

Appendix A: Large Sites

Please refer to Tables 19 and 20 in the main text of this report for an assessment of the timescales when these sites will come forward in the LDF period.

Table 23 Schedule of Large Sites (Appendix A)

Ref No.	Address	Site Area (Ha)	Existing Dwellings	Assumed Dwellings	Net Gain	Density
SA32B/006	Thames Water Depot, Charlton Road, Charlton	0.70	0	35	35	49.98
SA20/004	Land adjoining Feltham Hill Road and Poplar Road, Ashford	1.47	0	70	70	47.50
SA20/002	158-166 Feltham Road, Ashford	1.30	0	60	60	46.23
SA19/011	28-44 Feltham Road, Ashford	0.47	0	23	23	49.13
SA05C/002	Works adj Harrow Road, Ashford	0.58	0	36	36	61.96
SA15/006	West Wing at Ashford Hospital, London Road, Ashford	0.78	0	75	75	96.7
SA19/014	St Michael's Road, Ashford	1.4	64	89	25	63.57
SA11/002	Bridge Street Car Park, Bridge Street, Staines	0.71	0	75	75	105.04
SA12/001	The Elmsleigh Centre and adjoining land, Staines*	6.37	0	95	95	-
SA09/004	Centrica Site, Fairfield Avenue, Staines*	0.96	0	40	40	-
SA13/008	Steel Works and Builders Merchant (Jewsons), Gresham Road, Staines	1.37	0	100	100	73.05
