

6. List of Allocations

Housing Allocations

Allocation A1: 28-44 Feltham Road, Ashford (P/001/H)

Site Description

- 6.1 This site of 0.47Ha is currently occupied by workshops and yards and is bounded predominantly by housing. Access to the site is through a mainly residential area.

Allocation

- 6.2 The site is proposed for residential development of approximately 23 dwellings.

Timescale of development: 2011-16

- 6.3 The site is in more than one ownership. The biggest landowner has no objection to the allocation, while the smaller landowner has no plans to release the site in the near future. The timescale allows flexibility in the timing of the development to help existing businesses to relocate and also accommodates the views of the existing landowners.

Justification for allocation

- 6.4 This site is in a residential area and not considered to be a well-located commercial site.
- 6.5 Residential development would enable the impact of commercial activity on the surrounding residential area to be reduced and make a contribution to meeting housing needs.

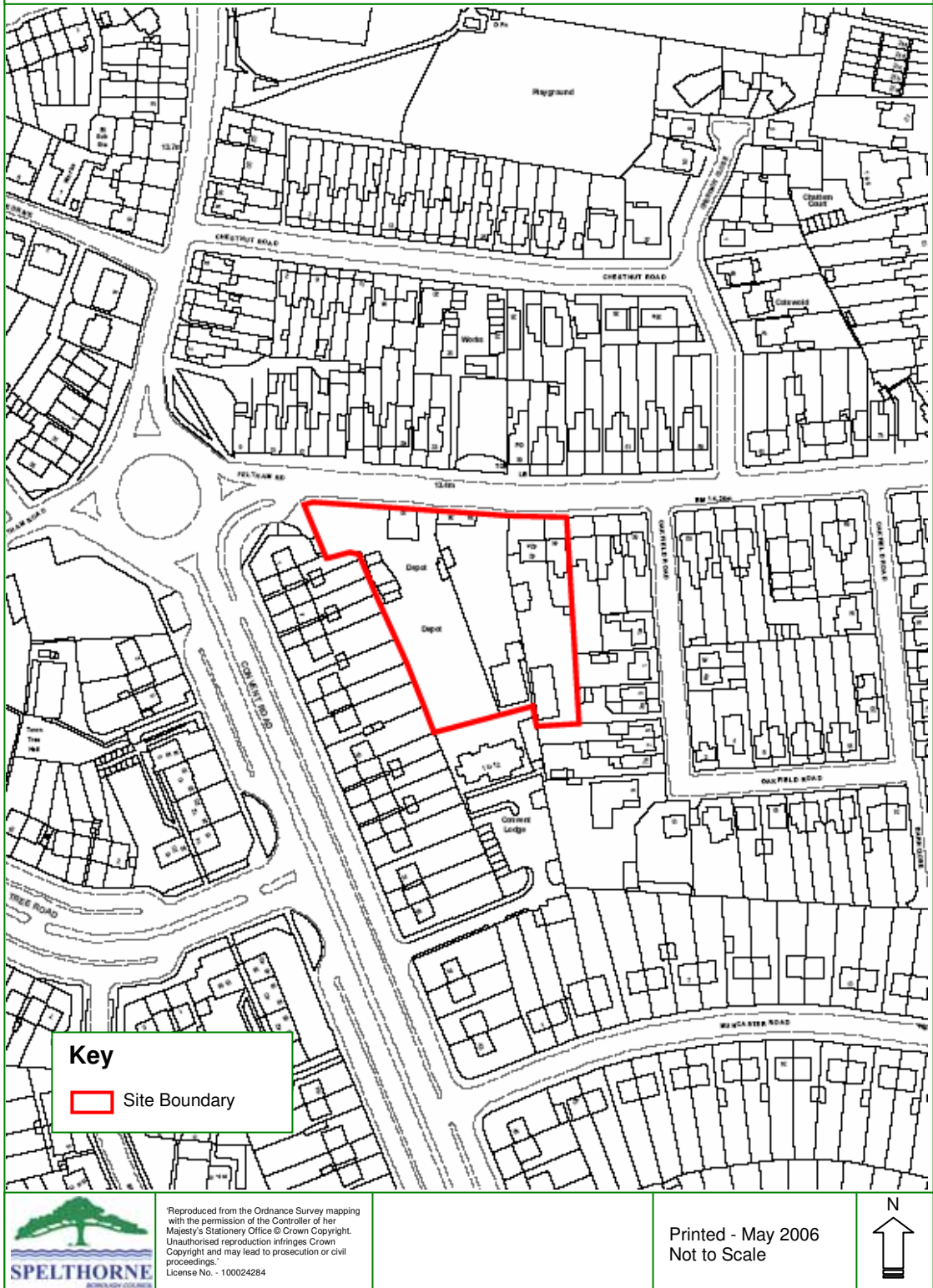
Development Criteria

- 6.6 Development requires relocation of existing commercial uses.
- 6.7 The three existing residential properties on site can be retained as part of any development proposal.
- 6.8 Thames Water require surface water flows to be attenuated to ensure no increase in peak discharge from the site.

Relevant Policies

- 6.9 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.10 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

28-44 Feltham Road, Ashford



Allocation A2: 158-166 Feltham Road, Ashford (P/002/H)

Site Description

- 6.11 This long narrow site of 1.3Ha is currently in warehousing use. There are quite substantial buildings on the site at present and it is bounded on three sides by residential properties. Access is through a primarily residential area.

Allocation

- 6.12 A housing density of approximately 50dph is proposed and it is considered that the site could be developed for a mixture of approximately 60 flats and houses.

Timescale of development: 2008-13

- 6.13 The landowner supports the allocation and has stated that the site will be available early in the plan period.

Justification for allocation

- 6.14 It is not considered to be a well-located commercial site. A former commercial site to the south, of similar size, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

Development Criteria

- 6.15 There is a shortage of public open space in the vicinity of the site and therefore there is a need to provide open space in accordance with Policy CO 3.
- 6.16 Neighbours have raised concerns about security and privacy. The design of the scheme will need to safeguard the privacy of adjoining properties.
- 6.17 Thames Water require surface water flows to be attenuated to ensure no increase in peak discharge from the site.

Relevant Policies

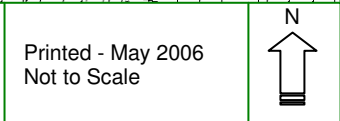
- 6.18 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.19 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

158-166 Feltham Road, Ashford



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Allocation A3: Land Adjoining Feltham Hill Road and Poplar Road, Ashford (P/011/H)

Site Description

- 6.20 This site of 1.47Ha is in warehousing use but is almost entirely vacant. It is bounded on three sides by residential and access is through a primarily residential area. There are some existing flats nearby fronting Feltham Hill Road and there are quite substantial buildings on the site at present.

Allocation

- 6.21 It is proposed that the site be developed for a mixture of approximately 70 flats and houses at a density of approximately 50 dwellings per hectare.

Timescale of development: 2018-23

- 6.22 The landowner supports the implementation of the allocation in the next ten years.

