><b>4. To reduce the need to travel, encourage sustainable transport options and improve accessibility to all services and facilities.</b></p> <p>Criteria taken from accessibility standards in the <a href="#">Green Belt Boundary Review – Accessibility Assessment June 2019</a></p>	<p><b>Excellent</b></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><b>Good</b></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><b>Fair</b></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><b>Moderate</b></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><b>Limited</b></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><b>5. To make the best use of previously developed land and existing buildings</b></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>

SA Objectives	++	+	0	-	--
<p><b>6. To support economic growth which is inclusive, innovative and sustainable.</b></p> <p>Criteria taken from accessibility standards in the <a href="#">Green Belt Boundary Review – Accessibility Assessment June 2019</a></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><b>7. To provide for employment opportunities to meet the needs of the local economy.</b></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>

SA Objectives	++	+	0	-	--
			additions.		
<b>11. To reduce flood risk</b>			<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>
<b>12. To improve the water quality of rivers and groundwater and maintain an adequate supply of water.</b>	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

SA Objectives	++	+	0	-	--
<b>13. To reduce land contamination and safeguard soil quality and quantity</b>	<p>Potentially contaminated land on site.</p> <p>Site contains non-agricultural &amp; urban quality soils.</p>	The site contains Grade 4 quality soil.	No potentially contaminated land on site.	Loss of Grade 3 quality soil.	Loss of Grades 1 & 2 quality soils.
<b>14. To ensure air quality continues to improve and noise and light pollution are reduced.</b>	N/A	<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>	The site is PDL or adjacent to the built-up urban land.	<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>	Site location falls within a proposed or existing Air Quality Management Area and would require mitigation through design to resist existing pollution threats.

SA Objectives	++	+	0	-	--
<p><b>15. To protect and enhance landscape character.</b></p> <p>Assessment refers to the <a href="#">Elmbridge Borough Landscape Sensitivity Study 2019</a></p>	N/A	Site located in the urban built-up area with no local green space designation nearby.	<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>	Assessment shows high or moderate-high landscape character impact.
<p><b>16. To conserve and enhance biodiversity.</b></p>	N/A	Site is in the built-up urban area or on PDL and not covered by any biodiversity designation.	N/A	Site is a partially greenfield land or partially covered by a biodiversity designation.	Site is in its entirety a greenfield or covered by a biodiversity designation.