SA09/003	Kingston Road Car Park and land adjacent, Kingston Road, Staines	0.88	0	50	50	56.9
SA11/001	Builders Merchants, Moor Lane, Staines	0.57	0	30	30	52.86
SA37/010	Rodd Estate and the Lodge, Govett Avenue, Shepperton	1.7	1	86	85	50.48
SA15/007	Holywell Way, Stanwell	10.26	180	350	170	34.12
SA29/002	Riverside Works, Fordbridge Road, Sunbury	1.57	0	50	50	31.85
Total Net Gain					1019	

*Note – Site density not shown for these sites because they are mixed use schemes and the net site area required to calculate housing density is not known at present.

Thames Water Depot, Charlton Road, Charlton

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.7	Depot	0	35	35	50

Notes

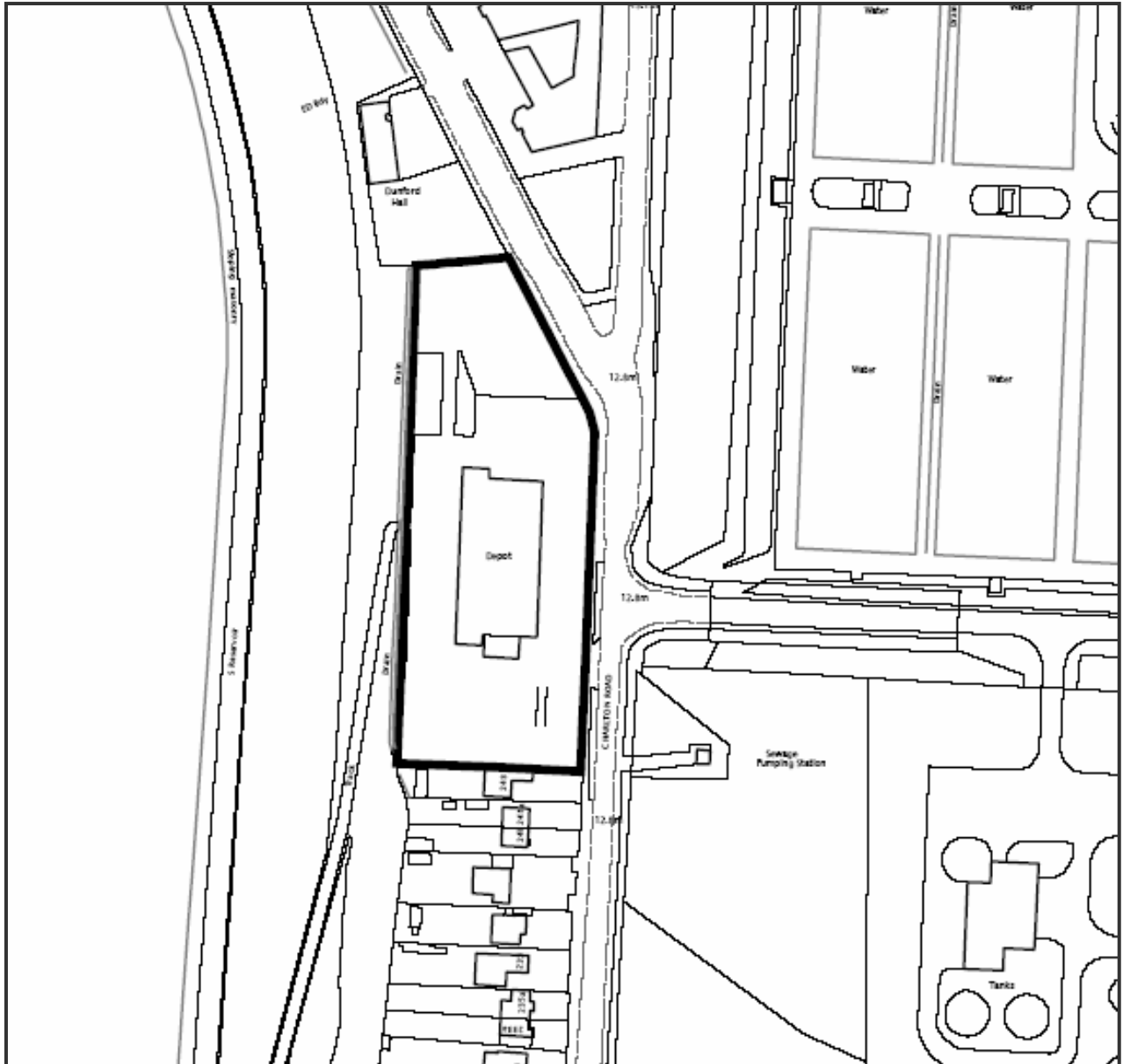
The site is occupied by a depot and yard and is surplus to Thames Water's requirements. Adjoining land to the south is in residential use while a residential development is taking place on a former industrial area further to the north. There is an industrial area further to the north. Adjoining land to the east and west is in the Green Belt.