Justification for allocation

- 6.23 It is not considered to be a well-located commercial site. A former commercial site to the north, of similar size and orientation, was redeveloped in the 1990s for housing and it is considered that this site would also be suitable for residential.

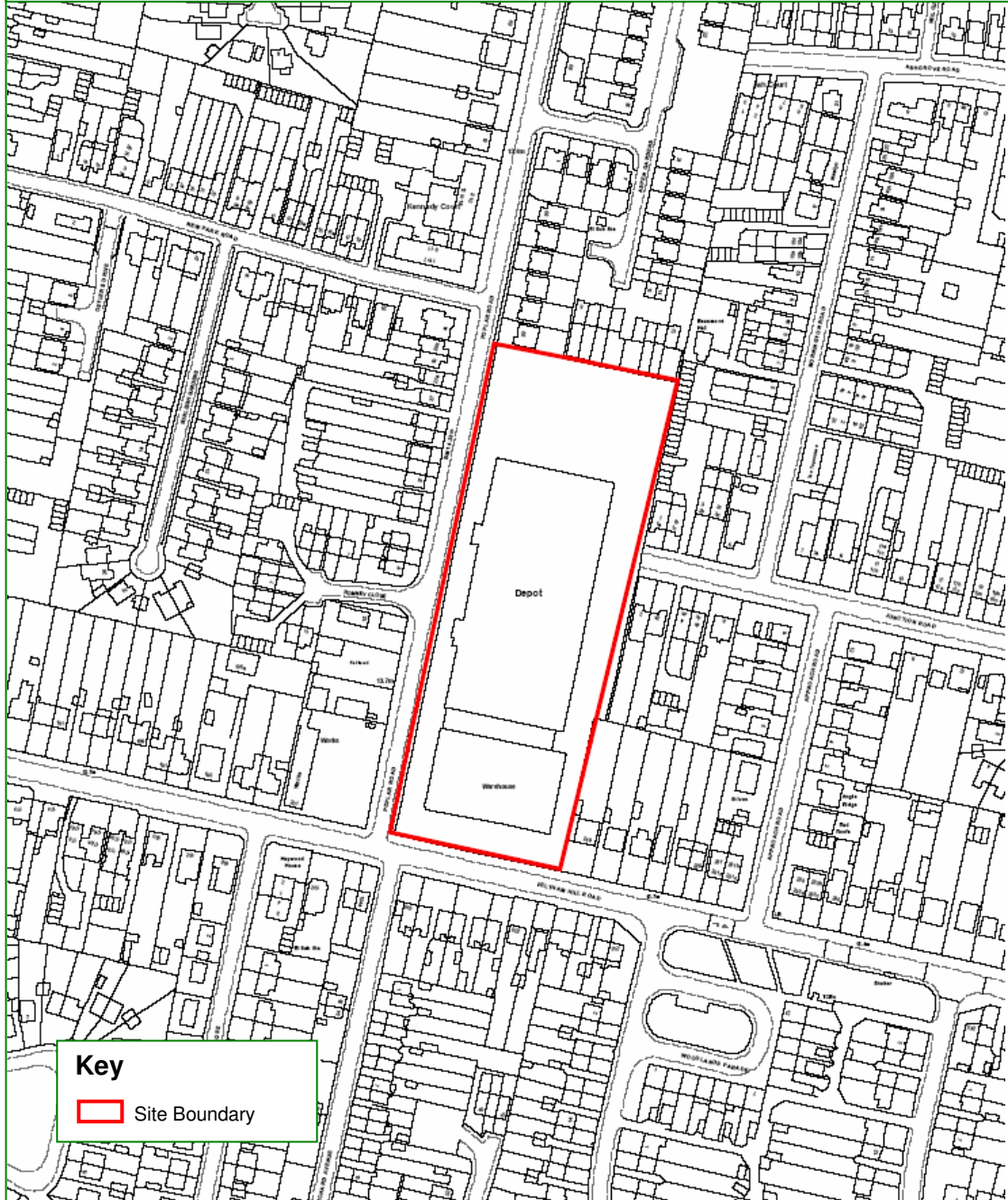
Development Criteria

- 6.24 There is a shortage of public open space in the vicinity of the site and therefore the need to provide 0.1 ha of open space is also proposed in accordance with Policy CO 3.
- 6.25 In addition to the requirement to provide SUDS an assessment of local sewer network would need to be carried out in conjunction with Thames Water and ensure that smaller diameter sewers are not compromised. Multiple connections may be needed and a direct connection to a nearby large diameter sewer. There are public sewers crossing the site which require approval by Thames Water for any building within 3 metres of them.

Relevant Policies

- 6.26 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.27 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Land adjoining Feltham Hill Road and Poplar Road, Ashford



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Allocation A4: Works Adjoining Harrow Road, Ashford (P/031/H)

Site Description

- 6.28 This long narrow site of 0.58ha has a short frontage to the A30 and is bounded by open land to the west and housing to the east. It is occupied by a range of small older-style workshops

Allocation

- 6.29 It is proposed that the site be developed for a residential development of approximately 36 dwellings at a density of approximately 60 dwellings per hectare.

Timescale of development: 2011-16

- 6.30 The landowners agree to the principle of residential development.

Justification for allocation

- 6.31 This is not a good location for commercial development due to the proximity of housing in Harrow Road.

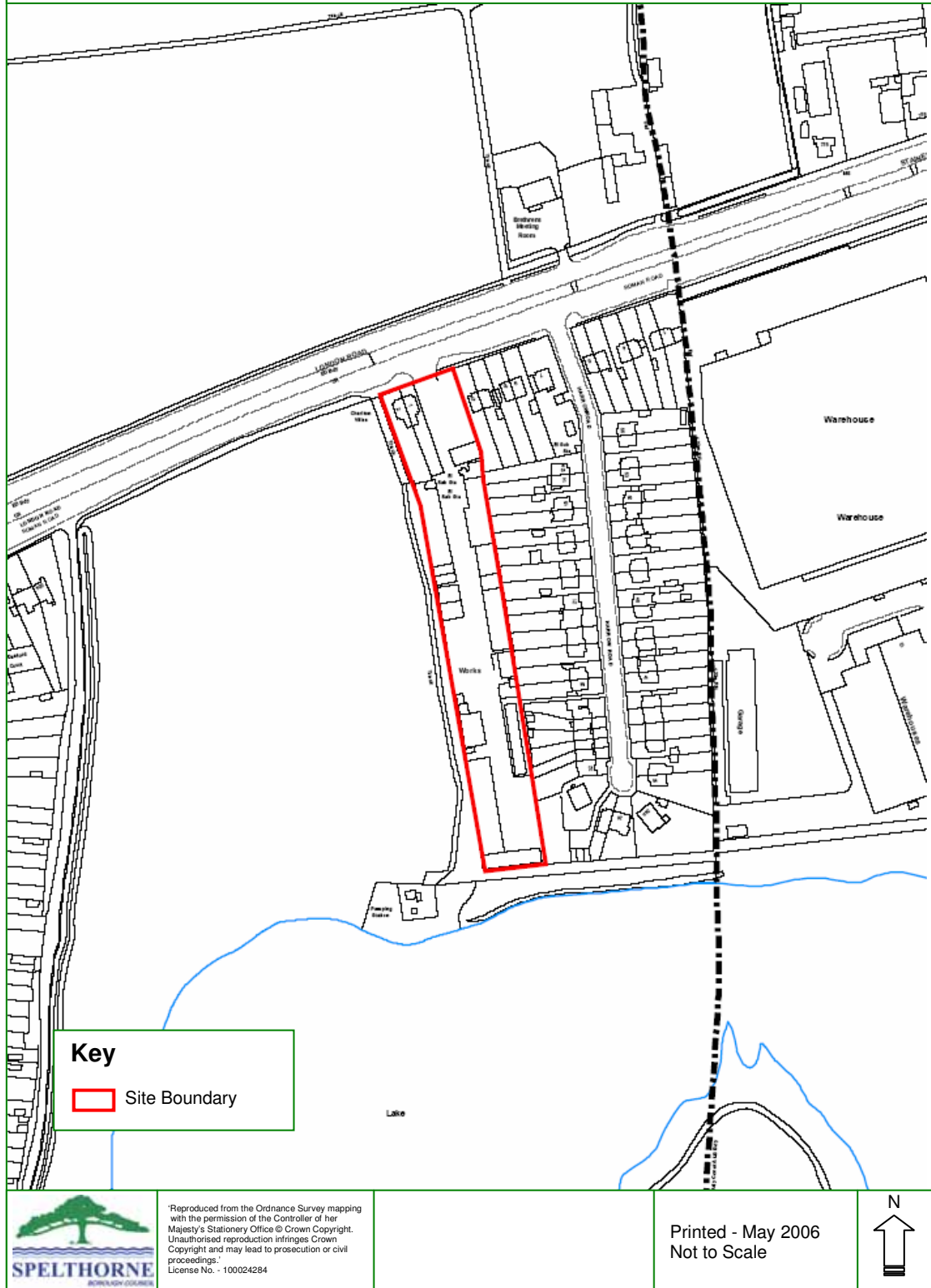
Development Criteria

- 6.32 Design and layout will require particular care to ensure the privacy of adjoining properties is maintained and minimises any adverse impact on the adjoining Green Belt.
- 6.33 Properties close to the A30 would need to be sited and designed to take account of road noise.
- 6.34 Traffic movements on and off the A30 trunk road must have no greater impact than the current uses.
- 6.35 The area is lacking in public open space but this would be rectified by the Allocation 11 on land adjoining Edward Way.
- 6.36 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.37 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.38 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Works adjoining Harrow Road, Ashford



Allocation A5: Steel Works and Builders Merchants, Gresham Road, Staines (P/028/H)

Site Description

- 6.39 This site of 1.37ha comprises a yard occupied by steel stockholders together with a builders merchant. Although adjacent to Staines station and close to the town centre it is separated from the town centre by the railway.

Allocation

- 6.40 The location of the site makes it suitable in principle for a high density residential scheme, although the proximity of the railway and the narrowness of the site at the eastern and western ends may impose some layout constraints. Allowing for these factors a development of 100 flats is proposed giving a density of just over 70 dwellings per hectare. Non-family housing is proposed.

Timescale of development: 2011-16

- 6.41 The landowner, Network Rail, has no objection to the allocation, although the site is unlikely to be available until the second half of the plan period.

Justification for allocation

- 6.42 Access to the site is via residential roads and requires the movement of large lorries through a generally residential area. The commercial use is visually prominent and obtrusive both from Gresham Road and from the town centre. Redevelopment for housing is considered beneficial in environmental terms

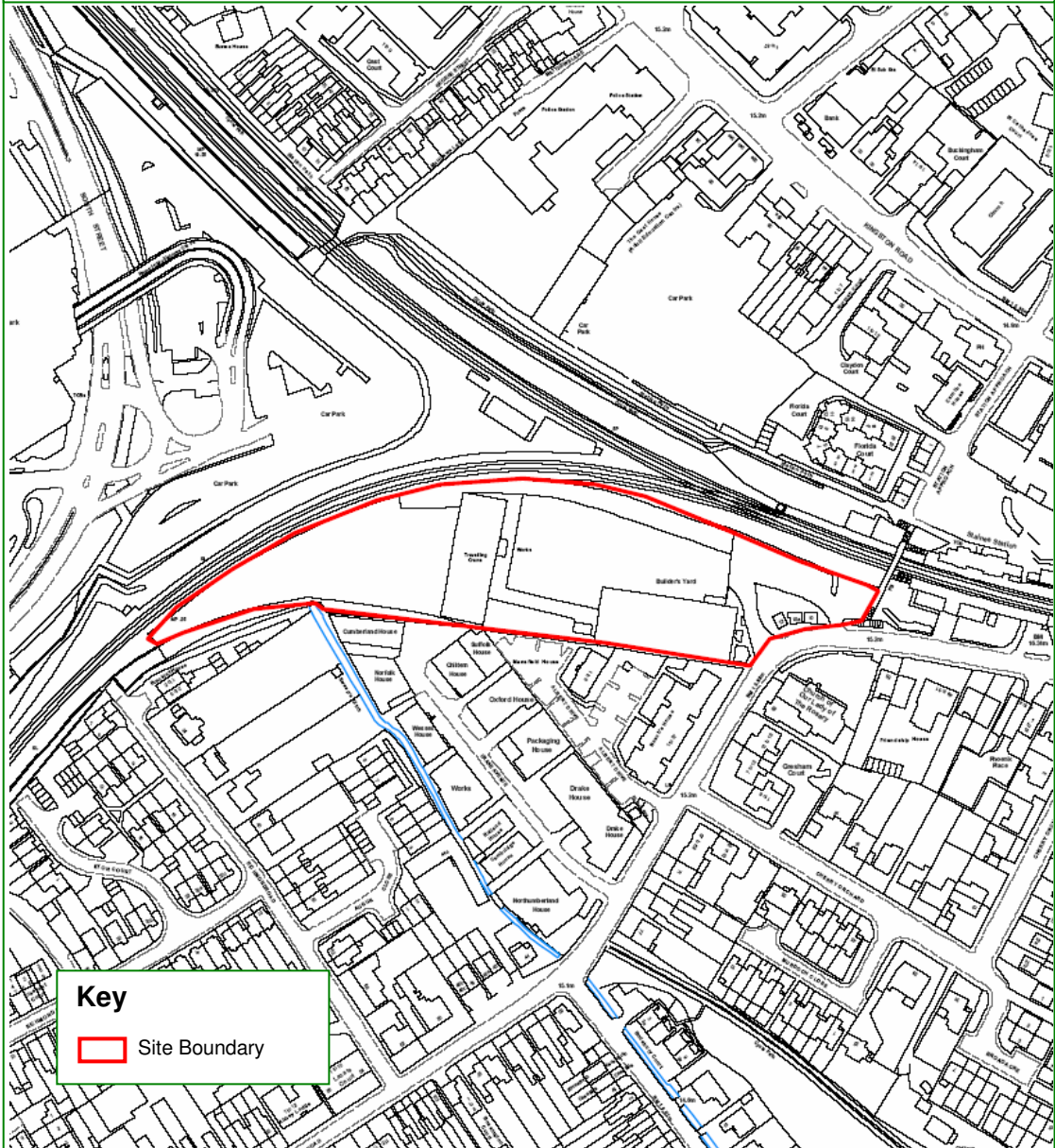
Development Criteria

- 6.43 Part of the site is within Zone 2 (1 in 1000 flood plain). A flood risk assessment will be required with any planning application.
- 6.44 Development would need to include noise mitigation from the adjoining railway.
- 6.45 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.46 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.47 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Steel Works and Builders Merchant, Gresham Road, Staines