The site is considered to be suitable for housing. While the existing building on the site is quite substantial there are also significant open areas within the site and the scale of development needs to take account of the dominance of family housing to the south and the proximity to the Green Belt land. The assumed density takes account of these factors.

There is an appeal in progress for a residential proposal on this site.

Site Ref. SA32B/006

Thames Water Depot, Charlton Lane, Charlton



Land adjoining Feltham Hill Road and Poplar Road, Ashford (P/011/H)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.47	Warehousing	0	70	70	50

Notes

The site is in warehousing use but the buildings are almost entirely vacant. It is bounded on three sides by residential and access is through a primarily residential area. It is not considered to be a well-located commercial site. The owners support redevelopment for residential use.

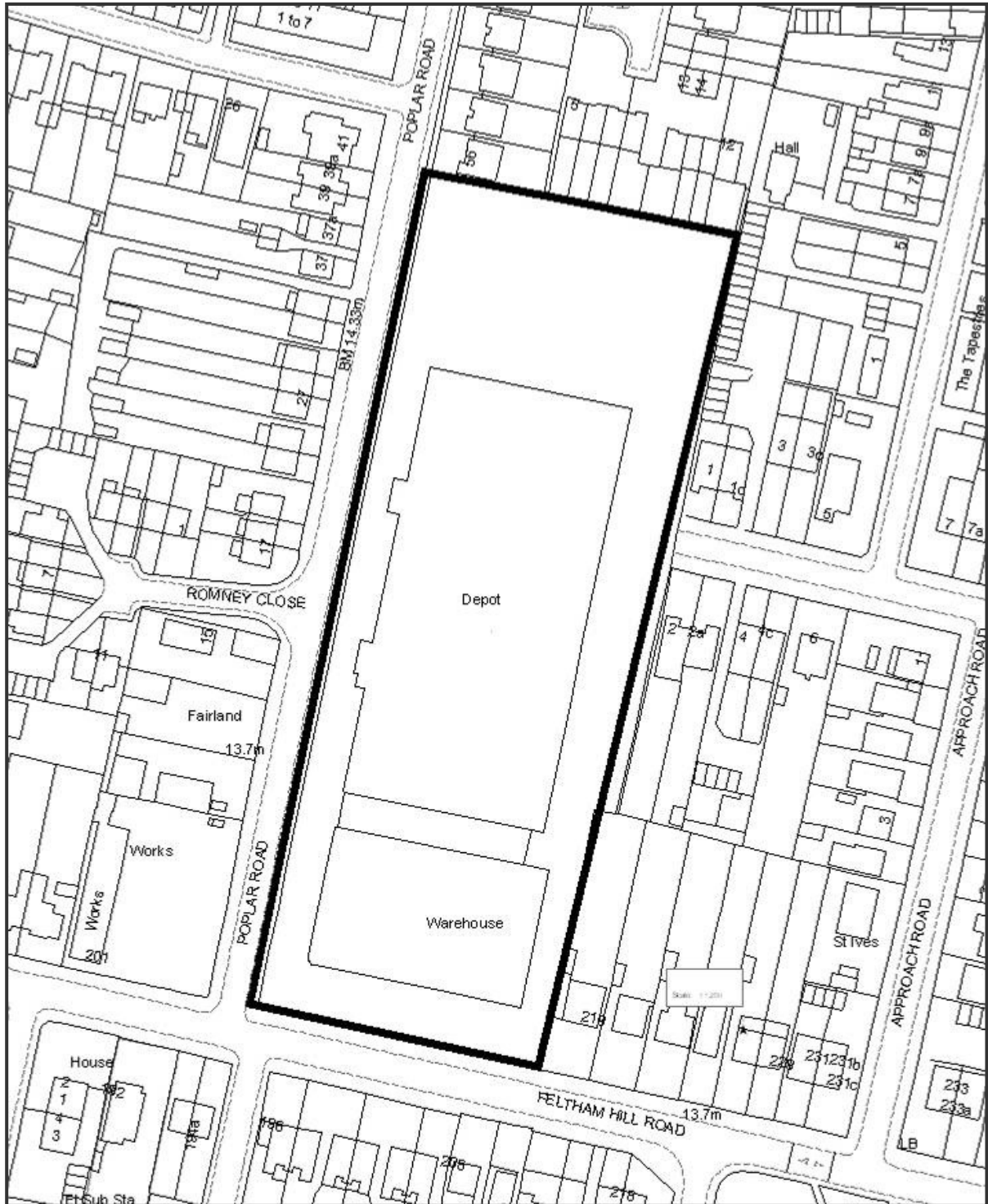
A former commercial site to the north, of similar size and orientation, was recently redeveloped for housing and it is considered that this site would also be suitable for residential.

There are some existing flats nearby fronting Feltham Hill Road and there are quite substantial buildings on the site at present. It is considered that the site could be developed for a mixture of flats and houses. A density of 50 dwellings per hectare is assumed allowing for the need to provide 0.1 ha of open space.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Site Ref. SA20/004

Land adjoining Feltham Hill Road and Poplar Road, Ashford (P/011/H)



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

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.30	Warehousing	0	60	60	46

Notes

This is a long narrow site in warehousing use bounded on three sides by residential. Access is through a primarily residential area. It is not considered to be a well-located commercial site. The owners support redevelopment for residential use.

A former commercial site to the south, of similar size and orientation, was recently redeveloped for housing and it is considered that this site would also be suitable for residential.

There are quite substantial buildings on the site at present. It is considered that the site could be developed for a mixture of flats and houses. A density of approximately 50 dwellings per hectare is assumed allowing for the need to provide 0.1 ha of open space.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Site Ref. SA20/002