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Allocation A6: Rodd Estate and the Lodge, Govett Avenue, Shepperton (P/006/H)

Site Description

- 6.48 This site of 1.7ha is close to Shepperton town centre and railway station. It is currently occupied by vacant industrial units.

Allocation

- 6.49 It is proposed that the site be developed for approximately 85 dwellings at a density of 51 dwellings per hectare.

Timescale of development: 2008-11

- 6.50 There have been a series of planning applications on this site with an appeal decision awaited. Development is considered acceptable in principle and could start within two years.

Justification for allocation

- 6.51 The site has poor road access for commercial traffic through a residential area, the site has been vacant for some while. Development for residential would improve the amenity of the area.

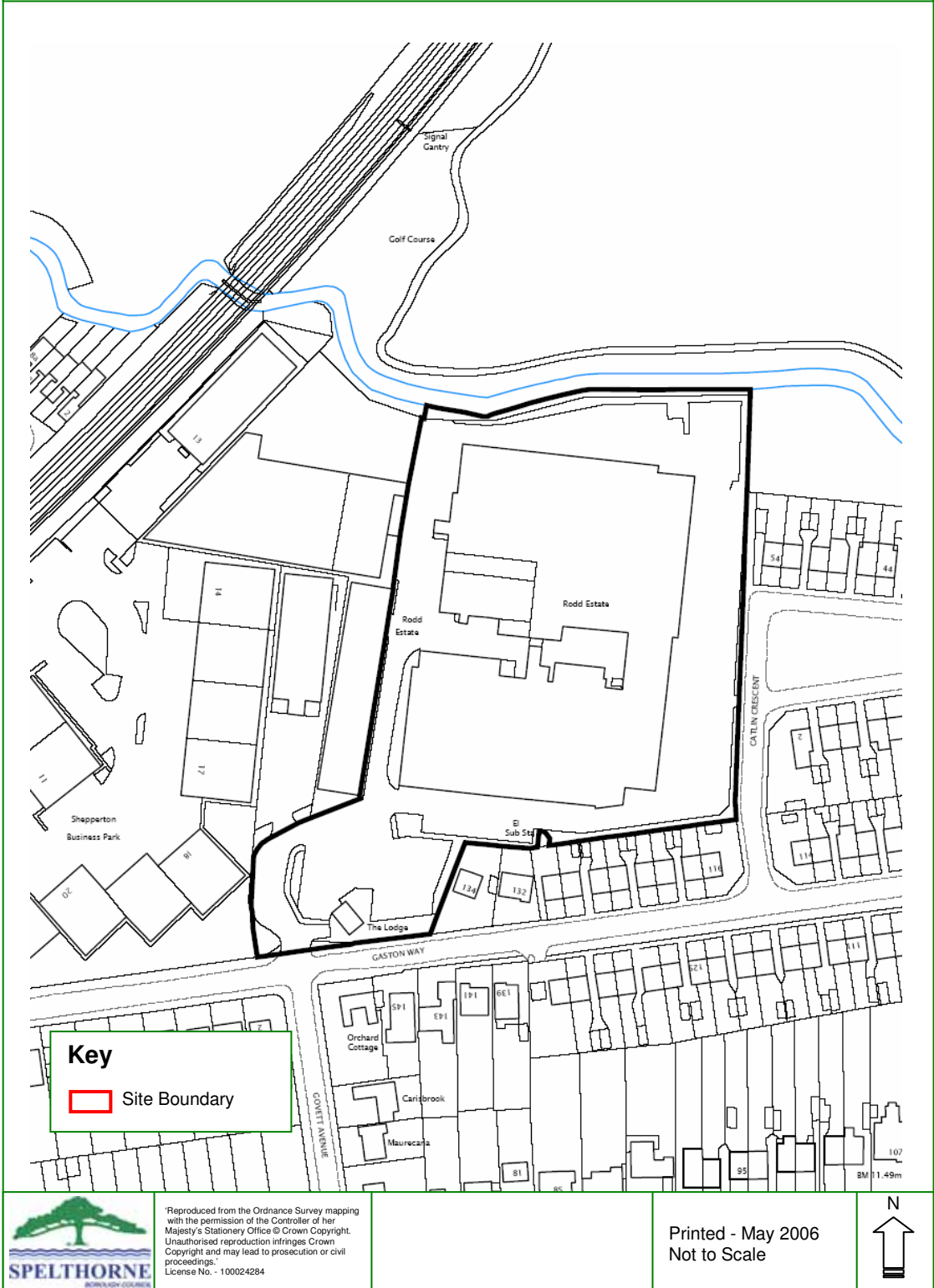
Development Criteria

- 6.52 Part of the site is within Zone3a (1 in 100 flood plain) and Zone 2 (1in 1000 flood plain). However a detailed flood risk assessment accompanying recent planning applications has shown that the flooding issue can be overcome and this has been agreed by the Environment Agency.

Relevant Policies

- 6.53 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.54 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Rodd Estate and the Lodge, Govett Avenue, Shepperton



Allocation A7: Builders Merchant, Moor Lane, Staines (P/005/H)

Site Description

- 6.55 This site of 0.57ha is occupied by a builders merchant and timber yard and is surrounded by land in residential use. It forms the remaining part of a housing proposal in the Local Plan.

Allocation

- 6.56 The site is proposed for approximately 30 dwellings. The adjoining site has been developed for a mixture of housing and flats, with flats adjoining Moor Lane. The number of units assumes a mixture of flats and houses.

Timescale of development: 2011-16

- 6.57 The timescale takes account of the landowner response, which suggests the site is unlikely to become available in the short term.

Justification for allocation

- 6.58 The site is not well located for commercial use and is surrounded by residential development.

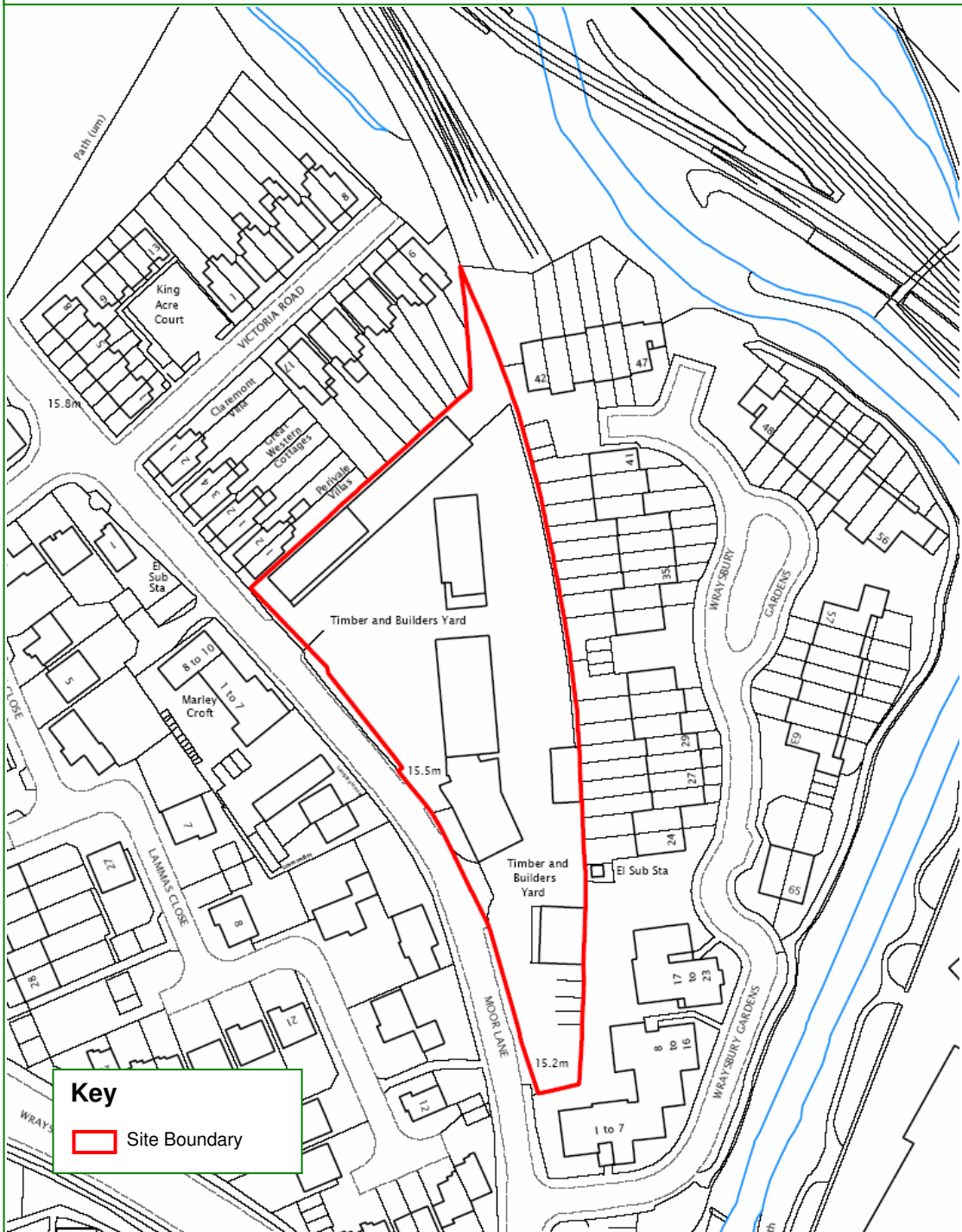
Development Criteria

- 6.59 The shape of the site and the proximity of adjoining housing means the design and layout will require particular care to ensure the privacy of adjoining properties is maintained. This limits the potential scale of development which is reflected in the number of dwellings proposed.
- 6.60 The site is within Zone 2 (1 in 1000 flood plain) with the southern corner in Zone 3a (1 in 100 flood plain). The acceptability of housing is subject to a satisfactory flood risk assessment of a specific scheme to confirm that it would raise no adverse flood issues and showing a dry route of escape to a point outside the flood plain.
- 6.61 Any proposal must make provision for a public footway for Moor Lane which forms the western boundary of the site.

Relevant Policies

- 6.62 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.63 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Builders Merchants, Moor Lane, Staines



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Allocation A8: Riverside Works, Fordbridge Road, Sunbury (P/026/H)

Site Description

- 6.64 This site of 1.57ha was previously occupied by the Environment Agency. The site fronts the River Thames and provides access via a footbridge to Wheatley's Eyot. The site is flanked by residential development on either side.

Allocation

- 6.65 The site lies towards the edge of Sunbury in an area of lower density housing. An on-site constraint is the need to retain access to the adjoining island of Wheatley's Eyot. Development at a density close to the minimum of 35 dwellings per hectare in Policy HO7 of the Core Strategy and Policies DPD is assumed. Therefore the site is considered suitable for a residential development of approximately 50 dwellings.

Timescale of development: 2008-13

- 6.66 The owners, the Environment Agency, are promoting the site for residential use.

Justification for allocation

- 6.67 Residential development would be more in keeping with the location and provides the opportunity to improve the setting of the river Thames.