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



Site Ref. SA19/011

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

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.47	Commercial	0	23	23	49

Notes

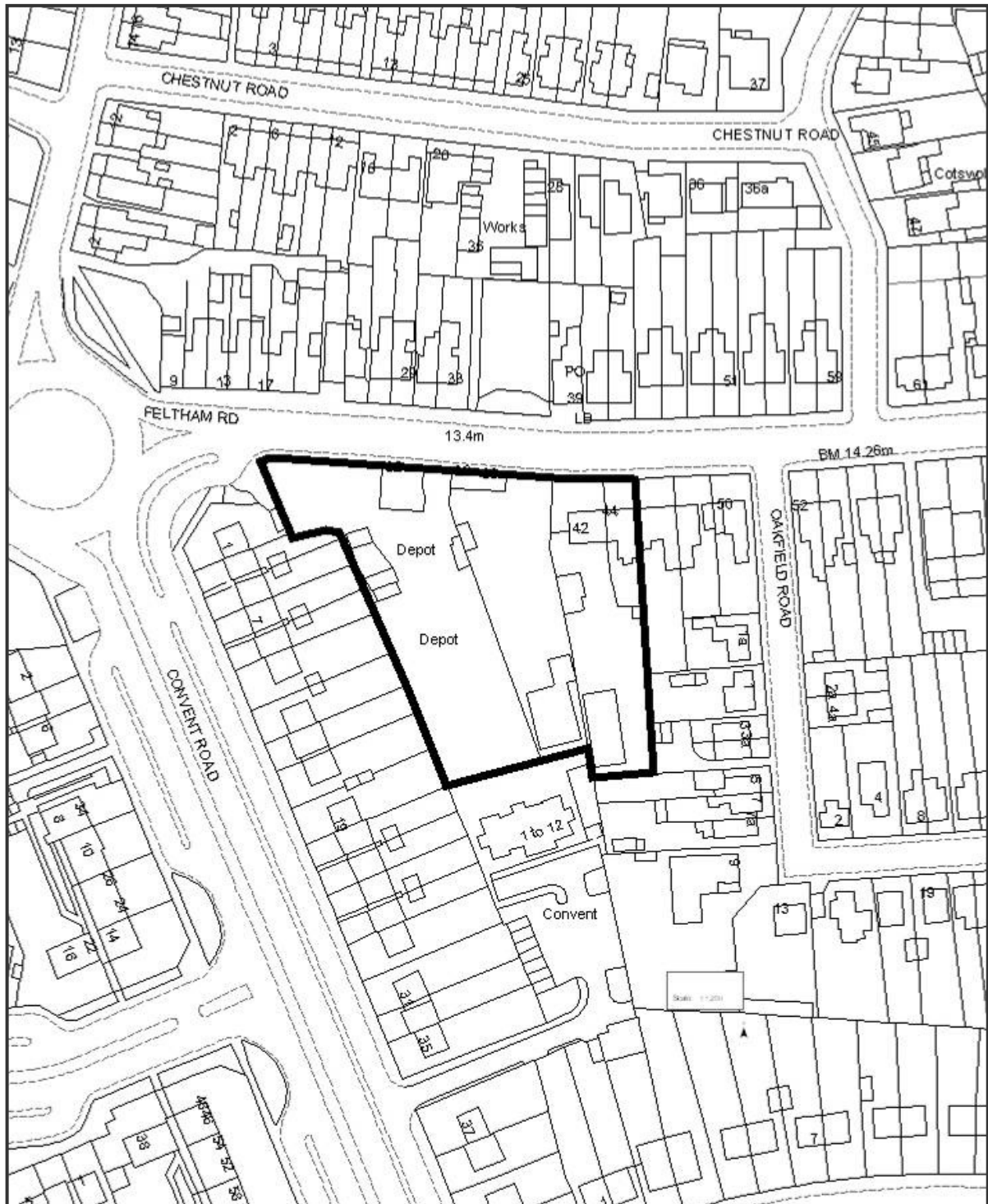
This site is currently occupied by a workshop and yard and is bounded by residential with access through a residential area. It forms a Local Plan housing proposal site that has not yet been developed and Council policy is therefore to support residential development. The redevelopment is supported in principle by most of the owners.

The density of development assumed by the Local Plan proposal has been reviewed and is considered appropriate.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Site Ref. SA19/001

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



Works adjoining Harrow Road, Ashford (P/031/H)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.58	Workshops	0	36	36	62

Notes

This is a long narrow site with a short frontage to the A30 and bounded by open land to the west and housing to the east. It is occupied by a range of small older-style workshops. There is little sign of recent investment in the site. Redevelopment is supported in principle by the owners.

This is not a good location for commercial development due to the close proximity of housing in Harrow Road. A development of approximately 60 dwellings per hectare is assumed with flats fronting London Road and houses to the rear.

The site is already identified as a proposal site in the emerging 'Proposals' DPD being prepared by the Council.

Site Ref. SA05C/002

Works adjoining Harrow Road, Ashford (P/031/H)



West Wing at Ashford Hospital, London Road, Ashford

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.78	Hospital	0	75	75	96.7

Notes

The site is bounded by London Road to the South and Town Lane to the West with Staines Reservoirs beyond. There is a Tesco super store to the North and the remaining buildings of Ashford Hospital to the East.

Plans to vacate the Western wing of Ashford Hospital were announced by Ashford and St Peter's Hospitals NHS Trust in 2006. The facilities in the Western Wing can be consolidated within the existing modern buildings on site at Ashford and St Peter's, Chertsey. The trust plans to vacate the building by May 2007 and is marketing the site.

Residential development is considered suitable on site but because of the juxtaposition with a busy road small non-family dwellings are considered appropriate hence a capacity of 75 dwellings.