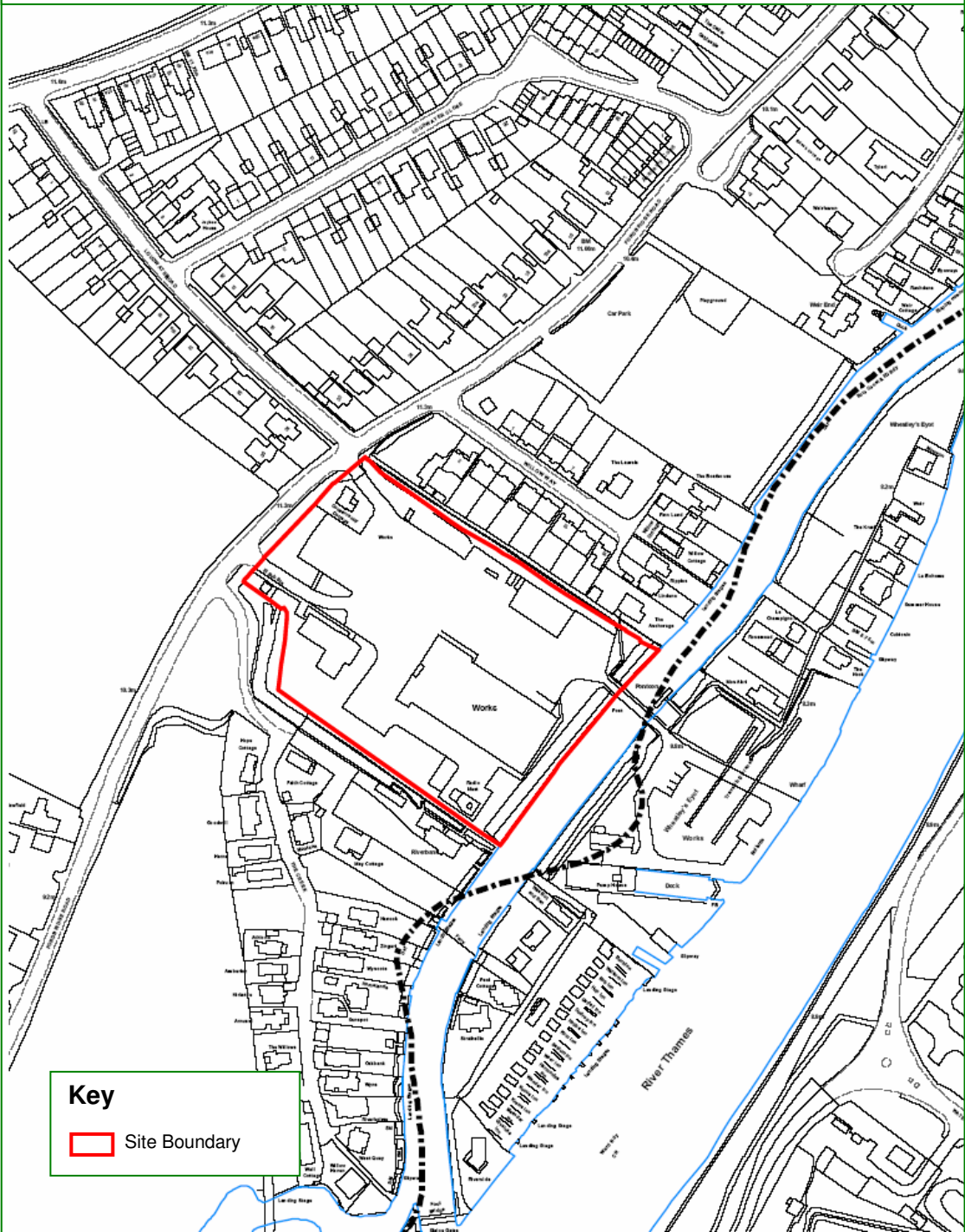
Development Criteria

- 6.68 The design of any development proposal will have to be sensitive to the riverside location and make a positive contribution to the setting of the river. It also needs to avoid adverse impact on adjoining properties, which are physically at a lower level.
- 6.69 Any development would need to provide access to the adjoining island of Wheatley's Eyot.
- 6.70 The site is on raised ground and is within Zone 2 (1 in 1000 flood plain). A flood risk assessment undertaken for the Environment Agency has shown that residential development is acceptable. However any development proposal will have to carry out a detailed Flood Risk Assessment.
- 6.71 Development proposals would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.72 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.73 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Riverside Works, Fordbridge Road, Sunbury



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Town Centre Developments

Allocation A9: Bridge Street Car Park, Staines (P/004/H & P/004/C)

Site Description

- 6.74 Bridge Street is a single deck car park occupying a prominent position adjoining the River Thames next to Staines Bridge. The site area is 0.71ha. It is a key “gateway” site at the entrance to the town from the south side of the River Thames

Allocation

- 6.75 Residential development of approximately 75 dwellings is proposed including retention of an element of public car parking beneath.

Timescale of development: 2008-11

- 6.76 The site was owned by the Council and has been sold to a housing developer.

Justification for allocation

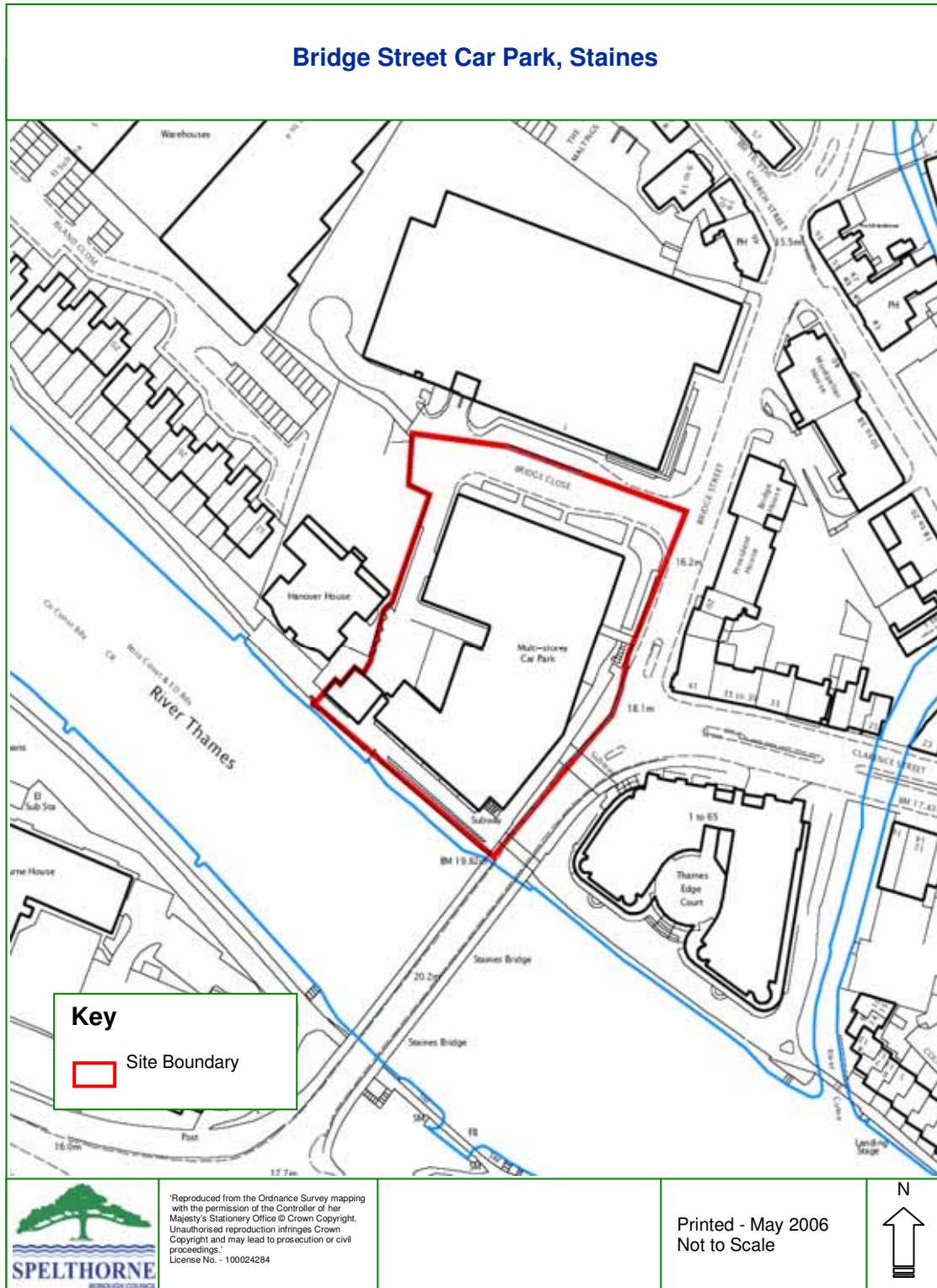
- 6.77 Redevelopment would provide an opportunity to create a high quality development that makes the most of this visually important site, offering the potential to enhance both the town centre and the setting of the river.
- 6.78 Housing is considered the most appropriate use for the site in view of the need for housing reflected in Core Strategy priorities and other housing development along the river frontage. .

Development Criteria

- 6.79 A high quality design will be needed that reflects the site’s gateway location adjoining Staines bridge and the River Thames and within the Staines Conservation Area. Care will be needed to achieve a satisfactory visual relationship with adjoining properties.
- 6.80 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been consulted on as part of developing a Supplementary Planning Document (SPD) on the site.
- 6.81 The bulk of the site lies within Zone 2 (1in1000 flood plain), and it adjoins Zone 3a (1 in100 flood plain) and the functional flood plain. A flood risk assessment has been carried out which indicates that housing with parking beneath is acceptable in flood risk terms. However, any development proposal will have to carry out a detailed Flood Risk Assessment of a specific scheme.
- 6.82 Any development proposal would require an assessment in conjunction with Thames Water whether local improvements to the sewerage network are required. Any improvements identified should be implemented prior to the occupation of the site.

Relevant Policies

- 6.83 The allocation supports implementation of Strategic Policy SP2 and Policy HO1 (a) in the Core Strategy and Policies DPD.
- 6.84 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.



Allocation A10: The Elmsleigh Centre and adjoining land, Staines (P/030/M)

Site Description

- 6.85 Development will take place at the western and southern parts of this overall site of 6.62ha.

Timescale of development

- 6.86 2008-11 (Phase 3) and 2011-14 (Phase 4)

Allocation

- 6.87 It is proposed that the development would take place in two stages.
- 6.88 Phase 3 - Redevelopment within the Elmsleigh Centre and extension to the south to provide approximately 2,500 sq m of retail floorspace, at least 30 flats and improvements to the bus station. This phase represents the last of three phases in a programme of refurbishment and redevelopment to enhance the existing Elmsleigh Centre.
- 6.89 Phase 4 - Extension of the Elmsleigh Centre to the west to provide a comprehensive development including at least 18,000 sq m of retail floorspace, a mix of related non retail uses, approximately 65 flats, additional parking and revised access and servicing arrangements. This phase enables the Elmsleigh Centre to grow to meet the retail needs of the Staines catchment area and create a better balance between shopping on the north and south side of the High Street and creating the opportunity for links with Debenhams and the western end of the High Street. It also makes better use of an under-used and unattractive site immediately adjoining the main part of the shopping centre.

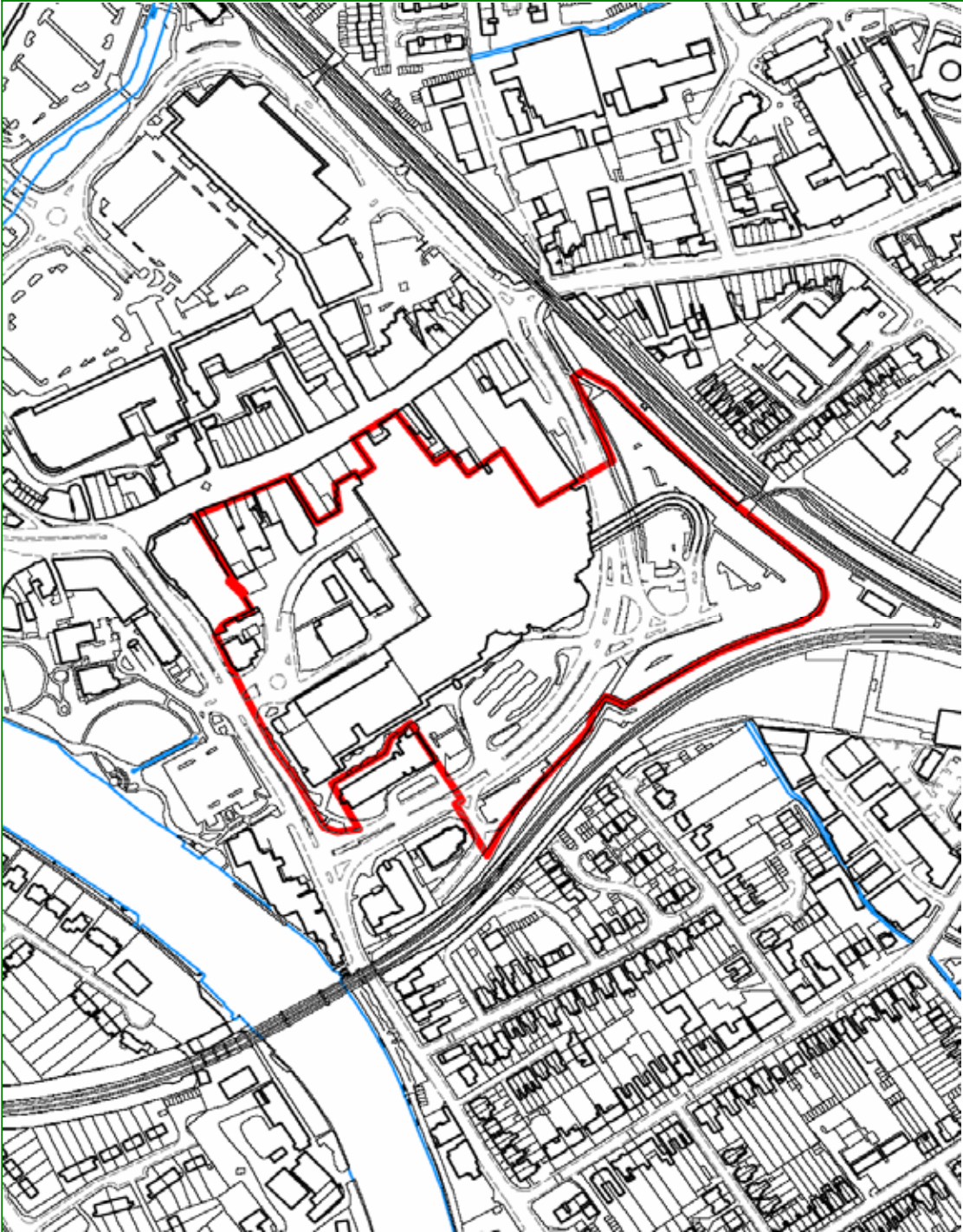
Justification for allocation

- 6.90 The 2004 Spelthorne Retail Study and the 2007 update shows there is scope for further retail development in Staines to meet forecast growth in retail expenditure on non food items. The scale of the Allocation is consistent with the findings of the 2007 study update, which shows there is scope for a development of approximately 18,000 sq m up to 2016 and up to a further 32,000 sq m by 2026, subject to future monitoring. In the context of growing retail expenditure and consequent demand for extra floorspace a development of the scale proposed enables Staines to maintain its role as the principal shopping centre for North Surrey in accordance with the Core Strategy.
- 6.91 The inclusion of housing widens the mix of town centre uses and contributes to meeting housing needs.