Site Ref. SA15/006

West Wing at Ashford Hospital, London Road, Ashford



St Michaels Road, Ashford

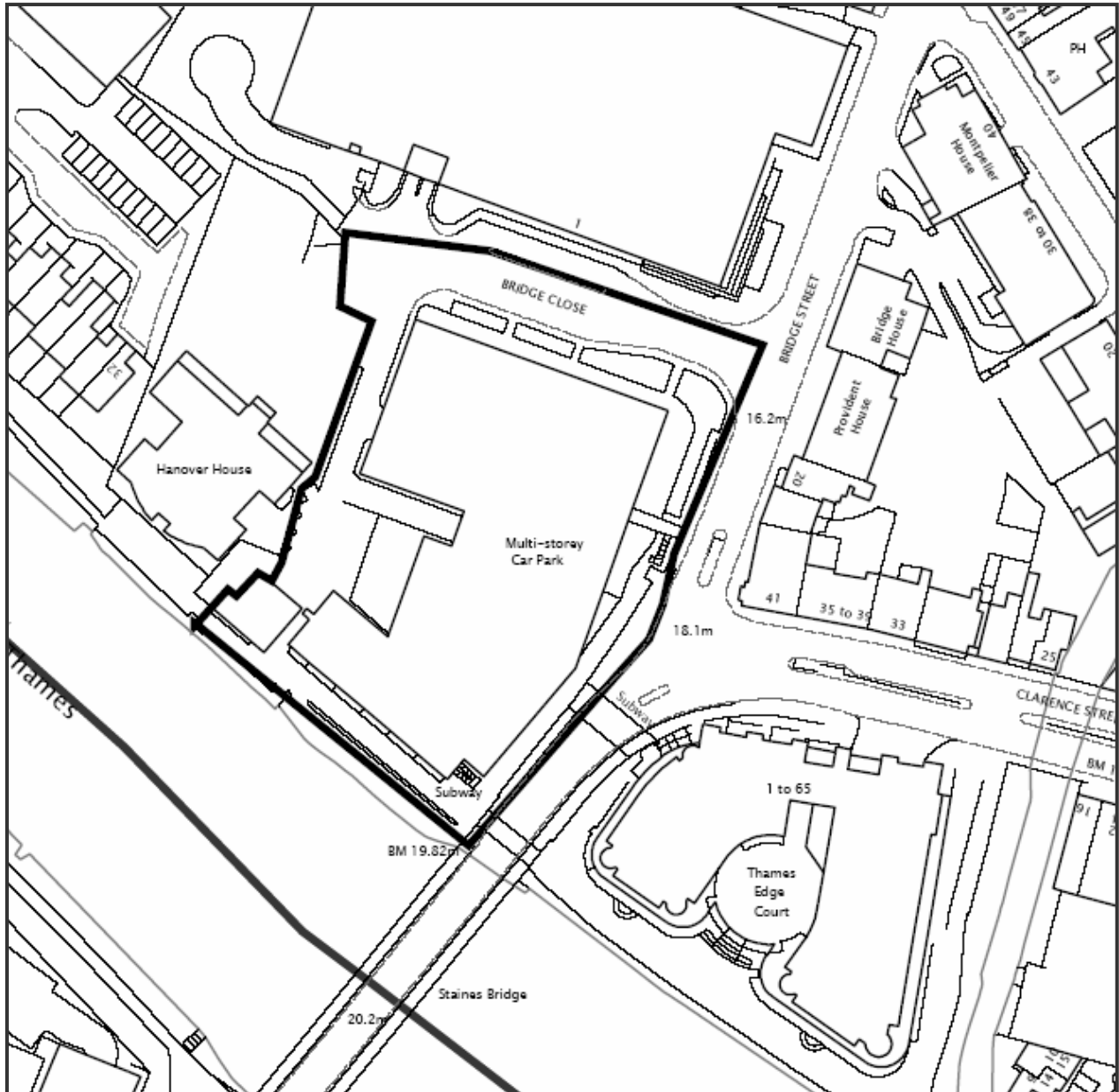
Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
1.4	Residential	64	89	25	63.57

Notes

Much of the site is owned by A2 a local RSL who are seeking to redevelop the site in phases. There is scope to replace the existing 64 units with 89 – net gain of 25.