Development Criteria

- 6.92 A traffic impact assessment will be required to demonstrate the acceptability in transport terms of the larger proposals.

The Elmsleigh Centre and adjoining land, Staines



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- 6.93 Development should include re-provision of the community centre, library and museum as part of any proposal which includes demolition of these existing facilities to provide a better comprehensive development of the area.
- 6.94 The bulk of the site is within Zone 3a (1 in 100 flood plain). A flood risk assessment by consultants Black and Veatch has been carried out to assess whether in principle a development could be acceptable in flooding terms. The assessment shows that it can. However, any development proposal will have to carry out a detailed Flood Risk Assessment.
- 6.95 Thames Water have confirmed that subject to the sewage flow being spread to a number of surrounding sewers, including ones crossing the site, there need not be a sewer capacity issue. However, a detailed scheme and sewer connections will need to be discussed with Thames Water. There is no known major network capacity issue in the vicinity of the site but one of the nearby pumping stations is close to capacity.
- 6.96 An initial draft Planning Brief giving further guidance on requirements for the development of the site has been published and consulted on. The Council intends to progress the planning brief as a Supplementary Planning Document following adoption of this Allocations DPD.

Relevant Policies

- 6.97 The allocation supports implementation of Strategic Policy SP4 on town centres and retail development and supports Policy TC1 which identifies the scope and role of extensions to the Elmsleigh Centre in providing additional retail floorspace. The allocation also supports Strategic Policy SP2 and detailed policy HO1 (a).
- 6.98 Planning applications for the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Other Developments

Allocation A11: Land to the West of Edward Way, Ashford (P/019/O)

Site Description

- 6.99 This site of 1ha is in the Green Belt and fronts the A30 with residential development along the eastern boundary.

Allocation

- 6.100 Public open space with possible children's play area. The scheme will provide open space for residential areas within north Ashford with inadequate provision at present.

Timescale of development: 2008-13

- 6.101 Implementation will be by the Council.

Justification for allocation

- 6.102 The Council's Open Space Study identifies the area of northern Ashford immediately south of the A30 as an area lacking in open space provision and where there is open land that offers potential for open space use. This Allocation would overcome the local deficiency.

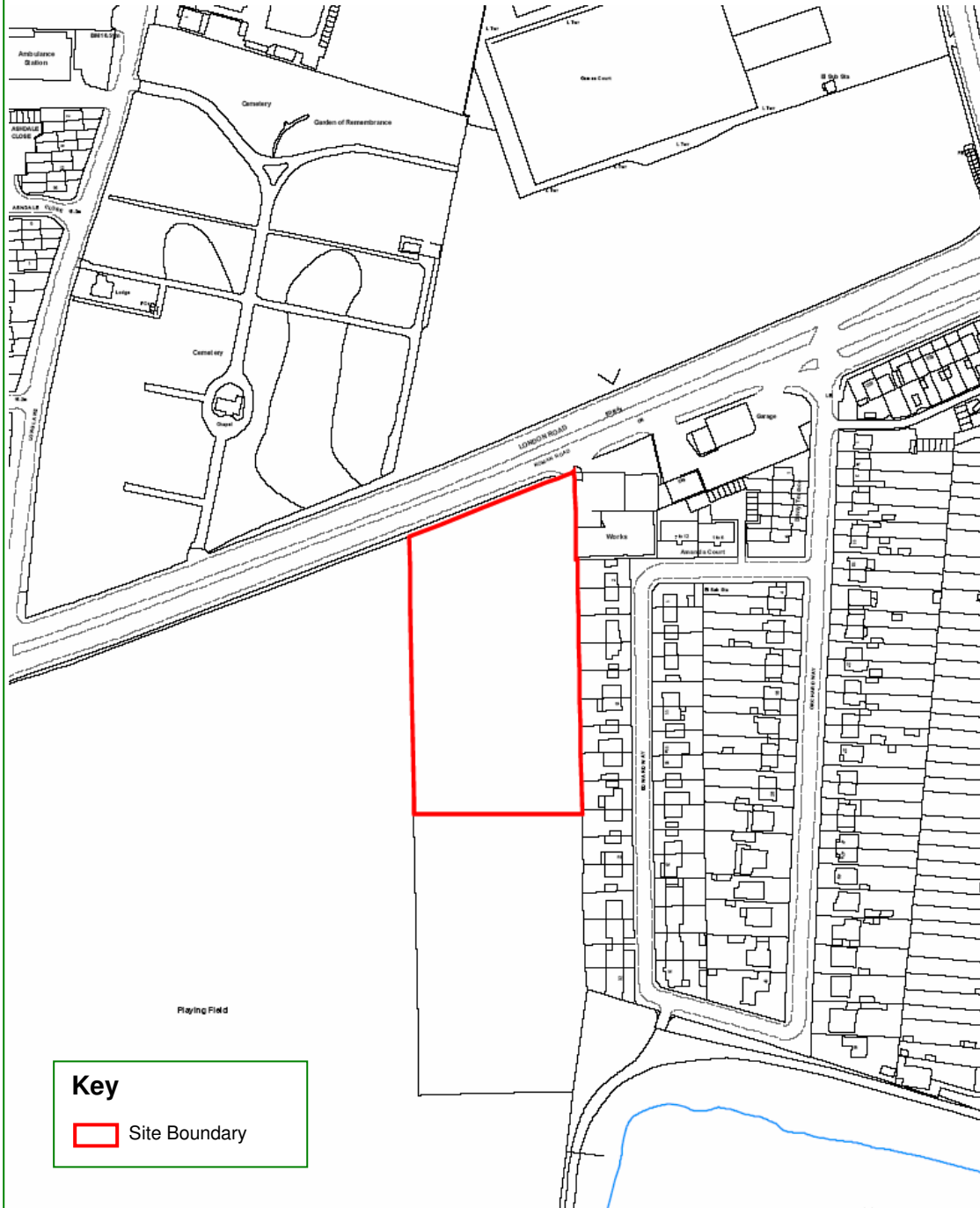
Development Criteria

- 6.103 It is proposed that only pedestrian access would be provided for users of the site given it is intended to meet a local need only. Access for maintenance vehicles will be required.
- 6.104 There is a need not to increase vehicular movements directly onto the A30 trunk road.
- 6.105 The design of the scheme should safeguard the amenities of adjoining properties in Edward Way and access should be from London Road.

Relevant Policies

- 6.106 The allocation supports implementation of Strategic Policy SP5 on meeting community needs and Policy CO1(a) in the provision of new community facilities.
- 6.107 Implementation of the allocated use will need to take particular account, amongst other policies, of relevant policies listed in paragraph 3.3 of this document.

Land to the west of Edward Way, Ashford



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