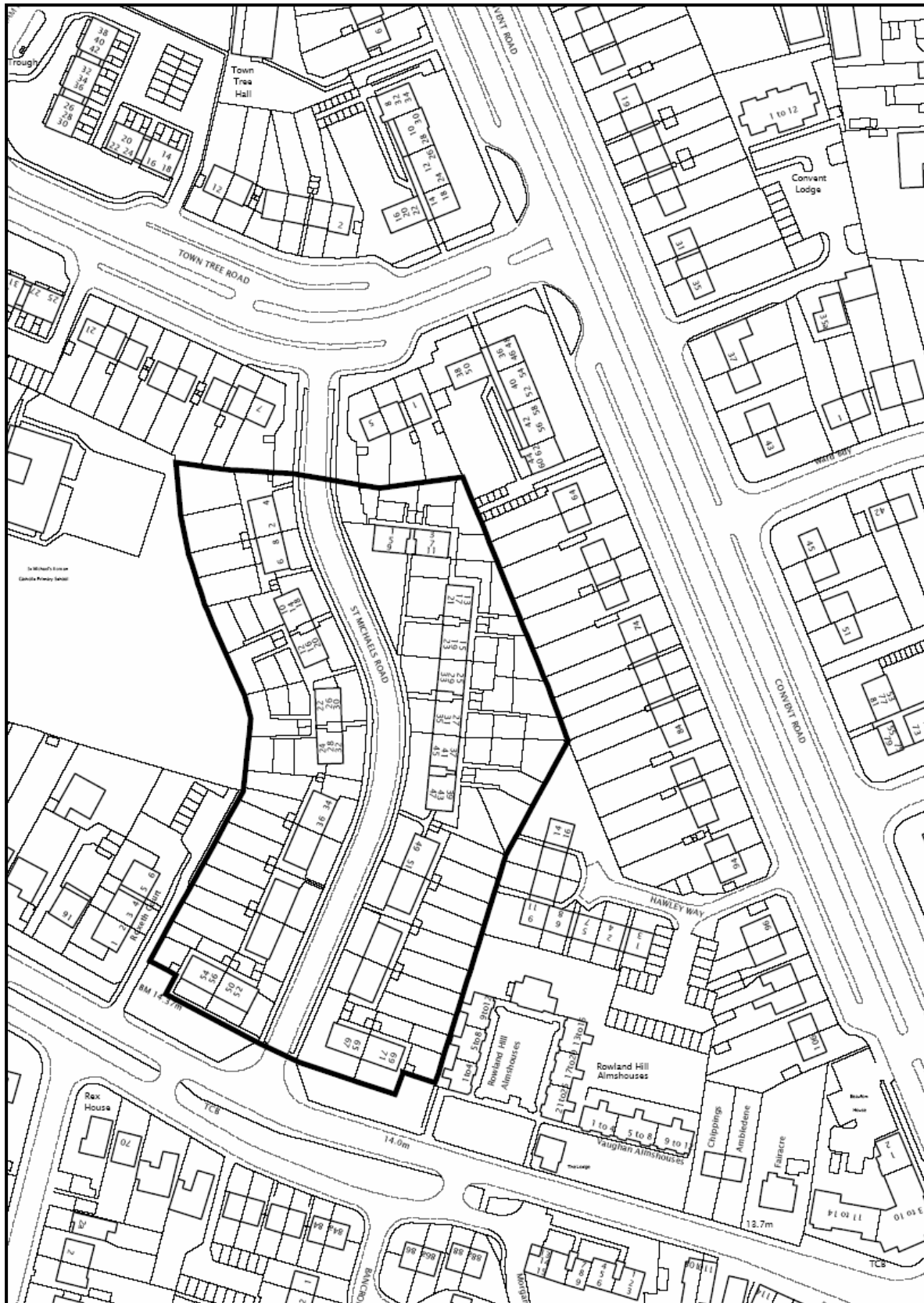
Site Ref. SA11/002

Bridge Street Car Park, Staines (P/004/H)



Site Ref. SA19/014

St Michaels Road, Ashford



Bridge Street Car Park, Staines (P/004/H)

Area (Ha)	Current use	Existing Dwellings	Assumed Dwellings	Net Gain	Density (Dwg/Ha)
0.71	Car Park	0	75	75	105

Notes

Bridge Street is a single deck car park occupying a prominent position adjoining the River Thames next to Staines Bridge. It is a key “gateway” site at the entrance to the town from the south side of the River Thames. The site has been sold to Wimpy’s for residential development..

The site lies within the 1:100 year flood plain but a Flood Risk Assessment has been carried out and agreed by the Environment Agency who agree in principle that housing with parking beneath is acceptable in flooding terms.

An initial Planning Brief has already been published for the site.